



# AGENDA CITY OF NORCO

CITY COUNCIL  
REGULAR MEETING  
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE  
MARCH 7, 2012

- 
- CALL TO ORDER: 7:00 p.m.
- ROLL CALL: Mayor Kevin Bash  
Mayor Pro Tem Kathy Azevedo  
Council Member Berwin Hanna  
Council Member Herb Higgins  
Council Member Harvey C. Sullivan
- PLEDGE OF ALLEGIANCE: Mayor Bash
- INVOCATION: My Father's House Ministries  
Pastor Mark Thomas
- PRESENTATION: Certificate of Recognition  
Norco Area Chamber of Commerce

## REGULAR CITY COUNCIL AGENDA AS FOLLOWS:

1. **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.2 of the Agenda)*
  - A. City Council Minutes:  
Regular Meeting of February 15, 2012  
Special Meeting of February 15, 2012  
Recommended Action: **Approve the City Council Minutes** (City Clerk)
  - B. Recap of Actions Taken at the Planning Commission Special Meeting of February 29, 2012. **Recommended Action: Receive and File** (Planning Director)
  - C. Procedural Step to Approve Ordinance after Reading of Title Only.  
**Recommended Action: Approval** (City Clerk)
  - D. Resolution Confirming the Mayor's Appointments of Two Members to the Oversight Board as Required by ABx1 26. **Recommended Action: Based on Health & Safety Code Section 34179, Adopt Resolution No. 2012-\_\_\_, confirming the Mayor's appointments of Kevin Bash, representing the City, and Andy Okoro, representing the employees of the Agency, to serve on the Oversight Board.** (City Clerk)

- E. 2012 Vacant Parcel Spring Weed Abatement Program. **Recommended Action: Adopt Resolution No. 2012-\_\_\_, setting the Public Hearing for May 2, 2012.** (Fire Chief)
- F. Acceptance of Bids and Award of Contract for the City Wide Fiber Optics Project. **Recommended Action: Accept bids submitted for the installation of the fiber optics network and award a contract to John Griffin Construction, Inc. in the amount of \$498,046, and authorize the City Manager to approve contract change orders up to 10 percent of the contract amount.** (IT Manager)
- G. Acceptance of the Second Street 12-inch Water Line Project as Complete. **Recommended Action: Accept the Second Street 12-inch Water Line Project as complete and authorize the City Clerk to file the Notice of completion with the County Recorder's Office.** (Deputy Public Works Director/Senior Engineer)
- H. Execution of a Cooperative Funding Agreement between the City of Norco and the Riverside County Flood Control and Water Conservation District to Design and Construct Master Planned Drainage Facilities **Recommended Action: Approve Project Nos. 2-0-00132, 2-0-00162, 2-0-000166, 2-0-00167, 2-0-00168 and 2-0-00327 Funding Agreement between the City of Norco and Riverside County Flood Control and Water Conservation District and authorize the City Manager to execute the Agreement.** (Public Works Director)
- I. Swap Meet Permit 2012-01 (Meisenbach): An application for a Monthly Antique Swap Meet on the Parking Lot of the "Vandermolen Center" for a Business located at 2816 Hamner Avenue within the C-G (Commercial General) Zone. **Recommended Action: Adopt Resolution No. 2012-\_\_\_, approving Swap Meet Permit 2012-01 allowing the monthly operation of an antique swap meet at 2816 Hamner Avenue for a period of one year, with the ability to renew.** (Planning Director)
- J. Planning Information Letter 2012-03: Request for Exception to Nonconforming Land Use Requirements Allowing a "Rebuild Letter" to be Issued for Property Located at 732 Sixth Street Located within the C-4 (Commercial) Zone. **Recommended Action: Approval** (Planning Director)
- K. Approval to Implement Measures in the Continued Construction of the Silverlakes Project. **Recommended Action: Grant authority to the City Manager to implement measures to proceed with the next steps in the construction of City-owned water and sewer infrastructure on the Silverlakes property.** (City Manager)

2. **ITEM(S) PULLED FROM CITY COUNCIL CONSENT CALENDAR:**

3. **CITY COUNCIL PUBLIC HEARINGS:**

- A. City-Initiated Proposal to Amend Title 18 of the Norco Municipal Code by Amending the Provisions of Chapter 18.39 Entitled "General Provisions – Non-Conforming Uses, Lots and Structures", to Establish Criteria for the Issuance of "Rebuild" Letters

*Requests for a rebuild letter currently must be approved by the City Council, with the most recent approval occurring on June 15, 2011. Rebuild letters have been approved allowing non-conforming structures to be rebuilt if damaged by more than 50% of the value of the structure. The City Attorney counseled that the Norco Municipal Code (the "NMC") does not make a provision for the issuance of rebuild letters and that a Code amendment should be done to provide for that provision if that was the desire of the City Council. The City Council directed the Planning Commission to recommend criteria under which a rebuild letter could be requested and approved, which could then be incorporated into the NMC. The Planning Commission has proposed a process that would eliminate the need for a rebuild letter and would allow a destroyed structure to automatically be restored provided that the building was legal and provided that needed building permits are obtained within six months of the destruction.*

**Recommended Action: Adopt Ordinance No. \_\_\_\_ for first reading.**  
(Planning Director)

- B. Amendment to the City's Comprehensive Fee Resolution to Add a Conditional Use Permit Rooster Fee

*This proposed Resolution recommends the addition of a Conditional Use Permit ("CUP) Rooster Fee to the City's Comprehensive Fee Schedule. The new fee is required as the City Council adopted Ordinance No. 938, which requires a CUP for keeping more than 16 roosters regardless of the lot size, and there is currently no fee in place relating to the Planning Division to fulfill that requirement in the City's Comprehensive Fee Schedule.*

**Recommended Action: Adopt Resolution No. 2012-\_\_\_\_.** (Planning Director)

- C. Proposal to Vacate a Triangular Portion of Public Right-of-Way on the Northwest Side of Bluff Street, Containing 1,239 Square Feet (0.03 Acres), More or Less, located Between River Road and Vine Street

**Recommended Action: Continue the public hearing to March 21, 2012.** (Deputy Public Works Director/Senior Engineer)

4. **CITY COUNCIL ACTION ITEMS:**

- A. Ordinance Approving Amendments to the Norco Municipal Code to Remove all Reference to the Norco Community Redevelopment Agency and its Authority and Functions Therein. Code Change 2012-01

*The Norco Municipal Code ("NMC") includes references to the functions and authority of the Norco Community Redevelopment Agency (the "Norco CRA"). In accordance with ABx1 26, which dissolves all redevelopment agencies in California, as of February 1, 2012, the Norco CRA has been dissolved. Therefore, the NMC is required to be amended as part of the "winding down" process to remove all references to the function and authority of the Norco CRA.*

**Recommended Action: Adopt Ordinance No. \_\_\_\_ for first reading.**  
(City Clerk)

- B. Consideration of a Resolution Concurring with the Mitigated Negative Declaration for the Santa Ana River Trail Master Plan, Making Responsible Agency Findings Pursuant to the California Environmental Quality Act, and Approving the Project

*The City of Norco has partnered with the City of Corona, Jurupa Community Services District (JCSD) and the County of Riverside to complete the Corona-Norco-Eastvale segment of the Santa Ana River Trail. Environmental documents have been completed and reviewed, public comment period has ended and it is now required for the partners to concur with the adoption of the Mitigated Negative Declaration for the SART Master Plan, making responsible agency findings pursuant to the California Environmental Quality Act, and approving the Project.*

**Recommended Action: Adopt Resolution No. 2012-\_\_\_\_, concurring with the adoption of a Mitigated Negative Declaration (MND) for the Santa Ana River Trail (SART) Master Plan, making responsible agency findings pursuant to the California Environmental Quality Act (CEQA), and approving the Project.** (Director of Parks, Recreation and Community Services)

5. **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.**

**6. OTHER MATTERS – CITY COUNCIL, CITY MANAGER AND STAFF:**

- A. City Council Updates from Regional Boards and Commissions
- B. City Council Other Matters
- C. Staff Other Matters

**7. 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 CF*

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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-80285



**MINUTES**  
**CITY OF NORCO**  
NORCO CITY COUNCIL  
SPECIAL MEETING  
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE  
NORCO, CA 92860  
FEBRUARY 15, 2012

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1. CALL TO ORDER: Mayor Bash called the meeting to order at 6:00 p.m.
2. ROLL CALL: Mayor Kevin Bash, **Present**  
Mayor Pro Tem Kathy Azevedo, **Present**  
Council Member Berwin Hanna, **Present**  
Council Member Herb Higgins, **Present**  
Council Member Harvey C. Sullivan, **Present**
3. PUBLIC COMMENTS: No public comments heard
4. THE CITY COUNCIL/CRA RECESSED TO CLOSED SESSION (SECTION 54954) TO CONSIDER MATTERS:

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

Case Name: Norco Firefighters Association vs City of Norco  
Case Number: RIC 1114581

**Section 54956.9(b) -- Conference with Legal Counsel – Anticipated Litigation**

Number of Potential Cases: 5

REPORT OF ACTION(S) TAKEN IN CLOSED SESSION (§54957.1) **City Attorney Harper stated that there were no reportable actions resulting from the items discussed in Closed Session.**

5. ADJOURNMENT: There being no further business to come before the City Council, Mayor Bash adjourned the special meeting at 6:47 p.m.

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BRENDA K. JACOBS, CMC  
CITY CLERK

/bj-80414





**MINUTES  
CITY OF NORCO**

CITY COUNCIL  
REGULAR MEETING  
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE  
FEBRUARY 15, 2012

---

CALL TO ORDER: Mayor Bash called the meeting to order at 7:00 p.m.

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

PLEDGE OF ALLEGIANCE: Council Member Hanna

INVOCATION: My Father's House Ministries  
*Pastor Mark Thomas*

PRESENTATION: Donation for Trail Cleanup  
*Norco Regional Conservancy*

**Pat Overstreet, representing the Norco Regional Conservancy, presented a check in the amount of \$2,250 to the City of Norco for aiding in the cleanup of City trails.**

INTRODUCTION: CRC Warden  
**Mayor Bash introduced Warden Cynthia Y. Tampkins, from the California Rehabilitation Center ("CRC"). Warden Tampkins presented information regarding her 26 years with corrections and activities at the CRC. She stated that she would like more vocational programs provided for the inmates to prepare them for work after they get out of prison. She further commented on the CRC employees association and its goal to give back to the community.**

RETIREMENT RECOGNITION: Deborah DeGrado, Housing Manager  
**A City plaque was presented to Ms. DeGrado in recognition of her retirement after 21 years of service with the City of Norco.**

**REGULAR CITY COUNCIL AGENDA AS FOLLOWS:**

**1. CITY COUNCIL PRESENTATION ITEM:**

**A. Horse Manure-to-Energy Project Feasibility Study**

Representatives from Chevron Energy Solutions will present the Feasibility Study report completed for the City of Norco Horse Manure-to-Energy Project.

**Recommended Action: Receive and File the Study.** (Deputy City Manager/Director of Finance)

**Deputy City Manager/Director of Finance Okoro** presented an overview of the process involved with the feasibility study completed for the Norco Horse Manure-to-Energy Project.

Representatives of Chevron Energy Solutions presented an overview of the results completed for, and included in, the City of Norco Horse Manure to Energy Conversion Study. The presentation included information regarding the site evaluation and selection; technology analysis; design development; project economic assumptions; and net present value and sensitivity analysis.

A summary of the benefits was presented including:

- Provides an alternative solution to manure management;
- Assists the City in protecting against increasing regulatory costs;
- Leverages a renewable energy resource to produce electricity and heat; and
- Stimulates the local economy through construction and on-going plant operations.

A summary and conclusions was provided including:

- Recommended site – Western Riverside County Regional Wastewater Authority (“WRCRWA”);
- Evaluated and ranked technology providers;
- Developed preliminary engineering analysis;
- Produced report;
- Conducted pilot plant test to verify technology and test emissions; and
- Presented results to the City of Norco.

The “next steps” for the project include the following:

- The City needs to confer and collaborate with other stake holders, such as WRCRWA and the City of Corona;
- Evaluate ownership structures;
- Validate economic assumptions;
- Conduct Environmental Impact Report (“EIR”);
- Apply for grants;
- Investigate financing options and finalize funding;
- Finalize technology and technology provider; and
- Implementation.

**Mayor Pro Tem Azevedo** commented on the possibility of servicing other jurisdictions. The Chevron representatives noted that the study completed does not go outside the City, adding that the more manure, the larger the facility and the better payback. Also in response to Mayor Pro Tem Azevedo’s question regarding the collection of other trash, the Chevron representatives stated that this study was completed solely using manure and woody biomass.

**Council Member Sullivan** thanked Chevron for the presentation and the information in the report. He noted the intent is having a viable way to get rid of horse manure at a reasonable cost. He further noted that he supported moving forward with the EIR.

**Council Member Herb Higgins** asked if there was any other place in California that has completed an EIR for a similar project and further asked how long it would take to get an EIR approved. The Chevron representatives responded that they are not aware of another project similar to this in California and further noted that the EIR is very site specific and they cannot predict how long it will take as there is not another case to compare it to. Council Member Higgins commented on his concerns regarding the air quality and the costs. He further stated that financing and grants will need to be considered, adding that the economic opportunity will need to be validated.

**Council Member Hanna** noted that he thinks that for the affordable future of Norco's animal keeping, the City needs to go the next step and encouraged moving ahead with the EIR.

**Mayor Pro Tem Azevedo** noted her support for this project and commented on the need to sustain the City's lifestyle.

**Stephen Klein.** Mr. Klein stated that he has been involved with horses for 65 years and would like to discuss a public-private partnership with the City.

**City Manager Groves** commented on the study completed and noted everything that was learned through the process. She further noted that the key was evaluating the locations and the City will now work more formally with WRCCRWA.

**Deputy City Manager/Director of Finance Okoro** stated that there are remaining funds available through the grant received until September 30, 2012 to complete the EIR.

**The City of Norco Horse Manure-to-Energy Conversion Study was received and filed by the City Council with no formal motion or vote recorded.**

**ADDITION OF AGENDA ITEM:**

City Attorney Harper recommended that an Item be added to the City Council Agenda, as this item came to the attention of City staff subsequent to the posting of the Agenda and requires immediate action.

**M/S Azevedo/Bash to add "Consideration of an Authorization to Sign a Streambed Alteration Agreement with the California Department of Fish and Game" to the agenda as Item 4.A. The motion was carried by the following roll call vote:**

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

2. CITY COUNCIL CONSENT CALENDAR ITEMS:

**Council Member Sullivan** asked for clarification on Item 10.B. of the Planning Commission Recap of Actions Taken – Item 2.B. In response, Planning Director King noted that the canopy structure is made out of lattice materials instead of vinyl.

**Council Member Hanna pulled Item 2.J. and a member of the public pulled Item 2.M.**

**M/S Higgins/Sullivan to adopt 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, HIGGINS, SULLIVAN**  
**NOES: NONE**  
**ABSENT: NONE**  
**ABSTAIN: NONE**

- A. Approval of Minutes:  
Regular Meeting of February 1, 2012  
Special Meeting of January 30, 2012 (Former Norco CRA)  
Recommended Action: **Approve the City Council Minutes** (City Clerk)
- B. Recap of Actions Taken at the Planning Commission Regular Meeting of February 8, 2012. **Recommended Action: Receive and file** (Planning Director)
- C. Fiscal Year 2012 Second Quarter Budget to Actual Report.  
**Recommended Action: Receive and file.** (Deputy City Manager/Director of Finance)
- D. Approval to Declare Various City Assets as Surplus Property.  
**Recommended Action: Declare Various City Assets as Surplus and authorize the Deputy City Manager/Director of Finance to dispose of surplus assets through appropriate means.** (Deputy City Manager/Director of Finance)
- E. Approval of a Service Agreement with Roger J. Grody to Provide Economic Development Consulting Services. **Recommended Action: Approve a Service Agreement with Roger J. Grody to serve as the City's Economic Development Specialist.** (City Manager)
- F. Approval of Public Works Director Part Time/Temporary Employment.  
**Recommended Action: Approve the Agreement for Temporary/Part-Time Employment of Public Works Director.** (Deputy City Manager/Director of Finance)

- G. Resolution Approving an Amendment to the Rules of Procedure for City Council Meetings. **Recommended Action: Adopt Resolution No. 2012-10, amending the rules of procedure for City Council meetings.** (City Clerk)
- H. Resolution Amending and Approving the City's Conflict of Interest Code Applicable to Designated Employees Pursuant to the Political Reform Act of 1974. **Recommended Action: Adopt Resolution No. 2012-11, amending the City's Conflict of Interest Code (with corrections).** (City Clerk)
- I. Approval of a Two-Year Weed Abatement Contract Extension with Warren Brothers Tractor Work to Provide Weed Abatement on Vacant Parcels. **Recommended Action: Approve a Two-Year Contract Extension with Warren Brothers Tractor Work.** (Fire Chief)
- J. Request for a One-Year Extension to the License Agreement for Grading and Removal of Aggregate and Related Materials at George Ingalls Equestrian Event Center. **Recommended Action: Approve a one year Extension of the License Agreement with So Cal Sandbags, Inc.** (Parks, Recreation & Community Services Director) **PULLED FOR DISCUSSION**
- K. Acceptance of Bids and Award of Contract for the Horseless Carriage 12-Inch Water Line Extension Project. **Recommended Action: Accept bids and award the contract for the installation of a new 12-inch water line extension to TK Construction in the amount of \$58,982, and authorize the City Manager to approve contract change orders up to 10 percent of the contract amount.** (Public Works Director)
- L. Not used.
- M. Acceptance of the Fiscal Year 2011-12 Equestrian Trail Fence Project as Complete. **Recommended Action: Accept the Fiscal Year 2011-12 Equestrian Trail Fence Project as complete and authorize the City Clerk to file the Notice of Completion with the County Recorder's Office.** (Public Works Director) **PULLED FOR DISCUSSION**
- N. Acceptance of the Norco Drive Sewer and Water Improvements Project as Complete. **Recommended Action: That the City Council 1.) Accept the Norco Drive Sewer and Water Improvements Project as complete and authorize the City Clerk to file the Notice of Completion with the County Recorder's Office; and 2.) Ratify the expenditure of \$26,281.23 for extra work required to complete the project.** (Public Works Director)

- O. Consideration of a Resolution in Support for the City of Ontario to gain local control of Ontario International Airport (ONT). **Recommended Action: Adopt Resolution No. 2012-12, supporting the transfer of ONT to local control.** (City Manager)

3. **ITEM(S) PULLED FROM CITY COUNCIL CONSENT CALENDAR:**

- Item 2.J.** Request for a One-Year Extension to the License Agreement for Grading and Removal of Aggregate and Related Materials at George Ingalls Equestrian Event Center. **Recommended Action: Approve a one year Extension of the License Agreement with So Cal Sandbags, Inc.** (Parks, Recreation & Community Services Director)

**Council Member Hanna** asked when the project is going to be completed. A representative from So Cal Sandbags was present and stated that the extension is for demobilization and cleanup and will be completed within the next year.

**M/S Hanna/Higgins to approve a one year Extension of the License Agreement with So Cal Sandbags, Inc.** The motion was carried by the following roll call vote:

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

- Item 2.M.** Acceptance of the Fiscal Year 2011-12 Equestrian Trail Fence Project as Complete. **Recommended Action: Accept the Fiscal Year 2011-12 Equestrian Trail Fence Project as complete and authorize the City Clerk to file the Notice of Completion with the County Recorder's Office.** (Public Works Director)

**Roy Hungerford.** Mr. Hungerford commented on the trail fence project, noting that there is a missing section where the project ends on Corydon at River Road. He added that this is the entrance to the City and the trail fencing should be completed.

**M/S Sullivan/Higgins to accept the Fiscal Year 2011-12 Equestrian Trail Fence Project as complete and authorize the City Clerk to file the Notice of Completion with the County Recorder's Office.** The motion was carried by the following roll call vote:

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

4. **CITY COUNCIL ACTION ITEMS:**

- A. **Added by Urgency:** Consideration of an Authorization to Sign a Streambed Alteration Agreement with the California Department of Fish and Game. **Recommended Action: Authorize the City Manager to sign the Streambed Alteration Agreement.** (Planning Director)

Planning Director King stated that this immediate action is being requested so that the Hamner Widening Project north of the Santa Ana River can proceed. He added that without this action, potential delays could occur from nesting sensitive bird species in the existing riparian vegetation area west of Hamner Avenue that is within the proposed construction area.

**Public Works Director Thompson** stated that the easement requirement is the major portion of the Agreement.

**City Manager Groves** stated that what is requested tonight is the approval to enter into the Agreement and the easement portion will be brought back for approval at a later date.

**M/S Hanna/Bash to authorize the City Manager to sign the Streambed Alteration Agreement. The motion was carried by the following roll call vote:**

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

- B. Mid-Year Budget Amendments to Fiscal Year 2011-12 Annual Operating Budget

*The recommended mid-year budget revisions proposed will increase estimated General Fund revenues by a net amount of \$149,838; increase estimated General Fund expenditures by a net amount of \$236,550 and transfer \$86,712 from the Equipment Replacement Fund to the General Fund. The recommended changes to the General Fund budget do not change the fund balance of nearly \$2.1 million reported as of the end of the Fiscal Year 2010-2011.*

**Recommended Actions: Adopt Resolution No. 2012-\_\_\_, approving various mid-year amendments to the Fiscal Year 2011-12 Annual Budget and authorizing changes in appropriations and revenues thereto; and approving the Job Specification for Deputy Director of Public Works/Senior Engineer.** (Deputy City Manager/Director of Finance)

**Deputy City Manager/Director of Finance Okoro** presented an overview and summarized the mid-year budget amendments to the Fiscal Year 2011-12 City Operating Budget as presented to the City Council. He commented on the dissolution of the Norco Community Redevelopment Agency and the shift of those expenditures to the General Fund through the wind-down process, noting that there is not a certainty regarding the reimbursements will be received as proposed through that process. He further commented on the reclassification of the Senior Engineer to Deputy Public Works Director/Senior Engineer.

**The Council Members** all complimented Deputy City Manager/Director of Finance Okoro on the information as presented in the staff report.

**M/S Higgins/Sullivan to Adopt Resolution No. 2012-13, approving various mid-year amendments to the Fiscal Year 2011-12 Annual Budget and authorizing changes in appropriations and revenues thereto; and approving the Job Specification for Deputy Director of Public Works/Senior Engineer. The motion was carried by the following roll call vote:**

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

**5. PUBLIC COMMENTS OR QUESTIONS:**

**Dick White.** Mr. White commented on the dissolution of the old Norco Chamber of Commerce, noting the history that has been lost because of not being able to locate documents. He distributed pictures to the Council of work that was completed at his home by the Norco Area Chamber of Commerce. He asked that the City Council consider recognizing them for its efforts in contributing to the community in this way. Council Member Sullivan recommended that an item be placed on a future agenda presenting the Norco Area Chamber of Commerce with a certificate of appreciation for the community work they completed for Mr. White. Mayor Bash suggested that Mr. White speak with the Chairman of the Historic Preservation Commission regarding locating the missing documents.

**6. OTHER MATTERS – CITY COUNCIL, CITY MANAGER AND STAFF:**

A. City Council Updates from Regional Boards and Commissions

**Council Member Hanna:**

- Reported that the Northwest Mosquito Abatement District is in the process of going out to bid to build a new office building at the facility.
- Reported on Riverside County Transportation Commission projects, including the 91 Freeway Widening Project and the benefits resulting from it to the region; the new Perris Valley Rail Line proposed; the delay of the high speed rail project; and the website <http://www.ie511.org/> available to receive real-time traffic information.

**Mayor Bash:**

- Passed out information distributed by the Riverside Conservation Authority.

**Mayor Pro Tem Azevedo:**

- Reported on the Western Riverside Council of Governments ("WRCOG") Executive Board discussions and decisions regarding the Hamner Avenue Widening Project and the Hamner Avenue Bridge. She noted the importance of representation on regional boards to secure funding for these projects. She commented on the Transportation Uniform Mitigation Fees ("TUMF") collected, the Transportation Improvement Projects ("TIP") and the allocation of those funds through the different committees and boards at WRCOG. She stated that the WRCOG Executive Committee approved the 5-year TIP and resulting from that approval, Norco will receive \$500,000 over each of the next three years for Hamner Avenue improvements. This amount is in addition to the \$870,000 previously received for the design work of the Hamner Avenue Widening Project. Also, working with our Eastvale neighbors, the TIP includes \$100,000 in each of the next two years for the Hamner Avenue Bridge Project. This is in addition to \$50,000 in this current fiscal year. She further commented on the support for the Ontario Airport as recommended by WRCOG, noting that this is being good partners and benefits the region.

B. City Council Other Matters

**Mayor Bash:**

- Commented on the Norco College inaugural photo art gallery.
- Stated that he will be speaking at the monthly Inland Gateway Association of Realtors (TIGAR) meeting on February 16<sup>th</sup>.

C. Staff Other Matters - None

**7. CITY COUNCIL ITEMS -- ACTING AS GOVERNING BODY OF THE SUCCESSOR AGENCY TO THE NORCO COMMUNITY REDEVELOPMENT AGENCY:**

**M/S Hanna/Azevedo, acting as the governing body of the Successor Agency, to approve Agenda Items 7.A. and 7.B. The motion was carried by the following roll call vote:**

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

- A. Review of the Draft Recognized Obligation Payment Schedule ("ROPS"). **Recommended Action: Staff recommends that the City Council, acting as the governing body of the Successor Agency, approve the Draft ROPS for submittal to the Riverside County Auditor-Controller and the Oversight Board for certification and final approval.** (Deputy City Manager/Director of Finance)
  - B. Resolution Establishing Basic Governance, Rules and Regulation for the Successor Agency to the Norco Community Redevelopment Agency. **Recommended Action: Adopt Resolution No. 2012-14, establishing basic governance, rules, and regulations for the Successor Agency as a new and distinct legal entity from the City in performing duties and functions previously performed by the Norco Community Redevelopment Agency.** (City Manager)
8. **ADJOURNMENT:** There being no further business to come before the City Council, Mayor Bash adjourned the meeting at 8:45 p.m.

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BRENDA K. JACOBS, CMC  
CITY CLERK

/bj-80415



**RECAP OF ACTIONS TAKEN AGENDA**  
**CITY OF NORCO**  
PLANNING COMMISSION  
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE  
**SPECIAL MEETING**  
FEBRUARY 29, 2012

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1. CALL TO ORDER: 7:00 p.m.
2. ROLL CALL: Chair Wright, Vice Chair Henderson, Commission Members Hedges, and Leonard (Jaffarian absent)
3. STAFF PRESENT: Planning Director King, Senior Planner Robles, Deputy City Clerk Germain
4. PLEDGE OF ALLEGIANCE: Commissioner Leonard
5. APPEAL NOTICE: Read by staff
6. HEARING FROM THE AUDIENCE ON ITEMS ONLY LISTED ON THE AGENDA: None
7. PUBLIC HEARINGS
  - A. **Resolution 2012-\_\_\_**: Conditional Use Permit 2012-01 (Craig): A Request for Approval to Allow an Accessory Building Consisting of a 2,031 Square-Foot Recreational Vehicle (RV) Garage and Storage Building at 3171 Cutting Horse Road located within the Norco Ridge Ranch Specific Plan. **Recommended Action: Approval** (SP Robles): **Approved 3-1 (Leonard)**. **This action is final unless appeal to the City Council within 10 calendar days.**
  - B. **Resolution No. 2012\_\_\_**, General Plan Amendment 2008-01/City of Norco Draft 2008-2014 Housing Element Update **Modification No. 1**: This Project is a Modification to the Adoption of the City of Norco 2008-2014 Housing Element that Represents an Update of the City's Current Housing Element and an Implementation of that Adoption with Zone Changes. **Recommended Action: Approval** (Alexa Wyneken (Hogle-Ireland) / PD King): **Recommendation for approval 4-0. This item will be scheduled to go before the City Council on March 21, 2012.**
  - C. **Resolution No. 2012-\_\_\_**, General Plan Amendment 2012-01A (City of Norco); A Proposal to Amend the Land Use Element of the General Plan by Adding a New Land Use Category to be Titled "Housing Development Overlay", as an Implementation Measure of General Plan Amendment 2008-01/City of Norco Draft 2008-2014 Housing Element Update. **Recommended**

**Action: Approval** (Alexa Wyneken (Hogle-Ireland) / PD King): **Recommendation for approval 4-0. This item will be scheduled to go before the City Council on March 21, 2012.**

- D. **Resolution No. 2012-\_\_\_**, General Plan Amendment 2012-01B /Zone Change 2012-01 (City of Norco): A Proposal to Amend the Land Use Category and Zoning on about 18.6 acres Generally Located on the West Side of Hamner Avenue, North of Fourth Street (APN's 129-230-033,-034, -036, and -037) by Applying the Housing Development Overlay Zone, as an Implementation Measure of General Plan Amendment 2008-01/City of Norco Draft 2008-2014 Housing Element Update. **Recommended Action: Approval** (Alexa Wyneken (Hogle-Ireland) / PD King): **Recommendation for approval 4-0. This item will be scheduled to go before the City Council on March 21, 2012.**
- E. **Resolution No. 2012-\_\_\_**, General Plan Amendment 2012-01C/Zone Change 2012-02/Auto Mall Specific Plan 85-01, Amendment No. 6 (City of Norco): A Proposal to Amend the Land Use Category and Zoning on about 18.5 acres Generally Located at the Southwest Corner of Hamner Avenue and Third Street (APN's 126-050-002, -004 and 129-380-010) by Applying the Housing Development Overlay, as an Implementation Measure of General Plan Amendment 2008-01/City of Norco Draft 2008-2014 Housing Element Update. **Recommended Action: Approval** (Alexa Wyneken (Hogle-Ireland) / PD King): **Recommendation for approval 4-0. This item will be scheduled to go before the City Council on March 21, 2012.**
- F. **Resolution No. 2012-\_\_\_**, General Plan Amendment 2012-01D/Zone Change 2012-03 (City of Norco): A Proposal to Amend the Land Use Category and Zoning on about 11.5 Acres Generally Located South of River Road and West of Corydon Avenue (APN's 121-180-014, 121-310-086, -087 and -090) by Applying the Housing Development Overlay, as an Implementation Measure of General Plan Amendment 2008-01/City of Norco Draft 2008-2014 Housing Element Update. **Recommended Action: Approval** (Alexa Wyneken (Hogle-Ireland) / PD King): **Recommendation for approval 4-0. This item will be scheduled to go before the City Council on March 21, 2012.**
- G. **Resolution No. 2012-\_\_\_**, General Plan Amendment 2012-01E/Zone Change 2012-04 (City of Norco): A Proposal to Amend the Land Use Categories and Zoning on about 19.4 Acres Generally Located on the East Side of Norconian Drive and South of Norco Drive (APN's 130-240-021 and -023) by Applying the Housing Development Overlay, as an Implementation Measure of General Plan Amendment 2008-01/City of Norco Draft 2008-2014

Housing Element Update. **Recommended Action: Approval** (Alexa Wyneken (Hogle-Ireland) / PD King): **Recommendation for approval 4-0. This item will be scheduled to go before the City Council on March 21, 2012.**

- H. **Resolution No. 2012-\_\_\_**, General Plan Amendment 2012-01F/Zone Change 2012-05 (City of Norco): A Proposal to Amend the Land Use Category on about 22.9 Acres Generally Located on the Southwest Corner of Fifth Street and Horseless Carriage Drive (APN 129-200-011) by Applying the Housing Development Overlay, as an Implementation Measure of General Plan Amendment 2008-01/City of Norco Draft 2008-2014 Housing Element Update. **Recommended Action: Approval** (Alexa Wyneken (Hogle-Ireland) / PD King): **Recommendation for approval 4-0. This item will be scheduled to go before the City Council on March 21, 2012.**
  
- I. **Resolution No. 2012-\_\_\_**, General Plan Amendment 2012-01G/Zone Change 2012-06/Gateway Specific Plan 90-01, Amendment No. 10 (City of Norco): A Proposal to Amend the Land Use Category and Zoning on about 9.4 Acres Generally Located on the East Side of Mountain Avenue and North of First Street (APN's 126-240, -003, -004, -005, -006, -007) by Applying the Housing Development Overlay, as an Implementation Measure of General Plan Amendment 2008-01/City of Norco Draft 2008-2014 Housing Element Update. **Recommended Action: Approval** (Alexa Wyneken (Hogle-Ireland) / PD King): **Recommendation for approval 4-0. This item will be scheduled to go before the City Council on March 21, 2012.**
  
- J. **Resolution No. 2012-\_\_\_**, Zone Code Amendment 2012-01 (City of Norco); A Proposal to Establish a New Zone with Corresponding Development Standards Entitled "Housing Development Overlay (HDO) Zone, as an Implementation Measure of General Plan Amendment 2008-01/City of Norco Draft 2008-2014 Housing Element Update. **Recommended Action: Approval** (Alexa Wyneken (Hogle-Ireland) / PD King): **Recommendation for approval 4-0. This item will be scheduled to go before the City Council on March 21, 2012.**

8. ADJOURNMENT: 8:20 p.m.

# 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: March 7, 2012

SUBJECT: Resolution Confirming the Mayor's Appointment of Two Members to the Oversight Board as Required by ABx1 26

RECOMMENDATION: Based on Health & Safety Code Section 34179, Adopt **Resolution No. 2012-\_\_\_**, confirming the Mayor's appointments of Kevin Bash, representing the City, and Andy Okoro, representing the employees of the Agency, to serve on the Oversight Board.

**SUMMARY:** Assembly Bill x1 26 mandates that each Successor Agency shall have an Oversight Board composed of seven members. The members shall elect one of their members as the chairperson and shall report the name of the chairperson and other members to the Department of Finance on or before May 1, 2012. The City of Norco elected to serve as the Successor Agency to the former Norco Community Redevelopment Agency and therefore is tasked with two Mayor-appointments to the Oversight Board. The Oversight Board will direct the staff of the Successor Agency, have fiduciary responsibilities to holders of enforceable obligations, approve actions of the Successor Agency and establish the Recognized Payment Obligation Payment Schedule. The City Council, acting as the Successor Agency to the Norco Community Redevelopment Agency, are not members of the Oversight Board; however, according to legislation, the Mayor is required to make two appointments to the Oversight Board that will serve to be the best representatives of the Agency.

**BACKGROUND/ANALYSIS:** On December 29, 2011, the Supreme Court issued its opinion in the Legal Action upholding ABx1 26 extending certain statutory deadlines under Health & Safety Code Sections 34170 through 34191, and dissolving all redevelopment agencies throughout the State, effective February 1, 2012.

ABx1 26 provides that successor agencies are to be designated as the successor entities to the former redevelopment agencies, vested with all authority, rights, powers, duties, and obligations previously vested with the former redevelopment agencies under the Community Redevelopment Law (Health & Safety Code, § 33000 et seq.), with certain exceptions, and responsible for the wind down of the agencies' affairs upon the agencies' dissolution. The City elected to be the Agency's successor agency by Resolution No. 2012-01, on January 11, 2012. The activities of the City of Norco, as successor agency, will be overseen by an Oversight Board, until such time as the debts of the former Norco Community Redevelopment Agency (the "Norco CRA") are paid off, all of its assets liquidated and all property taxes are redirected to local taxing agencies.

Health & Safety Code Section 34179, enacted by ABx1 26, provides that the Oversight Board is composed of seven members, to be selected as follows:

1. One member appointed by the Riverside County Board of Supervisors.
2. One member appointed by the Mayor of the City, because the City formed the Norco CRA.
3. One member appointed by the largest special district, by property tax share, with territory in the territorial jurisdiction of the Agency, which is the type of special district eligible to receive property tax revenues.
4. One member appointed by the Riverside County Superintendent of Education to represent schools if the Superintendent is elected.
5. One member appointed by the Chancellor of the California Community Colleges to represent community college districts in Riverside County.
6. One member of the public appointed by the Riverside County Board of Supervisors.
7. One member representing the employees of the Agency appointed by the Mayor.

Based on Health & Safety Code Section 34179, the Mayor is responsible for appointing two members to the City's Oversight Board, and has selected the following:

- (1) Kevin Bash, as the member appointed by the Mayor; and**
- (2) Andy Okoro, as the member representing the employees of the Agency.**

The Mayor-appointments are recommended based on the fact that they will have the best interests of the City in mind. They also have the knowledge and history of the items that will be brought before the Oversight Board for its approval and direction.

It is anticipated that the other members of the Oversight Board will be appointed within the next month in order to meet the May 1<sup>st</sup> reporting deadline.

**FINANCIAL IMPACT:** No City funds are involved with the confirmation of the Mayor's appointment of members to the Oversight Board.

/bj-80291

Attachment: Resolution No. 2012-\_\_\_\_

## RESOLUTION NO. 2012-\_\_\_\_\_

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORCO, CALIFORNIA, CONFIRMING THE MAYOR'S APPOINTMENT OF MEMBERS TO THE OVERSIGHT BOARD

WHEREAS, on December 29, 2011, the Supreme Court issued its opinion in the Legal Action, upholding ABx1 26, extending certain statutory deadlines under Health & Safety Code Sections 34170 through 34191, and dissolving all redevelopment agencies throughout the State, effective February 1, 2012; and

WHEREAS, ABx1 26 provides that successor agencies be designated as successor entities to the former redevelopment agencies, and provides that, with certain exceptions, all authority, rights, powers, duties and obligations previously vested with the former redevelopment agencies, under the CRL, are vested in the successor agencies; and

WHEREAS, on January 1, 2012, the City Council adopted Resolution No. 2012-01 electing to serve as the successor agency to the former Norco Community Redevelopment Agency (the "Norco CRA"); and

WHEREAS, ABx1 26 further provides that the successor agency's activities are subject to review and approval by an oversight board ("Oversight Board"), which shall be created for each dissolved redevelopment agency; and

WHEREAS, the Oversight Board is to be comprised of seven political appointees from affected local taxing entities and the community that established the redevelopment agency, including one member to be appointed by the Mayor for the city that formed the redevelopment agency, and one member to be appointed by the Mayor representing the employees of the former redevelopment agency; and

WHEREAS, the City Council desires to confirm the Mayor's appointments to the Oversight Board.

**NOW, THEREFORE, BE IT RESOLVED**, ordered, and determined by the City Council of the City of Norco as follows:

SECTION 1. Confirmation of Mayoral Appointments. The City Council hereby confirms the Mayor's appointment of Kevin Bash to serve as the Mayor's representative to the Oversight Board, and Andy Okoro to serve as the representative for the employees of the former Norco CRA.

SECTION 2. Implementation. The City Council hereby authorizes and directs the City Manager to take any action and execute any documents necessary to carry out the purposes of this Resolution, including but not limited to, providing notice of the adoption of this Resolution and the Mayor's appointment of the above-named representatives to the Oversight Board, in accordance with ABx1 26, to the Riverside County Auditor-Controller, the Controller of the State of California, and the California Department of Finance.

SECTION 3. Certification. The City Clerk shall certify to the adoption of this Resolution.

SECTION 4. Effective Date. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED by the City Council of the City of Norco at a regular meeting held on March 7, 2012.

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

ATTEST:

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

I, BRENDA K. JACOBS, City Clerk of the City of Norco, California do hereby certify that the foregoing Resolution was introduced and adopted by the City Council of the City of Norco at a regular meeting held on March 7, 2012 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 March 7, 2012.

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

/bj-80299

# CITY OF NORCO STAFF REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Beth Groves, City Manager 

PREPARED BY: Geoff Pemberton, Fire Chief 

DATE: March 7, 2012

SUBJECT: 2012 Vacant Parcel Spring Weed Abatement Program

RECOMMENDATION: Adopt **Resolution No. 2012-\_\_\_\_\_** declaring that weeds and hazardous vegetation, on or in front of vacant property in the City of Norco, constitute a public nuisance; declaring the City's intent to provide for abatement and setting a public hearing.

**SUMMARY:** The proposed resolution declares that weeds and hazardous vegetation on vacant property are a public nuisance and must be abated and directs the Fire Chief to send property owners Notices to Abate. If adopted, Council will schedule a Public Hearing to consider the proposed abatements, and any objections property owners have to the abatement order.

**BACKGROUND/ANALYSIS:** The Fire Department's vacant parcel Weed Abatement Program commences each spring to ensure that property owners of vacant parcels abate weeds and hazardous vegetation that constitute a fire or safety hazard.

Notices to Abate Spring Weeds on vacant parcels will be mailed to property owners on March 8, 2012, and they will have until April 22<sup>nd</sup> to comply. On April 23<sup>rd</sup>, inspections for abatement compliance will begin. Reminder notices to abate fall tumbleweeds on vacant parcels will be mailed to property owners in August or September 2012.

A public hearing will be conducted on May 2, 2012 for Council to consider the proposed abatements, hear the objections of property owners and order commencement of the abatement. The City's weed abatement contractor can then begin abating weeds on vacant parcels that are not in compliance with the abatement notice.

**FINANCIAL IMPACT:** The costs of abatement are paid by the property owner directly or by property lien.

/mb-80241

Attachments: Resolution No. 2012-\_\_\_\_\_  
2012 Vacant Parcel List

## RESOLUTION NO. 2012-\_\_\_\_\_

### RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORCO, CALIFORNIA, DECLARING THAT WEEDS AND HAZARDOUS VEGETATION, ON OR IN FRONT OF VACANT PROPERTY IN THE CITY OF NORCO, CONSTITUTE A PUBLIC NUISANCE; DECLARING THE CITY'S INTENT TO PROVIDE FOR ABATEMENT AND SETTING A PUBLIC HEARING

WHEREAS, weeds and hazardous vegetation, on or in front of vacant parcels of land, constitute a public nuisance as provided by Chapter 13, Article 2, Section 39561 of the State of California Government Code; and

WHEREAS, weeds on these parcels of land are seasonal and recurrent nuisances within the meaning of Chapter 13, Article 2, Section 39562.1 of the State of California Government Code; and

WHEREAS, it is the intent of City Council to have the nuisances abated in accordance with Chapter 13, Articles 1 and 2, Sections 39501 through 39588, inclusive of the State of California Government Code, if the nuisances are not abated by the property owners of these parcels of land; and

WHEREAS, the Fire Chief is hereby designated as the Public Officer to perform the duties imposed by Chapter 13, Article 2, Section 39560 of the State of California Government Code; and

WHEREAS, the Fire Chief is directed to have abatement notices mailed to the property owners of these parcels of land as provided in Chapter 13, Article 2, Section 39567.1 of the State of California Government Code; and

WHEREAS, the Public Hearing is set for 7 p.m. on Wednesday, May 2, 2012 in the Council Chambers, located at 2820 Clark Avenue, Norco, California, to consider the objections of property owners to the proposed abatement of the nuisances; and

WHEREAS, no other Public Hearing needs to be held for the second or any subsequent occurrence of the nuisance, including tumbleweeds, on the same parcel or parcels within the same calendar year as provided in Chapter 13, Article 2, Section 39562.1.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Norco, California, does hereby declare that weeds and hazardous vegetation, on or in front of vacant property in the City of Norco, constitute a public nuisance and does hereby declare the City's intent to provide for abatement and set a public hearing.

Resolution No. 2012-\_\_\_\_  
Page 2  
March 7, 2012

PASSED AND ADOPTED by the City Council of the City of Norco at a regular meeting held March 7, 2012.

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Mayor of the City of Norco, California

ATTEST:

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

I, Brenda K. Jacobs, City Clerk of the City of Norco, California, do hereby certify that the foregoing Resolution was adopted by the City Council of the City of Norco, California, at a regular meeting held on March 7, 2012 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 March 7, 2012.

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

/mb-80242

NORCO/RIVERSIDE COUNTY FIRE DEPARTMENT VACANT PARCEL LIST -- 2012

PARCEL NO.	LOCATION/ADDRESS	ACREAGE	OWNER OF RECORD
119020023-0	River Rd. & Second St.	5.17	RBE NORCO JFH 1 21800 BURBANK BLVD #330 WOODLAND HILLS CA 91367
121074014-6	betw 5373 & 5333 Roundup Rd.	0.50	AMIR & FADIA IBRAHIM 3070 SHADOW CANYON CR NORCO CA 92860
121092016-4	next to 5203 Roundup Rd.	0.47	LOT 65 TRUST 2337 NORCO DR NORCO CA 92860
121310087-1	SWC River Rd. & Corydon Av.	8.32	SAM & DOT DEKRUYF 8919 MERRILL AV CHINO CA 91710
121310090-3	next to 2651 River Rd.	3.18	SAM & DOT DEKRUYF 8919 MERRILL AV CHINO CA 91710
122020027-8	northeast of 1399 Parkridge Av.	0.76	CAPITALAND INV C/O SAM OSTAYAN 1379 PARK WESTERN #300 SAN PEDRO CA 90732
122030011-4	east of 2240 First St.	1.81	H & H PROPERTY PO BOX 250 NORCO CA 92860
122050027-1	south of 938 Hamner Av.	0.40	R & T GARCIA FAMILY LTD PARTNERSHIP C/O RONEILIO SAN DIEGO GARCIA 1947 237TH PL TORRANCE CA 90501
122050028-2	south of 938 Hamner Av.	0.07	SYED GILANI 1260 MOUNTAIN AV NORCO CA 92860
122050049-1	next to 996 Mountain Av.	1.44	FRANK & JEANETTE VILLALOBOS 1882 PARK SKYLINE SANTA ANA CA 92705
122061002-2	517 Parkridge Av.	3.13	OMNI NORCO C/O OMNI WEST GROUP INC 23187 LA CADENA STE 102 LAGUNA HILLS CA 92653
122061004-4	896 Hamner Av.	1.00	SYED GILANI 1260 MOUNTAIN AV NORCO CA 92860
122570001-4	Hidden Valley Pkwy. & Corona Av.	1.10	JAMES & SANDRA OLSEN 7641 E CORTO RD ANAHEIM CA 92808
123040001-3	SEC Fifth St. & Hillside Av.	5.47	FRANCES & WILLIAM SMITH C/O WILLIAM SMITH 5170 CENTRAL AV RIVERSIDE CA 92504-1825
123070003-8	behind 1080 & 1090 First St.	2.10	TU VAN VO / DIEM NGUYEN 1168 SHEARBORN ST CORONA CA 92879
123120001-0	2760 Hillside Av.	0.60	SANTIAGO & ELVESTHER ACUNA 1481 ANDALUSIAN DR NORCO CA 92860
123150008-0	next to 2579 Echo Hill Dr. off Hillside Av.	4.51	SOUTHERN CALIFORNIA EDISON C/O PHYLLIS LOPEZ REAL ESTATE OPERATIONS 14799 CHESTNUT ST WESTMINSTER CA 92683
123250002-3	east of 2245 Hillside Av.	12.47	ERNEST & ALICE TAYLOR PO BOX 440 NORCO CA 92860
123260001-3	north of 666 Third St.	10.00	MANUEL & JACQUELINE CONTRERAS C/O LORETTA O'MALLEY 43145 VISTA DEL RANCHO TEMECULA CA 92592-5142
123260002-4	666 Third St.	10.00	GARRY & SUSAN STRUNK C/O LORETTA O'MALLEY 43145 VISTA DEL RANCHO TEMECULA CA 92592
123310021-5	behind 1531 Hillside Av.	0.58	ROSEMARY BUTLER C/O DANIEL SAYLOR 2825 E CORTEZ WEST COVINA, CA 91791

123310025-9	behind 1577 Hillside Av.	1.00	VU DUONG 2235 BOWMAN AV TUSTIN CA 92782-1246
123310026-0	behind 1577 Hillside Av.	1.24	VU DUONG 2235 BOWMAN AV TUSTIN CA 92782-1246
125030057-7	north of 2140 Valley View Av.	0.96	HARLEY WEED 3287 CRYSTAL RIDGE CR CORONA CA 92882
125150033-6	south of 2008 Corona Av.	0.46	NORCO REEF 9416 SW 4TH AV PORTLAND OR 97219
125150034-7	NWC Second St. & Corona Av.	0.74	NORCO REEF 9416 SW 4TH AV PORTLAND OR 97219
125170038-3	north of 1787 Hamner Av.	0.58	EDD INVESTMENT CO 173 E FREEDOM AV ANAHEIM CA 92801
125180010-8	1550 Second St.	6.51	FRANK AN 1159 S ARDMORE AV LOS ANGELES CA 90006
125190004-4	1468 Second St.	0.30	DANIEL & CINDY SCHLOSSBERG 1885 VALLEY VIEW AV NORCO CA 92860
125210026-5	1665 Hamner Av.	0.99	BILL & JOE BARRETO C/O NORCO AUTOMOTIVE 2529 HAMNER AV NORCO CA 92860
125270012-8	First St. & Valley View Av.	1.08	EUGENE EUSTAQUIO 3 DOGWOOD SOUTH IRVINE CA 92612
125300018-6	east of 1365 First St.	0.39	MAGDALENA OLVERA VASQUEZ 1611 GARRETSON AV CORONA CA 92879-2429
125322006-3	1110 First St.	2.41	VARUGHESE & SUSIE ZACHARIAH 1347 BIRDSONG LN CORONA CA 92881
126020004-5	south of 2001 Third St.	2.81	RIVERSIDE COMMUNITY COLLEGE DISTRICT 4800 MAGNOLIA AV RIVERSIDE CA 92506
126050002-6	SW Corner of Third St. & Hamner Av.	7.94	EDDIE FISCHER C/O LE BARON INVESTMENTS 2020 E ORANGETHORPE AV FULLERTON CA 92831
126050004-8	behind flood channel on Hamner Av.	8.22	EDDIE FISCHER C/O LE BARON INVESTMENTS 2020 E ORANGETHORPE AV FULLERTON CA 92831
126050017-0	north of 2200 Hamner Av.	0.43	D W AUGUST INC 1331 TIFFANY RANCH RD ARROYO GRANDE CA 93420
126060001-6	west of 2093 Paddock Ln.	1.90	BERNARD & HELEN SWART 423 MAGNOLIA BREA CA 92621
126150008-1	north of 1664 Pacific Av.	1.52	MIGUEL & DEBRA MARTINEZ 1664 PACIFIC AV NORCO CA 92860
126160023-5	betw 1610 & 1630 Pacific Av.	0.66	H & H PROPERTY PO BOX 250 NORCO CA 92860
126180003-9	behind 1745 Pacific Av.	1.50	H & H PROPERTY PO BOX 250 NORCO CA 92860
126200013-9	south of 1492 Mountain Av.	2.56	H & H PROPERTY PO BOX 250 NORCO CA 92860
126200018-4	between 1475 & 1515 Pacific Av.	1.25	H & H PROPERTY PO BOX 250 NORCO CA 92860
126200021-6	2300 block First St.	5.08	H & H PROPERTY PO BOX 250 NORCO CA 92860
126240001-2	1635 Mountain Av.	2.00	H & H PROPERTY PO BOX 250 NORCO CA 92860
126240002-3	north of 1595 Mountain Av.	1.00	H & H PROPERTY PO BOX 250 NORCO CA 92860

126240004-5	1569 Mountain Ave.	5.00	1300 NORMANDY PROP 1300 E NORMANDY PL SANTA ANA CA 92705
126250010-1	behind 1775 & 1865 Acre St.	0.97	ALL MAGIC AUTO & PAINT C/O ELLIE ADRI 1461 HAMNER AV NORCO CA 92860
126250013-4	1775 Acre St.	0.44	ALL MAGIC AUTO & PAINT C/O ELLIE ADRI 1461 HAMNER AV NORCO CA 92860
126250015-6	west of 1865 Acre St.	0.34	SUSAN WAKEFIELD 3064 DALES DR NORCO CA 92860
126250055-2	1865 Acre St.	0.43	ALL MAGIC AUTO & PAINT C/O ELLIE ADRI 1461 HAMNER AV NORCO CA 92860
126250056-3	1466 Hamner Av.	0.16	ALL MAGIC AUTO & PAINT C/O ELLIE ADRI 1461 HAMNER AV NORCO CA 92860
127020030-5	3275 Hamner Av.	0.82	AJIT SHAH PO BOX 4509 PALOS VERDES PENNISULA CA 90274
127020032-7	3361 Hamner Av.	1.78	5622 BUCKINGHAM 1050 W KATELLA AV ORANGE CA 92867
127030022-9	3265 Hamner Av.	0.43	YAO TING HSU C/O INVESERVE INC 29129 DISCOVERY RIDGE DR SANTA CLARITA CA 91390
127030043-8	3231 Hamner Av.	0.67	YAO TING HSU C/O INVESERVE INC 29129 DISCOVERY RIDGE DR SANTA CLARITA CA 91390
127030045-0	south of 3231 Hamner Av.	0.56	YAO TING HSU C/O INVESERVE INC 29129 DISCOVERY RIDGE DR SANTA CLARITA CA 91390
127040036-3	north of 3001 Hamner Av.	2.18	JIRAIR SARALON 13338 GOLDEN VALLEY LN GRANADA HILLS CA 91344-5146
127050031-9	3001 Hamner Av.	1.69	VICTOR MELEO PO BOX 98 LINDSAY CA 93247
127100013-7	west of 3318 & 3314 Corona Av.	1.41	MICHAEL AGUIRRE 570 N GRAND ST ORANGE CA 92857
127200040-0	between I-15 & Fourth St.	0.08	ROY JOLLY / WANDA WILSON 11357 SNOW VIEW CT YUCAIPA CA 92399
127200042-2	between I-15 & Fourth St.	1.02	ROY JOLLY / WANDA WILSON 11357 SNOW VIEW CT YUCAIPA CA 92399
127210020-3	2655 Hamner Av.	0.62	GLENN SCHOEMAN PO BOX 466 MIRA LOMA CA 91752
127300015-7	between 2630 & 2682 Reservoir Dr.	0.98	ROBERT SPANGLER 2756 SWEET RAIN WY CORONA CA 92881
127331012-0	2830 Reservoir Dr.	0.20	PAT & EMMA ALVARADO C/O ROLLIE ALVARADO 6072 CANDLE LIGHT LN YORBA LINDA CA 92886
129230018-8	SWC Town & Country Dr. & Hamner Av.	1.13	KEVIN CHAN / KENNEDY CHUNG 5352 NEWFIELD CR HUNTINGTON BEACH CA 92649-3687
129230033-1	west of 2900 Hamner Av.	5.38	COPPERFIELD INV & DEV CO 600 ST PAUL AV #250 LOS ANGELES CA 90017
129230034-2	south of 1901 Town & Country Dr.	4.43	COPPERFIELD INV & DEV CO 600 ST PAUL AV #250 LOS ANGELES CA 90017
129230036-4	west of 2900 Hamner Av.	6.38	COPPERFIELD INV & DEV CO 600 ST PAUL AV #250 LOS ANGELES CA 90017

129230037-5	north of 2900 Hamner Av.	2.45	CHRIS BONORRIS 1630 COACHWOOD LA HABRA CA 90631
129380009-4	2438 Hamner Av.	1.63	REXCO 2518 N SANTIAGO BLVD ORANGE CA 92867
129380010-4	south side of Third St. at Hamner Av.	2.26	REXCO 2518 N SANTIAGO BLVD ORANGE CA 92867
130100002-1	behind Quiet Hill Ct.	41.58	ALTFILLISCH CONSTRUCTION CO 13200 CITRUS ST CORONA CA 92880-9214
130134002-6	1853 Pali Dr.	0.22	THOMAS & SHARON MCKIERNAN 1526 W BOULDER ST COLORADO SPRINGS, CO 80904
130240007-9	behind 3490 Hamner Av.	6.87	ROBERT GREGORY 4328 CORONA AV NORCO CA 92860
130240019-0	south of 2191 Fifth St.	1.65	MAR VISTA CBA C/O DOUG CROUSE 2191 FIFTH ST STE 200 NORCO CA 92860
130240020-0	NWC Fifth St. & Norconian Dr.	0.22	MAR VISTA CBA C/O DOUG CROUSE 2191 FIFTH ST STE 200 NORCO CA 92860
130240021-1	Norco Dr. west of ARCO	7.20	DAVID LUCE 2551 HAVEY LN STOUGHTON WI 53589
130240022-2	behind 3646 Hamner Av.	25.36	FISERV ISS & CO C/O DAVID LUCE NORCO BEACON HILL DEV 2551 HAVEY LN STOUGHTON WI 53589
130240023-3	across from 3600 & 3636 Norconian Dr.	12.23	FISERV ISS & CO C/O DAVID LUCE NORCO BEACON HILL DEV 2551 HAVEY LN STOUGHTON WI 53589
130240025-5	Fifth St. & Norconian Dr.	0.31	MAR VISTA CBA C/O DOUG CROUSE 2191 FIFTH ST STE 200 NORCO CA 92860
130240031-0	3636 Norconian Dr.	4.10	VICKY BLAIR 129 HAYDEN WY BREA CA 92821
130240045-3	Hamner Av. surrounding ARCO	4.75	NORCO BEACON HILL ASSEMBLY OF GOD INC PO BOX 336 NORCO CA 92860
130250004-7	south of 3646 Hamner Av.	1.40	ASHOK PATEL & KAMAL BAWA NORCO HOSPITALITY LLC 12453 ANDY ST CERRITOS CA 90703
130250005-8	north of 3490 Hamner Av.	1.88	ASHOK PATEL & KAMAL BAWA NORCO HOSPITALITY LLC 12453 ANDY ST CERRITOS CA 90703
130250006-9	north of 3480 Hamner Av.	1.94	ROB KOZIEL PO BOX 148 NORCO CA 92860
130311023-2	between 2737 & 2777 Shadow Canyon Cr.	0.81	TODD ESSENMACHER 601 N BATAVIA ORANGE CA 92868-1220
131070014-7	south of 4231 Valley View Av.	4.44	PAUL HAMERSKI 11584 RANGE VIEW RD MIRA LOMA CA 91752
131090034-7	north of 4191 Corona Av.	1.17	KADVA PATINAR 102 E EUCALYPTUS DR ANAHEIM HILLS CA 92808
131101010-8	Hamner Av./Taft St./Old Hamner Rd.	3.40	BALU & MALTI PATEL C/O BROOKHURST INN MOTEL 701 S BROOKHURST ST ANAHEIM CA 92804
131150024-3	between 4081 & 4191 Valley View Av.	3.39	ROMAN CATHOLIC BISHOP OF SB 10920 PARISE DR WHITTIER CA 90604
131160003-5	NWC Valley View Av. & Sixth St.	0.87	HENRIK MARCINIAK 3140 W STONYBROOK DR ANAHEIM CA 92804

131180035-6	1025 Sixth St.	0.41	TAMI & ANTHONY LAMAGNA TODD & PAULA TAYLOR 3311 VIA GIOVANNI CR CORONA CA 92881
131192021-0	north of 3838 Sierra Av.	1.02	HANUMANATHA REDDY 23 CASTLEROCK IRVINE CA 92603-0148
131200002-7	north of 3821 Sierra Av.	0.44	DANIEL YARUSI 32158 CAMINO CAPISTRANO #A SAN JUAN CAPISTRANO CA 92675-3720
131210025-9	SWC Sixth St. & Corona Av.	0.37	DAVE & REBBECAH GONZALES 25525 CARANCHO RD TEMECULA CA 92590
131230019-6	Hamner Av. between Fifth & Sixth Streets	0.91	CHAPARRAL PARTNERS C/O CHARLES GOSNELL 5951 SYCAMORE CT CHINO CA 91710
131280017-9	south of 3597 Sierra Av.	1.09	TOBY SANTIAGO/VIRGINIA SANTIAGO 538 E PHILLIPS ST ONTARIO CA 91761
131320026-0	Hamner Av. betw Fifth & Sixth Streets	2.17	EXCEL CORONA C/O SURESH PATEL 10660 SCRIPPS RANCH BLVD STE 100 SAN DIEGO CA 92131-1077
131320027-1	Hamner Av. betw Fifth & Sixth Streets	0.86	CHAPARRAL PARTNERS C/O BILL WEST 5951 SYCAMORE CT CHINO CA 91710
131320028-2	Hamner Av. betw Fifth & Sixth Streets	1.00	CHAPARRAL PARTNERS C/O BILL WEST 5951 SYCAMORE CT CHINO CA 91710
131330016-2	3516 Valley View Av.	3.72	RICHARD & REBECCA LEWIS 6 WEYMOUTH CT NEWPORT BEACH CA 92660
133090009-9	south of 4210 Crestview Dr.	2.35	PAULETTE FREDERICK 4200 CRESTVIEW DR NORCO CA 92860
133090010-9	south of 4232 Crestview Dr.	2.18	GEORGE CALLAWAY C/O TOM ROHDE 2058 N MILLS AV CLAREMONT CA 91711-2812
133141018-4	NEC Sixth St. & Temescal Av.	1.51	EQUINE VETERINARY SPECIALISTS INC 20022 DANIEL LN ORANGE CA 92869
133150022-5	623 Sixth St.	0.38	ALAN HASSO 389 AVENUE MARGARITA ANAHEIM CA 92807
133150027-0	633 Sixth St.	0.48	ADMINISTRATIVE VANDERBUR TRUST WAYNE WICKSTROM PO BOX 65387 VANCOUVER WA 98665
133160026-0	east of 433 Sixth St.	0.40	PARKER LIN / SOON NA 1687 CURTISS CT LA VERNE CA 91750
133160031-4	east of 405 Sixth St.	0.81	LOT 16 TRUST 351 SIXTH ST NORCO CA 92860
133181010-0	Center Av. south of 818 Sixth St.	0.42	STANLEY & LINDA SCOTT 42131 SAN JOSE DR SAN JACINTO CA 92583
133181016-6	east of 892 Sixth St.	0.96	JOSEPH & GERALDINE DIGIULIO 3657 NETTLE PL FALLBROOK CA 92028
133190009-8	3861 Hillside Av.	0.57	CRC FEDERAL CREDIT UNION PO BOX 129 NORCO CA 92860
133190044-9	682 Sixth St.	0.10	CRC FEDERAL CREDIT UNION PO BOX 129 NORCO CA 92860
133190046-1	688 Sixth St.	0.13	CRC FEDERAL CREDIT UNION PO BOX 129 NORCO CA 92860
133222018-4	between 3721 & 3759 Center Av.	0.55	ROBERT KLING & DOROTHY BUTTS 531 MAIN ST #211 EL SEGUNDO CA 90245

133250033-4	110 Buckskin Ln.	0.59	MILTON HARRISON 212 E 19TH ST COSTA MESA CA 92627
133270002-8	3631 Hillside Av.	1.83	HECTOR & FLAVIA YANEZ 3691 CENTER AV NORCO CA 92860
133280009-6	behind 3528 & 3540 California Av.	1.78	DICK & SANDRA MAC GREGOR 3541 PEDLEY AV NORCO CA 92860
133330003-4	California Av. at Fifth St.	0.73	SOUTHERN CALIFORNIA EDISON C/O PHYLLIS LOPEZ REAL ESTATE OPERATIONS 14799 CHESTNUT ST WESTMINSTER CA 92683
133340018-9	off East St. & South Fork Dr.	0.94	SOUTHERN CALIFORNIA EDISON C/O PHYLLIS LOPEZ REAL ESTATE OPERATIONS 14799 CHESTNUT ST WESTMINSTER CA 92683
133340019-0	south of 3540 South Fork Dr.	0.57	JOSEPH & MARGARET RULLO PO BOX 481 SURFSIDE CA 90743
133340021-1	south of 3540 South Fork Dr.	0.57	JOSEPH & MARGARET RULLO PO BOX 481 SURFSIDE CA 90743
133340022-2	south of 3540 South Fork Dr.	0.57	JOSEPH & MARGARET RULLO PO BOX 481 SURFSIDE CA 90743
133340023-3	south of 3540 South Fork Dr.	0.57	JOSEPH & MARGARET RULLO PO BOX 481 SURFSIDE CA 90743
153030007-7	near Grulla Ct.	1.00	HARD CORP C/O SANTA ANA VALLEY IRRIGATION CO 2555 3RD ST SACRAMENTO CA 95818
153030008-8	near Grulla Ct.	1.20	SOUTHERN CALIFORNIA EDISON C/O PHYLLIS LOPEZ REAL ESTATE OPERATIONS 14799 CHESTNUT ST WESTMINSTER CA 92683
153030009-9	near Grulla Ct.	0.40	SOUTHERN CALIFORNIA EDISON C/O PHYLLIS LOPEZ REAL ESTATE OPERATIONS 14799 CHESTNUT ST WESTMINSTER CA 92683
153030011-0	California Av. & Grulla Ct.	9.80	SOUTHERN CALIFORNIA EDISON C/O PHYLLIS LOPEZ REAL ESTATE OPERATIONS 14799 CHESTNUT ST WESTMINSTER CA 92683
153180002-6	4670 California Av.	0.46	LOAY YOUNIS 14791 GROVEVIEW IRVINE CA 92604
153180020-2	behind 4645 Pedley Av.	1.25	VINCENT & PEGGY LARIVIERE 5581 INNER CIRCLE DR RIVERSIDE CA 92506
153222009-2	behind 4521 & 4535 Crestview Dr.	2.19	FRANCES VAUGHAN 3806 HIGHWAY 90 WEST DEL RIO TX 78840
153222019-1	behind 4591 Crestview Dr.	0.54	ERIK CAMPBELL C/O GLISTENS 1441 POMONA ROAD UNIT 21 CORONA CA 92882
153231010-0	next to 4409 California Av.	0.51	BLANCA RODRIGUEZ 13059 NINE STREET RANCHO CUCAMONGA CA 91739
153232007-1	across from 4460 thru 4490 Crestview Dr.	4.67	ADOLFO PONCE 1010 FIRST ST NORCO CA 92860
168021003-3	west of 190 Mt. Rushmore Dr.	0.45	TERRY FRIZZEL 11290 ARLINGTON AV RIVERSIDE CA 92505
168023007-3	north of 4011 Mt. Tobin Ct.	0.42	RAYNOLD DALE & CAROL LYNN SAUGSTAD 4010 PIKES PEAK DR NORCO CA 92860



# CITY OF NORCO STAFF REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Beth Groves, City Manager 

PREPARED BY: Michael Daly, IT Manager 

DATE: March 7, 2012

SUBJECT: Acceptance of Bids and Award of Contract for the City-Wide Fiber Optics Project

RECOMMENDATION: Accept bids submitted for the installation of fiber optics network and award a contract to John Griffin Construction, Inc. in the amount of \$498,046, and authorize the City Manager to approve contract change orders up to 10 percent of the contract amount.

SUMMARY: Bids for the City-Wide Fiber Optics Project were opened on January 17, 2012, with John Griffin Construction, Inc. of Corona, CA being the lowest responsible bidder. Therefore, it is recommended that a contract be awarded to John Griffin Construction, Inc. in the amount of \$498,046.

BACKGROUND/ANALYSIS: At a special meeting of the Norco City Council on August 23, 2010, a presentation was made with information regarding the scope of the proposed City-Wide Fiber Optics Projects and the benefits a fiber optics network would provide for the City (see attached Fiber Optics Council Presentation material). Since that date, staff completed plans and specifications for the City-Wide Fiber Optics Project, which consists of installation of approximately 13,000 linear feet of 4" conduit, 4,500 linear feet of micro duct, 33,500 linear feet of fiber cable and related appurtenances to all City buildings. Over the past several years, 16,000 linear feet of extra 3" conduit was installed during construction of the reclaimed water line on Fifth Street and the street light project on Sixth Street that will be used for this project.

The fiber optics network will be a private communications network that will link ten City buildings/facilities. It will provide high speed, secure communications for both voice, data and backup and will allow more functionality including; Voice Over Internet Protocol (V.O.I.P.) City-wide phone system, security cameras, traffic control, Supervisory Control And Data Acquisition (SCADA)/irrigation monitoring and closed circuit broadcast to the auditoriums. The system will reduce costs to the General Fund by eliminating the leased lines currently providing the communication links.

The plans and specifications were advertised on November 29, 2011 with a bid opening date of January 17, 2012. A total of nine bids were received with proposals ranging in value from \$498,046 to \$1,408,882. The lowest bidder, John Griffin Construction, Inc. of Corona, CA, submitted a bid that was 5% lower than the engineers estimate (see attached Bid Summary). References were checked on John Griffin Construction, Inc. and found to be favorable.

FINANCIAL IMPACT: Funding is included in the adopted FY 2012 CIP Budget in the amount of \$498,046 from Capital Improvement Fund 140 (General Government) for this project.

/mjd-80165  
Attachments: Bid Summary  
Fiber Optics Council Presentation

# City of Norco

## City Wide Fiber Optics Network Project 4302.2.

January 17, 2012 @ 10:00 A.M.

<b>Company Name</b>	<b>Address</b>	<b>Total Bid</b>
John Griffin Construction, Inc	244 Jason Court Corona, CA	\$498,046.00
VCI Construction, Inc	1921 W 11th St. Upland, CA 91786	\$580,390.00
HCI, Inc	3166 Horseless Carriage Dr. Norco, CA 92860	\$688,969.00
Pro Tech Engineering, Corp	3535 E Coast Hwy, Ste 325 Corona Del Mar, CA 92625	\$778,750.00
GSI	4590 Mission Blvd Montclair, CA 91763	\$787,775.00
Stronghold Engineering	2000 Market St. Riverside, CA 92501	\$972,727.00
Neal Electric	13250 Kirkham Way Poway, CA 92064-7115	\$990,692.00
Steiny and Company, Inc.	12907 E. Garvey Ave Baldwin Park, CA	\$1,194,700.00
Dynaletric	4462 Corporate Center Dr Los Alamitos, CA 90720-2539	\$1,402,882.00

# CITY-WIDE FIBER OPTICS NETWORK

## Fiber Network:

- Install 17,500 ft. conduit (3.3 miles)
- ½ the conduit is in place
- Use 16,000 ft. exist. conduit (3.1 miles)
- Install 33,500 ft. fiber (6.4 miles)
- Connect City buildings & facilities
  - City Hall
  - Senior Center (existing fiber connection)
  - Fire Stations 21 & 22
  - Public Works Yard / Parks Trailer
  - Animal Control
  - Nellie Weaver Hall
  - Community Center
  - Reservoir #2 & #3 – for AMR system
  - Parks – Wayne Makin, Snipes, Ingalls, Pikes Peak - future



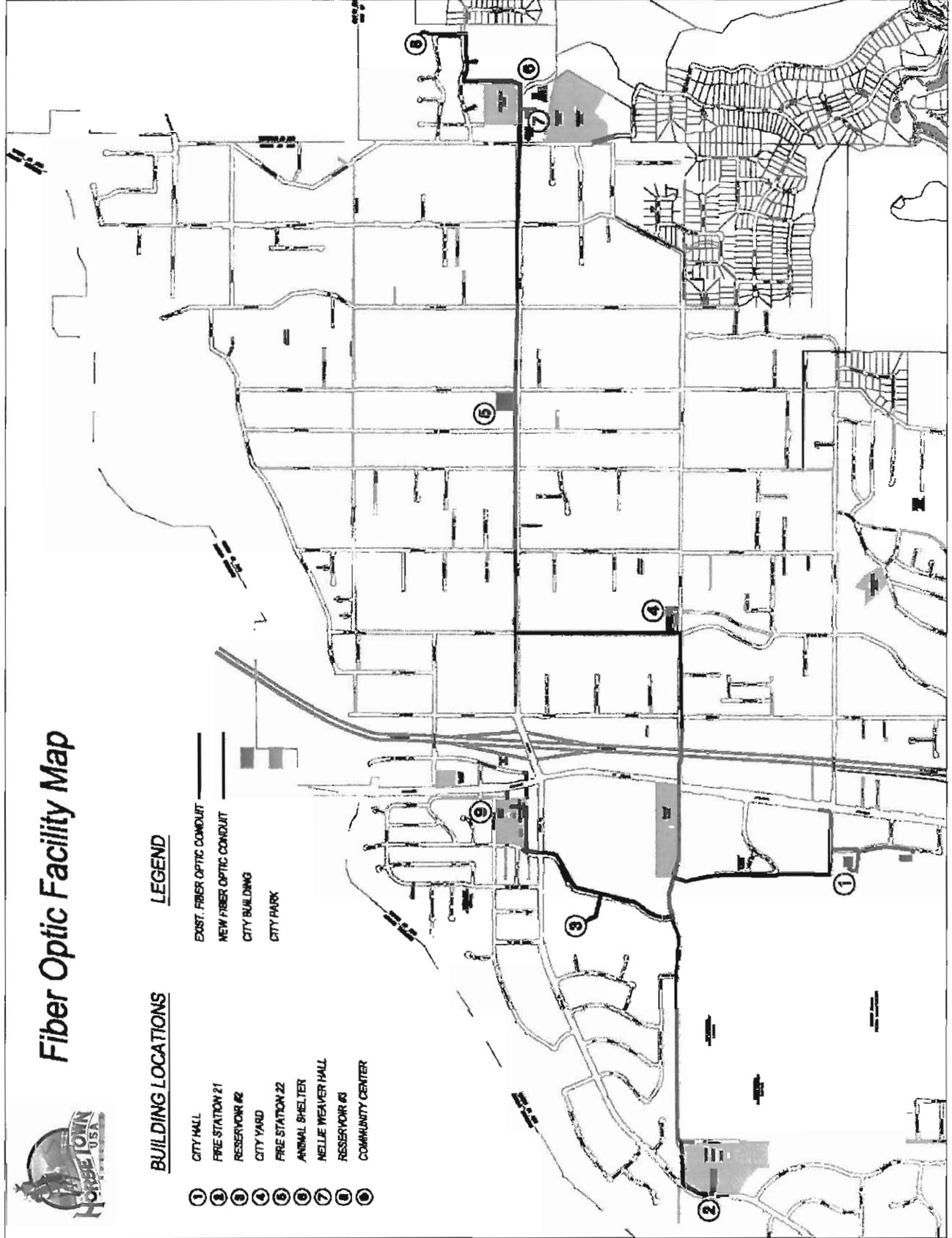
# Fiber Optic Facility Map

## BUILDING LOCATIONS

- ① CITY HALL
- ② FIRE STATION 21
- ③ RESERVOIR #2
- ④ CITY YARD
- ⑤ FIRE STATION 22
- ⑥ ANIMAL SHELTER
- ⑦ NELLIE WEAVER HALL
- ⑧ RESERVOIR #3
- ⑨ COMMUNITY CENTER

## LEGEND

- EXIST. FIBER OPTIC CONDUIT
- NEW FIBER OPTIC CONDUIT
- CITY BUILDING
- CITY PARK



# CITY-WIDE FIBER OPTICS NETWORK

## Benefits:

- High Speed Communications between facilities
  - » *Exist. 1.5 Mb/sec – proposed up to 10 Gb/sec*
  - » *Distance 10 miles*
- Data backup and file access time dramatically decreased
- *Pilot Fiber Project – City Hall to Senior Center since Oct 2009*
  - *Senior Center's fiber link reduced backup from 30 hrs to 40 min.*
  - *3 Gb file transfer - from PW to City Hall >200 min.*
    - *from Senior Center to City Hall < 2 min.*
- Private/Secure transmission of data
- Eliminate cost of current leased lines
  - *Five 1.5 Mb/s cost \$1,200/month – \$14,000 Annual Savings*
  - *Two modems for AMR cost \$750/month - \$9,000 Annual Savings*
- Cost to lease proposed fiber lines
  - *1 Gb leased connection to current facilities > \$30,000/month*
  - *Rate approx. \$100/strand/mile/month*
- Centralized IT Management and hardware consolidation
  - *Central repository for all City information at City Hall*
  - *Fast, secure access to information to/from all facilities*
  - *Manage all computer assets from City Hall or any facility*

# CITY-WIDE FIBER OPTICS NETWORK

## Additional Benefits/Functions and Future Uses:

- Update City wide phone system to V.O.I.P.
  - City Hall Phone System +10 years old
  - Offsite Facilities (except Sta 22) much older
  - Voice over IP, half the cost to replace current systems
  - Cost for off premise extensions \$1000/month – eliminated
  - Unified Messaging - Integrated voice/email
- Security Cameras in Parks
  - Monitor parks and other facilities
- Monitor Scada, Irrigation, Traffic Light Controls
  - Control and monitor existing systems
- Closed Circuit Broadcast to Large Auditoriums

# CITY-WIDE FIBER OPTICS NETWORK

## Cost:

- 4" Conduit installed approx. \$20/ft. \$350,000
- Fiber, inner duct approx. \$3/ft. \$125,000
- Termination/testing at locations \$25,000
- Electronic Equipment \$75,000
- **Total** **\$575,000**

# CITY-WIDE FIBER OPTICS NETWORK

## Funding:

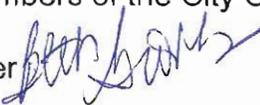
- Approved CIP Budget (DIF Funds) \$642,000

## Next Steps:

- Review bid, select contractor - 01/17/2012
- To Council - for Contract Approval - 02/01/2012
- Build Network - Completed - 06/01/2012

# CITY OF NORCO STAFF REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Beth Groves, City Manager 

PREPARED BY: Lori J. Askew, Deputy Director of Public Works/Senior Engineer 

DATE: March 7, 2012

SUBJECT: Acceptance of the Second Street 12-inch Water Line Project as Complete

RECOMMENDATION: That the City Council Accept the Second Street 12-inch Water Line Project as complete and authorize the City Clerk to file the Notice of Completion with the County Recorder's Office.

SUMMARY: The Second Street 12-inch Water Line Project consisted of installation of approximately 1,050 linear feet of 12 inch CML & C waterline and all related appurtenances in Second Street, west of Western Avenue and east of Trotter Trail.

BACKGROUND/ANALYSIS: On August 17, 2011, the City Council awarded a public works contract to Clearwater Pipeline, Inc. for the Second Street 12-inch Water Line Project in the amount of \$154,868.50 with an additional 10% contingency for change orders, for a total of \$170,355.35. The project scope consisted of installation of nearly 1,050 linear feet of 12" CML&C water line with all necessary appurtenances. On November 2, 2011 City Council approved an increase in the contract amount of \$15,000 to cover extra work by Clearwater Pipeline, Inc. for reconstruction and repair of an additional section of the water line at the intersection of Second Street and Western Avenue. Clearwater Pipeline, Inc. has completed all scheduled and additional work within the required working days for a total cost of \$169,037.57.

Work on the project has been completed to the satisfaction of the City Engineer and a Notice of Completion has been prepared. Staff is requesting that the City Council accept the work performed by Clearwater Pipeline, Inc., and authorize the City Clerk to record the Notice of Completion with the County Recorder's Office.

FINANCIAL IMPACT: Allocated funds were included in the adopted FY 2012 CIP Budget.

/lja-80507

# CITY OF NORCO STAFF REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Beth Groves, City Manager 

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

DATE: March 7, 2012

SUBJECT: Execution of a Cooperative Funding Agreement between the City of Norco and the Riverside County Flood Control and Water Conservation District to Design and Construct Master Planned Drainage Facilities

RECOMMENDATION: That City Council Approve Project Nos. 2-0-00132, 2-0-00162, 2-0-000166, 2-0-00167, 2-0-00168 and 2-0-00327 Funding Agreement between the City of Norco and Riverside County Flood Control and Water Conservation District and authorize the City Manager to execute the Agreement.

SUMMARY: The City of Norco has prepared plans and specifications for the construction of eight individual Master Drainage Plans (MDP) that included improvements to Lines N-7, S-5A, S-6, NB-2, N-1A, N-1B, N-1E and City of Eastvale MDP Line E-3. The Riverside County Flood Control and Water Conservation District (District) has agreed to contribute a 100% funding reimbursement to the City of Norco for the design and construction of the proposed storm drain improvement projects through a Funding Agreement.

BACKGROUND/ANALYSIS: The plans and specifications for the eight MDP proposed projects are substantially completed and will be submitted to the District for final review. The District has agreed to enter into a Funding Agreement to design and construct the following drainage facilities:

- Norco MDP Line N-7 ("LINE N-7") – a storm drain system from Valley View Avenue westerly approximately 200 LF to an existing storm drain system.
- Norco MDP Lateral S-5A ("LATERAL S-5A") – a storm drain system from Kingman Drive southwesterly approximately 250 LF to Hillside Lane.
- Norco MDP Line S-6 ("LINE S-6") – a storm drain system from Temescal Avenue north of Second Street (approximately at Norco High School) westerly approximately 600 LF to existing South Norco Channel.
- Norco MDP Line NB-2 ("LINE NB-2") – a storm drain system located in Temescal Avenue extending approximately 750 LF north off Wrangler Way to the District's existing Norco MDP Line NB.

- Norco MDP Line N-1A (“LINE N-1A”) – a storm drain system located in Hillside Avenue extending south of Seventh Street approximately 1,200 LF.
- Norco MDP Line N-1B (“LINE N-1B”) - a storm drain system located in Center Avenue extending south of Seventh Street approximately 1,685 LF.
- Norco MDP Line N-1E (“LINE N-1E”) - a storm drain system located in Center Avenue extending north of Seventh Street approximately 450 LF.
- Eastvale MDP Line E-3 (“LINE E-3”) - a storm drain system located in Hamner Avenue approximately 1,500 LF north and south of Citrus Avenue.

The City of Norco is responsible for the preparation of the specifications, plans, bid advertisement, inspection and project management through completion of each project segment.

The purpose of the Funding Agreement is to memorialize the mutual understandings between both parties with respect to construction, ownership, operation and maintenance, including the funding contribution.

FISCAL IMPACT: Funds will be deposited into the Storm Drain Capital Improvement Program Fund (129) upon execution of the agreement.

Attachment: Funding Agreement

/wrt-80531

WARREN D. WILLIAMS  
General Manager-Chief Engineer



1995 MARKET STREET  
RIVERSIDE, CA 92501  
951.955.1200  
FAX 951.788.9965  
www.rcflood.org

RIVERSIDE COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT

February 8, 2012

Mr. Bill Thompson  
Public Works Director  
City of Norco  
2780 Clark Avenue  
Norco, CA 92860

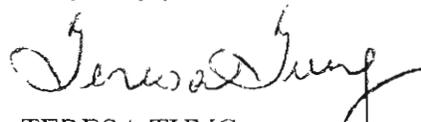
Dear Mr. Thompson:

Re: Norco MDP Lines N-7, S-5A, S-6, NB-2,  
N-1A, N-1B, N-1E and  
Eastvale MDP Line E-3  
Project Nos. 2-0-00132, 2-0-00162,  
2-0-00166, 2-0-00167, 2-0-00168, and  
2-0-00327  
Funding Agreement

Enclosed are four (4) original signature pages and one informational copy of the above referenced agreement for execution by the City. Upon execution, please return four original signature pages and the Agreement documents to this office for further processing. A fully executed copy of the Agreement will be returned for your files as soon as possible.

Please call Christie Coats at 951.955.2878 or me at 951.955.1282 if you have any questions or require additional information.

Very truly yours,

  
TERESA TUNG  
Engineering Project Manager

Enclosures

ec: w/o enclosures  
Steve Thomas  
Bob Cullen  
Ivan Chand  
Christie Coats

CLC:blj  
P8/144100

**FUNDING AGREEMENT**

Norco MDP Lines N-7, S-5A, S-6, NB-2, N-1A, N-1B, and N-1E and  
Eastvale MDP Line E-3  
Project Nos. 2-0-00132, 2-0-00162, 2-0-00166, 2-0-00167, 2-0-00168, and 2-0-00327

The RIVERSIDE COUNTY FLOOD CONTROL AND WATER  
CONSERVATION DISTRICT, hereinafter called "DISTRICT", and the CITY OF NORCO,  
hereinafter called "CITY", hereby agree as follows:

**RECITALS**

A. CITY plans to design and construct certain flood control facilities as part of  
CITY'S street improvement project contracts. These flood control facilities will provide  
improved drainage and flood control within certain areas of the City of Norco and its adjacent  
surrounding communities; and

B. These flood control facilities are identified in the DISTRICT'S Norco and  
Eastvale Master Drainage Plans ("MDP"), and generally consist of the following discrete  
segments:

(i) Norco MDP Line N-7 ("LINE N-7") - a storm drain system from  
Valley View Avenue westerly approximately 200 LF to an existing storm drain system;

(ii) Norco MDP Lateral S-5A ("LATERAL S-5A") - a storm drain system  
from Kingman Drive southwesterly for approximately 250 LF to Hillside Lane;

(iii) Norco MDP Line S-6 ("LINE S-6") - a storm drain system from  
Temescal Avenue north of Second Street (approximately at Norco High School)  
westerly approximately 600 LF to the existing South Norco Channel;

(iv) Norco MDP Line NB-2 ("LINE NB-2") - an approximately 750 LF of  
storm drain system located in Temescal Avenue from south of Wrangler Way to the  
DISTRICT'S existing Norco MDP Line NB;

1 (v) Norco MDP Line N-1A ("LINE N-1A") - an approximately 1,200 LF  
2 of storm drain system located in Center Avenue south of the intersection of Center  
3 Avenue and Seventh Street;

4 (vi) Norco MDP Line N-1B ("LINE N-1B") - an approximately 1,685 LF  
5 of storm drain system located in Hillside Avenue south of the intersection of Hillside  
6 Avenue and Seventh Street;

7 (vii) Norco MDP Line N-1E ("LINE N-1E") - an approximately 450 LF of  
8 storm drain system located in Center Avenue from north of Seventh Street;

9 (viii) Eastvale MDP Line E-3 ("LINE E-3") - an approximately 1500 LF of  
10 storm drain system in Hamner Avenue from north of Citrus Street; and  
11

12 C. LINE N-7, LATERAL S-5A, LINE S-6, LINE NB-2, LINE N-1A, LINE  
13 N-1B, LINE N-1E AND LINE E-3 are referred to collectively as "PROJECT", and discretely as  
14 "SEGMENT", throughout this Agreement; and

15 D. CITY plans to design and construct SEGMENT(S) in conjunction with the  
16 respective CITY administered street improvement project contracts; and  
17

18 E. CITY desires that DISTRICT contribute funding for the design and  
19 construction of PROJECT; and

20 F. DISTRICT wishes to support CITY'S efforts to construct PROJECT by  
21 providing a financial contribution toward the PROJECT'S design and construction along with  
22 the associated administrative and ancillary costs as set forth herein; and

23 G. The DISTRICT'S financial contributions shall be as follows:

24 (i) One hundred percent (100%) of the bid contract price (ORIGINAL  
25 BID) for each SEGMENT, plus up to an additional ten percent (10%) in the event that  
26 construction costs increase above the ORIGINAL BID amount to offset CITY'S actual  
27  
28

1 construction cost associated with construction contract change orders (hereinafter called  
2 the "CONSTRUCTION CONTRIBUTION") provided the ORIGINAL BID for each  
3 SEGMENT does not exceed or unreasonably exceed the Engineer's estimated amounts  
4 as shown in Exhibit "A", attached hereto and made a part hereof, as solely determined by  
5 the DISTRICT;

6 (ii) DISTRICT is also willing to contribute an additional twenty percent  
7 (20%) of the ORIGINAL BID amount for each SEGMENT to offset CITY'S costs  
8 associated with design, environmental permitting, surveying, contract administration and  
9 other typical ancillary costs related to the delivery of a flood control facility (hereinafter  
10 called the "ADDITIONAL CONTRIBUTION"); and  
11

12 H. Altogether, CONSTRUCTION CONTRIBUTION and ADDITIONAL  
13 CONTRIBUTION are hereinafter called "DISTRICT CONTRIBUTION". The total DISTRICT  
14 CONTRIBUTION for PROJECT shall not exceed a total sum of two million nine hundred  
15 forty-six thousand dollars (\$2,946,000); and

16 I. The purpose of this Agreement is to memorialize the mutual  
17 understandings by and between CITY and DISTRICT with respect to the design, construction,  
18 ownership, operation and maintenance of PROJECT, and the payment of DISTRICT  
19 CONTRIBUTION.  
20

21 NOW, THEREFORE, in consideration of the preceding recitals and the mutual  
22 covenants hereinafter contained, the parties hereto mutually agree as follows:  
23

24  
25  
26 SECTION I

27 CITY shall:  
28

1           1. Prepare or cause to be prepared all necessary plans and specifications for  
2 each SEGMENT, hereinafter called "PLANS".

3           2. Pursuant to the California Environmental Quality Act (CEQA), act as Lead  
4 Agency and assume responsibility for preparation, circulation and adoption of all necessary and  
5 appropriate CEQA documents pertaining to the construction, operation and maintenance of  
6 PROJECT.

7           3. Secure, at its sole cost and expense, all necessary environmental  
8 clearances, permits, licenses, agreements, approvals, rights of way, rights of entry and  
9 temporary construction easements as may be necessary to construct, operate and maintain  
10 SEGMENT.

11           4. Obtain an encroachment permit from DISTRICT in accordance with its  
12 rules and regulations prior to commencing construction of any improvements within  
13 DISTRICT'S rights of way, easements or within DISTRICT'S existing facilities by submitting  
14 applicable PLANS to DISTRICT for review and approval prior to advertising SEGMENT as a  
15 public works construction contract.  
16

17           5. Prior to awarding a public works construction contract(s) for SEGMENT,  
18 provide DISTRICT with seven (7) calendar days following construction bid opening to review  
19 and approve or reject bids for construction of SEGMENT. DISTRICT may only reject bids  
20 found by DISTRICT to be either (i) unreasonably high, or (ii) unbalanced such that the burden  
21 of the overall construction cost is unduly shifted upon construction of SEGMENT. DISTRICT  
22 shall not unreasonably withhold approval of contract(s).  
23

24           6. Advertise, award and administer a public works SEGMENT construction  
25 contract(s).  
26  
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28





1 this Agreement, including but not limited to: (a) property damage; (b) bodily injury or death (c)  
2 payment of attorney's fees; or (d) any other element of any kind or nature whatsoever.

3           3. In the event of any arbitration, action or suit brought by either the CITY or  
4 DISTRICT against the other party by reason of any breach on the part of the other party of any  
5 of the covenants and agreements set forth in this Agreement, or any other dispute between  
6 DISTRICT and CITY concerning this Agreement, the prevailing party in any such action or  
7 dispute, by a final judgment or arbitration award, shall be entitled to have and recover from the  
8 other party all costs and expenses or claims, including but not limited to, attorneys' fees and  
9 expert witness fees. This section shall survive any termination of this Agreement.  
10

11           4. If any provision in this Agreement is held by a court of competent  
12 jurisdiction to be invalid, void or unenforceable, the remaining provisions will nevertheless  
13 continue in full force without being impaired or invalidated in any way.

14           5. This Agreement is to be construed in accordance with the laws of the State  
15 of California. Neither the CITY nor DISTRICT shall assign this Agreement without the written  
16 consent of the other party.  
17

18           6. Any action at law or in equity brought by any of the parties hereto for the  
19 purpose of enforcing a right or rights provided for by the Agreement, shall be tried in a court of  
20 competent jurisdiction in the County of Riverside, State of California, and the parties hereto  
21 waive all provisions of law providing for a change of venue in such proceedings to any other  
22 county.  
23

24           7. This Agreement is made and entered into for the sole protection and benefit  
25 of the parties hereto. No other person or entity shall have any right of action based upon the  
26 provisions of this Agreement.  
27  
28

1 8. Any and all notices sent or required to be sent to the parties of this  
2 Agreement will be mailed by first class mail, postage prepaid, to the following addresses:

3 RIVERSIDE COUNTY FLOOD CONTROL  
4 AND WATER CONSERVATION DISTRICT  
5 1995 Market Street  
6 Riverside, CA 92501  
7 Attn: Steve Thomas

CITY OF NORCO  
2870 Clark Avenue  
Norco, CA 92860  
Attn: Bill Thompson

8 9. This Agreement is the result of negotiations between the parties hereto, and  
9 the advice and assistance of their respective counsel. The fact that this Agreement was prepared  
10 as a matter of convenience by DISTRICT shall have no import or significance. Any uncertainty  
11 or ambiguity in this Agreement shall not be construed against DISTRICT because DISTRICT  
12 prepared this Agreement in its final form.

13 10. Any waiver by DISTRICT or CITY of any breach by any other party of  
14 any provision of this Agreement shall not be construed to be a waiver of any subsequent or other  
15 breach of the same or any other provision hereof. Failure on the part of DISTRICT or CITY to  
16 require from any other party exact, full and complete compliance with any of the provisions of  
17 this Agreement shall not be construed as in any manner changing the terms hereof, or estopping  
18 DISTRICT or CITY from enforcing this Agreement.

19 11. This Agreement is intended by the parties hereto as a final expression of  
20 their understanding with respect to the subject matter hereof and as a complete and exclusive  
21 statement of the terms and conditions thereof and supersedes any and all prior and  
22 contemporaneous agreements and understandings, oral or written, in connection therewith. This  
23 Agreement may be changed or modified only upon the written consent of the parties hereto.

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IN WITNESS WHEREOF, the parties hereto have executed this Agreement on

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(to be filled in by the Clerk of the Board)

RECOMMENDED FOR APPROVAL:

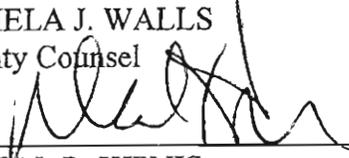
**RIVERSIDE COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT**

By \_\_\_\_\_  
WARREN D. WILLIAMS  
General Manager-Chief Engineer

By \_\_\_\_\_  
MARION ASHLEY, Chairman  
Riverside County Flood Control and Water  
Conservation District Board of Supervisors

APPROVED AS TO FORM:

ATTEST:

PAMELA J. WALLS  
County Counsel  
By   
NEAL R. KIPNIS  
Deputy County Counsel

KECIA HARPER-IHEM  
Clerk of the Board  
By \_\_\_\_\_  
Deputy

(SEAL)

Funding Agreement  
Norco MDP Lines N-7, S-5A, S-6, NB-2, N-1A, N-1B, N-1E  
Eastvale MDP Line E-3  
1/30/12  
CLC:blj

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RECOMMENDED FOR APPROVAL:

**CITY OF NORCO**

By \_\_\_\_\_  
BETH GROVES  
City Manager

By \_\_\_\_\_  
KEVIN BASH  
Mayor

APPROVED AS TO FORM:

ATTEST:

By \_\_\_\_\_  
JOHN HARPER  
City Attorney

By \_\_\_\_\_  
BRENDA JACOBS, CMC  
City Clerk

(SEAL)

Funding Agreement  
Norco MDP Lines N-7, S-5A, S-6, NB-2, N-1A, N-1B, N-1E  
Eastvale MDP Line E-3  
1/30/12  
CLC:blj

# EXHIBIT A

LINE	LOCATION	ENGINEERS ESTIMATE
1. NORCO MDP LINE N-7	A storm drain system from Valley View Avenue westerly approximately 200 LF to an existing storm drain system	\$67,215
2. NORCO MDP LATERAL S-5A	A storm drain system from Kingman Drive southwesterly for an approximately 250 LF to Hillside Lane	\$122,341
3. NORCO MDPLINE S-6	A storm drain system from Temescal Avenue north of Second Street (approximately at Norco High School) westerly approximately 600 LF to the existing South Norco Channel	\$262,530
4. NORCO MDP LINE NB-2	Approximately 750 LF of storm drain system located in Temescal Avenue from south of Wrangler Way to the District's existing Norco MDP Line NB	\$330,961
5. NORCO MDP LINE N-1A	Approximately 1200 LF of storm drain system located in Center Avenue south of the intersection of Center Avenue and Seventh Street	\$400,784
6. NORCO MDP LINE N-1B	Approximately 1685 LF of storm drain system located in Hillside Avenue south of the intersection of Hillside Avenue and Seventh Street	\$500,537
7. NORCO MDP LINE N-1E	Approximately 450 LF of storm drain system located in Center Avenue from north of Seventh Street	\$147,452
8. EASTVALE MDP LINE E-3	Approximately 1500 LF of storm drain system in Hamner Avenue from north of Citrus Street	\$400,000

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RECOMMENDED FOR APPROVAL:      **CITY OF NORCO**

By \_\_\_\_\_  
BETH GROVES  
City Manager

By \_\_\_\_\_  
KEVIN BASH  
Mayor

APPROVED AS TO FORM:

ATTEST:

By \_\_\_\_\_  
JOHN HARPER  
City Attorney

By \_\_\_\_\_  
BRENDA JACOBS, CMC  
City Clerk

(SEAL)

Funding Agreement  
Norco MDP Lines N-7, S-5A, S-6, NB-2, N-1A, N-1B, N-1E  
Eastvale MDP Line E-3  
1/30/12  
CLC:blj

## CITY OF NORCO STAFF REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Beth Groves, City Manager *Beth Groves*

PREPARED BY: Alma Robles, Senior Planner *A Robles*

DATE: March 7, 2012

SUBJECT: Swap Meet Permit 2012-01 (Meisenbach): An Application for a Monthly Antique Swap Meet on the Parking Lot of the "Vandermolen Center" for the Business Located at 2816 Hamner Avenue within the C-G (Commercial General) Zone

RECOMMENDATION: Adopt Resolution No. 2012-\_\_\_, approving Swap Meet Permit 2012-01 allowing the monthly operation of an antique swap meet at 2816 Hamner Avenue for a period of one year, with the ability to renew.

SUMMARY: This application is a request for approval to allow an antique swap meet once a month at the "Vandermolen Center" parking lot for the business (Antiques Trinkets & More) located at 2816 Hamner Avenue (ref. Exhibit "A" – Location Map). The code requires that all swap meets be presented to the City Council for approval.

BACKGROUND/ANALYSIS: The Planning Division received the swap meet application on February 14, 2012. The applicant, Peggy Meisenbach, is proposing to have a monthly antique swap meet (for vintage and handmade items) occurring between the hours of 7:00AM and 3:00PM every third Saturday of each month at 2816 Hamner Avenue. The proposed event will take up approximately 15 parking spaces towards the south east corner of the Vandermolen Center. (ref. Exhibit "B" – Site Plan/Aerial Photo). Approximately 50 people are estimated to attend the event on any given Saturday. No food or beverages will be sold at the event.

The Norco Municipal Code requires that all swap meets be presented to the City Council for approval. The Chapter in the Municipal Code that addresses swap meets (Chapter 5.28) does not limit the number of events that could occur in any specific property. Therefore, a monthly swap meet event could be allowed, provided that all conditions set forth by the City are met.

The proposed event area will take place in the parking lot towards the southeast corner of the Vandermolen Center and adequate parking can still be provided for both the event and the existing businesses in the center. The applicant will be renting out booth /parking lots stalls to sellers of the swap meet. Sellers will be required to get both a

special event business license from the City and a temporary location seller's permit from the State Board of Equalization. Restroom facilities will be provided inside the building located at 2816 Hamner Avenue. The applicant has received permission from the property owner to operate the swap meet (ref. Exhibit "C" – Permission Letter).

Staff is recommending that the City Council approve the proposed swap meet to occur monthly for a period of one year with the ability to renew. In addition, staff is also recommending that the event be conditioned so as that the applicant must submit a new swap meet permit monthly, with the required fee, to be reviewed by the Planning Division one week prior to the event date. This will give the City flexibility to monitor and assess any needed changes to the event in the future on a ministerial level, eliminating the need for the applicant to go through the City Council every time a modification occurs in the proposed swap meet. If major changes do occur, a modification to the swap meet permit will be brought to the City Council for approval. Prior to the permit expiration of one year, staff will bring the item to Council to consider extending the permit.

FINANCIAL IMPACT: None.

/va/adr-80499

Attachments: Resolution No. 2012-\_\_\_\_\_  
Exhibit "A" – Location Map  
Exhibit "B" – Site Plan/Aerial Photo  
Exhibit "C" – Permission Letter

## RESOLUTION NO. 2012-\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORCO, CALIFORNIA, GRANTING WITH CONDITIONS, A MONTHLY SWAP MEET PERMIT AT THE PARKING LOT OF THE "VANDERMOLEN CENTER" FOR THE BUSINESS (TRINKETS & MORE) LOCATED AT 2816 HAMNER AVENUE WITHIN THE C-G (COMMERCIAL GENERAL) ZONE. SWAP MEET PERMIT 2012-01**

WHEREAS, MS. PEGGY MEISENBACK submitted an application for a swap meet to the City of Norco, California under the provisions of Chapter 5.28, Title 5 of the Norco Municipal Code, for property located at 2816 Hamner Avenue (APN 129-251-008); and

WHEREAS, at the set time; at 7 p.m. on March 7, 2012 within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was heard by the City Council for the City of Norco; and

WHEREAS, at said time and place set, said City Council considered the aforesaid application and received both oral and written testimony pertaining to said application.

NOW, THEREFORE, the City Council of the City of Norco does hereby make the following FINDINGS AND DETERMINATION:

I. FINDINGS:

- A. The operation or conduct of the requested event will not be contrary to the public peace, health, safety and welfare of the City.
- B. The applicant can and will as a condition of approval, submit in the appropriate form, satisfactory evidence that a California State Board of Equalization resale number has been obtained by the applicant and vendors for the requested swap meet.
- C. The applicant has submitted satisfactory evidence that adequate and safe parking accommodations will be provided for the swap meet.
- D. The applicant has provided satisfactory evidence to the capacity and willingness to clean up the site of the swap meet after its inclusion.
- E. The applicant has submitted satisfactory evidence that adequate restroom facilities will be provided for participants in the swap meet and the anticipated members of the public who are expected to attend the swap meet.

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Norco, California, in session assembled March 7, 2012 that the application for Swap Meet 2012-01 is approved, subject to the conditions provided in Chapter 5.28 of the Municipal Code of Norco, and including but not limited to the following conditions:

1. Approval is based on Exhibit "B" – Site Plan/Aerial Photo dated February 14, 2012 and incorporated herein by reference and on file with the Planning Division. The event shall occur as shown unless otherwise noted in these conditions.
2. The applicant and recorded owner of the property shall submit to the Planning Division for record purposes, written evidence of agreement with all conditions of this approval before said permit shall become effective.
3. The project shall be in compliance with all City of Norco Municipal Codes, Ordinances and Resolutions. Non-compliance with any provisions of the Norco Municipal Code (NMC) not specifically waived in compliance with City procedures shall constitute cause for revocation and/or termination of the approvals granted under authority of permit.
4. In the event conditions for approval by the Planning Commission or City Council (as the case may be) require the revision of plans as submitted, the applicant shall submit four copies of the approved plan (revised to incorporate conditions for approval) to the Planning Division for record purposes.
5. No expansion of use/event beyond the scope and nature described in this application which would tend to increase the projected scale of operations shall be permitted except upon application for and approval of modification of this application in compliance with all procedures and requirements thereof.
6. A new swap meet permit shall be submitted monthly with the required fee to be reviewed by the Planning Division one week prior to each swap meet event date. Applicable conditions from the Planning, Building, and Engineering Divisions and the Fire and Sheriff Departments will be applied to the monthly swap meet permit. The operator shall, with each permit, indicate whether each vendor for that event has been notified of the need for the appropriate business license.
7. Each vendor will need to apply for a special event permit business license from the City of Norco Business License Division. Furthermore, each vendor will be required to obtain a temporary location seller's permit with the Norco address on it from the State Board of Equalization. A copy of the seller's permit and driver's license will need to be provided to the City.

8. The permit is granted for one year, with the ability to be extended by City Council action, with a written request from the operator at least one month prior to the one-year expiration.
9. The sale, trade, exchange and barter of flammable liquids, including but not limited to gasoline, kerosene, acetone, thinners and solvents; ammunition and blasting agents; liquid petroleum gases or other combustible gases; any type of fireworks, acids, caustics or oxidizing agents is strictly prohibited.
10. The sale, trade, barter or exchange of live animals or birds shall not be allowed. The sale of perishable foods can be considered with the monthly swap meet permit review.
11. The provision (at permittee's expense) of any number of law enforcement officials deemed necessary to provide adequate crowd and traffic control for the swap meet may be required by staff with the monthly swap meet permit review.
12. Installation of fencing and gates therein to control the swap meet area can be required by staff if determined necessary with the monthly swap meet permit review.
13. Every person who desires to exhibit for sale, barter, trade or exchange identifiable, tangible personal property at a swap meet shall, before he or she is permitted to exhibit such identifiable, tangible personal property at the swap meet, furnish to the operator of the swap meet or a person designated in advance by the operator to receive such information, a written notice containing all of the following information:
  - a. The name and current address of the person who desires to exhibit for sale, barter, exchange or trade identifiable tangible personal property at the swap meet;
  - b. An accurate description, including any identifying manufacturer's or license number, of every item of identifiable, tangible personal property which such person will exhibit at the swap meet for sale, barter, trade or exchange; and
  - c. The name and current address of the owner of every item of identifiable, tangible personal property which such person will exhibit at the swap meet for sale, barter, trade or exchange.
14. Every person who sells, barter, trades or exchanges any identifiable, tangible personal property at a swap meet shall furnish to the operator of the swap meet, or a person designated in advance by such operator to receive such information, a written notice containing all of the following information with respect to each such sale or exchange:

- a. An accurate description, including any identifying manufacturer's or license number, of the identifiable, tangible personal property which was sold, bartered, traded or exchanged;
  - b. The name and current address of the person selling, bartering, trading or exchanging the identifiable, tangible personal property;
  - c. The name and current address of the person who purchased or received the identifiable, tangible personal property.
15. Within twenty-four hours after the close of the swap meet, the operator of the swap meet shall transmit the information he or she received pursuant to Conditions 13 and 14 to the Riverside County Sheriff on a form prescribed or approved by the Sheriff's Department.
16. The applicant shall comply with all requirements from the Planning, Engineering, and Building Divisions; and the Fire and Sheriff's Departments; and all other applicable departments and agencies.

PASSED AND ADOPTED by the City Council of the City of Norco at a regular meeting held on March 7, 2012.

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

ATTEST:

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

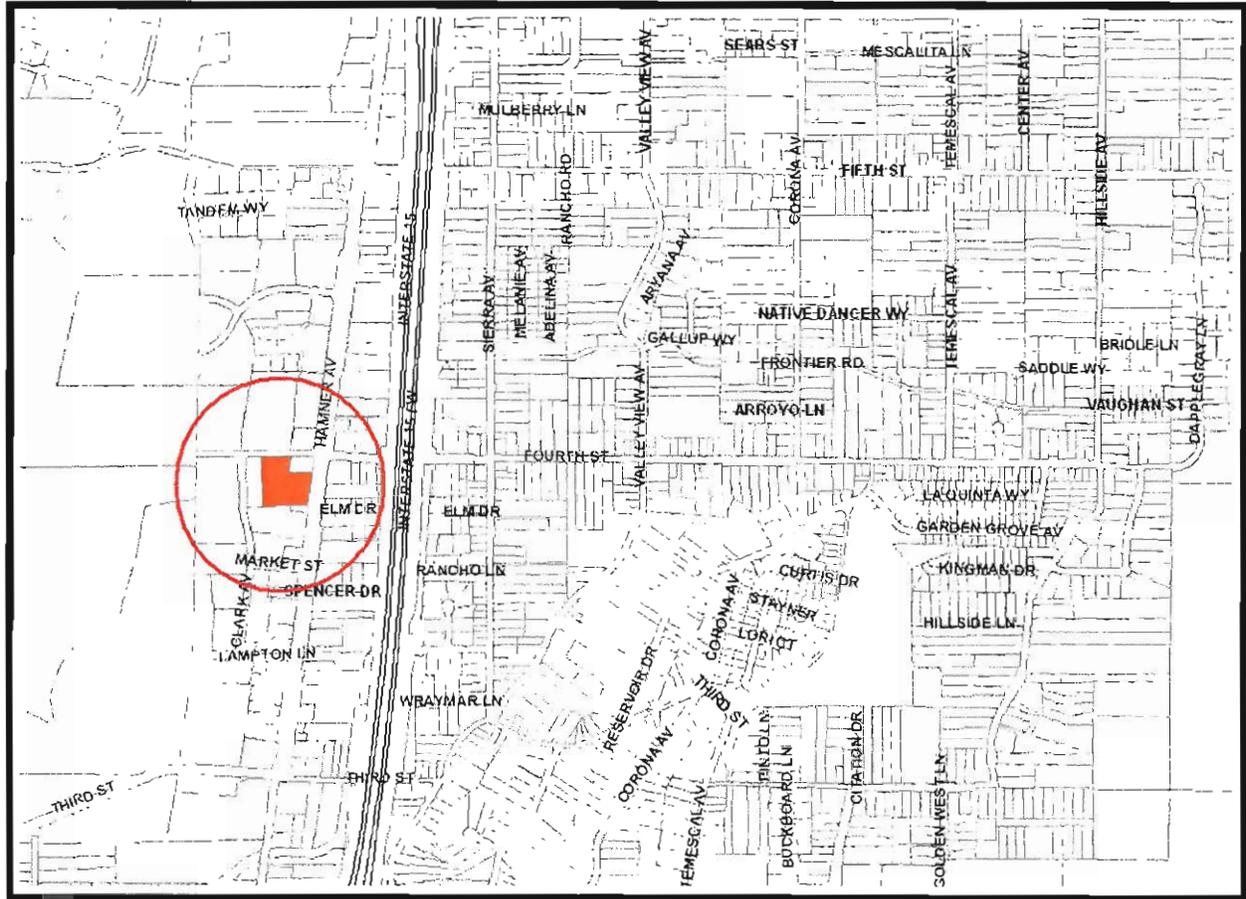
I, BRENDA K. JACOBS, City Clerk of the City of Norco, California do hereby certify that the foregoing Resolution was introduced and adopted by the City Council of the City of Norco at a regular meeting held on March 7, 2012 by the following vote of the City Council:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Norco, California March 7, 2012

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

# LOCATION MAP



Not to Scale



**PROJECT:** Swap Meet Permit 2012-01  
**APPLICANT:** Peggy Meisenbach  
**LOCATION:** 2816 Hamner Avenue

## Exhibit "A"



EXHIBIT "B"  
2.14.12

VANDERMOLEN  
INVESTMENT INCORPORATED



1774 4th Street • Norco, California 92860 (951) 734-7445 •

• FAX (951) 734-7445

1-15-12

To who it may concern:

I Louis VanderMolen, owner of the "VanderMolen Center", give permission to Peggy Meisenbach of the 'Antique Store' to have a 'once a month' swap 'meet' on the parking lot in front of 2816 Hamner providing they provide liability insurance to cover any or all accidents and/or injuries that may occur on the premises during such occasion.

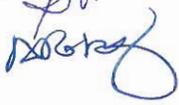
*L. VanderMolen*

EXHIBIT C

# CITY OF NORCO STAFF REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Beth Groves, City Manager 

PREPARED BY: Alma Robles, Senior Planner 

DATE: March 7, 2012

SUBJECT: Planning Information Letter 2012-03: Request for Exception to Nonconforming Land Use Requirements Allowing a "Rebuild Letter" to be Issued for Property Located at 732 Sixth Street Located within the C-4 (Commercial) Zone

RECOMMENDATION: That the request for a "Rebuild Letter" be granted for the property located at 732 Sixth Street

**SUMMARY:** This is a request for consideration by the City Council for an exception from the Norco Municipal Code (NMC) which prohibits nonconforming uses, in this case a single-family home and a duplex in the C-4 (Commercial) zone, from being rebuilt in the case of significant destruction. A "Rebuild Letter" is being required by a lending institution as a condition for receiving a loan on property located at 732 Sixth Street located in the C-4 zone (ref. Exhibit "A" – Location Map and Exhibit "B" – Assessor's Parcel Map). Rebuild letters are typically requested as an assurance to lenders that a nonconforming structure can be rebuilt, and/or a land use may continue even after destruction to more than 50% of the value of the subject building.

**BACKGROUND/ANALYSIS:** An application/letter for a rebuild letter has been received from Sharon Dewdney requesting an exception from the nonconforming section of the NMC (ref. Exhibit "D" – Letter dated 2/29/12). Specifically, the request is that a "Rebuild Letter" be issued from the City that will allow a potential lender to fund a loan for a commercial property that currently consists of residential uses (a single-family home and a duplex). The property is located in the C-4 zone, which does not allow residential uses. Because the existing residential uses do not conform to the uses allowed in the C-4 zone, they are considered nonconforming land uses (ref Exhibit "C" - Aerial Photos).

Per the NMC Section 18.39.06 (Nonconforming Uses), a nonconforming use is one which lawfully existed prior to the requirements of the C-4 zone, but which is no longer permitted and is incompatible with permitted uses in the zones. The continuance of a legal nonconforming use is subject to the following:

- (1) A nonconforming use shall not be enlarged, altered, or moved to another portion of the lot unless approved by a conditional use permit.

March 7, 2012

(2) If a nonconforming use is discontinued for a period of 180 days or more, it shall lose its legal nonconforming status. The property is currently being used for residential purposes, which may be continued indefinitely. However, if the nonconforming uses are damaged by more than 50 percent of its value, the nonconforming use cannot be resumed.

On any nonconforming structure, or portion of a structure containing a nonconforming use, ordinary repairs may be done. However, whenever a nonconforming structure, or nonconforming use of a structure, is destroyed by fire or other calamity, or by act of God to the extent exceeding 50 percent, the nonconforming structure cannot be rebuilt and a nonconforming use shall not be resumed (ref. Exhibit "E" – Section 18.39.10). These provisions are premised on the theory that owners do not have a right to reconstruct a nonconforming building and/or use after it suffers significant damage, because their property rights were destroyed by the disaster (rather than by the ordinance). And in that situation the owner is subject to the same rules and regulations as other property owners in the same zone.

Currently, requests for rebuild letters must be approved by the City Council. However, a Code amendment is currently being proposed that would put the responsibility of obtaining the right to rebuild on the property owner to obtain building permits within the specified time limit and would not require a hearing before either the City Council or the Planning Commission. In this situation, if building permits are not obtained within the time frame established, the nonconforming use and/or structure cannot be re-established or rebuilt. This would also eliminate the need to issue individual letters and it eliminates potential discrepancies between properties since everyone that qualifies would be operating under the same rules and right to rebuild.

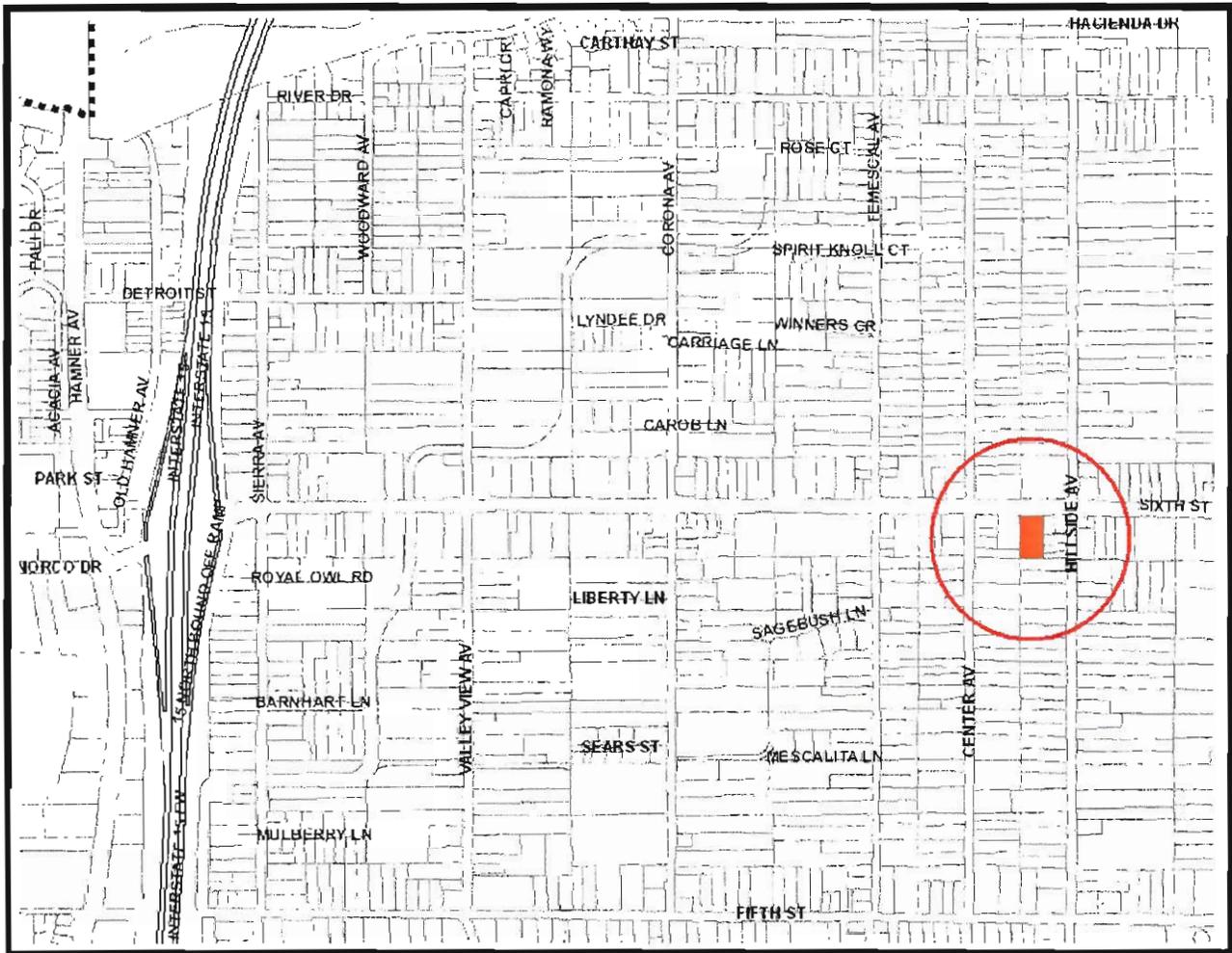
If the Code amendment is approved by Council on March 7, 2012, it would not go into effect until April 20, 2012 (30 days after the second reading at the Council meeting of March 21, 2012). The applicant can wait until then; however, the applicant is requesting a rebuild letter to take advantage of favorable refinance rates now. As such, a rebuild letter must be approved by Council.

FINANCIAL IMPACT: None.

/adr-80541

Attachments: Exhibit "A" – Location Map  
Exhibit "B" – Assessor's Parcel Map  
Exhibit "C" – Aerial and Site Photos  
Exhibit "D" – Letter dated 5/31/11  
Exhibit "E" – Section 18.39.10

# LOCATION MAP



Not to Scale



**PROJECT:** Information Letter 2012-03

**APPLICANT:** Sharon Dewdney

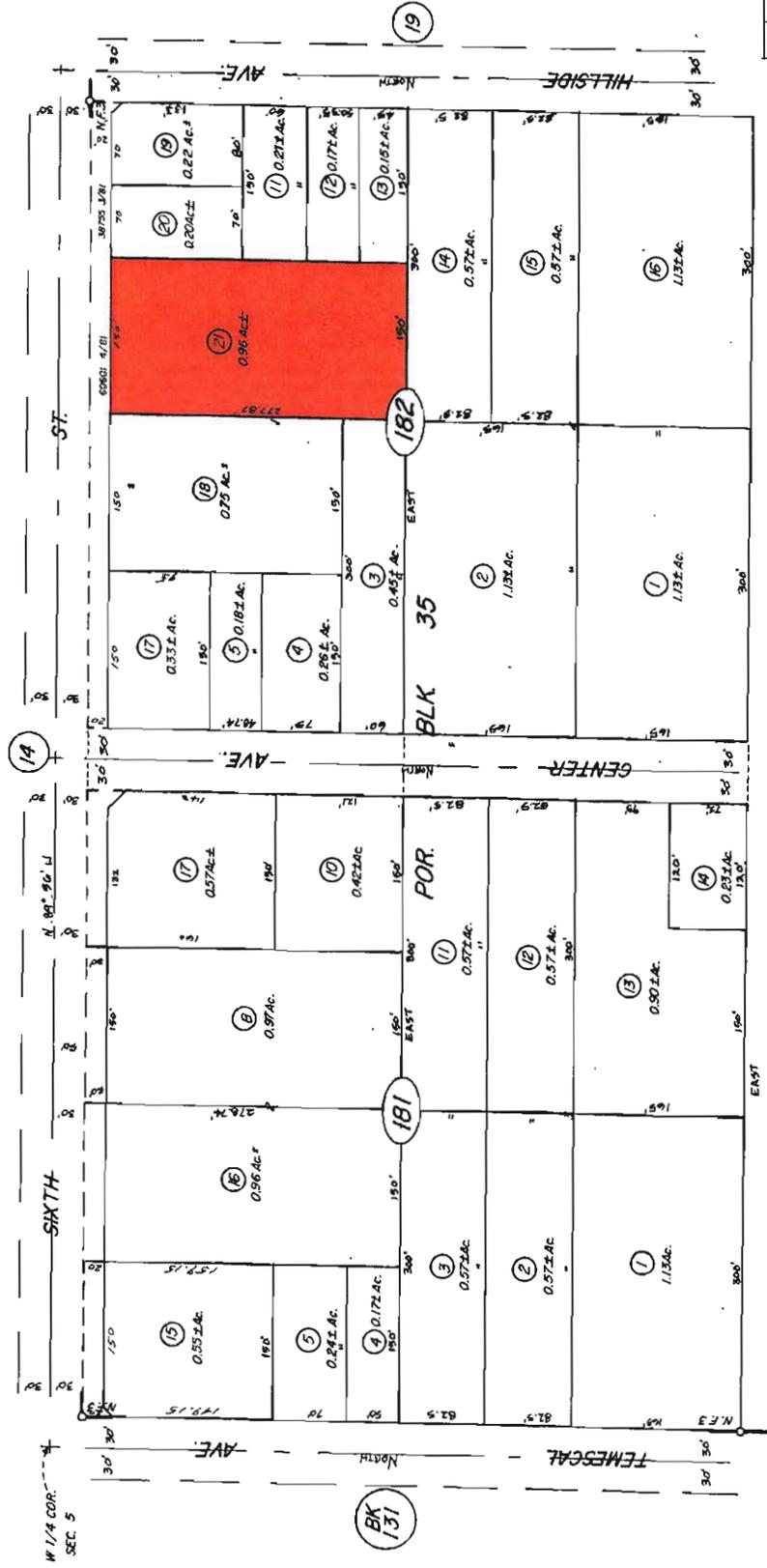
**LOCATION:** 732 Sixth St.

**Exhibit "A"**

# ASSESSOR'S PARCEL MAP

T.R.A. 015-907 133-18

POR SEC. 5, T.3S.R.6W.



DATE	PREPARED BY	SCALE
1/1/74	101-5	15' = 1" S.T.
2/2/74	102-7	15' = 1" S.T.
3/2/74	103-7	15' = 1" S.T.
4/2/74	104-9	15' = 1" S.T.
5/2/74	105-9	15' = 1" S.T.
6/2/74	106-9	15' = 1" S.T.
7/2/74	107-9	15' = 1" S.T.
8/2/74	108-9	15' = 1" S.T.
9/2/74	109-9	15' = 1" S.T.
10/2/74	110-9	15' = 1" S.T.

M.B. 12/33 Norco Farms Tract No. 3

ASSESSOR'S MAP BK. 133 PG. 18  
RIVERSIDE COUNTY, CALIF.

AUG. 1974

## Exhibit "B"

# AERIAL PHOTO



**N↑**

**Exhibit "C"**

2/29/12

Dear City of Norco.

I am writing to give more information regarding our property at 732 Sixth Street. We are looking to refinance it now while rates are down, and don't have the luxury of time for the new proposed ordinance to take effect.

The property is currently and always been a single family residence built in 1927 and a duplex built in 1955 to the best of our knowledge.

Sincerely,

Sharon Austrey

EXHIBIT "D"

**18.39.10 Restoration of a Damaged Structure.**

Whenever a non-conforming structure, or non-conforming use of a structure, is destroyed by fire or other calamity, or by act of God to the extent of 50 percent or less, the structure may be rebuilt with the non-conformity resumed. The rebuilding must be started within one year and diligently pursued to completion. If the destruction exceeds 50 percent, the non-conforming structure cannot be rebuilt and a non-conforming use shall not be resumed.

The extent of damage shall be based on the cost of restoring the structure to the estimated value of structure prior to damage. Estimates shall be made by or shall be reviewed and approved by the Building Official.

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EXHIBIT "E"

# CITY OF NORCO STAFF REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Beth Groves, City Manager 

DATE: March 7, 2012

SUBJECT: Approval to Implement Measures in the Continued Construction of the Silverlakes Project

RECOMMENDATION: Grant authority to the City Manager to implement measures to proceed with the next steps in the construction of City-owned water and sewer infrastructure on the Silverlakes property.

SUMMARY: The City Manager is requesting authority to implement measures related to the continuing construction on the Silverlakes property. Up to \$2.7 million in Water and Sewer Bond proceeds would be released by the City between April 3 and May 31, 2012. Updates will also be made to release the City from specific "conditions precedent" included in the original lease documents.

BBACKGROUND/ANALYSIS: On July 6, 2011, the City Council approved agreements with Balboa Management Group for the development of the Silverlakes Equestrian & Sports Park. Grading was begun on the site last month. Under the agreements, Balboa Management will have access to water and sewer bond proceeds for the construction of water, sewer and road infrastructure on the City-owned Silverlakes property. Also under the agreements, all of the loaned monies will be repaid by the developer and all constructed infrastructure becomes the property of the City.

The City Manager is seeking authority to implement the following provisions: Release up to \$2.7 million between April 2 and May 31, 2012. The first lease payment is due April 2, 2012. The funds will not be released until after that lease payment is received.

Balboa Management Group has agreed to and the City Manager will implement the release of the following requirement as a "Conditions Precedent" as stated in Exhibit "C" of the Ground Lease, but it will still remain as a required activity:

(b)(iii) Within one hundred eighty (180) days of the Effective Date, Tenant shall be satisfied with the amount of the Impositions (e.g., real property taxes), including any possessory interest tax, attributable to and assessable against the Leased Premises. The City agrees to assist Tenant and to meet with the County of Riverside and its departments, such as the County Tax Collector and Tax Assessor (including making application on Tenant's behalf) in an effort to have the taxes as low as possible.

Balboa Management Group has agreed to and the City Manager will implement the release of the requirement that the City complete the following public infrastructure improvement project by April 2, 2012, stating that the City is required to construct without reimbursement from the Tenant as listed in Exhibit G-2 of the Ground Lease and Exhibit "F" of the Development Agreement:

Widening and improvement of Hamner Avenue along the length of the property, including the relocation of electricity power poles and the installation of causeway beneath Hamner Avenue for vehicle, pedestrian and equestrian connectivity between the property and JCSD's property.

The Hamner Avenue Widening Project is moving forward, but to this date construction has not begun. Therefore, the completion date will be agreed upon as a date uncertain.

Upon approval by the City Council to grant authority to the City Manager to implement these measures, a letter of agreement will be signed by both parties.

**FINANCIAL IMPACT:** Funding is designated in the City's adopted CIP Budget in the Water and Sewer Bond Proceeds Fund in the amount of a \$6 million loan for the construction of water and sewer infrastructure on the Silverlakes Property. To date, \$1 million has been released on the project. This \$2.7 million will bring the total to \$3.7 million.

/80552

## 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: March 7, 2012

SUBJECT: Zone Code Amendment 2011-05: A Request to Amend Title 18 of the Norco Municipal Code To Amend Criteria for Rebuild of Non-Conforming Residential Buildings

RECOMMENDATION: Adopt for First Reading Ordinance No. \_\_\_\_, approving Zone Code Amendment 2011-05.

SUMMARY: Requests for a rebuild letter currently must be approved by the City Council, with the most recent approval occurring on June 15, 2011. Rebuild letters have been approved allowing non-conforming structures to be rebuilt if damaged by more than 50% of the value of the structure. The City Attorney counseled that the Norco Municipal Code does not make a provision for the issuance of rebuild letters and that a Code amendment should be done to provide for that provision if that was the desire of the City Council.

The City Council directed the Planning Commission to recommend criteria under which a rebuild letter could be requested and approved, which could then be incorporated into the NMC. The Planning Commission has proposed a process that would eliminate the need for a rebuild letter and would allow a destroyed structure to automatically be restored provided that the building was legal and provided that needed building permits are obtained within six months of the destruction.

BACKGROUND/ANALYSIS: The Norco Municipal Code ("NMC") prohibits nonconforming uses from being rebuilt in the case of significant destruction. "Rebuild Letters" are commonly required now by lending institutions as a condition before approving a loan on a property that has a non-conforming use and/or structure. The rebuild letter is an assurance that a non-conforming structure can be rebuilt, and/or a land use may continue even after destruction to more than 50% of the value of the subject building.

NMC Section 18.39.06 (Non-conforming Uses) states that a non-conforming use is one which lawfully existed prior to the current zone, but which is no longer permitted and is incompatible with permitted uses in the zone. With a non-conforming structure, or portion of a structure containing a non-conforming use, ordinary repairs may be done. However, whenever a non-conforming structure or non-conforming use of a structure is destroyed by fire or other calamity, or by act of God to the extent exceeding 50 percent, the non-conforming structure cannot be rebuilt and a non-conforming use shall not be resumed.

These provisions are premised on the theory that owners do not have a right to reconstruct a non-conforming structure and/or use after it suffers significant damage, because their property rights were destroyed by the disaster (rather than by the ordinance). And in that situation, the owner is subject to the same rules and regulations as other property owners in the same zone. The intent of the NMC with respect to non-conforming uses is to promote compatibility of land uses within a zone and to prohibit the continuation of uses that are not compatible or complementary to that zone. The practice of allowing non-conforming uses to continue, which is uniformly consistent in most jurisdictions, originated from concerns that the application of zoning regulations to uses existing prior to the regulations enactment might be construed as confiscatory and unconstitutional, but by limiting enlargement and major reconstruction the structures would disappear over time.

The allowance of non-conforming uses has been characterized by the courts as a "grudging tolerance" of them and the right of a city to adopt reasonable measures to eliminate them has been recognized. The ultimate goal of the NMC is to achieve uniformity of property uses within zoning districts. The elimination of uses that do not conform to the regulations of the zone helps achieve that goal. Other provisions exist in the NMC to discourage the continuation of non-conforming uses including requiring conditional use permits to expand or enlarge a non-conforming use, or to change the property's use to a different non-conforming use.

The difficulty is finding a balance between protecting the investment of property owners that have non-conforming structures and achieving uniformity of land uses within zoning districts. That being said, the City Council has found in the past that in limited specific situations some uses were not detrimental to the surrounding zoning, even though the uses were non-conforming, and rebuild letters were approved.

The Code amendment recommended by the Planning Commission would put the responsibility of obtaining the right to rebuild on the property owner to obtain building permits within the specified time limit and would not require a hearing before either the City Council or the Planning Commission. In this situation, if building permits are not obtained within the time frame established, the non-conforming use and/or structure cannot be re-established or rebuilt. This would also eliminate the need to issue individual letters and it eliminates potential discrepancies between properties since everyone that qualifies would be operating under the same rules and right to rebuild.

*Note that the attached Ordinance shows the proposed NMC text changes in italics.*

/sk-80513

Attachments: Proposed Ordinance

## ORDINANCE NO. \_\_\_\_

### **A ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORCO APPROVING AN AMENDMENT TO TITLE 18, SECTIONS 18.39.10 WITH ANY RELATED CROSS-REFERENCES IN OTHER CHAPTERS AS NEEDED TO AMEND PROVISIONS THAT REGULATE A REBUILD OF A NON-CONFORMING STRUCTURE. ZONE CODE AMENDMENT 2011-05**

WHEREAS, the City initiated Zone Code Amendment 2011-05, an amendment to Norco Municipal Code Title 18, amending Sections 18.39.10; and

WHEREAS, the Zone Code Amendment was duly submitted to said City's Planning Commission for decision at a public hearing for which proper notice was given; and

WHEREAS, the Zone Code Amendment was scheduled for public hearing on July 13, 2011 on or about 7 p.m. in the Council Chambers at 2820 Clark Avenue, Norco, California 92860; and

WHEREAS, at the time set, the Planning Commission held a public hearing and received both oral and written testimony pertaining to the Zone Code Amendment; and

WHEREAS, said public hearing was closed and said item continued off-calendar for further review; and

WHEREAS, the Zone Code Amendment was duly re-submitted to said City's Planning Commission for decision at a public hearing for which proper notice was given; and

WHEREAS, the Zone Code Amendment was scheduled for public hearing on January 11, 2012 on or about 7 p.m. in the Council Chambers at 2820 Clark Avenue, Norco, California 92860; and

WHEREAS, at the time set, the Planning Commission held a public hearing and received both oral and written testimony pertaining to the Zone Code Amendment; and

WHEREAS, the Zone Code Amendment was continued to the meeting of February 8, 2012; and

WHEREAS, based on findings of fact, the Planning Commission adopted Resolution 2012-04 recommending to the City Council that Zone Code Amendment 2011-05 be approved for reasons set forth in said Resolution; and

WHEREAS, hearing of said Zone Code Amendment was duly noticed and scheduled for public hearing by the City Council at its meeting of March 7, 2012 on or about 7 p.m. in the Council Chambers of the Norco City Hall, 2820 Clark Avenue, Norco, California, 92860; and

WHEREAS, said City Council held a public hearing and received oral and written testimony pertaining to said Zone Code Amendment; and

WHEREAS, the City of Norco acting as the Lead Agency has determined that the requested Zone Code Amendment is categorically exempt from the California Environmental Quality Act (CEQA) and the City of Norco Environmental Guidelines.

NOW, THEREFORE, the City Council of the City of Norco does hereby ordain as follows:

SECTION 1: Norco Municipal Code Title 18 "Zoning" is hereby amended as follows.

#### Section 18.39.10 Restoration of a Damaged Structure

If the destruction exceeds 50 percent, the non-conforming structure cannot be rebuilt and a non-conforming use shall not be resumed, *unless it meets the following criteria:*

- 1) *Building permits are approved for the reconstruction within six months of the destruction.*
- 2) *Building is in a residential zone or is a residential building in a commercial zone.*
- 3) *The continuation of any uses in the building destroyed shall only be for legal and legal non-conforming uses that existed prior to destruction.*
- 4) *The rebuilt structure shall not exceed the size of the structure destroyed and shall be built to current building code standards.*
- 5) *The structure to be replaced shall have been a legally-constructed structure per zoning and building codes as they existed when the structure was built, as ascertained by a history of building permits or City records as best as can be determined. If building permits or records do not exist for a destroyed structure in question the Building Official and/or Planning Director shall have the responsibility of determining if the structure was legally built or not and thereby be eligible (or not) for a rebuild permit.*

SECTION 2: EFFECTIVE DATE: This Ordinance shall become effective 30 days after final passage thereof.

SECTION 3: 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 4: POSTING: The Mayor shall sign this Ordinance and the City Clerk shall attest thereto and shall cause the same within 15 days of its passage to be posted at no less than five public places within the City of Norco.

PASSED AND ADOPTED by the City Council of the City of Norco at a regular meeting held March 21, 2012.

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

ATTEST:

\_\_\_\_\_  
Brenda K. Jacobs, CMC, 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 March 7, 2012 and thereafter at a regular meeting of said City Council duly held on March 21, 2012, 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 March 21, 2012.

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

/sk-80519

# 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: March 7, 2012

SUBJECT: Amendment to the City's Comprehensive Fee Resolution to Add a Conditional Use Permit for Keeping more than 16 Roosters Regardless of the Lot Size in the A-1 zone

RECOMMENDATION: Adopt **Resolution No. 2012-\_\_\_\_**, amending Resolution No. 2011-53 to update and adjust fees for general City services.

**SUMMARY:** This proposed Resolution recommends the addition of a Conditional Use Permit ("CUP) Rooster Fee to the City's Comprehensive Fee Schedule. The new fee is required as the City Council adopted Ordinance No. 938, which requires a CUP for keeping more than 16 roosters regardless of the lot size, and there is currently no fee in place relating to the Planning Division to fulfill that requirement in the City's Comprehensive Fee Schedule.

**BACKGROUND/ANALYSIS:** On July 6, 2011, the City Council adopted Resolution No. 2011-53, updating and adjusting fees for General City Services. The adopted resolutions are amended from time-to-time to make adjustments in the City's Comprehensive Fee Schedule to add or increase/decrease City fees.

At its meeting held on January 18, 2012, the City Council adopted Ordinance No. 938, amending Title 18 of the Norco Municipal Code by amending the provisions of Chapter 18.13 entitled "A-1 Zone-Agricultural Low Density", amending the provisions that regulate roosters within the A-1 zone. That Ordinance includes a provision as follows regarding the maximum number of roosters permitted for noncommercial animal-keeping in relation to lot size:

Lot Size	Maximum Roosters
10,000 but less than 19,999 sq. ft.	4
20,000 but less than 24,999 sq. ft.	16
25,000 but less than 29,999 sq. ft.	25*
30,000 but less than 34,999 sq. ft.	34*
35,000 but less than 39,999 sq. ft.	43*
40,000 or more	55*
*Conditional Use Permit required for keeping more than 16 roosters regardless of lot size.	

There is not a CUP fee in the current Comprehensive Fee Schedule for roosters and therefore, one needs to be established to comply with the requirements of this new law. The Planning Division section of the fee schedule currently includes a CUP fee for miniaturized pigs in the R-1-10 zone in the amount of \$351.00, with a renewal fee in the amount of \$62.00. The fee for this type of CUP is determined by the service provided, along with the staff time required to complete the requirements. Animal Control has an inspection fee of \$57.00.

Similarly, the proposed fee for a CUP to keep more than 16 roosters regardless of the lot size in the A-1 zone is as follows:

**PLANNING DIVISION**

Conditional Use Permit - Roosters in A-1 Zone (Application Fees)  
(More than 16 Regardless of Lot Size)

(CUP Application Fee) \$351.00  
(Animal Control Inspection) \$57.00  
\$408.00

Conditional Use Permit – Roosters in A-1 Zone (Annual Renewal Fees)  
(More than 16 Regardless of Lot Size)

(CUP Renewal Fee) \$62.00  
(Animal Control Inspection) \$57.00  
\$119.00

FINANCIAL IMPACT: Staff estimates that there should be no net loss to the General Fund since application fees are based on staff time and services.

/sk-80460

Attachment: Resolution No. 2012-\_\_\_\_

## RESOLUTION NO. 2012-\_\_\_\_

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORCO, CALIFORNIA, AMENDING RESOLUTION NO. 2011-53 TO UPDATE AND ADJUST FEES FOR GENERAL CITY SERVICES

WHEREAS, pursuant to Government Code Section 54994.1 the specific fees to be charged for services must be adopted by the City Council by Resolution, after providing notice and holding a public hearing; and

WHEREAS, notice of public hearing has been provided in accordance with Government Code Section 6062a, oral and written presentations made and received, and the required public hearing held; and

WHEREAS, a schedule of fees and charges to be paid by those requesting such special services needs to be adopted so that the City might carry into effect its policies; and

WHEREAS, all requirements of California Government Code Section 54994.1 are hereby found to have been complied with.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NORCO, HEREBY RESOLVES AS FOLLOWS:

SECTION 1. The General City Services fees contained in Resolution No. 2011-53, are hereby updated as listed in Section 3 of this Resolution.

SECTION 2. All fees set forth in this Amended Resolution are for each identified process. Additional fees shall be required for each additional process or service that is requested or required. Where fees are indicated on a per unit of measurement basis, the fee is for each identified unit or portion thereof within the indicated ranges of such units.

A. Where additional fees need to be charged and collected for completed staff work or where a refund of excess deposited monies is due, and where such charge or refund is \$10 or less, a charge or refund need not be made, unless demand is made pursuant to California Government Code Sections 50050, 50052, 50052.5, 50055 and 50056 and amendments thereto.

B. The "fully burdened" hourly rate applicable to each staff person is derived from computing the hourly work rate (annual salary/available work hours), fringe benefit percentage, overhead rates for the department, and percentage of operating expenses, building occupancy charges and fixed assets applicable. The "fully burdened" hourly rates are the rates as established by and included in the study. The "fully burdened" hourly rate is synonymous with "fully allocated" work rate.

C. Time and Materials Deposits. Certain types of applications have been determined by the City Council to benefit the applicant. Therefore, these deposit projects will be billed on a time and materials basis including applicable administrative overhead:

Project costs including City Attorney, City staff, City Engineer and other fees including overhead costs for staff and contract personnel. All deposit fees shall be due and payable immediately upon presentation of a billing statement by the City. All deposited fees not used to process and manage the application shall be refunded after receipt and payment of final project-related bills. Staff billing rates are established as outlined in Section 2.B. as "fully burdened" hourly rate.

D. Billing. Failure to pay all charges invoiced within thirty days of the date of invoice shall be considered a sufficient cause to stop processing until full payment is made. The City will accept cash, cashiers checks, bank checks or credit cards for payment. Work on a deposit project will not commence until payments have cleared the bank and funds have been transferred to the City. Projects shall not have been deemed approved until all City fees have been paid in full.

SECTION 3. The City Council of the City of Norco hereby adopts the following fees to be added to the City's Comprehensive Fee Schedule:

**PLANNING DIVISION**

Conditional Use Permit - Roosters in A-1 Zone (Application Fees)

(More than 16 Regardless of Lot Size)

(CUP Application Fee) \$351.00  
(Animal Control Inspection) \$57.00  
\$408.00

Conditional Use Permit – Roosters in A-1 Zone (Annual Renewal Fees)

(More than 16 Regardless of Lot Size)

(CUP Renewal Fee) \$62.00  
(Animal Control Inspection) \$57.00  
\$119.00

SECTION 4. Subject to the required Public Hearing, the fees and services charges listed above shall be adjusted annually by the Director of Fiscal Support Services based on changes in the Consumer Price Index. Notwithstanding, a full cost analysis and review of all fees and charges will be done every three to five years.

SECTION 5: The City Council of the City of Norco hereby finds and determines that the fees herein adopted as set forth in Section 3 hereof do not exceed the estimated reasonable cost of providing the service for which the fee is charged.

SECTION 6. The City Council of the City of Norco further finds and determines that certain services and activities provided by the City of Norco generally benefit the public and promote and protect the morals, health, safety and welfare of the residents of the City of Norco and that in consideration for such public benefit and the promotion of the public good, the fees herein established and adopted for such services and activities are less than the actual cost of providing the service or activity for which the fee is charged.

SECTION 7: Those fees set forth in Resolution No. 2011-53 shall remain effective.

SECTION 8: Those fees set forth in this Resolution shall become effective immediately.

PASSED AND ADOPTED by the City Council of the City of Norco at a regular meeting held on March 7, 2012.

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Mayor of the City of Norco, California

ATTEST:

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

I, BRENDA K. JACOBS, City Clerk of the City of Norco, California do hereby certify that the foregoing Resolution was introduced and adopted by the City Council of the City of Norco at a meeting held on March 7, 2012 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 March 7, 2012.

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

# CITY OF NORCO STAFF REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Beth Groves, City Manager/Executive Director 

PREPARED BY: ~~Lori Askew~~, Deputy Public Works Director/Senior Engineer

DATE: March 7, 2012

SUBJECT: Proposal to Vacate a Triangular Portion of Public Right-of-Way on the Northwest Side of Bluff Street, Containing 1,239 Square Feet (0.03 Acres), More or Less, located Between River Road and Vine Street

RECOMMENDATION: It is recommended that the City Council continue the public hearing to March 21, 2012.

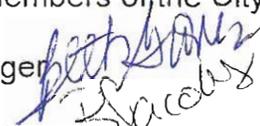
SUMMARY: In accordance with the California Streets and Highways Code Section 8320, a public hearing was set, posted and published regarding a proposal to vacate a triangular portion of public right-of-way on the northwest side of Bluff Street, containing 1,239 square feet (0.03 acres), more or less, located between River Road and Vine Street.

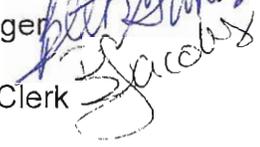
Staff is recommending that the noticed public hearing be continued to March 21, 2012 to allow for additional time to complete the administrative process requirements set forth in the Code.

/80514

# 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: February 15, 2012

SUBJECT: Ordinance Approving an Amendment to the Norco Municipal Code to Remove all Reference to the Norco Community Redevelopment Agency and its Authority and Functions Therein

RECOMMENDATION: Adopt Ordinance No. \_\_\_\_ for first reading.

SUMMARY: The Norco Municipal Code ("NMC") includes references to the functions and authority of the Norco Community Redevelopment Agency (the "Norco CRA"). In accordance with ABx1 26, which dissolves all redevelopment agencies in California, as of February 1, 2012, the Norco CRA has been dissolved. Therefore, the NMC is required to be amended as part of the "winding down" process to remove all references to the function and authority of the Norco CRA.

BACKGROUND/ANALYSIS: On January 2, 1980, the City Council adopted Ordinance No. 434, declaring the need for a redevelopment agency to function in the community. Chapter 2.16 of the MNC includes the authority and declaration of the City Council to be the redevelopment agency and is authorized to transact business and exercise its powers under Community Redevelopment Law. Chapter 4.04 and Chapter 5.01 also include references, functions and/or authority of the Norco CRA.

The state legislature enacted ABx1 26 as part of the FY 2011-2012 state budget requiring all redevelopment agencies in the state to dissolve effective February 1, 2012, including the Norco CRA. Therefore, the attached ordinance amends the NMN to remove all reference to the Norco CRA, as its function and authority are no longer in effect. This ordinance is a ministerial action as part of the "winding down" process of the former Norco CRA.

FINANCIAL IMPACT: N/A

/bj-80283  
Attachment: Ordinance for First Reading

## ORDINANCE NO. \_\_\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORCO, CALIFORNIA, APPROVING AN AMENDMENT TO THE NORCO MUNICIPAL CODE TO REMOVE ALL REFERENCE TO THE NORCO COMMUNITY REDEVELOPMENT AGENCY AND ITS AUTHORITY AND FUNCTIONSTHEREIN. CODE CHANGE 2012-01

WHEREAS, on January 2, 1980, the City Council adopted Ordinance No. 434, declaring the need for a redevelopment agency to function in the community; and

WHEREAS, the City Council of the City of Norco, California, declared itself to be the Norco Community Redevelopment Agency and found that such action will serve the public interest and promote the public safety and welfare in an effective manner. The City Council further declared that all rights, powers, duties, privileges and immunities vested by the Community Redevelopment Law in such agency shall be, and are, vested in this body; and

WHEREAS, ABx1 26, which dissolves all redevelopment agencies in California, including the Norco Community Redevelopment Agency effective February 1, 2012, was upheld by the California Supreme Court on December 29, 2011.; and

WHEREAS, amendments to specific Chapters and Sections of the NMC are required to remove all reference to the dissolved Norco Community Redevelopment Agency.

NOW, THEREFORE, the City Council of the City of Norco does hereby ordain as follows:

SECTION 1: **Chapter 2.16 REDEVELOPMENT AGENCY** shall be deleted in its entirety.

**~~2.16.010 Findings--Authority.~~**

~~It is found and declared, pursuant to Section 33101 of the Community Redevelopment Law, that there is a need for the redevelopment agency created by Section 33100 of said law to function in the city of Norco, and said agency is authorized to transact business and exercise its powers under the Community Redevelopment Law.~~

**~~2.16.020 Declaration.~~**

~~The city council of the city of Norco, California, declares itself to be the redevelopment agency to be known as Norco community redevelopment agency, and finds that such action will serve the public interest and promote the public safety and welfare in an effective manner. All rights, powers, duties, privileges and immunities vested by the Community Redevelopment Law in such agency shall be, and are, vested in this body.~~

SECTION 2: **Chapter 4.04 NOTICE AND HEARING** shall be amended as follows:

**4.04.040 Hearing and Recommendation of Planning Commission.**

The Planning Commission shall hold a public hearing on the proposed development agreement at the time and place specified in the notice of intention or in accordance with any continuance thereof granted by the Planning Commission at the scheduled hearing. The Planning Commission shall make its recommendation to the City Council in writing within thirty (30) days of the public hearing. The recommendation shall include whether or not the proposed development agreement:

- (a) Is consistent with the objectives, policies, general land uses and programs specified in the General Plan and any applicable specific plan or redevelopment plan;
- (b) Is compatible with the uses authorized in the district or planning area in which the real property is located;
- (c) Is in conformity with the public necessity, public convenience, general welfare, and good land use practices;
- (d) Will be beneficial to the health, safety, and general welfare consistent with the policy of the City with respect to development agreements as provided in Section 4.08.010.
- (e) Will adversely affect the orderly development of property in the City.
- (f) Will have a positive fiscal impact on the City.

~~**4.04.050 Recommendation of Redevelopment Agency.**~~

~~Any proposed development agreement located within a redevelopment project area in the City shall be reviewed by the Redevelopment Agency. The Redevelopment Agency shall make its recommendation to the City Council, based upon whether the proposed agreement promotes the policies and purposes of the applicable redevelopment plan. The Redevelopment Agency shall not be required to hold a public hearing, and its recommendation may be made either in writing or by oral motion and the vote of the majority of the Agency members present in voting.~~

**4.04.060 Hearing by City Council.**

After the recommendation of the Planning Commission (and Redevelopment Agency, if applicable) or after the expiration of the time period specified in Section 4.04.040, the Director shall give notice of a public hearing before the City Council in the manner provided for in Sections 4.04.010 and 4.04.020.

**4.04.070 Decision by City Council.**

(a) After it completes the public hearing and considers the recommendation, if any, of the Planning Commission and, if applicable, the Redevelopment Agency, the City Council may accept, modify or disapprove the proposed development agreement. It may, but need not, refer the matters not previously considered by the Planning Commission during its hearing back to the Planning Commission for report and recommendation. The Planning Commission shall not be required to hold a public hearing on matters referred back to it by the City Council.

(b) The development agreement shall not be approved unless the City Council finds that the development agreement is consistent with the General Plan and any applicable specific plan. ~~or redevelopment plan.~~

SECTION 3: **Chapter 5.10 FILMING PERMIT REGULATIONS** shall be amended as follows:

**5.10.060 Liability provisions.**

A. Liability Insurance. Before a film permit is issued, a certificate of insurance will be required in an amount established by the City, naming the City of Norco ~~and the Redevelopment Agency of the City of Norco as coinsured parties~~ as insured party for protection against claims of third persons for personal injuries, wrongful deaths, and property damage. The City officers and employees shall be named as additional insureds. The certificate shall not be subject to cancellation or modification until after 30 days' written notice to the City Manager or his/her designee. A copy of the certificate will remain on file.

SECTION 4: EFFECTIVE DATE: This Ordinance shall become effective 30 days after final passage thereof.

SECTION 5: 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 6: POSTING: The Mayor shall sign this Ordinance and the City Clerk shall attest thereto and shall cause the same within 15 days of its passage to be posted at no less than five public places within the City of Norco.

PASSED AND ADOPTED by the City Council of the City of Norco at a regular meeting held March 21, 2012.

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

ATTEST:

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

Ordinance No. \_\_\_\_

Page 4

March 7, 2012

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 March 7, 2012 and thereafter at a regular meeting of said City Council duly held on March 21, 2012, 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 March 21, 2012.

---

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

/bj-80281

## CITY OF NORCO STAFF REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Beth Groves, City Manager 

PREPARED BY: Brian K. Retree, Director of Parks, Recreation and Community Services  
Steve King, Planning Director 

DATE: March 7, 2012

SUBJECT: Consideration of a Resolution of the City Council of Norco Concurring with the Adoption of a Mitigated Negative Declaration for the Santa Ana River Trail Master Plan, Making Responsible Agency Findings Pursuant to the California Environmental Quality Act, and Approving the Project

RECOMMENDATION: Adopt **Resolution No. 2012-\_\_\_\_\_**, concurring with the adoption of a Mitigated Negative Declaration (MND) for the Santa Ana River Trail (SART) Master Plan, making responsible agency findings pursuant to the California Environmental Quality Act (CEQA), and approving the Project.

SUMMARY: The City of Norco has partnered with the City of Corona, Jurupa Community Services District (JCSD) and the County of Riverside to complete the Corona-Norco-Eastvale segment of the Santa Ana River Trail. Environmental documents have been completed and reviewed, public comment period has ended and it is now required for the partners to concur with the Adoption of the Mitigated Negative Declaration for the SART Master Plan, Making Responsible Agency Findings Pursuant to the California Environmental Quality Act, and Approving the Project.

BACKGROUND/ANALYSIS: The City of Norco, City of Corona, Jurupa Community Services District (JCSD) and the County of Riverside acting through the Riverside County Regional Park and Open-Space District have partnered to complete the Corona-Norco-Eastvale segment of the Santa Ana River Trail (SART). This segment is approximately 25 miles long and extends along the Santa Ana River from State Route 71 to the Hidden Valley Wildlife Area in the County of Riverside. The project will construct a multi-purpose trail consisting of both soft and paved surfaces. The trail will be available for pedestrians, bicyclists, and equestrians. As the proposed project falls on federal and non-federal lands, the project is subject to both the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA).

Pursuant to the California Code of Regulations, Section 15000 et seq. (State CEQA Guidelines), the County of Riverside is the lead agency for the portions of the proposed Project on non-federal lands and the City is a responsible agency for areas within its boundaries. In

Resolution Concurring with the Adoption of a Mitigated Negative Declaration for the Santa Ana River Trail Master Plan

Page 2

March 7, 2012

accordance with Section 15063 of the State CEQA Guidelines, an Initial Study was prepared to evaluate potential project effects. The Initial Study identified potential impacts pertaining to aesthetics, air quality, biological resources, cultural resources, geology/soils, greenhouse gas emissions, hydrology/water quality and noise. However, all potential impacts are capable of being mitigated to less than significant by the mitigation measures identified in the Initial Study. Therefore, a Mitigated Negative Declaration (MND) was prepared and is recommended for adoption.

The MND was made available to the public on December 1, 2011 and submitted to the State Clearinghouse on December 2, 2011. The comment period closed on January 15, 2012. The MND was also publicly noticed in the Press Enterprise newspaper on December 21, 2011, January 4, and January 11, 2012. The Norco Parks and Recreation Commission reviewed the Master Plan and MND on February 27, 2012 and recommends the Norco City Council concur with the adoption by resolution of the MND and SART Master Plan. The County of Riverside received comments from the following agencies:

- State Clearinghouse and Planning Unit
- Native American Heritage Association
- Riverside County Flood Control and Water Conservation District
- Riverside County Airport Land Use Commission
- California Department of Fish and Game
- Orange County Water Department
- City of Riverside Community Development Department
- City of Riverside Park, Recreation and Community Services Department
- California Department of Transportation
- Riverside County Fire Department

A copy of the related environmental documents and the Master Plan for the Corona-Norco-Eastvale segment of the SART are available at the City Clerk's office.

**FISCAL IMPACT:** This action will have no fiscal impact on the City. The County of Riverside is responsible for obtaining the funding to complete the approximately 25 mile stretch of trail. The City of Corona is acting as the Project Manager in this partnership and the City of Norco is a representative on the Project Management Committee.

/bp-80474

Attachment: Santa Ana River Trail MND and Master Plan Project Executive Summary

## RESOLUTION NO. 2012-\_\_\_\_

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORCO, CALIFORNIA, CONCURRING IN THE ADOPTION OF THE MITIGATED NEGATIVE DECLARATION FOR THE SANTA ANA RIVER TRAIL MASTER PLAN, MAKING RESPONSIBLE AGENCY FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND APPROVING THE PROJECT

WHEREAS, the City of Norco ("City") is a municipal corporation duly created, established and authorized to exercise its powers under and pursuant to the Constitution and the laws of the State of California; and

WHEREAS, the City, City of Corona, the Jurupa Community Services District ("JCSD") and the County of Riverside acting through the Riverside County Regional Park and Open-Space District (the "County") are working cooperatively to construct the Santa Ana River Trail from State Route 71 to the Hidden Valley Wildlife Area to add recreational opportunities to the area, and

WHEREAS, to facilitate this goal, the City, City of Corona, JCSD and the County prepared a Master Plan to guide the construction and maintenance of the trail; and

WHEREAS, since portions of the proposed Project are on federal and non-federal lands, the project is subject to both the National Environmental Policy Act ("NEPA") and the California Environmental Quality Act ("CEQA"); and

WHEREAS, pursuant to NEPA, the United States Army Corps of Engineers ("ACOE") is the lead agency for the portions of the proposed Project on federal lands and the City is a cooperating agency; and

WHEREAS, pursuant to CEQA and California Code of Regulations, section 15000 et seq. ("the State CEQA Guidelines"), the County is the lead agency for the portions of the proposed Project on non-federal lands and the City is a responsible agency; and

WHEREAS, pursuant to State CEQA Guidelines section 15063, an Initial Study was prepared for the Project which analyzed whether the Project may cause a significant effect on the environment; and

WHEREAS, the County determined that a Mitigated Negative Declaration ("MND") should be prepared to analyze the Project's potential environmental effects; and

WHEREAS, on December 1, 2011, the County prepared and published the Notice of Availability of the MND for the Project and made the MND available to the public and all interested agencies and individuals for 45 days, which closed on January 15, 2012; and

WHEREAS, the Notice of Availability of the MND was publicly noticed in the *Press Enterprise*, a local newspaper of general circulation, on December 21, 2011; January 4, 2012; and January 11, 2012; and

WHEREAS, the Notice of Intent to adopt the MND was publicly noticed in the *Press Enterprise*, a local newspaper of general circulation, mailed to any organization or individual who requested notice, and made available to the public on February 24, 2012; and

WHEREAS, all findings and conclusions made by the City Council pursuant to this Resolution are based upon the oral and written evidence before it as a whole; and

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

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the City Council of the City of Norco, California as follows:

**SECTION 1. Compliance with the California Environmental Quality Act.** As the decision-making body for the City, which is a responsible agency for the Project, the City Council has reviewed and considered the information contained in the Initial Study, MND, any comments on the Project, and all other documents in the administrative record. The City Council finds that the MND has been completed in compliance with CEQA and the State CEQA Guidelines.

**SECTION 2. Findings on Environmental Impacts.** In the City's role as the responsible agency under CEQA, the City Council finds that the MND contains a complete and accurate reporting of the environmental impacts associated with the Project. The City Council further finds that the documents have been completed in compliance with CEQA and the State CEQA Guidelines. The City Council further finds that all environmental impacts of the Project are either not significant or can be mitigated to a level of less than significant pursuant to the mitigation measures outlined in the MND. The City Council finds that the MND contains a complete, objective, and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment of the City Council.

**SECTION 3. Adoption of Mitigated Negative Declaration.** The City Council hereby concurs in the adoption of the MND prepared for the Project.

**SECTION 4. Approval of the Master Plan Project.** The City hereby approves the Santa Ana River Trail Master Plan.

**SECTION 5. Custodian of Records.** The MND and other documents and materials that constitute the record of proceedings on which these findings are based are located at the office of the City Clerk, City of Norco, City Hall, 2870 Clark Avenue, Norco, California 92860.

**SECTION 6.** Execution of Resolution. The City's Mayor shall sign this Resolution and the City Clerk shall attest and certify to the passage and adoption thereof.

PASSED AND ADOPTED by the City Council of the City of Norco at a regular meeting held on March 7, 2012.

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

ATTEST:

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

I, Brenda K. Jacobs, City Clerk of the City of Norco, California, do hereby certify that the foregoing Resolution was adopted by the City Council of the City of Norco, California, at a regular meeting thereof held on March 7, 2012, by the following vote of the City Council:

**AYES:**

**NOES:**

**ABSTAINED:**

**ABSENT:**

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Norco, California, on March 7, 2012.

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

/bp-80475

## Executive Summary

### PROJECT PROCESS

- Review of existing documents.
- Initial field investigations.
- Property ownership identification.
- Development of trail planning criteria.
- Meetings with land managing agencies.
- Development of alternative alignments.
- Completion of technical studies - environmental and engineering.
- Development of three final alternative and recommended alignments.
- Hosting of Public Workshops.
- Preparation of construction and maintenance cost estimates.
- Development of phasing plan.
- Preparation of SART Master Plan.
- Preparation of 30% construction drawings.
- Refinement of construction and maintenance cost estimates.
- Completion of CEQA/NEPA process and preparation of documents.
- Application for regulatory permits.



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## History and Background

The idea of having a regional recreational trail that stretches from the Pacific Ocean to the San Bernardino Mountains was conceived many years ago. Interest in the Santa Ana River as a conservation, recreation, and trail opportunity grew during the 1950's and '60's.

In the late 1960's an important step occurred when a citizen group, The Tri-County Conservation League, was formed. After a few years of strong advocacy efforts, they began to see results.

In the 1970's Santa Ana River bottom properties were being acquired in Riverside County and initial trail developments were occurring in Orange County.

In 1977 added emphasis to this trail occurred when portions of the Santa Ana River Trail (SART) project gained "National Recreational Trail" status and the decision was made to connect the trail with the Pacific Crest National Scenic Trail which follows the crest of the mountains from Mexico to Canada.

Over the next two decades intermittent progress continued, but segments of the trail remained unrealized.

In the late 1990's, the Santa Ana Watershed Project Authority (SAWPA) conducted a preliminary assessment of the remaining unrealized trail segments. SAWPA's efforts inspired the City of Corona and the Riverside County Regional Park and Open-Space District to commission a detailed evaluation of the unfinished segments of the SART in Orange, Riverside, and San Bernardino Counties.

In 2004 the Santa Ana River National Recreational Trail Master Plan was completed for the unfinished segment from Riverside to below the Green River Golf Course, utilizing a Caltrans Community Planning Grant. It explored optional alignments, incorporated public inputs, and recommended potential temporary and long term alignments for further study. It was approved by the Riverside County Board of Supervisors and the Corona City Council.

In 2006, the Counties of San Bernardino, Orange, and Riverside, as well as SAWPA and the Wildlands Conservancy entered into a Memorandum of Understanding to assist in completing the regional trail.

That same year the voters of California approved the Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Bond Act. Included within the Bond Act was a \$45 million allocation for the completion of the Santa Ana River Trail and Parkway in the three counties.

In 2008, the Riverside County Regional Park and Open-Space District and the Cities of Corona and Norco entered into a partnership to complete their portion of the Santa Ana River Trail. They were joined shortly afterwards by the Jurupa Community Services District (JCSD) and are committed to completing this final link in Riverside County. This document builds upon the 2004 Master Plan utilizing detailed engineering and environmental studies to finalize alignments, prepare 30% engineering drawings, and accomplish vital environmental processing.

## Introduction and Purpose

The Riverside County Regional Park and Open-Space District, the Cities of Corona and Norco, and the Jurupa Community Services District (JCSD) have entered a partnership to complete their portion of the regional Santa Ana River Trail (SART) which lies along the Santa Ana River between the downstream side of State Route (SR) 71 and the Hidden Valley Wildlife Area at the edge of the City of Riverside. Referred to as the Corona-Norco-Eastvale segment, it encompasses the Prado Dam and surrounding flood control basin, as well as the residential communities of Corona, Norco, and Eastvale (See Map 1 in Section 1). This Master Plan report and the accompanying Environmental Analysis documents complete the first phase of this partnership.

## Master Plan Project

### In completing the first phase, the report:

- Summarizes an evaluation of the alternative alignments for the identified unfinished segment,
  - Finalizes the recommended alignment,
  - Develops initial engineering drawings, and
  - Provides required environmental documentation.
- It is intended to provide:
- A summary of the project for governing agencies and the general public, and
  - Guidance through phases II and III, the design and construction phases of the project.

This report builds upon the 2004 Santa Ana River National Recreational Trail Master Plan prepared under the guidance of the City of Corona, to which the reader may refer for additional information.

The trail is meant to be for multiple users and will consist of two parallel tracks; a soft surface trail to serve equestrians and hikers, and a paved trail for pedestrians, and recreation and commuter bicyclists. Out of necessity, the trails merge into a single, multi-use track where space is limited, such as at bridges or areas of steep and narrow topography.



The Santa Ana River passing under the Hamner Avenue bridge. Future bridge widening will provide a vital link for the trail.

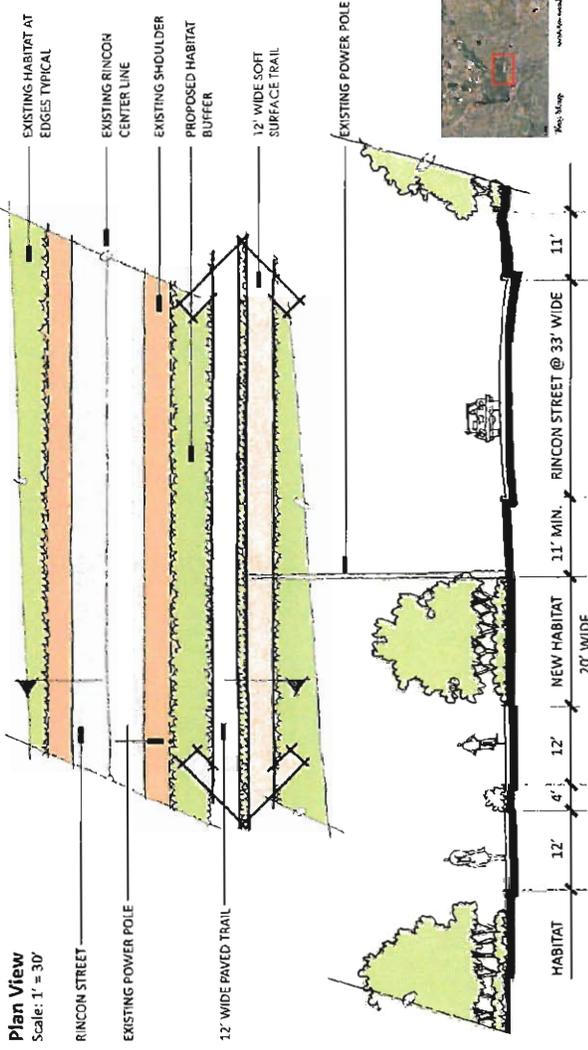


### Planning and Design

This Santa Ana River Trail Master Plan and Design project focuses on completing the planning and early design of the SART in Riverside County, from just downstream of State Route 71 on the west, to the Hidden Valley Wildlife Area on the east. It is a joint project among the Riverside County Regional Park and Open-Space District, the cities of Corona, and Norco, and the Jurupa Community Services District (JCSD) serving the City of Eastvale. The first phase of the project, as described in this report, is expected to be completed by late 2011.

### Master Plan Goals

- Identify technically feasible and environmentally responsible alignments for the paved bicycle, and the riding/hiking components of the SART.
- Develop three (3) alternative alignments for the multi-purpose trails, with a final recommended and two (2) alternate alignments.
- Complete preliminary (30%) construction drawings of the recommended alignments.
- Develop cost estimates and a construction phasing plan for the recommended alignments.
- Evaluate the potential environmental impacts associated with the proposed route and examine alternatives to the project components.
- Process the appropriate regulatory permits that may be required by regulatory agencies under the federal Clean Water Act.
- Complete required environmental reports, supporting documents, permit requests, and related processing.
- Obtain preliminary approval for trail easements from local, state, and federal agencies.



A sample section drawing illustrating the recommended solution to a challenging design problem area.

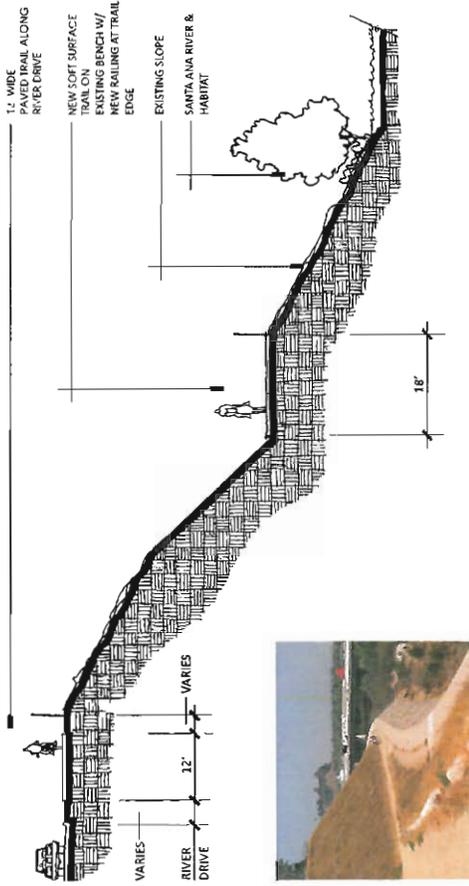
### Trail Planning Process Overview



### Trail Planning Criteria

After an initial evaluation of the project area, a list of trail planning criteria was developed to assist in the selection of the best alternative alignment for the trail. The following list summarizes these criteria:

- **Minimize environmental impacts,**
- **Locate in scenic areas,**
- **Safe for users,**
- **Cost effective,**
- **Technically feasible,**
- **Close to the river,**
- **Meet ADA standards where feasible,**
- **Provide a direct, unimpeded route between existing reaches of the Santa Ana River Trail,**
- **Provide ready access to facilities for bicyclists, equestrians, and pedestrians, and**
- **Connect to adjacent neighborhoods and other trails.**



A sample section drawing illustrating strategic use of an existing public infrastructure facility.

### Alignment Selection Overview





## SANTA ANA RIVER TRAIL MASTER PLAN

### Constraints

The Corona-Norco-Eastvale segment of the SART presented some unique opportunities and constraints to the project team. Prior to selecting the three alternate trail alignments and subsequently the final alignment, the team needed to consider the following impediments:

- **Public Land Ownership Issues – Multiple federal, state, and local government agencies own and manage most of the land along the Corona-Norco-Eastvale stretch of the Santa Ana River due to flood control, water treatment, and/or habitat conservation requirements and concerns.**
- **Existing Development – Many of the areas close to the river have already been developed and are held by private residential or commercial owners.**
- **Environmental Concerns – Much of the project area lies within environmentally-sensitive habitat.**
- **Flooding – Trails located close to certain sections of the river are subject to flooding.**
- **Steep or Unstable Topography – Certain sections of the river are bordered by steep and/or unstable bluffs.**
- **Bridges – Suitable and safe bridge connections for pedestrians, bicyclists and equestrians between the north and south sides of the river did not exist between Prado Dam and Riverside at the initiation of this study. The new River Road bridge will accommodate such users, and eventual widening of the Hamner Avenue bridge is projected to accommodate trail users, as well.**
- **Limited Rights-of-Way – Insufficient room on roadways, limited alignment choices, and obstacles within projected adjacent trails created constraints.**



*Development adjacent to the sensitive habitat along the river severely limits trail alignment possibilities.*



*Existing willow habitat on both sides of the Clearwater Dr. maintenance road constrains available trail width.*



*The existing trail lane on Hamner Ave. bridge is insufficient for both trails.*



*Obstacles on River Dr. will need to be relocated to allow room for the paved trail along the bluff in Norco.*

## Opportunities

The project area also contained some unique opportunities for the project team to consider when selecting the recommended and alternate alignments. These opportunities included:

- **Connections – The Corona-Norco-Eastvale segment of the trail has the potential to connect to a number of national, state, county or city parks and/or trails and transportation facilities.**
- **Staging Areas – The project area already contains a number of existing parks or facilities close to the river that can provide public access to the trail, as well as amenities to support trail users.**
- **Flood Control Structures – The United States Army Corps of Engineers (USACE) has built, or is planning to build, a series of dikes and other flood control structures surrounding the Prado flood control basin where they are willing to have joint use with the trail.**
- **JCSD Existing Bike/Horse Trail - The Jurupa Community Services District (JCSD) has a completed paved and unpaved trail along the north side of the Santa Ana River between Archibald Avenue and Summer Avenue.**
- **City of Norco Existing System of Equestrian Trails – The City of Norco has an existing network of equestrian trails throughout the entire city.**



*This segment of the Santa Ana River Trail will connect to the Hidden Valley Wildlife Area upstream.*



*The soft surface trail will utilize the existing USACE bluff stabilization bench in Norco.*



*The final recommended Santa Ana River Trail alignment will use the existing JCSD trail system in Eastvale.*



*Existing Norco trails will be utilized for street alignment.*



### Construction Phasing and Projected Timing

It is recommended that construction of the trail be divided into three phases in order to respond to key factors. Modifications are possible, based upon final engineering cost estimates, in order to stretch dollars and obtain supplemental grant funds.

The first phase would involve all trail upgrades and developments within those reaches within the Cities of Norco and Eastvale. These improvements can be initiated as soon as applicable permits and rights of way can be secured, plans prepared, and construction bidding accomplished.

The second phase involves all segments within the Prado Basin. The majority of these improvements will jointly utilize flood protection dikes to be developed by the U. S. Army Corps of Engineers. Two new dikes are projected to be completed by mid-year, 2013. The trail can be built in conjunction with these dikes. Due to the interrelationships of all trail segment improvements within Prado, it is suggested that they all be grouped together, if possible. Various permits, rights of way easements, etc., will need to be accomplished, as well as plans prepared and construction bidding accomplished. This phase should tentatively be timed for start of construction in the last half of 2013.

The third phase is limited to the Riverside County Transportation Commission's Hammer Ave. bridge expansion and/or replacement, and two short segments to be developed by the JCSJ and the city of Eastvale. In the case of the bridge, completion is anticipated in the 2016-2020 time frame. It is anticipated that the bridge construction will include the necessary trail elements, as well as all California Environmental Quality Act (CEQA) and National Environmental Protection Act (NEPA) evaluations, documentations, and permits. The JCSJ segments are anticipated to be accomplished as a condition of approval by adjacent developments, the timing of which is presently unknown. Since both the JCSJ segments and the bridge widening are likely beyond the five year term of this project, this final phase is not a part of the project.

In the eventuality that engineering cost estimates suggest that the available funding will not be adequate to complete the entire system, there may be the need to utilize blending with other funds, if available. Phasing of some smaller segments may need to be adjusted to accommodate such funding.

### Estimated Construction Costs

Some early cost estimates were made to assist in making choices between alternatives. After the final route was selected "30% level" engineering drawings were prepared. This level of precision over grading, drawings, and project elements not only allows for faster completion, but also for reasonable construction cost estimates. Actual costs can vary greatly based upon contractors' need for work, inflation, and other factors. These potential influences are difficult to predict at this time.

These estimates were completed and the cost for the total, broken down by trail types and location, are summarized below. A more detailed line item estimate is to be found in Section 4.

Soft Surface (Equestrian) Trails	
Norco Streets	\$ 376,724
Spur A (Eastvale) Streets	\$ 167,107
Corona River/Prado Basin	\$ 2,038,289
Norco River	\$ 267,804
Bikeways	
Norco Streets	\$ 1,579,190
Spur A (Eastvale) Streets	\$ 196,435
Paved Santa Ana River Trail (Corona)	\$10,117,184
Spur A River Trail	\$ 1,625,031
<b>Total</b>	<b>\$16,367,764</b>

### Estimated Maintenance Costs

The maintenance cost estimates for the proposed project include both the annual cost, as well as that required for periodic deferred maintenance. Estimates were based primarily upon information from local agency sources and Orange County's trail system. In addition, professional experience, contractor's information, and the estimated construction costs of the project were also utilized.

The annual maintenance cost range for all segments is estimated to be 5 to 8 cents per square foot for both surfaces, for a total of \$45-70,000 per year.

The annual average deferred maintenance cost is projected over a 50+ year period. It needs to include periodic resurfacing, post and rail repair, restriping, etc., as well as clean up and repair after flood events.

The estimated average deferred maintenance cost range for all segments is \$145-160,000. Approximately \$35,000 of this total is projected for extra flood clean up and repair.

More detailed information regarding these costs is included in Section 5.

### Recommended Trail Alignment Overview

The final recommended alignments that were selected are shown on Map Exhibits ES-1 through ES-4 located on the pages following this summary.

The following is a brief overview of the decisions that resulted in the recommended trail alignments:

- Consistent with the trail planning criteria, alignments were chosen that utilized existing or proposed public facilities to avoid disturbing habitat, while remaining adjacent to the river environment.
- The relationship between the two trail alignments varies, where, in some areas, the paved and soft surface trails are adjacent, in other areas they diverge when insufficient width was available for a side by side arrangement.
- The potential of flooding in the Prado Flood Control Basin influenced trail alignment decisions. Utilizing the tops of existing and proposed flood control dikes and levees was very helpful in avoiding some flood hazard areas. In other locations, the trail stays higher in the basin and avoids areas of high erosion potential in order to minimize flood impacts to the trail.
- The Santa Ana River is in a relatively confined flood plain from the I-15 bridge, west-wardly to about 1 mile west of the River Rd. bridge, where there is a knoll area overlooking the Prado Basin. Nearly all the land on both sides of the river through this stretch is developed, and the river bottom is highly susceptible to erosive flooding. This circumstance has required the trail to be aligned along city streets through much of this area. Fortunately, the soft surface trail can utilize existing equestrian trails for most of this distance through Norco. Likewise, Norco is willing to utilize existing streets for the bike trail.
- A different alignment for the official trail will eventually be possible on the north-wardly side of the river through Eastvale from River Rd. to Hammer Ave. As development has occurred in this stretch, developers have been required to build both the paved and soft surface trails adjacent to the river. When three remaining pieces are eventually completed, and Hammer Ave. bridge is widened, the official recommended SART can be moved to the north side.



*The recommended alignment will use the existing USACE outflow channel maintenance road and bridge.*



*The recommended alignment will utilize the existing trail at the base of the waste water treatment dike.*



*The river bottom just downstream (west) of the River Rd. bridge is susceptible to erosive flooding.*



*The existing trail in Eastvale provides well designed facilities for equestrians.*



**Map ES-1: Santa Ana River Trail - Paved Trail - Recommended Alignments, Reaches I-VIII**

**Legend**

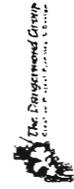
- Reach Extent Lines
- City Boundary
- Recommended, Paved Route
- Recommended, Multi-Use Route
- Recommended, Paved Route - Spur
- Recommended, Multi-Use Route - Spur
- Future Paved Route

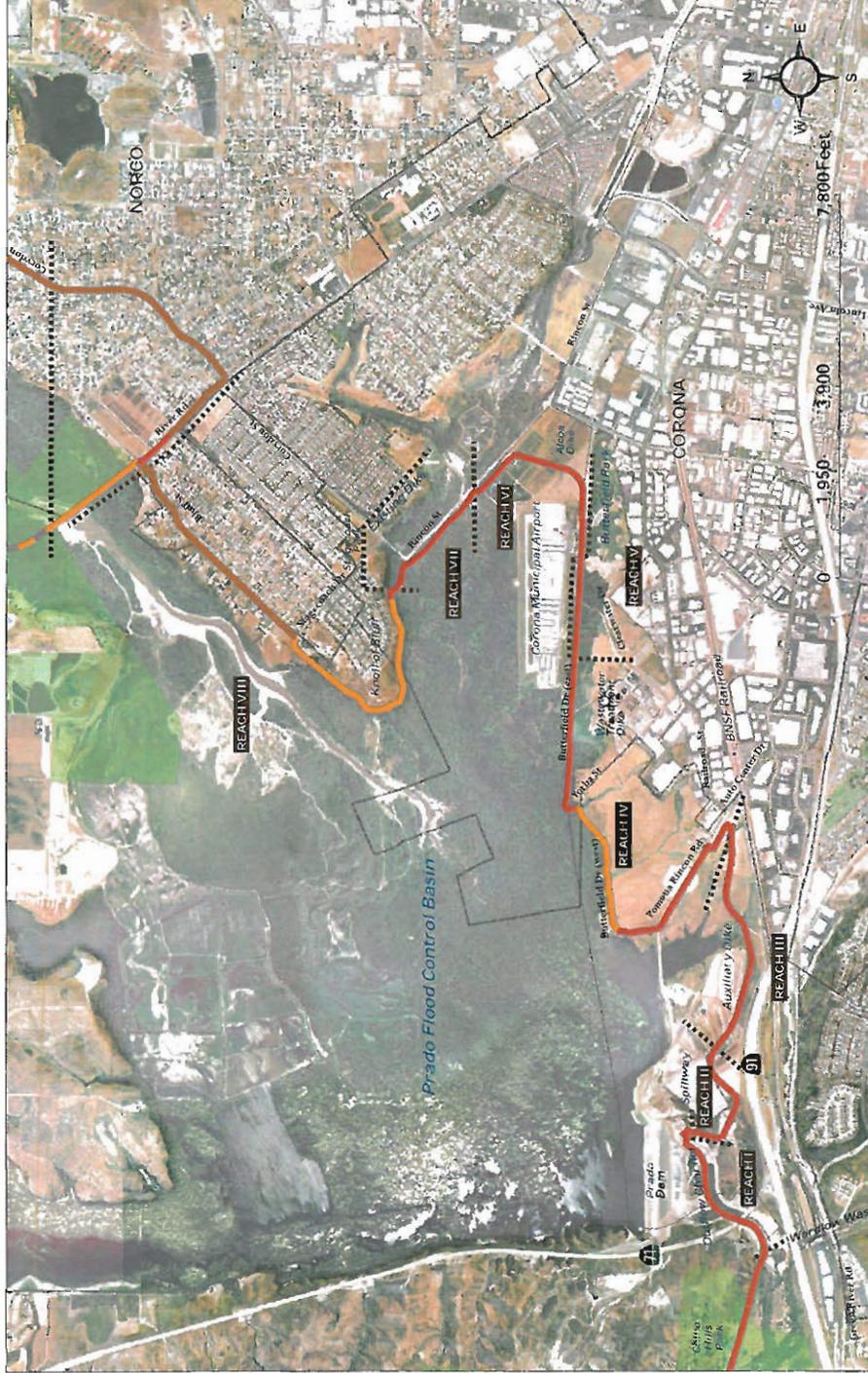
City of Corona



**Map ES-2: Santa Ana River Trail - Paved Trail - Recommended Alignments, Reaches IX-XII**

- Legend**
- Reach Extent Lines
  - Recommended, Multi-Use Route
  - Recommended, Paved - Spur
  - Recommended, Paved Route
  - City Boundary
  - Recommended, Multi-Use - Spur
  - Existing, Paved - Spur
  - Future Multi-Use Route
  - Future Paved Route

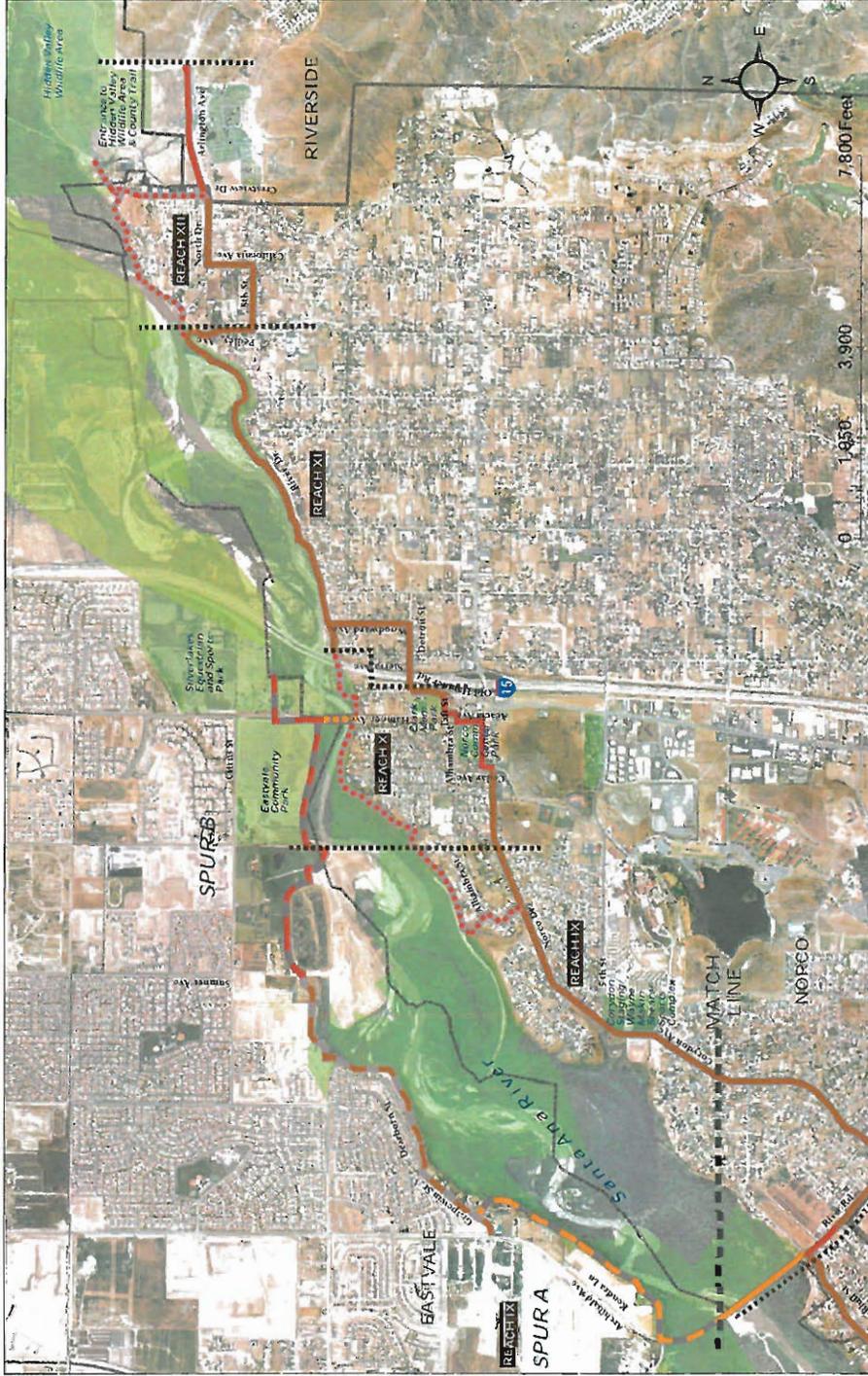




Map ES-3: Santa Ana River Trail - Soft Surface Trail - Recommended Alignments - Reaches I-VIII

- Legend**
-  Reach Extent Lines
  -  City Boundary
  -  Recommended, Soft Surface Trail
  -  Recommended, Multi-Use Trail
  -  Existing Soft Surface Trail
  -  Recommended, Multi-Use - Spur





**Map ES-4: Santa Ana River Trail - Soft Surface Trail - Recommended Alignments - Reaches IX-XII**

- Legend**
- Reach Extent Lines
  - City Boundary
  - Recommended, Soft Surface Trail
  - Recommended, Multi-use Trail
  - Existing Soft Surface Trail
  - Recommended Soft Surface Trail - Spur
  - Recommended, Multi-use Trail - Spur
  - Future Soft Surface Trail
  - Future Multi-use Trail





### Environmental Analysis and Permitting

Much of the project area lies within environmentally-sensitive habitat, and required evaluation by the Riverside County Multi-species Habitat Conservation Plan (MSHCP). A consistency analysis was completed along with potential mitigation measures. To minimize the environmental impact and reduce the need for mitigation, the previously described alignments utilize existing or future planned public facilities, including flood control dikes and outflow channels, bridges, bluff stabilization benches, and maintenance roads. Where no public facilities were available, selected trail alignments either leave the river environment and utilize city streets, or remain in the river environment with the intent to incorporate mitigation measures. After mitigation is completed, the project will not have a significant effect on the environment.

Project work also includes the key steps to achieve environmental clearances and permits including CEQA and NEPA Environmental Impact reports, public hearings, and permit applications.

### Public Workshop Process

A number of opportunities were made available for the public to learn about the project and provide input during the Master Plan design process. Project team members made several presentations at various local agency meetings open to the public where comments were encouraged and feedback collected. In addition, a series of public workshops were held in the local communities to present the preliminary alignments and other trail features to the local residents and obtain both oral and written comments. Also, an informational page was set up on the Santa Ana River Trail & Parkway web site to keep the public informed of progress on this segment of the trail. Viewers had the opportunity to contact project representatives electronically via the web site.

### Public Workshop Process

Presented Alternative Alignments to Tri-County Trails Committee



Presented Recommended Alignments at Public Workshops in Corona, Norco, and Riverside County



Finalized Recommended Alignments and Incorporated them into IS-MND/EA and Submitted them for Public Review

### Report

In essence, this report is the culmination of numerous plans and studies that have matured the concept of the Santa Ana River Trail and narrowed the focus on where it should be located. With adoption of the alignment, this trail project will be poised to move forward quickly towards the final design and construction phases. Therefore, the report is structured to facilitate use by two primary parties.

The first primary users of the report will be the involved decision making bodies. The findings and final alignment recommendations are presented for adoption to the Cities of Corona, Norco, and Eastvale, the Jurupa Community Services District, and the County of Riverside. The second primary user will be the next consultant team that utilizes this information to complete the final construction documents for the trails, ancillary features, and staging area improvements.

To aid these users, conclusions regarding key considerations, recommended alignments, and related details are presented first. Supporting and background information are provided in later sections and appendices. Sections 6-10 of this report can be found in Appendix A. The 30% engineering drawings, and necessary soils and hydrological reports are also included in the Appendices.

The three next steps in the process of completing the trail are:

1. Adoption of the final alignments by the Cities of Corona, Norco, and Eastvale, (CSD, and the County of Riverside.
2. Awarding contract(s) to consultant teams to complete the final construction documents.
3. Construction.

- Sections 1 & 2 Introduction, Key Considerations, Recommended Alignments, Trail Amenities and Related Details
- Section 3 Phasing of Construction
- Sections 4 & 5 Construction and Maintenance Costs
- Appendix A
- Section 6 Ownership, Acquisitions, Permits, Easements, Right-of Way
- Section 7 Utilities Locations
- Sections 8, 9 & 10 Alternative Alignments, Agency and Public Inputs, Viewshed Analysis