



APPENDICES

7.0

APPENDIX A

Gateway Specific Plan
Boundary Descriptions

Beginning at a point on the city limit line at the I-15 Freeway to a point approximately 320 feet northerly of First Street and then along the easterly R/W of Hamner Avenue to the North side of the South Norco Channel R/W,

Then to the west along the north side of the South Norco Channel R/W to a point approximately 250 feet west of Industrial Avenue,

Then northerly along the westerly property line of the properties on the west side of Industrial Avenue to a point approximately 660 feet south of Second Street,

Then east approximately 400 feet along the property line that is 660 feet south of Second Street,

Then north along the property line to Second Street R/W (North side),

Then east approximately 425 feet to a point that is approximately 120 west of Hamner Avenue,

Then north approximately 1050 feet to a property line,

Then west along the property line to the south R/W line of the North Norco Channel,

Then southwesterly along the south R/W line of the North Norco Channel to property line approximately 850 away,

Then southerly to the northerly R/W line of Second Street,

Then westerly along the northerly R/W line of Second Street to the westerly R/W line of Pacific Avenue,

Then southerly along the westerly R/W line of Pacific Avenue to the southerly R/W line of Parkridge Avenue,

Then easterly along the southerly R/W line of Parkridge Avenue to the easterly R/W line of the South Norco Channel,

Then northeasterly along the easterly R/W line of the South Norco Channel to an angle point approximately 500 feet away,

Then approximately 160 feet to the southerly R/W line of First Street,

Then southeasterly along the rear property line of those lots at the end of Three Bar Lane (a cul-de-sac),

Then to the southwest along the rear property lines and projection to the southwest of the properties on the southerly side of Three Bar Lane to the southerly City Limits,

Then along the southerly City Limits line to the City Limits angle point in the easterly R/W line of Cota Street,

Then along the City Limits line to the I-15 Freeway R/W the point of beginning.

APPENDIX B

APPENDIX B

RECOMMENDED GATEWAY SPECIFIC PLAN PROJECT AREA
PLANT PALETTE

<u>SPECIES</u>	<u>COMMON NAME</u>	<u>HEIGHT/SPREAD (In Feet)</u> 20-30/20-40	<u>GROWTH RATE</u> Fast	<u>EVERGREEN (E) DECIDUOUS (D)</u> E	<u>COMMENTS</u> Short-lived (20-30 years)
<i>Acacia baileyana</i>	Bailey Acacia	20-30/20-40	Fast	E	
<i>A. longifolia</i>	Sydney Golden Wattle	20/20	Very Fast	E	
<i>Aesculus californica</i>	California Buckeye	40/20		D	Drops leaves in July if without water. Tolerant of urban pollution.
<i>Albizia julibrissin*</i>	Silk-Tree	30-50/30		D	Good canopy. Can be messy leaf and pod litter.
<i>Bauhinia variegata</i>	Purple Orchid Tree	20-35/		D	Light pink to orchid purple flowers in spring.
<i>Brachychiton acerifolium</i>	Flame Tree	60/	Moderate	D	Produces great clusters of small red/orange flowers.
<i>Brachychiton populneum</i>	Bottle Tree	30-50/30	Moderate	E	
<i>Callistemon citrinus</i>	Lemon Bottlebrush	20-25/	Fast	E	
<i>Callistemon viminalis</i>	Weeping Bottlebrush	20-25/	Fast	E	Fire retardant
<i>Calocedrus decurrens</i>	Incense Cedar	50-70/		E	
<i>Casuarina spp.</i>	Beefwood			E	Tolerant of dry or wet soil
<i>Casuarina cunninghamiana</i>	River-She-Oak	70/		E	Tallest and largest of Casuarina
<i>Catalpa speciosa</i>	Western Catalpa	40-60/30-40	Fast	D	Needs occasional deep watering. Pest free.

<u>SPECIES</u>	<u>COMMON NAME</u>	<u>HEIGHT/SPREAD</u> (In Feet)	<u>GROWTH</u> <u>RATE</u>	<u>EVERGREEN (E)</u> <u>DECIDUOUS (D)</u>	<u>COMMENTS</u>
<i>Cedrus deodara</i>	Deodar Cedar	80/40	Fast	E	May need pruning. Heavy needle drop. May react to reflected heat.
<i>Ceratonia siliqua*</i>	Carob, St. John's Bread	30-40/30-40	Moderate	E	Grows 20 feet in 10 years. Fire retardant.
<i>Cercidium</i> spp.	Palo Verde	25/75	Fast	D	Summer dormant. Fire retardant.
<i>Cercis occidentalis</i>	Western Redbud	10-18/			Leaves-yellow Fall color. Deep-rooted.
<i>Chorisia speciosa</i>	Floss Silk Tree	30-60/	Moderate	E	Pink, purplish rose or burgundy, large showy flower.
<i>Cinnamomum camphora*</i>	Camphor Tree	30-50/30-50		E	Casts deep shade.
<i>Cupaniopsis anacardioides</i>	Carrot Wood	30/20	Slow	E	Gives heavy, dense shade.
<i>Cupressus arizonica</i> Glabra	Smooth Arizona Cypress	40/		E	Conical shape. Grow in full sun.
<i>Eriobotrya japonica</i>	Loquat	15-30/15-30		E	Grow more slender than round if in shade. Fruits. Doesn't do well in reflected heat. Susceptible to fire blight. Fire retardant.
<i>Eucalyptus</i> all species <u>except</u> : <i>E. Ficifolia</i> <i>E. Saligna</i>		20-100/	Fast	E	Good dense crown. Fast grower and long lived.
<i>Ficus retusa</i>	Indian Laurel Fig	25-30/	Moderate	E	
<i>Ficus rubiginosa</i>	Rustyleaf Fig	20-50/		E	

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<i>Fraxinus velutina</i>	Arizona Ash			D	Deep-rooted; pyramidal when young; spreading later.
<i>Ceijera parviflora</i>	Australian Willow	25-30/20	Moderate	E	Needs pruning to correct form. Deep-rooted. Casts light-shade.
<i>Ginkgo biloba</i>	Maidenhair Tree	50-80/40		D	Deep-rooted. Needs occasional deep watering. Pest-free.
<i>Gleditsia tiacanthos</i> ssp	Thornless Honey Locust	35-70/35-70		D	Yellow fall color. Needs full sun.
<i>Grevillea robusta</i>	Silk Oak	50-60/	Fast	E	Pyramidal when young; broad-topped when old. Requires frequent raking from leaf fall.
<i>Heteromeles arbutifolia</i>	Toyon	15-25/		E	Multi-trunked. Fire retardant.
<i>Jacaranda acutifolia</i>	Jacaranda	25-40/15-30		D	High light penetration.
<i>Koelreuteria paniculata</i>	Golden Rain Tree	20-35/10-40	Slow-Mod	D	Open branching; slight shade. Deep-rooted.
<i>Lagerstroemia indica</i>	Grape Myrtle	6-30/6-30	Moderate	D	
<i>Leptospermum laevigatum</i>	Australian Tea Tree	30/		E	Grow in sun.
<i>Liquidambar styraciflua</i> ssp	American Sweet Gum	60/20-25	Moderate	D	Brilliant fall foliage. Narrow and erect shape until mature.
<i>Liriodendron tulipifera</i>	Tulip Tree	60-80/40	Fast	D	
<i>Lycnothamnus floribardus</i> 'Asplenifolius'	Fernleaf Santa Cruz Ironwood	25-60/20-40		E	Needs well-drained soil.

<u>SPECIES</u>	<u>COMMON NAME</u>	<u>HEIGHT/SPREAD</u> <u>(In Feet)</u>	<u>GROWTH</u> <u>RATE</u>	<u>EVERGREEN (E)</u> <u>DECIDUOUS (D)</u>	<u>COMMENTS</u>
Maytenus boaria	Mayten Tree	30-50/20	Slow-Mod	D	Will take some drought once established.
Magnolia grandiflora ssp	Southern Magnolia	60/40		E	
Melaleuca linarifolia	Flaxleaf Paperbark	30/			Crown-umbrella-like.
Melaleuca styphelioides	Prickly Melaleuca	20-40/			
Olea europaea 'Fruitless'		25-30/25-30	Slow	E	Fruitless varieties available.
Parkinsonia aculeata	Jerusalem Thorn	15-30/15-30	Fast at first, slow	D	Filters rather than blocks sunlight. Fire retardant.
Pinus canariensis	Canary Island Pine	60-80/	Fast	E	
Pinus eldarica		30-80/	Moderate	E	
Pinus halepensis	Modell Pine	30-80/	Moderate	E	
Pistachia chinensis*	Chinese Pistache	50/50	Moderate		Subject to verticillium wilt.
Platanus acerifolia	London Plane	70-100/70-100		D	Pollution tolerant.
Platanus racemosa*	California Sycamore	40-90/	Fast	D	Best in riparian areas.
Populus fremontii	Fremont Cottonwood	40-60/	Very Fast	D	Riparian Tree. Natural areas only.
Prunus caroliniana	Carolina Laurel Cherry	35-40/		E	Litter from flowers & fruit is problem when planted over paved areas.

<u>SPECIES</u>	<u>COMMON NAME</u>	<u>HEIGHT/SPREAD</u> <u>(In Feet)</u>	<u>GROWTH</u> <u>RATE</u>	<u>EVERGREEN (E)</u> <u>DECIDUOUS (D)</u>	<u>COMMENTS</u>
<i>Prunus cerasifera</i> <i>atropurpurea</i>	Pissard Plum	15-20/		D	Short-lived.
<i>Prunus illicifolia</i>	Hollyleaf Cherry	20-30/	Moderate	E	Extremely drought- tolerant. Fruits.
<i>Prunus lyonii</i>	Catalina Cherry	10-45/		E	Fruits. Fire retardant.
<i>Pyrus kawakamii</i>	Evergreen Pear	15-25/	Moderate	E	Requires pruning and spraying.
<i>Quercus agrifolia</i> *	Coast Live Oak	20-70/70	Mod-Fast	E	Dense; sheds leaves in Spring. Can grow 25 ft. in 10 years.
<i>Q. chrysolepsis</i>	Canyon Live Oak	20-60/		D	Low branching.
<i>Q. douglasii</i>	Blue Oak	50/50		D	Native to Southern California.
<i>Q. engelmannii</i>	Mesa Oak	60/		E	Best for smoggy areas and faster growing than other Quercus.
<i>Q. illex</i> *	Holly Oak	40-70/40-70	Moderate	E	Where ground-water can be tapped, grows 1 1/2-3 ft. per (defoliation in Dec.)
<i>Q. kelloggii</i>	California Black Oak	30-80/	Moderate	D	Needs good drainage. Thick corky bark.
<i>Q. lobata</i>	Valley Oak	70/70	Mod-Fast	D	Open, spreading habit. Fire retardant.
<i>Q. suber</i> *	Cork Oak	70-100/70-100	Moderate	E	
<i>Rhus lancea</i>	African sumac	25/	Slow	E	

<u>SPECIES</u>	<u>COMMON NAME</u>	<u>HEIGHT/SPREAD</u> <u>(In Feet)</u>	<u>GROWTH</u> <u>RATE</u>	<u>EVERGREEN (E)</u> <u>DECIDUOUS (D)</u>	<u>COMMENTS</u>
<i>Schinus molle</i>	California Pepper Tree				
<i>S. terebinthifolius</i>	Brazilian Pepper	30/30	Moderate	E	Fire retardant.
<i>Sophora japonica</i>	Chinese Scholar Tree	50-75/50-75		D	Fruits.
<i>Tipuana tipu</i>	Tipu Tree	25-50/	Fast	D	Needs occasional deep soaking. Apricot to yellow flowers in June-July. Brittle branches.
<i>Tilia tomentosa</i>	Silver Linden	40-50/20-30	Slow	D	Average deciduous period (defoliation in Oct.-Nov.).
<i>Tristania conferta</i>	Brisbane Box	30-60/	Mod-Fast		Chlorosis is problem in Los Angeles area.
<i>Ulmus parviflora</i>	Chinese Elm	40-50/40-50		E/D	Fruits.
<i>Umbellularia Californica</i> Walnut (Juglans)	California Bay Laurel	20-25/20-25		E	Pest-free.
<i>J. californica</i>	Southern California Black Walnut	15-30/		E	
<i>Washingtonia filifera</i>	California Fan Palm	50-60/		E	
<i>Washingtonia robusta</i>	Mexican Fan Palm	80-100/	Moderate	E	
<i>Zelkova serrata</i>	Japanese Zelkova	50-80/50-80		D	Red Fall color.

* Recommended street trees.

EVERGREEN (E)
 DECIDUOUS (D)

SHRUBS

SPECIES _____ COMMON NAME _____

Abelia grandiflora	Glossy Abelia	E
Agapanthus africanus	Lily of the Nile	E
Aloe spp.	Aloe	
Arctostaphylos densiflora 'Howard McMillin'	McMillin Manzanita	E
A. edmundsii	Little Sur Manzanita	E
A. Emerald Carpet	Emerald Carpet Manzanita	E
A. Festival	Festival Manzanita	E
A. Greensphere	Greensphere Manzanita	E
A. hookerii	Monkey Manzanita	E
A. Indian Hill	Indian Hill Manzanita	E
A. manzanita	Common Manzanita	E
A. Sandsprite	Sandsprite Manzanita	E
A. Sea Spray	Sea Spray Manzanita	E
A. uva-ursi	Bearberry	E
A. Winterglow	Winterglow Manzanita	E
Artemisia sp.		E
Baccharis pilularis Twin Peaks	Coyote Bush	E
Buxus sp.	Boxwood	E

EVERGREEN (E)
 DECIDUOUS (D)
 E

<u>SPECIES</u>	<u>COMMON NAME</u>	
<i>Callistemon citrinus</i>	Lemon Bottle Brush	E
<i>Calcanthus occidentalis</i>	Western Spice Bush	
<i>Carpenteria californica</i>	Bush Anemone	E
<i>Cassia</i> sp.	Senna	E or D
<i>C. artemisioides</i>	Feathery Cassia	E
<i>Oeanothus</i> (all species)	Oeanothus	E
<i>Cercocarpus betuloides</i>	Mountain Mahogany	E
<i>Cistus corbariensis</i>	White Rock Rose	E
<i>C. purpureus</i>	Orchid Spot Rock Rose	E
<i>Collinsonia pulchrum</i>	Pink Diosma	E
<i>Camarostaphylos diversifolia</i>	Summer Holly	E
<i>Convolvulus crileorum</i>	Bush Morning Glory	E
<i>Cordylone australis</i>	Dracaena	E
<i>Cotoneaster glaucophylla</i>	Bright-bead Cotoneaster	E
<i>C. Lacteus</i>	Red Clusterberry	E
<i>C. rotundifolia</i>	Redbox Cotoneaster	E
<i>Dendromecon</i>		
<i>D. rigida</i>	Bush Poppy	E
<i>Diplacus longiflorus</i>	Shrubby Monkey Flower	E
<i>Dodonaea viscosa</i>	Hopseed Bush	E

EVERGREEN (E)
 DECIDUOUS (D)
 Perennial

<u>SPECIES</u>	<u>COMMON NAME</u>	
<i>Echium fastuosum</i>	Price of Madera	
<i>Elaeagnus angustifolia</i>	Russian Olive	D
<i>E. pungens</i>	Thorny Elaeagnus	E
<i>Erigonum arborecens</i>		E
<i>E. giganteum</i>	St. Catherine's Lace	E
<i>Feijoa sellowiana</i>	Pineapple guava	E
<i>Fremontodendron</i> California Glory	Flannel Bush	E
<i>F. mexicanum</i>	Southern Flannel Bush	E
<i>Garrya Elliptica</i>	Coast Silktassel	E
<i>Gaultheria shallon</i>	Salal	E
<i>Grevillea lanigera</i>	Woolly Grevillea	E
<i>G. rosmarinifolia</i>	Rosemary Grevillea	E
<i>G. thelemanniana</i>	Hummingbird Bush	E
<i>Hakea laurina</i>	Sea Urchin Tree	E
<i>H. sauveolens</i>	Sweet Hakea	E
<i>Hebe spp.</i>	Hebe species	E
<i>Helianthemum nummularium</i>	Surrose	E
<i>Heteromeles arbutifolia*</i>	Toyon	E
<i>Juniperus species</i>	Junipers	E
<i>Latana species</i>		E

<u>SPECIES</u>	<u>COMMON NAME</u>	<u>EVERGREEN (E) DECIDUOUS (D) Semi-D</u>
<i>Lavandula officinalis</i>	English Lavender	
<i>Leptospermum laevigatum</i>	Australian Tea Tree	E
<i>Leucophyllum frutescens</i>	Texas Ranger	E
<i>Ligustrum</i> spp.	Privet species	D
<i>Lonicera</i> sp.	Honeysuckle species	E
<i>Mahonia aquifolium</i>	Oregon Holly Grape	E
<i>M. nervosa</i>	Longleaf Mahonia	E
<i>M. pinnata</i>	California Grape Holly	
<i>Myrtus communis</i>	Myrtle	E
<i>Nandina domestica</i>	Heavenly Bamboo	E
<i>Myrsine africana</i>	African Boxwood	E
<i>Phoridium tenax</i>	Flax	E
<i>Photinia fraseri</i>		E
<i>P. serrulata</i>	Chinese Photinia	E
<i>Pittosporum tobira</i> ssp.	Tobira	E
<i>Plumbago capensis</i> or <i>P. auriculata</i>	Cape Plumbago	Semi-D
<i>Poinciana gilliesii</i>	Bird of Paradise Bush	E
<i>Prunus caroliniana</i>	Caroline Laurel Cherry	E
<i>Punica Granatum</i>	Pomegranate	D

EVERGREEN (E)
 DECIDUOUS (D)
 E

SPECIES
COMMON NAME
 Firethorn

SPECIES
 Pyracantha species

Raphiolepis indica
 rosea
 Pink Indian Hawthorn

R. californica
 Eve Case
 California Coffeeberry

R. ovata*
 Sugar Bush

Ribes speciosum
 Gooseberry

R. viburnifolium
 Evergreen Currant

Rosmarinus officinalis*
 California Blackberry

Salvia greggii
 Autumn Sage

S. leucantha
 Mexican Sage

S. leucophylla
 Purple Sage

Senecio cineraria
 Dusty Miller

Simmondsia chinensis
 Jojoba

Teucrium fruticans
 Bush Germander

Trichostema lanatum
 Woolly Blue Curlew

Viburnum spp.
 (refer to specific species)
 Viburnum species

Xylosma congestum
 Shiny Xylosma

Bougainvillea
 Campis spp.*
 Clematis armadillo
 Bougainvillea
 Trumpet Vine
 Evergreen Clematis

VINES

SPECIES

pumilla
era sempervirens
um jasminoides
maria capensis
erla spp.

Vine retardant

chilolea tomentosa
ijuga reptans uva
Arctostaphylos uva
Arctostaphylos
Arctrotheca caucasica
Artemisia caucata
Atriplex semibaccata
Atriplex pillularis

Baccharis prostrata
var. *pillularis* cv.
Baccharis grandiflora cv.
Carissa grandiflora
Carpobrotus prostratus
Ceanothus tomentosus
Ceratium descaso hybrid
Cistus lactea
Crassula Alba
Delosperma flouibundum
Drosanthemum speciosum
Drosanthemum fortunei var.
Euonymus radicans
eria chilensis
eria uniflora
Gazania marianensis

COMMON NAME

Creeping Fig
Creeping Honeysuckle
Trumpet Vine
Potato Vine
Cape Honeysuckle

GROUNDCOVERS

Woolly Yarrow
Carpet Bugle
Bearberry
cv. Point Reyes manzanita
Point Reyes
Cape Weed
Caucasian Artemisia
Caucasian Australian
Creeping Bush
Salt Coyote Bush
Dwarf Plum

Twin Peaks - natal plum
Green Carpet fig
Hottentot Carpet
Squaw Carpet
Snow in Summer
Hybrid rockrose
White Trailing Iceplant
Drosanthemum Iceplant
Drosanthemum Creeper

Common Winter Creeper
Wild Strawberry
Trailing Gazania
Trailing Ivy
Algerian Ivy
English Beard
Aaron's Beard
Iceplant

SPECIES

<u>SPECIES</u>	<u>COMMON NAME</u>
Lampranthus spectabilis	Trailing Iceplant
Lantana montevidensis	Trailing Lantana
L. swellowiana	
Lonicera japonica cv.	Hall's Honeysuckle
Halliana	
Malephora crocea	
Malephora Crocea var.	
purpureo - crocea	
Myoporum parvifolium var.	
prostatata	
Osteospermum fruticosum	Trailing South African Daisy
Parthenocissus tricuspidata	Boston Ivy
Parthenocissus quinquefolia	Virginia Creeper
Pelargonium peltatum	Ivy Geranium
Potentilla verna	Spring Dinquefoil
Rosmarinus officinalis	Dwarf Rosemary
var. prostratus	
Santolina chamaecyparissus	Lavender Cotton
Santolina virescens	Green Lavender Cotton
Sedum acre	Goldmoss Sedum
Sedum folium	Green Stonecrop
Sedum confusum	
Sedum rubrotinctum	Brown Bean
S. guatemalense	
Teucrium chamaedrys	Germander
Thymus serpyllum	Mother of Thyme
Thymus serpyllum var.	Woolly Thyme
lanuginosus	
Verbena peruviana	Peruvian verbena
Virca major	Periwinkle
Virca minor	Dwarf Running Myrtle

The City of Norco is in Sunset Climate Zone 18, herein classified as an "interior climate".
(Sunset New Western Garden Book, Lane Publishing Co., 1983)

Sources: Urban Futures, Inc., 1990

APPENDIX C

APPENDIX C

SUMMARY OF PERMITTED (X) AND CONDITIONALLY PERMITTED (O) USES

DISTRICTS

	COMMERCIAL	OFFICE	INDUSTRIAL
**** COMMERCIAL RETAIL USES ****			
Antique Shops	X		
Apparel:			
a) Boutiques	X		
b) General	X		
Appliance Stores and Repair	X		
Art, Music, and Photographic Studios and Supply Stores	X		X
Auto Service Stations	O		O
Auto Service (including motorcycles, boats, trailers, campers):			
a) Sales (with ancillary repair facilities)	O		
b) Rentals	O		
c) Automobile Repair and Service	O		
d) Coin-op Washing	O		
e) Automatic Washing	O		
f) Parts and Supplies	O		
Bakeries (retail only)	X		X
Barber and Beauty Shops	X		X
Bed & Breakfast	O		O
Bicycle Shops	X		
Blueprint and Photocopy Services	X		X
Book, Gift and Stationary Shops (other than adult related material)	X		X

Per Specific Plan 90-01 Amendment 1,
"Egg Processing Facility, not including poultry" is allowed at the Industrial zone.

Per Specific Plan Amendment 2,
"Community Halls" is a conditionally permitted use in the Commercial zone.

SUMMARY OF PERMITTED (X) AND CONDITIONALLY PERMITTED (O) USES

DISTRICTS

	COMMERCIAL OFFICE	INDUSTRIAL
Candy and Confectionaries	X	X
Catering Establishments	X	
China and Glassware Stores	X	
Christmas Tree Sales lot	X	
Churches	X	
Cleaning and Pressing Establishments	X	
Cocktail Lounge (bar, lounge, tavern) including related entertainment	X	
Commercial Recreation		
a) Indoor uses such as bowling and billiards	O	O
b) Outdoor uses such as tennis and basketball	O	O
Convalescent Facilities and Hospital	O	O
Curtain and Drapery Shops	X	
Day Care Centers	O	O
Delicatessens and Speciality Food Stores	X	X
Drug Stores and Pharmacies	X	
Farmers Market	X	
Floor Covering Shop	X	
Florist Shops	X	X
Furniture Stores	X	
Hardware Stores	X	O
Health and Athletic Clubs/Gyms and Weight Reducing Clinics	X	

SUMMARY OF PERMITTED (X) AND CONDITIONALLY PERMITTED (O) USES

DISTRICTS

	COMMERCIAL OFFICE	INDUSTRIAL
**** WHOLESALE USES ****		
Wholesale Commercial Outlets	X	
**** ENTERTAINMENT AND CULTURAL USES ****		
Arcades	O	O

Cultural/Artist Exhibit		
a) Indoor gallery and art sales	X	O
b) Outdoor art exhibit	O	

Discotheques	O	

Theatres		
a) Dinner Theatre	O	
b) Movie Theatre	O	
**** OFFICE AND ADMINISTRATIVE USES ****		
Administrative, Business, and Professional Office	X	X

Banks, Finance Service and Institutions		
- without drive-thru	X	X
- with drive-thru	O	O

Business and Office Services	X	

Design firms	X	X

Medical/Dental Offices and Related Health Clinic	X	X

Optician and Optometrical Shops	X	X

Realtor and Real Estate Offices	X	X

Travel Agencies	X	X

SUMMARY OF PERMITTED (X) AND CONDITIONALLY PERMITTED (O) USES

DISTRICTS

COMMERCIAL OFFICE INDUSTRIAL

**** PUBLIC USES ****

Transit Facilities

Public Utility Installations

**** HOTEL USES ****

Hotel/Motel X

Hotel Facilities X

Ancillary Uses:

- a) Beauty/Barber Shop X
- b) Cafes X
- c) Catering Services O
- d) Cocktail Lounge O
- e) Conference/Convention Facilities O
- f) Florist Shops X
- g) Gift Shops X
- h) Newspaper/Magazine Stores X
- i) Pharmacies X
- j) Restaurants (sit down) X
- k) Tourist Information X
- l) Travel Agencies X

SUMMARY OF PERMITTED (X) AND CONDITIONALLY PERMITTED (O) USES

DISTRICTS

	COMMERCIAL OFFICE	INDUSTRIAL
Hobby Shops	X	
Ice Creams Stores and Soda Fountains	X	
Janitorial Services and Supplies	X	
Jewelry Stores	X	
Laundry (Self Service)	X	
Leather Goods and Luggage Stores	X	
Liquor Stores	X	
Messenger and Wire Service	X	
Music, Dance and Martial Arts Studios	X	X
Newspaper and Magazine Stores	X	
Nurseries & Garden Supplies Stores within enclosed areas	X	X
Office, Business Machine and Computer Component Stores	X	
Paint, Glass and Wallpaper Stores	X	
Pet Shops	X	
Photocopy	X	X
Record and Tape Stores	X	

SUMMARY OF PERMITTED (X) AND CONDITIONALLY PERMITTED (O) USES

DISTRICTS

	COMMERCIAL	OFFICE	INDUSTRIAL
Restaurants (sit down) :			
a) With entertainment and/or serving of beverages	O		O
b) Incidental serving of beer and wine (without a cocktail lounge bar, entertainment, or dancing)	X		O
c) Cafe, limited to 20 seats (including outdoor seating)	O		
d) Fast Food: with drive-thru	O		

Shoe Stores, Sales and Repair	X		X

Speciality Retail	O		

Sporting Goods Stores:			
a) Speciality; backpacking, tennis, skiing, mountaineering, fishing etc.	X		
b) General; Encompassing a variety of sports equipment	X		

Supermarkets	X		

Swimming Pool supplies	X		

Tailor Shops	X		X

Television, Radio, VCR, Stereo and Cd Components	X		

Toy Stores	X		

Variety Department Stores, Junior Department Stores	X		

Veterinary (domestic)			
a) Non-boarding	X		X
b) Boarding	O		O

Watch and Clock Repair Shops	X		

Yardage Goods Stores	X		

SUMMARY OF PERMITTED (X) AND CONDITIONALLY PERMITTED (O) USES

DISTRICTS

**** Manufacturing ****	COMMERCIAL OFFICE	INDUSTRIAL
Small Professional Offices involved in industrial, related activities, eg. engineering, industrial design and consultation	X	
Warehouse/Distribution		X
Light Assembly and Processing		X
Mixed Use Projects including commercial, office and light industrial uses where the light industrial uses make-up at least 75% of the total square footage.		X
Wholesaling and Warehouse		X
Research Development and Testing Laboratories		X
Manufacturing, compounding, processing, packaging, or treatment of products such as:		
a) Bakery Goods		X
b) Candy		X
c) Cosmetics		X
d) Dairy Products		X
e) Drug Products		X
f) Food Products(excluding fish and meat products, sauerkraut, vinegar, yeast and the rendering of fats and oils)		X
g) Fruit and Vegetable packaging		X
h) Perfumes		X
i) Manufacturing/maintenance of electric/ neon signs		X
j) Toiletries		X
k) Novelties		X
l) Retail Lumber		X
m) Shoes		X
n) Stone monument works		X
Ambulance Service		O
Animal hospitals and shelters		O
Delicatessens		O
Petroleum bulk station and terminal		O
Recreational club		O
Stables and riding academies		O

APPENDIX D

**APPENDIX D
GATEWAY SPECIFIC PLAN
CITY OF NORCO**

MAY 23, 1990

**PREPARED FOR
CITY OF NORCO**

**PREPARED BY
C M ENGINEERING ASSOCIATES, INC.
225 EAST AIRPORT DRIVE
P.O. BOX 6087
SAN BERNARDINO, CALIFORNIA 92412
(714) 884-8804
FAX (714) 889-6143**

NORCO GATEWAY SPECIFIC PLAN

GRADING AND DRAINAGE

The topography of the Gateway Specific Plan area was determined from review of existing aerial topography from Riverside County Flood Control and Water Conservation District (Riverside County Flood Control & Water Conservation District) and improvement plans prepared by Caltrans for the I-15 freeway project.

Review of this information indicate that there are several localized depressed areas (sumps) that do not have positive drainage. A conceptual grading layout has been prepared to mitigate these areas, and earthwork quantities were estimated. A reduced copy of the conceptual grading drainage plan is included for reference at the back of this appendix.

Improvement plans for the existing drainage systems within the specific plan area were reviewed. Plans for the proposed improvements of storm drain lines SB and SB-1 by Riverside County Flood Control & Water Conservation District were reviewed. Proposed drainage improvements for line SB and SB-1 extensions in Yuma Drive and across Hamner Drive to I-15 freeway have been included in the infrastructure cost estimate, and are shown on the reduced copy of the conceptual grading/drainage plan for reference at the back of this appendix.

The grading of Phase I consists of lowering Hamner Avenue at First Street approximately 18 feet and the property adjacent to that intersection. The soil from this area would be used to raise the grade near the intersection of Parkridge Avenue and Yuma Drive to help relieve drainage problems as shown on topographic maps. Hamner Avenue and First Street near Hamner Avenue are the only streets where a significant change of grade is proposed. No grading is proposed for the church site on Parkridge Avenue or the existing residential areas near Parkridge Avenue and First Street.

No grading is proposed for the area south of Parkridge Avenue and Yuma Drive now being used as a self-storage business. The proposed grading of Phase I would generate 70,000 CY of excess material. This soil would be stockpiled within the Phase II area which is north of First Street. The cost of stockpiling this material is included in the cost estimate included at the end of this appendix.

The area northerly of First Street near Hamner Avenue needs to be lowered to conform with the proposed grade of Hamner Avenue as part of the Phase II grading. The material from this area would be used to fill where there are drainage problems. The 70,000 CY of excess material from Phase I would be used as fill within the Phase II area. No grading is proposed for the residential area southeast of Pacific Avenue and Second Street or the Norco Ranch.

Approximately 1,800 feet of concrete lined trapezoidal channel has been included in the Phase II drainage costs. Additional local drainage facilities will be required with new streets and site specific development.

The drainage improvements for Phase I contains the construction of a reinforced concrete box culvert for storm drain lines SB and SB-1 in the area of Parkridge Avenue and Yuma Drive as proposed by Riverside County Flood Control and Water Conservation District. Catch basins are included where the box culvert crosses major existing streets. A section of box culvert for the South Norco Channel northeast of First Street and Mountain Avenue is included as part of Phase I. Additional drainage would probably be required as part of Phase I when commercial development and additional streets are constructed, but are considered to be "local" in nature, and would be built in conjunction with site specific developments.

STREETS

The street improvements for Phase I consist of the following items:

- The widening of Hamner Avenue with median for landscaping.
- Removal of the existing streets southerly of First Street and Hamner Avenue.
- Traffic signals, pavement striping and traffic signs.
- Improvement of Parkridge Avenue, Yuma Drive and First Street.
- Extension of Mountain Avenue between Yuma Drive and First Street.

Street improvements for Phase II include the following items:

- Demolition of Mountain Avenue and Second Street.
- Improvement of Mountain Avenue and Second Street with islands in the median and landscaping.
- Proposed traffic signal at the intersection of Hamner Avenue and Second Street.
- Pavement striping and marking and traffic signs.

SEWER AND WATER

Improvement Plans for the existing water and sewer infrastructure within the Norco Gateway Specific Plan area were obtained from the Department of Public Works, City of Norco. At present, this area is being served by sewer mains ranging in size from 8" to 27". Similarly, the existing water main sizes vary from 6" to 12". There are a number of abandoned water mains on Mountain Avenue, Hammer Avenue and Second Street.

The existing 6" water mains need to be replaced by new water mains. Twelve inch lines were assumed for cost estimate purposes. Final line sizes will be determined at the time of final engineering to assure adequate fire flow for the proposed developments.

It has been assumed that the Specific Plan would be developed in two phases. Phase I included all sewer and water improvements on Hamner Avenue from Yuma Drive to South Norco Channel, First Street, Parkridge Avenue, Yuma Drive and Mountain Avenue up to First Street. Phase II including all improvements within Second Street and Mountain Avenue northerly of First Street to Second Street. The division of phases is shown on the utility plan.

In Phase I, it would be necessary to remove the existing water and sewer mains due to the proposed grading. Secondly, it is assumed that the minimum main size for sewer and water will be 12". The final size of these improvements will be determined at the time of final design and plan preparation. Once Phase I is constructed, sewer and water lines in the adjacent area (Phase II) can be connected without any service interruption. A section of the existing 18" sewer main in the South Norco Channel will have to be relocated due to the proposed storm drain box improvements.

All new streets included in Phase II are assumed to have 12" sewer and water mains. These would connect to the improvements placed during Phase I of the Specific Plan development. For the sewer line, a maximum spacing between manholes of 350' was assumed for cost estimate purposes. All lots are proposed to be serviced by a 6" lateral and a single 2" water meter supply. Fire hydrants are assumed to be spaced at 300' intervals within Phases I and II. Reduced copies of the existing and proposed sewer/water exhibits are included at the back of this appendix.

COST ESTIMATES

A detailed cost estimate by phase has been prepared for the Specific Plan area. This estimate utilizes the assumptions noted in the above discussions, and is included at the end of this appendix. Cost for traffic signal improvements are based upon input from the traffic consultant for the Specific Plan.

(Reports2\29053.440)

CH ENGINEERING ASSOCIATES
 225 E. Airport Drive
 San Bernardino, California 92412
 Telephone (714) 884-8804

PRELIMINARY
 ***** CONSTRUCTION COST ESTIMATE *****

Job: NORCO1
 Gateway Specific Plan, Phase I

Estimate date: 26 March 1990
 By: BECK/BEERS

	Quantity	Unit Cost	Item Total
** SITE PREPARATION & GRADING **			
Demolition/Removal:			
Remove First St.....	LS		10,000.00
Remove Valley View.....	LS		10,000.00
o Hamner (Yuma-So. Norco Chann.)	LS		32,000.00
Demo First St. (Hamner-Mountain)...	LS		8,500.00
Demo Parkridge (North of Cota).....	LS		5,500.00
Demo Cota (West of Parkridge).....	LS		4,000.00
Clearing & Grubbing.....	102.6 AC	800.00	82,080.00
Water Mains (Removal) 1st., W/Mtn..	1350 LF	5.00	6,750.00
Water Mains (Removal) 1st., E/Mtn..	1350 LF	5.00	6,750.00
Water Mains (Removal) Hamner.....	3600 LF	5.00	18,000.00
Water Mains (Removal) Parkridge....	3200 LF	5.00	16,000.00
Sanitary Sewer (Removal) 1st. W/Mtn	1300 LF	5.00	6,500.00
Sanitary Sewer (Removal) 1st. E/Mtn	1300 LF	5.00	6,500.00
Sanitary Sewer (Removal) Hamner....	3250 LF	5.00	16,250.00
Sanitary Sewer (Removal) Parkridge.	400 LF	5.00	2,000.00

Demolition/Removal subtotal:			230,830.00
Relocation/Restoration:			
Sanitary Sewer, S/First st.....	500 LF	20.00	10,000.00
Sanitary Sewer, Parkridge.....	700 LF	20.00	14,000.00
Sanitary Sewer, N/Parkridge.....	1000 LF	20.00	20,000.00

Relocation/Restoration subtotal:			44,000.00
Rough Grading:			
Mass Excavation.....	197000 CY	1.10	216,700.00
o Back Excavation.....	43000 CY	7.00	301,000.00

Rough Grading subtotal:			517,700.00
SITE PREPARATION & GRADING total:			792,530.00

Construction Cost Estimate - NORCO1

Quantity Unit Cost Item Total

*** SANITARY SEWERS ***

Mains:

12" Pipe, VCP, First St., Mtn-Hamm.	1300 LF	25.00	32,500.00
12" Pipe, VCP, Yuma, Parkr.-Mtn....	650 LF	25.00	16,250.00
12" Pipe, VCP, Yuma, Mtn.-Hamner...	500 LF	25.00	12,500.00
12" Pipe, VCP, Yuma, E/Hamner.....	950 LF	25.00	23,750.00
12" Pipe, VCP, Hamner.....	3250 LF	25.00	81,250.00
12" Pipe, VCP, Parkridge.....	2050 LF	25.00	51,250.00
18" Pipe, VCP, First, Pacific-Mtn..	650 LF	35.00	22,750.00
18" Pipe, VCP, Mountain, N/1st.....	350 LF	35.00	12,250.00

Mains subtotal: 252,500.00

Manholes:

Standard Manhole.....	30 EA	1,500.00	45,000.00
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Manholes subtotal: 45,000.00

Miscellaneous:

Laterals.....	30 EA	500.00	15,000.00
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Miscellaneous subtotal: 15,000.00

SANITARY SEWERS total: 312,500.00

*** WATER DISTRIBUTION ***

Mains:

12" Pipe, Hamner	3600 LF	35.00	126,000.00
12" Pipe, First, Parkridge-Mtn....	1350 LF	35.00	47,250.00
12" Pipe, First, Mtn.-Hamner.....	1350 LF	35.00	47,250.00
12" Pipe, Parkridge.....	2600 LF	35.00	91,000.00
12" Pipe, Yuma, E/hamner.....	1000 LF	35.00	35,000.00

Mains subtotal: 346,500.00

Meters:

Master Meter.....	LS		500.00
Service Meters.....	26 EA	125.00	3,250.00

Meters subtotal: 3,750.00

Special Assemblies:

Fire Hydrants.....	28 EA	1,600.00	44,800.00
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Special Assemblies subtotal: 44,800.00

Construction Cost Estimate - NORCO1

	Quantity	Unit Cost	Item Total
Miscellaneous:			
Laterals.....	26 EA	50.00	1,300.00

Miscellaneous subtotal:			1,300.00
WATER DISTRIBUTION total:			396,350.00

*** STORM DRAINAGE ***

Catch Basins:			
Curb Opening, 10'-wide.....	16 EA	3,000.00	48,000.00

Catch Basins subtotal:			48,000.00
Miscellaneous:			
12X8 RCB, SB Line & S. Norco Ch....	2400 LF	785.00	1,884,000.00
8X6 RCB, SB Line.....	700 LF	500.00	350,000.00
8X4 RCB, SB1 Line.....	2000 LF	425.00	850,000.00

Miscellaneous subtotal:			3,084,000.00
STORM DRAINAGE total:			3,132,000.00

*** ROADWAY/STREET IMPROVEMENTS ***

Pavements:			
Hamner AC & AB.....	265000 SF	1.75	463,750.00
Hamner Curb & Gutter.....	6980 LF	8.00	55,840.00
Hamner Medians.....	3280 LF	50.00	164,000.00
Parkridge, AC & AB.....	127200 SF	1.50	190,800.00
Parkridge, C & G.....	4240 LF	8.00	33,920.00
Mountain, AC & AB, 1st.- Yuma.....	90000 SF	1.50	135,000.00
Mountain, C & G, 1st.- Yuma.....	3000 LF	8.00	24,000.00
Mountain, Medians, 1st.-Yuma.....	240 LF	50.00	12,000.00
First, AC & AB, Parkridge-Mtn.....	80000 SF	1.50	120,000.00
First, C & G, Parkridge-Mtn.....	2650 LF	8.00	21,200.00
First, Medians, Parkridge-Mtn.....	1100 LF	50.00	55,000.00
First, AC & AB, Mtn.-Hamner.....	80000 SF	1.50	120,000.00
First, C & G, Mtn.-Hamner.....	2650 LF	8.00	21,200.00
First, Medians, Mtn.-Hamner.....	1100 LF	50.00	55,000.00
Yuma, AC & AB, Parkridge-Mtn.....	36000 SF	1.50	54,000.00
Yuma, C & G, Parkridge-Mtn.....	1200 LF	8.00	9,600.00
Yuma, AC & AB, Mtn.-Hamner.....	30000 SF	1.50	45,000.00
Yuma, C & G, Mtn.-Hamner.....	1000 LF	8.00	8,000.00
Streets (R/W = 88 & 110) C & G.....	15340 LF	8.00	122,720.00
Streets (R/W = 88 & 110) Medians...	2500 LF	50.00	125,000.00

Pavements subtotal:			1,836,030.00

Construction Cost Estimate - NORCO1

Quantity Unit Cost Item Total

Miscellaneous:

Traffic signal modify, Yuma/Hammer	LS	85,000.00
Traffic signal install, First/Hmnr.	LS	110,000.00
Traffic signal install, Coda/Parkr.	LS	90,000.00
Traffic signal install, Parkr./Pac.	LS	90,000.00
Traffic signal install, Mtn./Conn..	LS	90,000.00
Traffic signal install, I-15/Yuma..	LS	130,000.00
Traffic signal install, First/Mtn..	LS	95,000.00
Striping, signing & pavmt. marking	LS	10,000.00

Miscellaneous subtotal: 700,000.00

ROADWAY/STREET IMPROVEMENTS total: 2,536,030.00

*** UTILITIES ***

Miscellaneous:

Street Lights.....	35 EA	2,000.00	70,000.00
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Miscellaneous subtotal: 70,000.00

UTILITIES total: 70,000.00

*** CONSULTANT FEES & SERVICES ***

Civil Engineering Design:

Geotechn., Civil Eng. & Surv. (10%)	LS	895,000.00
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Civil Engineering Design subtotal: 895,000.00

CONSULTANT FEES & SERVICES total: 895,000.00

Construction Cost Estimate - NORCO1

*** MAJOR CATEGORY TOTALS (without contingencies):

SITE PREPARATION & GRADING:	792,530.00
SANITARY SEWERS:	312,500.00
WATER DISTRIBUTION:	396,350.00
STORM DRAINAGE:	3,132,000.00
ROADWAY/STREET IMPROVEMENTS:	2,536,030.00
UTILITIES:	70,000.00
CONSULTANT FEES & SERVICES:	895,000.00

*** SUMMARY:

CONSTRUCTION COST TOTAL:	8,134,410.00
CONTINGENCIES @ 10%:	813,441.00
OTHER COSTS:	0.00

TOTAL ESTIMATED COST:	8,947,851.00

NOTES:

1. Since C M Engineering & Associates, Inc. has no control over the cost of labor, materials, or equipment, or over the contractor's methods of determining prices, or over competitive bidding or market conditions, our opinions of probable project cost or construction cost provided for herein are to be made on the basis of our experience and qualifications and represent our best judgment as design professionals familiar with the construction industry, but C M Engineering & Associates, Inc. cannot, and does not, guarantee that proposals, bids, or the construction cost will not vary from opinions of probable cost prepared by the firm.

CM ENGINEERING ASSOCIATES
 225 E. Airport Drive
 San Bernardino, California 92412
 Telephone (714) 884-8804

PRELIMINARY
 ***** CONSTRUCTION COST ESTIMATE *****

Job: NORCO2
 Gateway Specific Plan, Phase II

Estimate date: 26 March 1990
 By: BECK/BEERS

	Quantity	Unit Cost	Item Total
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*** SITE PREPARATION & GRADING ***

Demolition/Removal:

Demo Mountain (First St.-Second St)	LS		16,000.00
Demo Second St. (Hamner-E. of Pac.)	LS		12,500.00
Grading & Grubbing.....	138.5 AC	800.00	110,800.00
Water Mains (Removal) Mtn., 1st-2nd	2600 LF	5.00	13,000.00
Sanitary Sewer (Removal) Second St.	2300 LF	5.00	11,500.00
Sanitary Sewer (Removal) Mountain..	2400 LF	5.00	12,000.00

Demolition/Removal subtotal: 175,800.00

Relocation/Restoration:

Sanitary Sewer, East of Mountain...	800 LF	20.00	16,000.00
Water Mains, Second, Pacific-Mtn...	1300 LF	20.00	26,000.00

Relocation/Restoration subtotal: 42,000.00

Rough Grading:

Mass Excavation.....	320000 CY	1.10	352,000.00
Rock Excavation.....	70000 CY	7.00	490,000.00

Rough Grading subtotal: 842,000.00

SITE PREPARATION & GRADING total: 1,059,800.00

Construction Cost Estimate - NORCO2

	Quantity	Unit Cost	Item Total
* SANITARY SEWERS ***			
Mains:			
12" Pipe, VCP, Mountain, 1st.-2nd..	1000 LF	25.00	25,000.00
12" Pipe, VCP, Second St., Pac-Mtn	1050 LF	25.00	26,250.00
12" Pipe, VCP, Second St., Mtn-Hamn	1050 LF	25.00	26,250.00

	Mains subtotal:		77,500.00
Manholes:			
Standard Manhole.....	12 EA	1,500.00	18,000.00

	Manholes subtotal:		18,000.00
Miscellaneous:			
Laterals.....	29 EA	500.00	14,500.00

	Miscellaneous subtotal:		14,500.00
	SANITARY SEWERS total:		110,000.00

WATER DISTRIBUTION ***

Mains:			
12" Pipe, Second St., Mtn-Hamner...	1100 LF	35.00	38,500.00
12" Pipe, Mountain, 1st-2nd.....	2600 LF	35.00	91,000.00

	Mains subtotal:		129,500.00
Meters:			
Service Meters.....	29 EA	125.00	3,625.00
Master Meter.....	LS		500.00

	Meters subtotal:		4,125.00
Special Assemblies:			
Fire Hydrants.....	17 EA	1,600.00	27,200.00

	Special Assemblies subtotal:		27,200.00
Miscellaneous:			
Laterals.....	29 EA	50.00	1,450.00

	Miscellaneous subtotal:		1,450.00
	WATER DISTRIBUTION total:		162,275.00

Construction Cost Estimate - NORCO2

Quantity Unit Cost Item Total

*** STORM DRAINAGE ***

Miscellaneous:

12X6 Lined Channel, S. Norco Ch. . . 1800 LF 200.00 360,000.00

Miscellaneous subtotal: 360,000.00

STORM DRAINAGE total: 360,000.00

*** ROADWAY/STREET IMPROVEMENTS ***

Pavements:

Mountain Ave., AC & AB, 1st-2nd.... 153600 SF 1.50 230,400.00
 Mountain Ave., C & G, 1st-2nd..... 5120 LF 8.00 40,960.00
 Mountain Ave., Medians, 1st-2nd.... 2155 LF 50.00 107,750.00
 Second St., AC & AB, Pacific-Mtn. . 70000 SF 1.50 105,000.00
 Second St., C & G, Pacific-Mtn. . . 2650 LF 8.00 21,200.00
 Second St., Medians, Pacific-Mtn. 570 LF 50.00 28,500.00
 Second St., AC & AB, Mtn.-Hamner... 97600 SF 1.50 146,400.00
 Second St., C & G, Mtn.-Hamner..... 3250 LF 8.00 26,000.00
 Second St., Medians, Mtn.-Hamner... 1340 LF 50.00 67,000.00

Pavements subtotal: 773,210.00

Miscellaneous:

Traffic signal modify, 2nd/Hamner . LS 40,000.00
 Striping, signing & pavmt. marking LS 15,000.00

Miscellaneous subtotal: 55,000.00

ROADWAY/STREET IMPROVEMENTS total: 828,210.00

*** UTILITIES ***

Miscellaneous:

Street Lights..... 45 EA 2,000.00 90,000.00

Miscellaneous subtotal: 90,000.00

UTILITIES total: 90,000.00

Construction Cost Estimate - NORCO2

	Quantity	Unit Cost	Item Total
** CONSULTANT FEES & SERVICES ***			
Civil Engineering Design:			
Geotechn., Civil Eng. & Surv. (10%)	LS		323,000.00

Civil Engineering Design subtotal:			323,000.00
CONSULTANT FEES & SERVICES total:			323,000.00

*** MAJOR CATEGORY TOTALS (without contingencies):

SITE PREPARATION & GRADING:	1,059,800.00
SANITARY SEWERS:	110,000.00
WATER DISTRIBUTION:	162,275.00
STORM DRAINAGE:	360,000.00
ROADWAY/STREET IMPROVEMENTS:	828,210.00
UTILITIES:	90,000.00
CONSULTANT FEES & SERVICES:	323,000.00

*** SUMMARY:

CONSTRUCTION COST TOTAL:	2,933,285.00
CONTINGENCIES @ 10%:	293,328.50
OTHER COSTS:	0.00

TOTAL ESTIMATED COST:	3,226,613.50

NOTES:

1. Since C M Engineering & Associates, Inc. has no control over the cost of labor, materials, or equipment, or over the contractor's methods of determining prices, or over competitive bidding or market conditions, our opinions of probable project cost or construction cost provided for herein are to be made on the basis of our experience and qualifications and represent our best judgment as design professionals familiar with the construction industry, but C M Engineering & Associates, Inc. cannot, and does not, guarantee that proposals, bids, or the construction cost will not vary from opinions of probable cost prepared by the firm.

APPENDIX E

**MARKET FEASIBILITY OF THE GATEWAY SPECIFIC PLAN
Norco, California**

Prepared for:

City of Norco
3954 Old Hammer Avenue
Norco, California 91760

Prepared by:

AGAJANIAN & Associates
Development Economic and Planning Consultants
666 Baker Street, Suite 369
Costa Mesa, California 92626

January 24, 1990

The purpose of this brief report is to evaluate the market feasibility of the land uses proposed in the Gateway Specific Plan. The proposed Gateway Specific Plan (GSP) land uses are evaluated in this report to assess if and when they may be expected to develop. The proposed GSP land uses are considered market feasible if there is sufficient near term market demand to support their development.

This report presents a summary of our evaluation and findings in three sections : 1) a description of the land uses proposed in the GSP, 2) a description of the market demand for the I-15 corridor, and 3) an evaluation of the market feasibility of the proposed GSP land uses.

The comments in this report are based largely upon information from three documents:

1. Interstate 15 Corridor Study (Preliminary Draft, December, 1989)

A planning study prepared to help formulate a preferred development strategy for the corridor study area.

2. Gateway Specific Plan (Preliminary Draft, January, 1990)

A proposed plan for the beneficial long term development of the GSP area. The GSP area is a subarea of the I-15 Corridor Study.

3. I-15 Freeway Corridor Development Strategy (November 11, 1989)

A market analysis estimating long term land use absorption within the corridor study area based upon evaluation of development trends, competitive opportunities and constraints, and projected growth of market demand factors.

These documents should be consulted for detailed site and market information.

Our findings, based upon the market feasibility evaluation conducted, can be summarized as follows:

1. The proposed GSP area is expected to develop both earlier and faster than the northern portion of the I-15 corridor. This is likely since the GSP area is better situated in the path of development and offers a broader range of competitive sites.
2. The proposed GSP land uses are expected to reach buildout shortly after the year 2000. In aggregate, the types, amounts and locations of the proposed GSP land uses appear market supportable, and therefore feasible.
3. Nearly all of the 128.6 acres of developable land within the commercial district proposed in the GSP are expected to be absorbed by the year 2000. All commercial district land uses are, however, expected to be fully developed shortly after the year 2000.
4. All of the 21.1 acres of developable land area within the proposed GSP office park district are expected to be fully developed before the year 2000.
5. The 81.5 acres of land area within the proposed GSP industrial district is expected to be fully developed by the year 2005.

PROPOSED LAND USE DEVELOPMENT

The GSP proposes the long term development of 231.2 acres of commercial, office and industrial uses. Of this amount, 87.4 is currently vacant. The remaining 143.8 acres of land targeted for new development are currently improved but are expected to be redeveloped over the long term period.

As indicated on Table 1, the 231.2 acres of new development in the GSP area represents about 53% of the 437.5 acres of new development expected in the I-15 corridor. The remaining 206.3 acres of new development is expected to occur in the I-15 corridor north of the GSP area.

Three land use districts are identified in the GSP: commercial, office park and industrial. The commercial land use district is composed of six recommended land use categories including community service retail, leisure commercial, auto related commercial, highway commercial, local service retail and mixed use. Each of these recommended land use categories are described below (items 1 through 6). The office park land use district is expected to be developed as an office park, as described below (item 7).

The industrial land use district is expected to be developed with principally light industrial uses, as described below (item 8).

Table 1
PROPOSED DEVELOPMENT ACREAGE
Gateway Specific Plan Area

Land Use	I-15 Corridor	Gateway S.P.	North Corridor
Commercial			
Community Service Retail	103.8	43.7	60.1
Leisure Commercial	18.6	18.6	-
Auto Related Commercial	22.7	22.7	-
Highway Oriented Commercial	30.0	9.8	20.2
Local Service Retail	13.1	2.7	10.4
Mixed Use	66.8	31.1	35.7
Total Commercial	255.0	128.6	126.4
Office Park	40.9	21.1	19.8
Industrial	127.5	81.5	46.0
Residential	5.9	-	5.9
Public	8.2	-	8.2
Total Acreage	437.5	231.2	206.3

Source: AGAJANIAN & Associates

The recommended land uses for the three GSP districts are summarized as follows:

1. Community Service Retail (CSR)

This land use includes a wide variety of uses which provide higher priced and less frequently needed goods and services which typically include apparel stores, furniture stores, home appliance shops, discount department stores,

building material suppliers, hardware stores and other related community level goods and services. Typically, large community service retail facilities are designed to accommodate the needs of more than one community and include one or more major tenants accompanied by a variety of multi-tenant uses.

2. Leisure Commercial (LC)

The Leisure Commercial designation is intended to provide the leisure and recreational needs of residents in the community and the larger sub-regional market area. Uses allowed under this classification will include entertainment facilities, such as movie theaters, video arcades, dinner theater restaurants, health clubs, cafes, and leisure activity stores such as hobby shops, high end equestrian supply stores, specialty gardening stores and antique shops.

3. Auto Related Commercial (AC)

The Auto Related Commercial use is intended to support the existing Norco Auto Mall which is located directly east of this area. Goods and services provided here will augment those provided by auto dealerships with the Auto Mall. Uses permitted here included auto parts supply stores, auto, motorcycle, boat and RV sales, wheel and tire stores, specialty parts shops, and auto detailing service shops.

4. Highway Commercial (HC)

Highway Commercial uses are intended to primarily serve travelers on the I-15. Uses here would typically include hotels, motels and necessary support facilities such as restaurants, cafes, service stations, and tourist related retail uses such as gift shops, fast food stores, etc.

5. Local Service Retail (LSR)

Local Service Retail uses are designed to accommodate the needs of the local area. They will provide low dollar, regularly used goods and services. This category includes a wide variety of uses which typically include local markets, drug stores, variety stores, liquor stores, video stores and personal care shops.

6. Mixed Use (MU)

The MU designation will allow maximum flexibility in areas that could successfully support either commercial, retail or office oriented land uses. Rather than limiting the potential of these areas, the MU designation will afford the greatest response to fluctuating market demands in the region.

7. Office Park District (OFP)

The OFP District designation will allow office development that will include garden and single occupant facilities, as well as ancillary uses such as restaurants, cafes, copy shops, etc.

8. Industrial District (I)

The Industrial District designation allows light industrial, research and development, and office uses. Permitted industrial uses include light manufacturing, custom manufacturing, assembly, fabrication and wholesaling. Permitted office uses are those necessary to support the administrative function of the primary permitted uses.

Each of these eight recommended land use categories will be evaluated after the absorption estimates from the market analysis are presented in the next section.

ESTIMATED I-15 CORRIDOR ABSORPTION

The long term absorption for the GSP land uses were estimated as part of the market analysis conducted for the I-15 corridor and documented in the I-15 Freeway Corridor Development Strategy report. The estimated market demand for non-residential land uses for the entire I-15 corridor are presented on Table 2. These demand estimates reflect market supportable non-residential development for both 5 and 10 year periods. The entire I-15 corridor is expected to reach buildout soon after the year 2005.

The demand estimates presented on Table 2 are the same as those appearing in the market analysis report. The land use categories have, however, been changed to coincide with the land use categories used in the GSP. All land use categories used in the GSP and in the market analysis are equivalent with the following exceptions:

1. The "community service" retail land use in the GSP includes a portion of the "community serving" retail use and all of the "specialty subregional" retail use as presented in the market analysis.
2. The "auto related" commercial land use in the GSP reflect the remaining part of the "community serving" retail use from the market analysis.
3. The "mixed use" commercial land use is assumed to be equally developed with office and retail uses, though their final disposition will depend greatly on future trends and conditions.

Table 2
ABSORPTION ESTIMATES
I-15 Freeway Corridor Study Area

Use	0-5 Year Period	6-10 Year Period
Commercial District		
Community Service Retail	20 acres	20 acres
Leisure Commercial	10 acres	10 acres
Auto Related Commercial	10 acres	10 acres
Highway Oriented Commercial	10 acres	10 acres
Local Service Retail	5 acres	5 acres
Total Commercial	55 acres	55 acres
Office Park District	15 acres	15 acres
Industrial District	40 acres	40 acres

Source: AGAJANIAN & Associates

The market analysis did not estimate residential demand. The demand estimates presented in Table 2 are for the entire I-15 corridor. However, the market analysis identified important competitive factors which would promote earlier and faster development in the GSP area. These factors include:

1. The GSP is located in the path of historic development, northward along Hamner Avenue.
2. The GSP area is experiencing greater development and development interest than the northern portion of the I-15 corridor.
3. The GSP has a broader range of potential sites which would more competitively attract larger users.

These competitive factors are discussed in greater detail in the next section as they apply to the evaluation of specific land uses proposed in the GSP.

MARKET FEASIBILITY OF PROPOSED GSP USES

The market feasibility of the recommended GSP land use categories can be best evaluated by comparing the amount of proposed development in the GSP area to the amount of estimated market demand available in the corridor. This comparison is done for each of the six commercial land use categories and the office park and industrial districts as described earlier in this report.

The evaluation involves several considerations including the following:

1. The amount of each recommended land use category proposed for development in the GSP area.
2. The amount of market demand available in the corridor to support development of each land use.
3. The share of the corridor demand which the GSP area would capture by virtue of its competitive market factors.

If the proposed GSP land use acreage can be reasonably expected to be absorbed within the next 10 year period, then we may conclude that there is sufficient market demand for the plan to be considered feasible. Each of the six commercial land uses and the office park and industrial districts are evaluated separately below and then are summarized at the end of this section.

1. Community Service Retail (CSR)

The GSP proposes development of 43.7 acres of CSR uses while the market analysis indicates that 40 acres of demand are available for the I-15 corridor as a whole. Given the access, growth patterns in the corridor, and the availability of large single parcels, it is reasonable to expect that most, if not all, of the CSR uses will locate in the GSP area. Thus, the CSR uses in the GSP area will likely be developed within a 10-12 year period.

2. Leisure Commercial (LC)

The market analysis indicates that 20 acres of LC land uses can be supported in the corridor. Since no LC land uses are planned in the northern portion of the corridor, all of the GSP proposed 18.6 acres of LC land uses can be expected to be absorbed before the year 2000.

3. Auto Related Commercial (ARC)

The 22.7 acres of ARC land uses are limited to the GSP area because of their competitive need to locate near the Norco Auto Mall. These ARC

land uses are expected to predominantly serve the community level trade area with automotive services and can be considered as a portion of the "community service" retail uses identified above. The market analysis allocated 20 acres of market demand for ARC uses in light of the success of the Norco Auto Mall. Thus, it is reasonable to expect to reach buildout of ARC uses by the year 2000.

4. Highway Oriented Commercial (HOC)

The GSP proposes 9.8 acres of HOC land uses. The market analysis estimates that 20 acres of HOC land uses may be supported in the corridor by the year 2000. Most of the estimated demand is expected to occur nearer the 6th Street and 2nd Street on/off ramps with the I-15. For this reason, it is reasonable to expect that 10 acres of HOC development could be supported in both the northern portion of the corridor (near 6th Street) as well as the GSP area (near 2nd Street). Thus the 9.8 acres of proposed HOC uses in the GSP area appear to be market supportable by the year 2000. Demand for HOC land uses is expected to increase in the GSP area upon completion of the Yuma on/off ramp.

5. Local Service Retail (LSR)

The market analysis estimates that 10 acres of LSR uses can be market supportable in the corridor by the year 2000. The GSP proposes only 2.7 acres of LSR uses, indicating that most of these LSR uses will occur in the northern portion of the corridor, closer to Norco's residential areas. However, only 10.4 acres of LSR are proposed in the northern portion of the corridor. Since the estimated market demand exceeds available land, all of the proposed LSR acreage in the corridor will likely be developed before the year 2000.

6. Mixed Uses (MU)

The GSP proposes 31.1 acres of mixed uses to accommodate either retail or office uses. This land use is intended to serve as a land bank ready to absorb unanticipated growth in the area. Given the availability of developable retail and office sites it is reasonable to expect that the MU areas will be the last to develop in the GSP. Based on the absorption rates for both retail and office uses it appears that the MU areas will be developed in the 2000-2005 period.

7. Office Park District (OPD)

The market analysis identifies demand for both smaller garden offices and larger single occupant office buildings. Combined, office demand in the corridor is estimated at 35 acres of development by the year 2000. The GSP proposes 21.1 acres of office park district uses while 19.8 acres of

office uses are proposed for the northern portion of the corridor. Given the estimated office absorption it is reasonable to assume that all of the proposed office land uses will reach buildout about the year 2000.

8. Industrial District (I)

The GSP proposes 81.5 acres of industrial land uses. An additional 46 acres of industrial land uses are proposed for the northern portion of the corridor for a total of 127.5 acres. The market analysis estimates that 40 acres of industrial development may be market supportable within the corridor every 5 years. All of the proposed industrial acreage can therefore be expected to reach buildout by the year 2005.

Given the highly competitive site opportunities presented by the Norco Egg Ranch it is reasonable to expect that the GSP area will develop both earlier and faster than the industrial sites in the northern portion of the corridor. Consequently, the GSP area can be expected to reach buildout shortly after the year 2000.

Based upon the preceding evaluation of the market feasibility for each land use, we can summarize the findings as follows:

1. The proposed GSP area is expected to develop both earlier and faster than the northern portion of the I-15 corridor. This is likely since the GSP area is better situated in the path of development and offers a broader range of competitive sites.
2. The proposed GSP land uses are expected to reach buildout shortly after the year 2000. In aggregate, the types, amounts and locations of the proposed GSP land uses appear market supportable, and therefore feasible.
3. Nearly all of the 128.6 acres of developable land within the commercial district proposed in the GSP are expected to be absorbed by the year 2000. All commercial district land uses are, however, expected to be fully developed shortly after the year 2000.
4. All of the 21.1 acres of developable land area within the proposed GSP office park district are expected to be fully developed before the year 2000.
5. The 81.5 acres of land area within the proposed GSP industrial district is expected to be fully developed by the year 2005.