



**MINUTES**  
**CITY OF NORCO**  
**STREETS, TRAILS AND UTILITIES COMMISSION MEETING**  
**CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE**  
**AUGUST 15, 2011**

---

1. CALL TO ORDER: Chair Showalter called meeting to order at 7:00 pm
2. ROLL CALL: Commissioners Present: Mauro, Walker, Hoffman, Showalter, Turpin, Burt, Gregory  
  
Commissioners Absent: None
3. STAFF PRESENT: William R. Thompson, Director of Public Works  
Steve King, Planning Director  
Terry Piorkowski, Public Works Superintendent  
Lori Askew, Senior Engineer  
Rose Matthews, Executive Secretary

4. PLEDGE OF ALLEGIANCE: Commissioner Walker

5. PUBLIC COMMENTS OR QUESTIONS:

Glenn Hedges, would like to draw the Commission's attention to the backyard trails. They have been neglected. He reminded the Commission of a horse that was injured a few years ago and had to be put down due to motorized equipment used in the backyard trail. He would like to bring in the CDF crews in to clear the backyard trails in the City. The CDF crews do not use motorized equipment. He believes it would be affordable for the City and he also noted an organization could donate monies to this effort if asked.

Su Bacon, noted the trail at Buckskin Lane and Crestview Drive. The trail is used, even though it was not meant to be used. Currently, the trail is used and the trail is not safe. She wanted to note that since the trail was used, it should be safe.

6. TO BE READ BY THE CHAIR: "All discretionary actions before the Streets, Trails and Utilities Commission are advisory in nature and final actions will be confirmed, modified, or deleted by the City Council."

7. APPROVAL OF MINUTES:

A. August 1, 2011

Commissioner Walker, noted on Page 3 – corrected to read – vote taken with Commissioner Mauro – 1 vote –

Chair Showalter, noted on Page 13 – corrected to read – any dg placed on a hard surface is going to be slippery –

M/S Burt/Walker to approve the minutes with corrections of August 1, 2011.

Motion carried by the following vote.

AYES: Mauro, Walker, Hoffman, Showalter, Turpin, Burt, Gregory  
NOES: None  
ABSENT: None  
ABSTAIN: None

8. NEW DISCUSSION ITEMS:

A. Review of Site Plan 2011-07 (Master Site Plan) Site Plans 2001-(08-13)  
Tentative Parcel Map 36392 Industrial, Warehouse, Commerce Park.

Steve King, Planning Director, presented the Review of Site Plan 2011-07. He noted the various uses this project entails, gave the general locations and the acreage involved. He also noted the streets and their types surrounding the project, landscaping conditions and type, along with the streets measurements. The elimination of the trail and use of landscaped medians would provide an aesthetically pleasing look. If the location of the existing trail does not change, openings would be provided for equestrians. Also noted was the Fire Chief's comment requiring Opticom at the intersections so no stacking of vehicles would occur during an emergency.

Types of fees were discussed at a previous meeting and it was noted there could be a possible creation of a Community Facilities District (CFD).

Discussion was held.

Further, it was noted the Mountain Avenue street standard be modified to support large vehicles. It was suggested that the facility staff onsite security, and a condition to reduce noise volumes by restricting exterior public address systems at the facility.

Discussion was held.

Chair Showalter recognized the following representatives to answer questions from the Commission and audience.

Clark Neuhoff, Vice President, Alere, LLC  
Matt Englard, Vice President, Alere, LLC  
Aric Evatt, Principal, Urban Crossroads

Commissioner Turpin does not agree with the elimination of the Mountain Avenue trail.

Discussion was held.

Commissioner Turpin noted the widening of First Street to Pacific Avenue. He noted there is a contingent of horse people that live on Three Bar Lane and there is only one access to the trail system and that is to cross the street.

Discussion was held.

Commissioner Burttt noted she agrees with all of the conditions, but would recommend the Mountain Avenue trail remain.

Commissioner Gregory noted he agrees with the project but would like the Mountain Avenue trail remain.

Commissioner Gregory also noted he would have liked the traffic study to be presented to the Streets, Trails and Utilities Commission as well as the Planning Commission. He would like to see a new, recent traffic study. Also, the timing of the study does not address the demographics of the schools and the college. He believes there are car counts missing.

Aric Evatt, Urban Crossroads, noted the traffic study is current and new. The traffic study is from May 24 and May 25, 2011. They have visited each site and noted the schools were in session according to the Corona Norco Unified School District website.

Commissioner Gregory noted the CNUSD website information was incorrect

Aric Evatt commented that traffic study standard practice was followed and he will contact CNUSD to research the dates in order to determine if the data would change.

Commissioner Gregory noted Building 7 on the exhibit and on Building 5; there are docks showing on Page 2 of the study. He wonders if a building is missing.

Matt Enghard, Alere, LLC, noted that Building 5 has been subsequently deleted. The building would have created a flag lot and that was not allowable in the City of Norco. He noted there would be a parking lot where Building 5 used to be.

Commissioner Gregory inquired regarding driveway 9.

Clark Neuhoff, Alere, noted the driveway was the one on the Northwestern most corner that was in question.

The Director noted that driveway 9 was in question, the Planning Commission requested to have a left turn lane installed.

Discussion was held.

Commissioner Gregory noted the signal would need to be synchronized to the end of the street.

Aric Evatt, noted Caltrans usually requires traffic signal synchronization.

Commissioner Gregory noted Building 7 was the building with the basin behind it. He wonders if there is a lot of water there; were there impacts from the water and was there a future plan for the water.

Clark Neuhoff, Alere noted the basin would be fully landscaped; a wrought iron fence would surround the area and a hydrology report would be completed.

Discussion was held.

CG noted the impact study does not address bus stops.

AE noted, no.

CG requested clarification regarding the classification of a vehicle versus truck.

AE noted 4 axles.

CG noted the trucks could travel into various streets.

AE Clarified that a typically traffic study evaluated and equated all vehicles to a specific size

Discussion was held regarding level of service at peak hours and possible future growth.

Further discussion was held on warehouse center or distribution center meaning.

CN noted, technically warehouse center.

Further discussion was held

CG noted that these types of project bring pests – rats.

CN noted there are more rodents there now, than there will be after the project is completed. As far as general storage, regular housekeeping and maintenance will take care of the buildings.

Further discussion was held.

CG noted the general lack of rest stops in this area. The truckers may want to use this project as a rest stop.

CN noted the local facility will not allow sleepovers.

Further discussion was held.

CG noted that street signage was crucial to keep the residential areas clear of trucks.

CN noted he agreed specific street signage was crucial.

CG noted that idling was allowed for 5 minutes, but the project only allowed 3 minutes.

CN noted 3 minutes was the limit and CARB would be the monitoring agency. A Community Facilities District with a code enforcement officer would take care of the situation.

Further discussion was held.

CG noted on Page 2, Street names A & B – what was the length.

CN noted these were long driveways, were within the gated area and the length was approximately 600 feet.

Discussion was held.

Commissioner Burtt noted she had observed another facility and the facility had lots of idling trucks, drivers sleeping and were stacked up waiting to come in to the facility she observed.

Clark Neuhoff, Alere noted this was a very atypical situation she observed.

Aric Evatt, noted Mountain Avenue could be designed to discourage parking at the facility.

Further discussion was held on stacking and waiting times.

Clark Neuhoff noted the use of a trucker's lounge at this facility.

Commissioner Burtt inquired if there was a noise element or the use of jake brakes conditioned for the project.

CN noted the design of the building and the fact that paging or public address systems were not going to be used at this facility.

Commissioner Turpin noted that slow moving trucks do not use jake brakes. He also noted that signage would be a detriment to their usage.

CN noted the trucks using this facility would be similar to the ones used at Norco Egg Ranch in the past.

Commissioner Turpin inquired regarding the trucker's lounge.

Discussion was held.

Commissioner Hoffman inquired if there was to be a fueling station or truck scales.

Clark Neuhoff replied that, no.

The Director indicated the Planning Commission had recommended a fueling station.

Commissioner Walker inquired what the top rail would be on the wrought iron fence.

Clark Neuhoff noted it would be round rail or flat, but that the Planning Commission would condition the fence.

Commissioner Mauro inquired the type of tenants and the type of employment that would be provided by this project.

CN noted the type of jobs would not be determined until the tenants were secured and it would bring about 500-600 positions.

Further discussion was held.

Chair Showalter distributed a list of conditions to the Commissioners and Developers.

The listing of items follows.

Provide 12' walls between buildings on Pacific Avenue –

Provide 6' walls in front of buildings on Pacific Avenue –

Provide 12' foot walls overlapping building for a buffer –

Provide use of recycled water for irrigation –

Use city landscape contractor for landscape maintenance –

Improve the trail East of Mountain Avenue on the North side of First Street which will connect to the First Street trail –

Connect First Street, Parkridge Avenue and Pacific Avenue including their trails –

Provide a dedicated horse crossing signal across First Street at the Flood Control ditch or at Basin #2 connect the backyard trail to Three Bar Lane –

Provide full width improvement of Pacific Avenue, Second Street and First Street complete with trails –

Provide full width improvement of Second Street including trail to Pacific Avenue –  
Remove trail and provide full width improvement of Mountain Avenue; use additional spacing for reduce traffic stacking and turning for the trucks –

Provide horse crossing device at the First Street signal –

Provide horse crossing device at Second Street and Mountain Avenue –

Use Basin #1 or #2 for arenas or small parks –

Complete all street improvements in Phase one –

Charge a one dollar fee for each truck that enters the project gate as a tipping fee –

Draft a city ordinance against use of exhaust brakes –

Discussion was held.

Commissioner Hoffman noted Hidden Valley Pkwy has signage that says “no truck route” traveling westbound.

The Director and Superintendent Piorkowski noted Hidden Valley Pkwy was not a truck route but trucks were allowed to use the street to travel to a “destination” for deliveries.

Discussion was held.

CG inquired if the City was part of the Act allowing an exception listed in the traffic study.

Steve King noted the only law he was aware of was the Norco Municipal Code.

The Director noted the Norco Municipal Code had only three exceptions and they were as follows; transporting animals, transporting trailers for recreation and owner/operators traveling to their homes.

Further discussion was held.

Commissioner Walker inquired if the Commission could recommend a thicker cross section.

Lori Askew, Senior Engineer does not see a problem with changing the section as long as the right-of-way does not change.

Linda Dixon noted she is opposed to the project. She encourages the Commission to not accept the traffic study from 1991. She is interested in the actual code that was used for the traffic study. She also wonders if Caltrans has been notified of this project. She notes that effective July 1, 2011, Caltrans was not aware. She would like to hear the answers to the questions brought forth and have them documented. She notes that absolutely no street parking to within a mile is mandatory; and she knows the trucks will be stacked in and out of this project. The jake brakes, loitering and prostitutes will create even more traffic congestion. She suggests no old trucks as they cannot be certified; the bays could increase in numbers and she believes this project is crazy and unacceptable for this community.

Wayne Steffner, noted many reasons this project are unacceptable. He quoted traffic study numbers and noted averages of truck traffic; believes the tipping fees are a good idea, but that's a lot of trucks; noted the various routes within the city that will be used; quoted another article regarding street maintenance and quoted a medical article regarding particulate matter.

Herb Higgins, noted the City changed the "level of service" to C; D & F are considered failures. In the specific plan, government codes are mentioned. He read from the Gateway Specific Plan.

Danny Azevedo, President, NHA notes he opposes closing trails. He notes the traffic issues, the danger issues; and inquired about the Sixth Street route. He wonders if the City just going to start closing trails with these projects. He also noted there were many mistakes made previously by the Streets, Trails and Utilities Commission and the Planning Commission that the City has to live with now. He noted the decisions made today will affect the future residents. He also noted the fees to repair streets at a dollar a truck are not enough. Then he noted that City of Corona is also looking at the project; they know the impacts of these kinds of projects. He notes the Commission should take their time and make a good decision.

Su Bacon, noted the traffic has gotten faster and more congested. Now, there is a truck sanctuary moving forward. Now, the project has a 24/7 potential. When developers were asked about the traffic, the developers noted the traffic would be better. She notes the trucks will cause congestion and the residents are angry. She notes that the developer is trying to create a legacy for Mr. Eisen. She would like this project to be a group effort not an effort that makes people angry.

Ed Dixon, inquired regarding the no left turn at the exit and whether a truck would be able to turn right.

Ed Dixon congratulated Chair Showalter for his list of conditions and also noted he would like the hours of the facility limited. He believes Target will become the new truck parking area.

Recess to 9:05pm

Sharon Grossman, lives on Pacific Avenue directly across the street from where this project is proposed. The Commission already noted Second Street, Mountain Avenue and Hidden Valley Pkwy are not truck routes. Sharon inquired why the Commission would even consider this project. A project of this magnitude has no business in the area and Sharon would like to see solid walls as high as thirteen feet surrounding this project if it were to be completed.

Glenn Hedges, noted he has visited the project area. He notes the Hidden Valley Pkwy ramp is better than the Second Street ramp. He also notes there is a "no truck route" sign at the ramp and spoke about different scenarios of traffic. He wondered if a cul de sac at the end of Second Street and Mountain Avenue or some traffic calming measures could be discussed. He then noted these types of facilities are usually all

alone and not in a residential area. Also, he suggested a motion be proposed to limit the hours of operation due to the residential area of the project.

Jane Odonnell, does not feel this type of project is compatible with the City of Norco. She does not feel this is fair to the residents.

Jim Pollard, resident for 34 years, has listened to the Planning Commission and does not believe the traffic study is correct. He notes that by exiting at Hidden Valley Pkwy and traveling West, there is a traffic signal that offers a left turn lane, but no left turn arrow. He wonders how this project will affect project area retailers. He also notes the next traffic signal is always backed up from "shortcut" people. He inquired if Caltrans maintains the traffic signal at McDonalds. Then, at Second Street, the traffic signal is not conducive to trucks. Also, he notes that at Winchester Road in Temecula, the traffic is stacked onto the freeway most of the time and noted a recent accident.

Diane Collins, noted at the Planning Commission, the developers stated they would be involved with this project for the long haul. Agrees with everyone else, this is not the right project for the City.

Commissioner Mauro states he is totally against the project.

Commissioner Walker notes she needs more information from Caltrans.

Commissioner Hoffman notes the decisions made here will affect two generations of Norconians. He also notes that Caltrans has not received this project information at their clearinghouse.

Aric Evatt noted Caltrans guidelines were used to conduct the traffic study.

Further discussion was held.

Steve King noted Caltrans was notified in 1991 and the study was approved as an addendum and does not have to go through the regular process.

Commissioner Hoffman noted that in 1991, Appendix C does allow for warehouse and commercial distribution center. He believes Second Street including the ramps is going to be a nightmare and believes things have changed. He is not totally for the project; nor is he totally against the project. He also notes Hidden Valley Parkway has issues and he would like to see an approval of fees for street maintenance.

Commissioner Turpin noted this project does not comply with the Gateway Specific Plan as presented by Herb Higgins. He does not personally believe the project should move forward to the detriment of the horse community. He also noted other horse communities that are all gone now. He opposes the project with the recommendation that all of the issues brought forth are moved forward.

Commissioner Burt, noted she agrees with the other Commissioners and the developers have agreed with all of the conditions presented to the Planning Commission and City Council. She does not support the project.

Commissioner Gregory inquired if the parking spaces numbered 800 or 1300.

Aric Evatt noted that 617 was the original number, however, with a manufacturing use, the higher parking count of 1300 or thereabouts would result.

Commissioner Gregory noted some persons in office forget about the residents they serve. He believes the project is too large for the City and the project does not conform to the Gateway Specific Plan. Should the project move forward, he believes the City should hire a staff member to oversee the project. He then noted he would like to see industrial buildings move in; just not to this extent.

Chair Showalter noted as a Commission, they are obligated to make a recommendation. Not liking the project was not a recommendation.

Further discussion was held.

Commissioner Mauro, notes, he stands by what he said earlier, "kill the project."

Ed Dixon, noted comments from the Specific Plan.

Chair Showalter called for a motion.

M/S Hoffman/Gregory to forward the project to the Planning Commission with the recommendation to limit hours of operation to lessen the noise so it does not negatively impact the surrounding residential areas and to set a fee recovery amount for the repair and maintenance of Mountain Avenue, Hidden Valley Pkwy and Second Street due to excessive truck traffic.

Motion carried by the following vote.

AYES: Walker, Hoffman, Showalter, Turpin, Burt, Gregory  
NOES: Mauro  
ABSENT: None  
ABSTAIN: None

Further discussion was held on an amended motion.

M/S Showalter/Turpin on the amended motion to add the horse crossings at Three Bar Lane, First Street, Second Street, include mitigation fees; and review the ordinance on parking.

Motion carried by the following vote to add second motion to original motion and move forward to Planning Commission.

AYES: Walker, Hoffman, Showalter, Turpin, Burt, Gregory  
NOES: Mauro  
ABSENT: None  
ABSTAIN: None

Commissioner Turpin noted he has an unfavorable opinion of the project.

Further discussion was held.

CG would like to see trail breaks along all four sides of the project allowing ingress and egress and the completion of the intersections so there is not stoppage of trails or landscaping. He also feels the landscape maintenance district funding source is a good choice for future maintenance and all of the other issues that have been brought forth.

Further discussion was held.

The Director again noted the three exceptions to the Norco Municipal Code as to truck traffic.

Commissioner Turpin would like to add all of the items on the list submitted to the Planning Commission.

The Director noted the driveway just east of Mountain Avenue with the left hand turn movement at Second Street and also noted the street projects completed in phase I including the trails.

Chair Showalter noted no left turn at Second Street.

The Director inquired to the Commission if the Mountain Avenue trail would remain; or did the Commission want to have staff research traffic calming medians, and other measures.

Commissioner Walker would like to confirm that Caltrans has been notified.

Further discussion was held.

It was brought forth by an unidentified resident that Building 5 was proposed to be built directly on a trail.

9. CONTINUED DISCUSSION ITEMS:

There were no continued discussion items on the agenda.

Discussion was held.

10. VERBAL UPDATES ON STREETS/TRAILS/UTILITIES ISSUES:

The Director brought the Commission up-to-date on the Second Street Construction.

Discussion was held.

Chair Showalter wonders why there is no fencing at 2384 Corydon Avenue and at 2374 Corydon Avenue.

Discussion was held.

Commissioner Walker inquired if there was another fencing project on the way.

The Director noted there was another project to be brought forth in the near future.

Chair Showalter inquired if the traffic signals off of the I15 Freeway and Second Street are going to be moved as they look out of place.

The Director noted the traffic signals will not be relocated.

Commissioner Gregory inquired if the Norco Hills Drain Study has been completed.

The Director noted that it was mostly positive although there were a couple of failures.

Commissioner Gregory inquired if there were alternatives.

The Director noted that, yes, especially after the recent rain as the Engineer was able to observe some of the runoff.

Commissioner Gregory inquired as to the "handicap" sign at 250 Friesian Drive.

The Director noted he had forwarded the information to the Code Enforcement Officer and as soon as there was a result he would let him know.

Discussion was held.

#### 11. OTHER MATTERS:

Commissioner Turpin inquired if the City was going to be reimbursed for the water main line damage and water loss at 2000 Norco Drive.

The Director indicated the property owner had been invoiced for the damage costs.

Commissioner Hoffman noted a cute sign he observed of a cowboy hat included on a handicap sign. He also mentioned the mess at the Southeast corner of Sixth St/I15 Freeway. He inquired who clears this area and noted it is an eyesore. He understood the responsibilities of Caltrans; however, he would like to see a resolve before the Fair and Labor Day festivities.

Further discussion was held.

Commissioner Hoffman noted the backyard trails and the private property owner responsibilities per the Norco Municipal Code.

Further discussion was held on the trail conditions and responsibilities.

Commissioner Burttt inquired regarding the sandbags at Ingalls Park and when the worn out bags would be removed.

The Director indicated sandbags would be available and shared the rules and requirements of sandbags at that location.

Further discussion was held.

Chair Showalter inquired regarding the trail at Buckskin Lane and Crestview Drive.

The Director indicated staff would investigate the situation.

Further discussion was held.

11. OTHER MATTERS:

Commissioner Gregory noted he would be attending a storm water conference and also wanted to mention the largest tumbleweed he had ever seen was located at Second Street, Northbound, before the I15 Freeway and would the tumbleweed be attended to.

Humorous discussion was held.

12. ADJOURNMENT: 10:35 pm

Meeting adjourned to Monday, December 5, 2011 at 7:00 pm.

M/S Turpin/Gregory to adjourn at 10:35 pm.

Motion carried by the following vote.

AYES: Mauro, Walker, Hoffman, Showalter, Turpin, Burttt, Gregory

NOES: None

ABSENT: None

ABSTAIN: None

---

William R. Thompson  
Director of Public Works