



AGENDA
CITY OF NORCO
CITY COUNCIL
REGULAR MEETING
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
APRIL 4, 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: Council Member Higgins
- INVOCATION: Grace Fellowship Church
Pastor Vernie Fletcher
- PROCLAMATIONS: Child Abuse Prevention Awareness Month
Prevent Child Abuse Riverside County
- Jerry Smith
Retired Norco High School Teacher
- PRESENTATION: Norco College
Interim President Debbie DiThomas

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:
Special Meeting of March 23, 2012
Regular Meeting of March 21, 2012
Recommended Action: **Approve the City Council Minutes** (City Clerk)
 - B. Procedural Step to Approve Ordinance after Reading of Title Only.
Recommended Action: Approval (City Clerk)

- C. Execution of a Service Agreement by and between the County of Riverside, the City of Eastvale and the City of Norco for Hamner Avenue Bridge Improvements at the Santa Ana River. **Recommended Action: Approve the Service Agreement for the development and implementation of the Hamner Avenue Bridge Project, subject to non-substantive changes.** (Director of Public Works)
 - D. Acceptance of the Horseless Carriage 12" Waterline Project as Complete. **Recommended Action: Accept the Horseless Carriage 12-inch Water Line Extension Project as complete and authorize the City Clerk to file the Notice of Completion with the County Recorder's Office.** (Director of Public Works)
 - E. Reconciliation of Certificate of Occupancy Fee for 1007 Sixth Street, Suite 101. **Recommended Action: Approve the reconciliation of a Certificate of Occupancy fee for 1007 Sixth Street, Suite 101.** (Director of Public Works)
 - F. Approval of an Application for a Certified Local Government Grant. **Recommended Action: Authorize staff to submit a grant application to the State of California for \$8,000 to fund the preparation and submission of an application to list the Old Norco School (current Community Center) on the State Register of Historical Resources.** (City Manager)
 - G. Approval of an Application for a National Endowment for the Humanities Grant. **Recommended Action: Authorize staff to submit a grant application to the National Endowment for the Humanities for \$6,000 to fund an assessment of Norco's historic collections and to develop a plan for their future management.** (City Manager)
2. ITEM(S) PULLED FROM CITY COUNCIL CONSENT CALENDAR:
3. LEGISLATIVE MATTERS: (No new evidence will be heard from the public as the public hearing has been closed regarding all items listed.)
- A. Ordinance Approving Zone Change 2012-01 (Specific Plan 85-1, Amendment 6) (18.6-acre site) to apply the Housing Development Overlay zone. **Recommended Action: Adopt Ordinance No. 942 for second reading.** (City Clerk)
 - B. Ordinance Approving Zone Change 2012-02 (18.5-acre site). **Recommended Action: Adopt Ordinance No. 943 for second reading.** (City Clerk)
 - C. Ordinance Approving Zone Change 2012-04 (19.4-acre site). **Recommended Action: Adopt Ordinance No. 944 for second reading.** (City Clerk)

- D. Ordinance Approving Zone Change 2012-05 (22.9-acre site). **Recommended Action: Adopt Ordinance No. 945 for second reading.** (City Clerk)
 - E. Ordinance Approving Zone Change 2012-06 (15.4-acre site). **Recommended Action: Adopt Ordinance No. 946 for second reading.** (City Clerk)
 - F. Ordinance Approving a Zone Code Amendment 2012-01 to establish the Housing Development Overlay (HDO) zone **Recommended Action: Adopt Ordinance No. 947 for second reading.** (City Clerk)
4. 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.
5. **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
6. ADJOURNMENT:

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's office, (951) 270-5623. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting (28 CFR 35.102-35.104 ADA Title II).

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



MINUTES
CITY OF NORCO
NORCO CITY COUNCIL
SPECIAL MEETING
STRATEGIC PLANNING WORKSHOP
CITY HALL CONFERENCE ROOMS "A" AND "B"
2870 CLARK AVENUE
NORCO, CA 92860
MARCH 23, 2012

1. Call to Order: Mayor Bash called the meeting to order at 9:00 a.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: None
4. Introductory Remarks (City Manager)

City Manager Groves introduced the Strategic Planning Workshop stating that "priorities" is the word to keep in mind, noting that the City is at a crossroads at this time. She reviewed the adopted Mission and Vision 2020 Statements previously adopted by the City Council, noting that the mission and vision is the same today.

5. Prioritizing Exercise (City Manager)

City Manager Groves led the Council, staff and the public in attendance through a prioritization exercise. Each individual was given a list of twelve City services, with \$1 million to spend, with the total cost of those services presented exceeding that amount. The results of the priority lists were summarized, with minimal consensus received from each group.

6. General Fund Budget Review (Deputy City Manager/Director of Finance)

Deputy City Manager/Director of Finance Okoro presented an overview of the General Fund Budget including the following information:

- General Fund revenue, expenditures & fund balance trend over the past five years, with the addition of the proposed FY 2012-2013 pre-budget.
- Review of the preliminary "status quo" FY 2012-2013 estimated budget.
- Estimated FY 2012-2013 General Fund revenue and expenditures, resulting in a projected fund balance as of June 30, 2013 of \$713,395.

City Manager Groves and Deputy City Manager/Director of Finance Okoro presented to the Council potential operational impacts from each City department in order to balance the FY 2012-2013 budget. Input from the City Council was received as follows:

Council Member Sullivan stated that he would not support staff or Sheriff's Department cuts. He recommended reducing Fire Services by \$1.5 million. City Manager Groves responded that the City would need to determine what level of Fire service they would support.

Council Member Higgins stated that it is the responsibility of management to determine what staff level is appropriate for production. He requested a flow chart showing what work each City employee performs before he agrees to any cuts. Council Member Higgins stated that he does not like red ink. He would like to use more volunteers to complete the tasks required to run the City. He added that he has a problem with the City Manager working part-time.

Council Member Hanna stated that he does not agree with the employees working part-time. He recommends concessioning out the Ingalls arenas.

Mayor Pro Tem Azevedo stated that she would like to see Ingalls Park used as a full-blown economic engine for the City. She cannot imagine cutting staff, adding that the City's Fire Department and Sheriff's Department are aligned with other cities Norco's size, but would consider the Sheriff's locating at Jurupa for the short-term.

7. Strategy Discussion – Fiscal Sustainability by 2017

Over the last five years the City has reduced General Fund expenditures from \$17.1 million in FY 2007-2008 to an estimated \$13 million in FY 2011-2012, representing nearly 25% reduction in total expenditures. The FY 2011-2012 General Fund Budget was essentially balanced, with some expenditure deferrals. Elimination of the Norco CRA added nearly \$1 million of mostly fixed costs to General Fund expenditures and another result was that the City lost a critical source of funding for capital infrastructure replacement and maintenance. This situation presents significant short-term and long-term risks to the City's ability to maintain existing services and achieve fiscal sustainability. The objective is to implement programs by March 31, 2013 to achieve fiscal sustainability for the City of Norco by June 30, 2017. Fiscal sustainability means a balanced General Fund Budget that maintains current service levels and establishes annual set aside of \$1 million for infrastructure funding.

Potential actions were presented that would assist in reducing General Fund expenditures by \$1.1 million. Potential action items include:

- Balance the FY 2012-2013 General Fund Operating Budget using a combination of expenditure reductions, continued expenditure deferrals, and use of available reserves from the Special Asset Revenue Fund.
- Implement Revenue Measure(s) to increase revenue annually by \$2,000,000 through FY 2016-2017.
- Establish an annual General Fund expenditure limit beginning FY 2013-2014 with limited annual increases.
- Establish a Capital Infrastructure Replacement and Maintenance Fund with an annual contribution of \$1 million beginning in FY 2013-2014 from the new Revenue Measure.

8. Next Steps

The City Council was asked to provide direction regarding balancing the FY 2012-2013 General Fund Budget. Options provided included:

- Use reserve, including balance in the Special Asset Revenue Fund, to fund structural deficit.
- Implement targeted budget reductions as necessary to balance the budget without using any reserve.
- Implement a combination of expenditure reduction and use of reserves to balance the budget.

Other potential "next steps" include:

- Conduct a Community Workshop before the FY 2012-2013 budget is presented to the City Council.
- Engage a professional firm to study the need for a Revenue Measure and the type of Revenue Measure, if any, which would be appropriate in the City of Norco.
- Adopt a Declaration of Fiscal Emergency if a Revenue Measure is determined by the Council to be an option towards achieving Fiscal Sustainability.

Mayor Pro Tem Azevedo commented on her concerns regarding the age of the City's infrastructure and the need for reserves in case of needed repairs.

Mayor Bash stated that a "state of emergency" meeting held would be a means to educate the community. He also stated that he sees opportunity in this challenge.

Council Member Sullivan stated that even if the City implements anything, it will take some time, noting his concerns regarding PERS contributions and potential future legal liabilities. He added that the City needs to cut what they can.

City Manager Groves stated that there are steps in the process that will need to be followed and noted that this is a compressed timeframe that the Council is facing. She asked if the Council would agree to commit to a community workshop to educate the community.

Council Member Sullivan stated that an amount needs to be determined per household that is needed to sustain the City. He added that this will need to be sold to the people that Norco needs help.

Council Member Higgins stated that he cannot be convinced to raise taxes until City Hall is first "bare bones". He added that he is leery of imposing a tax and does not believe that is the answer. He added that whatever caused the problem should be eliminated and if the problem cannot be fixed, then he would consider a tax. Council Member Higgins stated that the problem is "do we provide a service that is acceptable to the community?"

Mayor Bash commented on the cost to maintain Ingalls arenas, noting that this needs to be addressed as the City cannot afford it. Following continued comments from the public in attendance and City Council discussion, Mayor Bash stated that he hears consensus from the City Council Members that a community workshop should be conducted in order to educate the community.

9. Adjournment: There being no further business to come before the City Council, Mayor Bash adjourned the meeting at 12:25 p.m.

BRENDA K. JACOBS, CMC
CITY CLERK



MINUTES
CITY OF NORCO
CITY COUNCIL
REGULAR MEETING
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
MARCH 21, 2012

CALL TO ORDER: Mayor Bash called the meeting to order at 6:00 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**

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

§54956.9 – Conference with Legal Counsel – Existing Litigation

Case Name: Sedrak vs. City of Norco
Case Number: RIC 10022513

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

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

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.

PLEDGE OF ALLEGIANCE: Mayor Bash

INVOCATION: Robert Leonard

REGULAR CITY COUNCIL AGENDA AS FOLLOWS:

1. CITY COUNCIL CONSENT CALENDAR ITEMS:

Mayor Pro Tem Azevedo and Council Member Sullivan pulled Item 1.B. for discussion.

M/S Hanna/Higgins 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. City Council Minutes:
Regular Meeting of March 7, 2012
Recommended Action: **Approve the City Council Minutes** (City Clerk)
- B. Recap of Actions Taken at the Planning Commission Regular Meeting of March 14, 2012. **Recommended Action: Receive and File** (Planning Director) **PULLED FOR DISCUSSION**
- C. Procedural Step to Approve Ordinance after Reading of Title Only.
Recommended Action: Approval (City Clerk)
- D. Annual Resolution Making Findings and Continuing Existing Rates for Maintaining Flood control Channels within County Service Area CSA-152.
Recommended Action: Adopt Resolution 2012-20, making findings and continuing existing rates for maintaining flood control channels within County Service Area CSA-152. (Deputy City Manager/Director of Finance)

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

- Item 1.B. Recap of Actions Taken at the Planning Commission Regular Meeting of March 14, 2012. **Recommended Action: Receive and File** (Planning Director)

Mayor Pro Tem Azevedo requested information regarding the Planning Commission action taken on Item 9.B. of its March 14, 2012 agenda:

Resolution 2012-___: Zone Change 2012-07 (City of Norco) and **Resolution 2012-___**: Hospitality Specific Plan 1 (City of Norco): A Request for Approval to Change the Zoning from C-4 (Commercial) to H-D (Hospitality Development) Including the Adoption of a Specific Plan for Regulations on 2.42 Acres Located at 1417 Sixth Street. **Recommended Action: Approval** (PD King): **Denied 5-0**

Planning Director King stated that the Planning Commission denied the zone change with a unanimous 5-0 vote to implement the request for approval to change the zoning from C-4 (Commercial) to H-D (Hospitality Development) including the adoption of a Specific Plan for regulations on 2.42 acres located at 1417 Sixth Street. He briefly commented on the reasoning for the Planning Commission denial as they believe it was never intended to be an overlay zone and want it to stay at its intended use.

M/S Azevedo/Higgins to appeal the Planning Commission denial and set this item as a City Council public hearing. The motion was carried by the following roll call vote:

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

3. LEGISLATIVE MATTERS: (No new evidence was heard from the public as the public hearing was closed regarding all items listed.)

- 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. **Recommended Action: Adopt Ordinance No. 940 for second reading.** (City Clerk)

M/S Azevedo/Sullivan to adopt Ordinance No. 940 for second reading. The motion was carried by the following roll call vote:

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

- B. Ordinance Approving Amendments to the Norco Municipal Code to Remove all Reference to the Norco Community Redevelopment Agency and its Authority and Functions Therein. **Recommended Action: Adopt Ordinance No. 941 for second reading.** (City Clerk)

M/S Azevedo/Sullivan to adopt Ordinance No. 941 for second reading. 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. Report from the Ad Hoc Sign Code Working Group

On November 16, 2011, the City Council created the Ad Hoc Sign Code Working Group to review the current sign ordinance, specifically as it relates to commercially-zoned properties, and make recommendations on changes that would benefit business owners while still protecting the health and safety of the public. The composition of the committee included six members; two (2) appointed by the City Council, two (2) appointed by the Planning Commission, two (2) appointed by the Economic Development Advisory Council, and City staff. A full report, which provides detailed information on all of the recommendations, has been prepared by the Working Group for the City Council's review. The City Council is recommended to provide appropriate direction to the Planning Commission and/or City staff.

Recommended Action: Provide appropriate direction to Planning Commission and/or City staff. (Economic Development Specialist)

City Manager Groves introduced the City Council item.

Patrick Malone, Chairperson of the Sign Code Working Group, provided a summary of the process followed by the Working Group and the intent of the recommendations made in the report.

Council Member Higgins commented on concerns he had with specific recommendations in the report including the allowance of signs left in the right-of-way overnight on weekends. He would recommend that signs be allowed in the right-of-way on weekends from 7 a.m. to 7 p.m. He further stated his concerns regarding the allowance of political signs in the right-of-way. Other concerns noted were the community reader boards and freeway signage.

Council Member Hanna noted concerns about the flag-type signs that blow. He would like some wording added regarding how far back they are placed from the horse trail. City Manager Groves responded that those specifics are already in the Code.

Mayor Pro Tem Azevedo complimented the Working Group on the great job they did. She commented on concerns she has including the ability to advertise a business name on a sign (Goal 5). City Manager Groves noted that there could be two separate signs instead of one long one to provide better visibility. Mayor Pro Tem Azevedo also noted concerns regarding pole signs and requested that the regulations for them are clearly written in the ordinance. She also encouraged a handout be created that would be available regarding the sign process.

Mayor Bash noted that he served on this Working Group, adding that the sign issues have been his concern since he was elected to serve on the Council.

M/S Sullivan/Bash to forward the report to the Planning Commission to discuss and draft an ordinance for City Council review. The motion was carried by the following roll call vote:

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

5. CONTINUED CITY COUNCIL PUBLIC HEARING:

- 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

A small triangular portion of Bluff Street right-of-way is being recommended to be vacated as it is not being used for street purposes. Interest has been expressed to purchase the property and will be addressed by City staff following the approval of the recommended right-of-way vacation and brought back to the City Council for further approval.

Recommended Action: Adopt Resolution No. 2012-___, vacating a triangular portion on the west side of Bluff Street and direct the City Clerk to record the vacation with the County Recorder. (Deputy Public Works Director/Senior Engineer)

Deputy Public Works Director/Senior Engineer Askew presented the City Council public hearing item. In response to Council Member Sullivan, staff confirmed that the property is contiguous with the property next to it.

Mayor Bash OPENED the public hearing, indicating that proper notification had been made and asked for the appearance of those wishing to speak. With no one wishing to speak, Mayor Bash CLOSED the public hearing.

M/S Sullivan/Hanna to adopt Resolution No. 2012-21, vacating a triangular portion on the west side of Bluff Street and direct the City Clerk to record the vacation with the County Recorder. The motion was carried by the following roll call vote:

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

6. CITY COUNCIL PUBLIC HEARING:

A. General Plan Amendment 2008-01: 2008-2014 Housing Element Update, Amendment 1 with Implementing General Plan Amendments, Zone Changes and a Zone Code Amendment; (City of Norco): Review and Approval of the Final 2008-2014 Housing Element Update for Submittal to the Department of Housing and Community Development for Certification affecting the following locations:

- 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).
- 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).
- 13.4 acres generally located south of River Road and west of Corydon Avenue (APN's 121-180-014; 121-310-086, -087, and -090).
- 19.4 acres generally located on the east side of Norconian Drive and south of Norco Drive (APN's 130-240-021, and -023).
- 22.9 acres generally located on the southwest corner of Fifth Street and Horseless Carriage Drive (APN's 129-200-011).
- 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).

General Plan Amendment 2008-01/City of Norco Draft 2008-2014 Housing Element Update Amendment 1: This is an amendment to the City's current

adopted 2008-2014 Housing Element update. The necessary implementation measures for the adopted Housing Element include General Plan Amendments, a Zone Code Amendment, and zone changes which are described in the report. The draft Housing Element was approved by the Planning Commission on August 12, 2009 and by the City Council on September 2, 2009. That document was submitted to the California Department of Housing and Community Development (HCD) for its mandatory review toward the goal of certification. HCD responded with changes that needed to occur to make the document consistent with state housing laws before it could be certified.

This Amendment 1 addresses those comments received by HCD. The amendment also includes a modification to the sites that were originally identified to accommodate housing for the Housing Element Update because of changed circumstances. The general plan amendments, zone changes and a zone code amendment that are addressed in this staff report are the implementation measures associated with bringing the Housing Element into compliance with State law so that it can be certified.

The Planning Commission reviewed all of these proposed items on February 29, 2012 and recommended that the City Council approve the revision to the 2008-2014 Housing Element Update along with all of the implementing actions.

Recommended Actions:

Motion 1: **Adopt Resolution 2012-__** approving the Final Draft 2008-2014 Housing Element Update as amended for certification by the California Department of Housing and Community Development (HCD).

Motion 2: **Adopt Resolution 2012-__** approving General Plan Amendment 2012-01A to amend the Land Use Element of the General Plan by adding a new land use category to be titled "Housing Development Overlay".

Motion 3: **Adopt for First Reading Ordinance No. __** to approve Zone Code Amendment 2012-01 to establish the Housing Development Overlay (HDO) zone.

For the 18.6-acre site:

Motion 4: **Adopt Resolution 2012-__** approving General Plan Amendment 2012-01B.

Motion 5: **Adopt for First Reading Ordinance No. __** to approve Zone Change 2012-01 (Specific Plan 85-1, Amendment 6) to apply the Housing Development Overlay zone.

For the 18.5-acre site:

Motion 6: Adopt Resolution 2012-__ approving General Plan Amendment 2012-01C.

Motion 7: Adopt for First Reading Ordinance No. __ to approve Zone Change 2012-02.

For the 13.4-acre site:

Motion 8: Adopt Resolution 2012-__ approving General Plan Amendment 2012-01D.

Motion 9: Adopt for First Reading Ordinance No. __ to approve Zone Change 2012-03.

For the 19.4-acre site:

Motion 10: Adopt Resolution 2012-__ approving General Plan Amendment 2012-01E.

Motion 11: Adopt for First Reading Ordinance No. __ to approve Zone Change 2012-04.

For the 22.9-acre site:

Motion 12: Adopt Resolution 2012-__ approving General Plan Amendment 2012-01F.

Motion 13: Adopt for First Reading Ordinance No. __ to approve Zone Change 2012-05 (Specific Plan 90-01, Amendment 10).

For the 9.4-acre site:

Motion 14: Adopt Resolution 2012-__ approving General Plan Amendment 2012-01G.

Motion 15: Adopt for First Reading Ordinance No. __ to approve Zone Change 2012-06.
(Planning Director)

Planning Director King presented the City Council public hearing item, noting the state requirements of a Certified Housing Element and the process required for approval. He stated that the Planning Commission unanimously approved this item and all of the actions required.

Council Member Sullivan asked if the Housing Element would be certified if the Council approved the recommended actions tonight. In response, Planning Director King stated that is what staff has been informed.

Alexa Washburn, representing Hogle-Ireland, presented an overview of the proposed Housing Element. She noted that she has been working with the state through this process. She stated that the upcoming planning period begins in 2013 and it is important that action is taken prior to that time. She further stated that the City has received a pre-certification letter from the state giving the City the approval to move forward with approving the document and actions required.

Mayor Pro Tem Azevedo asked what happened since the last Housing Element was approved by the Council. In response, Planning Director King stated that it is a very lengthy and time consuming process from the time the draft is sent, through the period of approval process and redrafting. Ms. Washburn added that staff wanted conceptual approval from the state ahead of time before moving forward with presenting the actions to the Council for adoption. Mayor Pro Tem Azevedo noted concerns regarding a non-housing project being developed on one of the selected sites and asked if this would require another site to be identified. Planning Director King responded that this is one of the reasons why it is important to move forward at this time to adopt the Housing Element before the next round of numbers come out in 2013. He also reminded the Council that the City is only required to zone and not to build. He also clarified the senior housing restrictions that went away with the dissolution of the Norco Community Redevelopment Agency.

Council Member Higgins commented on penalties threatened by the state if the Housing Element is not approved and noted that he does not agree that the penalties threatened will be fulfilled. He also stated that he is concerned with the designation of properties that are not desirable and added that he is not happy with the parcels included.

City Attorney Harper commented on the legal consequences, noting that the law states that if a City does not have an approved Housing Element, the result is no approved general plan and as a result, the city cannot issue building permits.

Council Member Sullivan stated that he agrees with Council Member Higgins and does not agree with the sites selected.

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

Robert Stockbridge. Mr. Stockbridge spoke against the recommended actions, noting that the schools are already overcrowded and he is concerned with Site 3.

George Partsch. Mr. Partsch spoke against the recommended actions, noting concerns regarding low-income housing and the height requirements for apartments.

John Bailey. Mr. Bailey spoke against the recommended actions; noting his concern regarding the proposed site located at Corydon and River, increased traffic and crime.

Max Bell. Mr. Bell spoke against the recommended actions, noting his concern regarding high-density low-income housing built close to his home.

Deborah Greeno. Ms. Greeno spoke against the recommended actions, noting concerns regarding the proposed site at Corydon and River, adding that she would only support senior housing.

John Kayser. Mr. Kayser spoke against the recommended actions, noting his concern regarding low-income developments.

Erin Kayser. Ms. Kayser spoke against the recommended actions, noting concerns about crime and traffic.

Kathleen Blundell. Ms. Blundell spoke against the recommended actions, noting concerns regarding crime and added that she is not against senior housing.

Ben Hartley. Mr. Hartley spoke against the recommended actions, noting concerns regarding all of the proposed sites being located on the west side of the freeway. He also stated concerns regarding increased gang activity.

Bob Jacques. Mr. Jacques spoke against the recommended actions, noting that high-density projects are huge for investors.

Linda Dixon. Ms. Dixon noted her concerns regarding the overlay zone located next to residential properties.

Vern Showalter. Mr. Showalter spoke in support of mixed-use projects.

Mayor Bash CLOSED the public hearing.

The Council Members all stated concerns regarding the site located at Corydon and River and asked if an alternate site could be identified. Planning Director King and Ms. Washburn stated that they would do some calculations as they believed there was that option available.

RECESS: Mayor Bash recessed the Council at 9:05 p.m.

RECONVENE: Mayor Bash reconvened the Council at 9:15 p.m.

After review of an alternative site, Planning Director King stated that the 13.4-acre site (Site 3) could be eliminated, resulting in the expansion of the 9.4-acre site (Site 6) by an additional 6 acres. He stated that this revised Housing Element would need to be sent to the HCD for its conceptual approval.

18.6-Acre Site:

M/S Bash/Higgins to Adopt Resolution 2012-22, approving General Plan Amendment 2012-01B and adopt for First Reading Ordinance No. 942 to approve Zone Change 2012-01 (Specific Plan 85-1, Amendment 6) to apply the Housing Development Overlay zone. The motion was carried by the following roll call vote:

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

18.5-Acre Site:

M/S Bash/Higgins to adopt Resolution 2012-23, approving General Plan Amendment 2012-01C and adopt for First Reading Ordinance No. 943 to approve Zone Change 2012-02. The motion was carried by the following roll call vote:

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

13.4-acre Site:

Eliminated and not voted on.

19.4-Acre Site:

M/S Higgins/Bash to adopt Resolution 2012-24, approving General Plan Amendment 2012-01E and adopt for First Reading Ordinance No. 944 to approve Zone Change 2012-04. The motion was carried by the following roll call vote:

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

22.9-Acre Site:

M/S Higgins/Azevedo to adopt Resolution 2012-25, approving General Plan Amendment 2012-01F and adopt for First Reading Ordinance No. 945 to approve Zone Change 2012-05 (Specific Plan 90-01, Amendment 10). The motion was carried by the following roll call vote:

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

9.4-Acre Site -- Plus 6 Additional Acres:

M/S Higgins/Hanna to adopt Resolution 2012-26, approving General Plan Amendment 2012-01G and adopt for First Reading Ordinance No. 946 to approve Zone Change 2012-06. The motion was carried by the following roll call vote:

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

M/S Higgins/Bash to adopt Resolution 2012-27, approving the Final Draft 2008-2014 Housing Element Update as amended for certification by the California Department of Housing and Community Development (HCD). The motion was carried by the following roll call vote:

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

M/S Higgins/Azevedo to adopt Resolution 2012-28, approving General Plan Amendment 2012-01A to amend the Land Use Element of the General Plan by adding a new land use category to be titled "Housing Development Overlay". The motion was carried by the following roll call vote:

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

M/S Hanna/Higgins to adopt for First Reading Ordinance No. 947 to approve Zone Code Amendment 2012-01 to establish the Housing Development Overlay (HDO) zone. The motion was carried by the following roll call vote:

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

7. PUBLIC COMMENTS OR QUESTIONS:

Pat Overstreet. Ms. Overstreet invited everyone to the RURAL meeting to be held on Thursday, March 22 at 7 p.m. at which time Council Member Hanna will be speaking.

Vern Showalter. Mr. Showalter congratulated Mayor Bash on his State of the City address.

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

- A. City Council Updates from Regional Boards and Commissions: **NONE**
- B. City Council Other Matters

Mayor Pro Tem Azevedo:

- Attended the Measure U meeting at the Corona-Norco Unified School District and reported that the District completed realignment and students in apartments on River Road could possibly be coming to Norco schools. She added that the School District is completing a survey regarding another proposed ballot measure to complete additional District improvements.

Council Member Sullivan:

- Commented on the letter signed by Mr. Showalter, representing the Streets, Trails and Utilities Commission, requesting that the City Council consider discussions regarding the opening of Corona Avenue. He stated that he does not believe there is any specific action required by the Council to open it up. In response, City Attorney Harper stated that the Specific Plan would need to be amended, which requires City Council action.

Mayor Bash:

- Stated that he is concerned about the stoplight at Hidden Valley and Hamner and asked if the timing could be changed. Public Works Director Thompson responded that there are three agencies involved in the timing of that stoplight, adding that discussions are taking place.

- C. Staff Other Matters:

City Manager Groves:

- Briefly commented on the letter received from Mr. Showalter, as referred to by Council Member Sullivan, and asked if the City Council desired to place this item on a future agenda for discussion..

MOTION by Council Member Sullivan to place an item on a future agenda regarding the opening up of Corona Avenue. With the lack of a second to that motion, the motion died.

- 9. **ADJOURNMENT:** There being no further business to come before the City Council, Mayor Bash adjourned the meeting at 9:55 p.m.

BRENDA K. JACOBS, CMC
CITY CLERK

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: April 4, 2012

SUBJECT: Execution of a Service Agreement by and between the County of Riverside, the City of Eastvale and the City of Norco for Hamner Avenue Bridge Improvements at the Santa Ana River

RECOMMENDATION: Approve the Service Agreement for the Development and Implementation of the Hamner Avenue Bridge Project, subject to non-substantive changes.

SUMMARY: The City of Norco, the City of Eastvale and the County of Riverside have considered entering into a Service Agreement for the development and implementation of a project to replace the existing Hamner Avenue Bridge over the Santa Ana River. The proposed Service Agreement would authorize the County of Riverside to act on behalf of the cities as the lead agency to perform initial studies to develop a planning and funding application document.

BACKGROUND/ANALYSIS: The parties have determined that there is a significant need for improvements to the Hamner Avenue Bridge over the Santa Ana River. The City of Eastvale and the City of Norco desire to cooperate and jointly participate in implementing and funding the project improvements. Although the bridge is within the City of Norco's jurisdiction, the cities have requested the County of Riverside be designated as the lead agency. The proposed agreement will initiate conceptual planning studies, administration, environmental scoping, preliminary cost analysis, and preparation of a funding document.

The County has extensive experience in the development and implementation of bridge projects involving Federal and State agencies. The County would provide administrative, technical, managerial and support services necessary to develop the project.

The purpose of the Service Agreement is to memorialize the mutual understandings between the County of Riverside, the City of Eastvale, and the City of Norco with respect to each agency's roles and responsibilities regarding the project. Pursuant to the proposed Service Agreement, the City of Norco shall work with the County and Eastvale to identify matching funds from eligible programs (such as TUMF) and/or other sources to fund the project.

Execution of a Service Agreement by and between the County of Riverside, the City of Eastvale and the City of Norco for Hamner Avenue Bridge Improvements at the Santa Ana River

Page 2

April 4, 2012

The City of Norco will provide encroachment permits authorizing entry onto the public right-of-way to perform all surveys and other field activities required for preparation of conceptual planning studies, funding applications, design, environmental, survey and construction of the project. The City shall also provide a representative to coordinate and assist the County's Project Manager during the development and construction of the project.

Staff recommends the City Council approve the proposed Service Agreement for the development and implementation of the Hamner Avenue Bridge Project.

FISCAL IMPACT: N/A

/80737

Attachment: Service Agreement

1 **SECTION 1 • COUNTY shall:**

- 2 1. Act as the lead agency on behalf of the CITIES for the overall development and implementation of the
3 PROJECT. All services are dependent on the CITIES obtaining sufficient funding for each phase of the
4 PROJECT. COUNTY is providing services and Project Management on a reimbursable basis and has no
5 obligation with regard to COUNTY funding for any portion of PROJECT.
- 6 2. Perform the conceptual planning studies as described in Exhibit A, attached and incorporated by this
7 reference, and evaluate the bridge site to determine the feasibility of obtaining Federal funds for bridge
8 replacement based on an inadequate floodway to pass a 100-year storm and/or liquefaction potential at the
9 bridge site. If the review and research identifies that this bridge would be a candidate for Federal Highway
10 Bridge Program (HBP) replacement funding, COUNTY will prepare the necessary studies and the funding
11 application to submit to Federal Highway Administration (FHWA) for their consideration to program and to
12 fund the PROJECT.
- 13 3. Work with the CITIES to identify the required matching funds from potentially eligible regional programs (such
14 as TUMF) and/or other sources to fully fund all PROJECT phases. These would include the planning and
15 environmental documentation (PA/ED) phase, the final design, i.e., Plans Specifications, and Estimate
16 (PS&E) phase, and the construction phase.
- 17 4. Work with the CITIES to have funding authorized from the approved Federal HBP funds and secure the
18 agreements for the local matching funds from other sources, including regional agencies prior to initiating
19 each phase of the PROJECT.
- 20 5. Retain a consultant to prepare the PA/ED documents, manage and oversee the work of the consultant, and
21 work with the regulatory agencies to review, circulate, and approve the environmental document.
- 22 6. Retain a consultant to prepare the plans, specifications, and estimates (PS&E) for final design of the project
23 and is responsible for payments to consultants.
- 24 7. Advertise, award and administer a public works contract for the construction of the PROJECT in accordance
25 with the local Agency Public Construction Code, the California Labor Code, State requirements and in
26 accordance with the encroachment permits issued by CITIES (if sufficient funds are available).
- 27 8. Submit invoices to CITIES periodically, but not more frequent than monthly, for reimbursement of PROJECT
28 costs. County shall be responsible to conduct/schedule meetings on an as needed basis with the cities of
29 Norco and Eastvale to report progress of the project.

1 **SECTION 2 • EASTVALE shall:**

- 2 1. Fund up to \$150,000 of TUMF funds toward the cost of initial Scope of Work as described in Exhibit A for
3 programming and funding the PROJECT.
- 4 2. Work collaboratively with COUNTY and NORCO to identify needed matching funds from potentially eligible
5 programs (such as TUMF) and/or other sources to fully fund the PROJECT if Federal funds are approved for
6 the PROJECT.
- 7 3. Issue, at no cost to COUNTY or its contractors, upon proper application by COUNTY or COUNTY's
8 contractor, an encroachment permit authorizing entry onto CITY's right-of-way to perform all surveys and
9 other field activities required for preparation of Conceptual Planning Studies, the Funding Application
10 Document, and subsequently upon securing the funding, for PA/ED, PS&E, and Construction of the
11 PROJECT.
- 12 4. Provide a representative to coordinate and assist the COUNTY's Project Manager during the development
13 and the construction of PROJECT, and to verify facilities are constructed as required by this Agreement, if
14 applicable.
- 15 5. Pay COUNTY within 45 calendar days of receipt all invoices submitted by COUNTY for PROJECT costs.

16 **SECTION 3 • NORCO shall:**

- 17 1. Work collaboratively with COUNTY and EASTVALE to identify needed matching funds from potentially eligible
18 programs (such as TUMF) and/or other sources to fully fund the PROJECT, if Federal funds are approved for
19 the PROJECT.
- 20 6. Issue, at no cost to COUNTY or its contractors, upon proper application by COUNTY or COUNTY's
21 contractor, an encroachment permit authorizing entry onto CITY's right-of-way to perform all surveys and
22 other field activities required for preparation of Conceptual Planning Studies, the Funding Application
23 Document, and subsequently upon securing the funding, for PA/ED, PS&E, and Construction of the
24 PROJECT.
- 25 2. Provide a representative to coordinate and assist the COUNTY's Project Manager during the development
26 and the construction of PROJECT, and to verify facilities are constructed as required by this Agreement, if
27 applicable.

28 **SECTION 4 • IT IS MUTUALLY AGREED AS FOLLOWS:**

- 29 1. Implementation of PROJECT depends primarily on the availability and approval of HBP funds as well as the

1 availability and the approval of the matching funds coming from regional funding programs such as the
2 Transportation Uniform Mitigation Fee (TUMF) program. In the event that adequate funds are not available to
3 move forward or to complete PROJECT, all PARTIES agree to meet and confer and collectively work to
4 identify adequate funding for PROJECT.

5 2. Nothing in this agreement is intended to commit the COUNTY to funding any portion of the PROJECT.

6 3. Ownership and title to all materials, equipment, and appurtenances installed as part of this agreement will
7 automatically be vested with the jurisdiction for which the improvements reside and no further agreement will
8 be necessary to transfer ownership.

9 4. Neither COUNTY nor CITIES shall be responsible for any maintenance of the improvements provided by
10 PROJECT that are located outside of their respective right-of-way boundaries.

11 5. No alteration or variation of the terms of this Agreement shall be valid unless made in writing and signed by all
12 PARTIES and no oral understanding or agreement not incorporated herein shall be binding on the PARTIES
13 hereto.

14 6. Exhibit A of this agreement includes only the Initial Scope of Work to perform the necessary Conceptual
15 Planning Studies, to prepare the Funding Application Document for HBP funds, and to process the application
16 with FHWA for approval. When the project details are better defined and the HBP funding is approved, this
17 Agreement shall be amended to revise and to detail the scope of work for the subsequent phases of the
18 Project.

19 7. Neither COUNTY nor any officer or employee thereof shall be responsible for any damage or liability
20 occurring by reason of anything done or omitted to be done by CITIES under or in connection with any work,
21 authority or jurisdiction delegated to CITIES under this Agreement. It is further agreed that pursuant to
22 Government Code Section 895.4, CITIES shall fully indemnify and hold COUNTY harmless from any liability
23 imposed for injury (as defined by Government Code Section 810.8) occurring by reason of anything done or
24 omitted to be done by CITIES under or in connection with any work, authority or jurisdiction delegated to
25 CITIES under this Agreement.

26 8. Neither CITIES nor any officer or employee thereof shall be responsible for any damage or liability occurring
27 by reason of anything done or omitted to be done by COUNTY under or in connection with any work, authority
28 or jurisdiction delegated to COUNTY under this Agreement. It is further agreed that pursuant to Government
29 Code Section 895.4, COUNTY shall fully indemnify and hold CITIES harmless from any liability imposed for

1 injury (as defined by Government Code Section 810.8) occurring by reason of anything done or omitted to be
2 done by COUNTY under or in connection with any work, authority or jurisdiction delegated to COUNTY under
3 this Agreement.

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

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

13 11. This Agreement is to be construed in accordance with the laws of the State of California.

14 12. Neither the CITIES nor COUNTY shall assign this Agreement without the written consent of the other party.

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

19 14. This Agreement is the result of negotiations between the parties hereto, and the advice and assistance of
20 their respective counsel. The fact that this Agreement was prepared as a matter of convenience by CITIES or
21 COUNTY shall have no importance or significance. Any uncertainty or ambiguity in this Agreement shall not
22 be construed against the party that prepared it in its final form.

23 15. Any waiver by COUNTY or CITIES of any breach by any other party of any provision of this Agreement shall
24 not be construed to be a waiver of any subsequent or other breach of the same or any other provision hereof.
25 Failure on the part of COUNTY or CITIES to require from any other party exact, full and complete compliance
26 with any of the provisions of this Agreement shall not be construed as in any manner changing the terms
27 hereof, or stopping COUNTY or CITIES from enforcing this Agreement.

28 16. This Agreement and the exhibits herein contain the entire agreement between the PARTIES, and are
29 intended by the PARTIES to completely state the Agreement in full. Any agreement or representation

1 respecting the matters dealt with herein or the duties of any party in relation thereto, not expressly set forth in
2 this Agreement, is null and void.

3 17. Nothing in the provisions of this Agreement is intended to create duties or obligations to or rights in third
4 parties not party to this Agreement or affect the legal liability of either party to the Agreement by imposing any
5 standard of care with respect to the maintenance of roads different from the standard of care imposed by law.

6 18. All PARTIES shall retain or cause to be retained for audit, all records and accounts relating to PROJECT for a
7 period of three (3) years from the date of final payment.

8 19. All notices, demands, invoices, and other communications required or permitted hereunder shall be in writing
9 and delivered to the following addresses or such other address as the PARTIES may designate:

10 **COUNTY:**

11 Riverside County Transportation Department
12 Attn: Juan C. Perez, Director of Transportation
13 4080 Lemon Street, 8th Floor
14 Riverside, CA 92501
15 Phone: (951) 955-6740
16 Fax: (951) 955-3198

EASTVALE:

City of Eastvale
Attn: George Alvarez, City Engineer
12363 Limonite Ave, Suite 910
Eastvale, CA 91752
Phone: (951) 361-0900 x1312
Fax: (951) 361-0888

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18 **NORCO:**

19 City of Norco
20 Attn: Bill Thompson, Public Works Director
21 2870 Clark Avenue
22 Norco, CA 92860
23 Phone: (951) 270-5607
24 Fax: (951)

25
26 20. This Agreement may be executed in one or more counterparts and when a counterpart shall have been
27 signed by each party hereto, each shall be deemed an original, but all of which constitute one and the same
28 instrument.
29

[Signatures of Parties on Following Page(s)]

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CITY OF EASTVALE

APPROVED BY:

_____ Dated: _____

Mayor

_____ Dated: _____

City Manager

ATTEST:

_____ Dated: _____

City Clerk

APPROVED AS TO FORM:

_____ Dated: _____

City Attorney

CITY OF NORCO

APPROVED BY:

_____ Dated: _____

Kevin Bash

Mayor

_____ Dated: _____

Beth Groves

City Manager

ATTEST:

_____ Dated: _____

Brenda K. Jacobs, CMC

City Clerk

APPROVED AS TO FORM:

_____ Dated: _____

John Harper

City Attorney

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COUNTY OF RIVERSIDE

RECOMMENDED FOR APPROVAL:

_____ Dated: _____

Juan C. Perez

Director of Transportation

APPROVED AS TO FORM:

_____ Dated: _____

Pamela J. Walls

County Counsel

APPROVAL BY THE BOARD OF SUPERVISORS:

_____ Dated: _____

John Tavaglione

Chairman, County Board of Supervisors

ATTEST:

Kecia Harper-Ihem

Clerk of the Board

_____ Dated: _____

Deputy

EXHIBIT A • SCOPE OF WORK

PROJECT DESCRIPTION:

Hamner Avenue is a north-south road on the border between the City of Norco and the newly incorporated City of Eastvale within Riverside County. The road is classified as a "Major Highway" in Riverside County's General Plan and an "Urban Minor Arterial" in Caltrans California Road System Maps. Hamner Avenue Bridge (State Br. No. 56C0446) is located approximately four miles north of State Route 91 (SR-91) at the Santa Ana River, and approximately 1,200 feet downstream or west of Interstate 15 (I-15) Bridges. Hamner Avenue Bridge was constructed in 1939. The bridge is on the federal Eligible Bridge List (EBL) as the bridge has a low Sufficiency Rating (SR) of 69.3 and is flagged as "Structurally Deficient (SD)". Bridges on the EBL are qualified to receive HBP funds for rehabilitation or replacement, which depends on the level of various ratings and types of deficiencies listed in the Caltrans Bridge Inspection Report.

The existing bridge carries two lanes of traffic, one in each direction. Hamner Avenue is included in the 2008 RTP Amendment No.4 for widening to six lanes, three in each direction, between Bellegrave Avenue and Santa Ana River. A bridge replacement involving additional lanes is the goal. However, a SR of 50 or less is needed just for bridge replacement in kind. Since the Hamner Avenue Bridge has a SR greater than 50, technical justifications will be required to convince Caltrans Local Assistance and FHWA that bridge replacement is more cost effective than bridge rehabilitation. Technical justifications may include waterway inadequacy to accommodate the 100-year flood, scour vulnerability of the existing bridge foundations causing structural instability, potential for seismic liquefaction and lateral spread of site soils causing large ground settlements leading to bridge collapse.

SCOPE OF WORK

The scope of work includes gathering and reviewing existing data, conducting conceptual planning studies and developing a Highway Bridge Program (HBP) funding application to replace the existing Hamner Avenue Bridge over Santa Ana River. The following tasks shall be performed:

- **Project Management and Coordination** - Project administration will ensure timely progress, billing, accurate project record keeping, monitoring of costs, progress, deliverables and adherence to quality standards. This task will include general management and coordination among the COUNTY, CITIES,

1 and Caltrans. Project meetings will be conducted as necessary to maintain continuous communication
2 and coordination among the agencies.

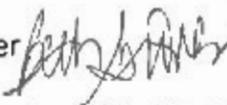
- 3 • **Gathering and Reviewing the Existing Data** - Caltrans bridge inspection reports, bridge as-built plans
4 (including the upstream I-15 Bridges and the downstream newly constructed River Road Bridge), aerial
5 topographic maps/photos and any available drainage studies and plans relevant to the project from
6 Riverside County Flood Control and Water Conservation District (RCFC&WCD), Army Corps of Engineers
7 (ACOE) and FEMA will be obtained and reviewed.
- 8 • **Field Review of the Bridge Site and Flood Plain** - A field visit will be conducted to observe and visually
9 evaluate the existing channel and bridge conditions in relation to scour, degradation, flow patterns, high
10 water marks, structural scour stability, design constraints, and other physical constraints. Photos will be
11 taken to document the site conditions.
- 12 • **Preliminary Geotechnical Investigation and Evaluation** - The evaluation will include liquefaction
13 potential and a semi-quantitative liquefaction assessment using existing LOTBs of the existing Hamner
14 Avenue Bridge as well as the I-15 Santa Ana River Bridges. In addition, the evaluation will be supported
15 by limited site specific subsurface data to allow for a more quantitative assessment of liquefaction
16 potential including settlement and downdrag, loss of lateral pile capacity, and lateral spreading potential.
- 17 • **Cross-Sectional Survey of Santa Ana River** - Several channel cross sections at the bridge site will be
18 surveyed to obtain streambed geometry for preliminary hydraulic analysis and to verify if channel
19 degradation has occurred in the recent past.
- 20 • **Preliminary 100-year Floodplain Study and Scour Analysis** – A 100-year floodplain study will be
21 performed based upon the USACOE-LAD floodplain study to evaluate the conveyance through the bridge
22 waterway. The study will cover the reach of the Santa Ana River from about 5,000 feet downstream to
23 approximately 1,200 feet upstream of the existing Hamner Avenue Bridge. The local scour potential at
24 the existing bridge will be verified.
- 25 • **Concept Plans for the Replacement Bridge and Approach Roads** – The bridge Advance Planning
26 Study will be performed according to Caltrans Office of Special Funded Projects (OSFP) Information and
27 Procedures Guide 3-2 and Memo to Designers 1-8 for the proposed replacement structure. The primary
28 objective for this task is to determine the scope (geometry and configuration) of the most feasible bridge
29 type. The APS will include evaluation of the most cost-effective structure type, structure depth, bridge

1 length, span lengths, railings, abutments, approach slabs, substructure members such as bridge columns
2 or pier walls, foundations, calculations of available channel freeboard, staging and utility requirements,
3 and structural interaction with roadway facilities. Conceptual roadway plans depicting the preliminary
4 roadway layout, centerline profile and cross sections will be prepared. Additional design elements such
5 as grading constraints, right of way encroachment, and impacts to major utilities will be considered for
6 their cost impacts. The apparent most feasible profile will be developed as part of this task to support
7 bridge advance planning study

- 8 • **Preliminary Cost estimates** - Preliminary quantity calculations and cost estimates will be prepared to
9 establish funding requirements to develop the project.
- 10 • **HBP Funding Application** - A funding application will be prepared summarizing the results of the
11 conceptual planning studies and submitted to Caltrans Local Assistance to secure federal Highway
12 Bridge Program (HBP) funds. The funding document will include a cover letter, project location map,
13 project background, project need and purpose, system planning, hydraulics data, site reconnaissance
14 and assessment, proposed improvements, cost estimates and preliminary project schedule.

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: April 4, 2012

SUBJECT: Acceptance of the Horseless Carriage 12-inch Water Line Extension Project as Complete

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

SUMMARY: The Horseless Carriage 12-inch Water Line Extension Project was awarded on February 15, 2012 to TK Construction, of San Bernardino, California, to install and construct a potable water pipeline from Horseless Carriage Drive south to Fourth Street. The project has been completed.

BACKGROUND/ANALYSIS: Staff completed plans and specifications for the Horseless Carriage 12-inch Water Line Extension Project and on January 31, 2012 bids were received. On February 15, 2012, the City Council awarded a public works contract to TK Construction in the amount of \$58,982, including a 10% contingency available for justified change orders. The final contract amount of \$58,982 is based on the actual quantity of material used on the project as verified by staff, with no change orders submitted.

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 TK Construction and authorize the City Clerk to record the Notice of Completion.

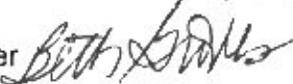
FINANCIAL IMPACT: Funds are available within the 2011/12 Water Capital Improvement Program Fund 144 (Water) for this project.

/80738

Attachments: N/A

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: April 4, 2012

SUBJECT: Reconciliation of Certificate of Occupancy Fee for 1007 Sixth Street, Suite 101

RECOMMENDATION: Approve the reconciliation of a Certificate of Occupancy Fee for 1007 Sixth Street, Suite 101.

SUMMARY: On September 3, 2011, the owner of the property located at 1007 Sixth Street agreed to pay for a Temporary Certificate of Occupancy to allow a tenant to occupy Suite 101 and open for business. Staff is requesting that the City Council approve utilizing the paid Temporary Certificate of Occupancy fees in the amount of \$470.00 to fund a permanent Certificate of Occupancy for Suite 101 and pay the remaining permit fee balance.

BACKGROUND/ANALYSIS: In order to assist the property owner located at 1007 Sixth Street and allow their tenant to open for business, staff agreed to issue a temporary certificate of occupancy on September 3, 2011. The applicant (owner) had specific site conditions associated with the overall project that required improvements that related to multiple suites on the property. The property owner has completed the improvements and finalized the outstanding permits to the satisfaction of the Building Department.

A Temporary Certificate of Occupancy has an initial issuance fee of \$470.00 and a permanent Certificate of Occupancy has an issuance fee of \$310.00. Suite 101 also required fire permit and plan check fees in the amount of \$113.12, and had a remaining building permit balance of \$46.88, for a total fee amount of \$470.00.

FINANCIAL IMPACT: N/A

/80735

CITY OF NORCO STAFF REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Beth Groves, City Manager 

PREPARED BY: Bill Wilkman, Cultural Resources Consultant

DATE: April 4, 2012

SUBJECT: Approval of an Application for a Certified Local Government Grant

RECOMMENDATION: Authorize staff to submit a grant application to the State of California for \$8,000 to fund the preparation and submission of an application to list the Old Norco School (current Community Center) on the State Register of Historical Resources.

SUMMARY: As a Certified Local Government the City qualifies for annual grants to implement its historic preservation program. Grant applications for the 2012-2013 grant cycle are due at the end of April. A 2010-2011 CLG grant funded a survey of potential historic resources dating prior to 1946. This survey identified the Old Norco School (current Community Center) as eligible for listing on the State Register of Historical Resources. The City Manager and Cultural Resources Consultant recommend that the next grant application should fund the completion and submission of an application to list this building on the State Register.

BACKGROUND/ANALYSIS: In the fall of 2009, the City of Norco became the State of California's 57th Certified Local Government. To retain its CLG status, the City is obligated to systematically survey its historic resources and document its historic context. In 2010, the City was awarded a grant of \$24,900 to prepare a historic context statement and survey resources dating through 1945. Work on this project was completed in the fall of 2011. This survey identified the Old Norco School as one of the City's most important and intact historic resources. A grant to place this building on the State Register would be a logical and important step in carrying out the findings of the 2010-2011 survey.

CLG grants are federal moneys managed by the State Office of Historic Preservation. Grants are calculated using a formula in which the City is obligated to contribute 40% of the overall grant value in the form of cash or in-kind services. Given that there are no General Fund moneys to contribute to a CLG grant, the City's obligation would be met totally with in-kind services. We recommend the City apply for an \$8,000 grant. Using the CLG grant formula, the total project amount would be \$13,333, with the City contributing \$5,333 via in-kind services. The grant would be structured to use a minimal amount of staff time as part of the in-kind share, with the remainder of the in-kind contribution coming from time

devoted to the project by volunteers. Much of this volunteer time would be donated by members of the Historic Preservation Commission.

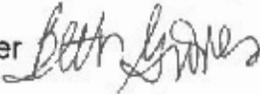
CLG grants are competitive, with more applicants typically applying than there are funds available. Grants are awarded on the basis of a point system tied to the quality of the application. Grant applications are due by the end of April, with the results announced in June. The grant cycle starts on October 1 and runs through September 30 of the following year.

FINANCIAL IMPACT: No additional City money will be necessary to fund the City's contribution to this grant. Rather the City's contribution will be made in the form of a combination of staff and volunteer time.

/80727

CITY OF NORCO STAFF REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Beth Groves, City Manager 

PREPARED BY: Bill Wilkman, Cultural Resources Consultant

DATE: April 4, 2012

SUBJECT: Approval of an Application for a National Endowment for the Humanities Grant

RECOMMENDATION: Authorize staff to submit a grant application to the National Endowment for the Humanities for \$6,000 to fund an assessment of Norco's historic collections and to develop a plan for their future management.

SUMMARY: Earlier this year, the City Council added to the Historic Preservation Commission's responsibilities, the oversight of Norco's historic collections. A subcommittee of the Commission has been studying this matter and the need for a professional assessment and plan to assure the future of the collections has become abundantly apparent. The National Endowment for the Humanities (NEH) offers grants of up to \$6,000 for this purpose. An NEH grant would fund the retention of an archival professional to accomplish this work.

BACKGROUND/ANALYSIS: Norco's heritage is unique and very important to its citizens. Over the past forty or so years, volunteers have assembled a significant collection of historical materials that document the City's heritage. These collections are largely housed in a part of the Norco Branch Library and in a modular building to the rear of the library. In 1993, the City entered into an agreement with the Historical Society for joint responsibility over the collections. In 2008, this agreement was amended to address concerns regarding the management of the collections. Unfortunately, the terms of this agreement have not been implemented. Since that time, the City has created a nationally recognized Historic Preservation Program, earning Certified Local Government status in 2009. Given the increased sophistication of the City's historic preservation capabilities, it is apparent that the City needs to increase its participation in the management of the historic collections to assure their future viability. In recognition of this, on February 1, 2012 the City Council directed the Historic Preservation Commission to help the City take a more proactive role in the management of the collections. The Commission formed a subcommittee to undertake this responsibility and the committee has held several meetings to spearhead this work.

It has been obvious to the subcommittee from the beginning that there is a need for an assessment of the collections by a professional archivist. In addition, there is a need for a plan to assure the future safety, security, and accessibility of the collections. No such professional assessment or plan has ever been accomplished in the past. Taking these steps is vital to realizing the full potential of Norco's historic collections.

April 4, 2012

The National Endowment for the Humanities offers grants of up to \$6,000 to assess historic collections, establish management plans, and to implement those plans. The NEH grants do not require any matching share, and thus there is no obligation for a City contribution. If Norco is successful in securing a grant, funding would begin in January of 2013.

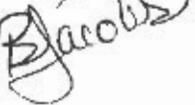
FINANCIAL IMPACT: No City money will be necessary to secure this grant.

/80728

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: April 4, 2012

SUBJECT: **Ordinance Nos 942 – 947, Second Reading.**

- A. Ordinance No. 942 Approving Zone Change 2012-01 (Specific Plan 85-1, Amendment 6) (18.6-acre site) to apply the Housing Development Overlay zone.
- B. Ordinance No. 943 Approving Zone Change 2012-02 (18.5-acre site).
- C. Ordinance No. 944 Approving Zone Change 2012-04 (19.4-acre site).
- D. Ordinance No. 945 Approving Zone Change 2012-05 (22.9-acre site).
- E. Ordinance No. 946 Approving Zone Change 2012-06 (15.4-acre site).
- F. Ordinance No. 947 Approving a Zone Code Amendment 2012-01 to establish the Housing Development Overlay (HDO) zone.

RECOMMENDATION: Adopt **Ordinance Nos. 942 – 947** for second reading.

SUMMARY: The first reading of Ordinance Nos. 942 – 947 was held on March 21, 2012 and each individual ordinance was adopted by the City Council with a 4-1 vote. Ordinance No. 946 has been amended to add six (6) additional acres to the site as recommended and adopted by the City Council.

The Ordinances are required as a part of the approval of the final 2008-2014 Housing Element Update for submittal to the Department of Housing and Community Development for Certification

/bj-80711

Attachment: Ordinances

ORDINANCE NO. 942

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORCO APPROVING ZONE CHANGE 2012-01 TO AMEND THE 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 (HDO) ZONE

WHEREAS, the City of Norco, California initiated Zone Change 2012-01 on property generally identified as:

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).

WHEREAS, the Zone Change 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 Change was scheduled for public hearing at a special meeting on February 29, 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 Change; and

WHEREAS, the Planning Commission adopted Resolution 2012-11 recommending to the City Council that Zone Change 2012-01 be approved; and

WHEREAS, said application has been duly submitted to said City Council for decision at a public hearing for which proper notice was given; and

WHEREAS, said application was scheduled for public hearing on March 21, 2012 at 7:00 P.M. within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860; and

WHEREAS, at the said time and place, the City Council did hold said public hearing and did receive both oral and written testimony pertaining to said application; and

WHEREAS, the City of Norco acting as the Lead Agency has determined that the project will not have a significant effect on the environment.

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

I. FINDINGS:

- A. The requested change of zone to apply the HDO is necessary for the development of the community in harmony with the objective of the General Plan. The proposed Zone Change to identify properties with the HDO is an implementation measure of General Plan Amendment 2008-01/Draft 2008-2014

Housing Element Update. The HDO Zone is necessary as it is intended to facilitate and encourage the development of affordable housing consistent with the requirements of State Government Code Article 10.6 (65580) and the Norco General Plan Housing Element.

- B. The requested change of zone to apply the HDO will be compatible and complementary to existing conditions in the surrounding area since the underlying zoning will remain the same for each property identified with an HDO.
- C. The subject properties are adequate in size to accommodate uses permitted in the zone requested, and that all applicable property development standards can be complied with. Future development on any property with an HDO will have to comply with all development standards of the already established underlying zone and the requirements of the HDO.
- D. The subject properties do properly relate to streets and highways designed and fully improved to carry the type and quantity of traffic that is expected to be generated in this area and utilities exist or are planned which will adequately serve the properties as rezoned.
- E. The City of Norco, acting as Lead Agency, has determined that the project will not have an adverse impact on the environment, based on the revised negative declaration that has been prepared for General Plan Amendment 2008-01/Draft Housing Element 2008-2014, Amendment No. 1 for which said project is a part of.

II. DETERMINATION:

NOW THEREFORE, in light of the evidence and testimony presented at the hearing on this application, and in conformity with the findings set forth here, the city Council for the City of Norco does hereby approve Zone Change 2012-01 on property described here, and does hereby ordain as follows:

SECTION 1: AMENDMENT. City of Norco Ordinance No. 243 adopting the official City Zoning Map is to be amended, as described here in accordance with Zone Change 2012-01, for reasons stated herein. The Planning Director is hereby directed to reflect said zone change on said map.

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 City Council hereby declares that it would have passed this

Ordinance, and each section, subsection, sentence, clause, subsections, sentences, clauses, or phrases 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 hereto 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 on April 4, 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 21, 2012, and thereafter at a regular meeting of said City Council duly held on April 4, 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 April 4, 2012.

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

ORDINANCE NO. 943

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORCO APPROVING ZONE CHANGE 2012-02 AND AUTO MALL SPECIFIC PLAN 85-01, AMENDMENT NO. 6 BE APPROVED TO AMEND THE 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 (HDO) ZONE

WHEREAS, the City of Norco, California initiated Zone Change 2012-02 and Auto Mall Specific Plan 85-01, Amendment No. 6 on property generally identified as:

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).

WHEREAS, the Zone Change/Specific Plan 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 Change/Specific Plan Amendment was scheduled for public hearing at a special meeting on February 29, 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 Change/Specific Plan Amendment; and

WHEREAS, the Planning Commission adopted Resolution 2012-12 recommending to the City Council that Zone Change 2012-02 and Specific Plan 85-01, Amendment No. 6 be approved; and

WHEREAS, said application has been duly submitted to said City Council for decision at a public hearing for which proper notice was given; and

WHEREAS, said application was scheduled for public hearing on March 21, 2012 at 7:00 P.M. within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860; and

WHEREAS, at the said time and place, the City Council did hold said public hearing and did receive both oral and written testimony pertaining to said application; and

WHEREAS, the City of Norco acting as the Lead Agency has determined that the project will not have a significant effect on the environment.

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

I. FINDINGS:

- A. The requested change of zone/Specific Plan Amendment to apply the HDO is necessary for the development of the community in harmony with the objective of the General Plan. The proposed Zone Change/Specific Plan Amendment to identify properties with the HDO is an implementation measure of General Plan Amendment 2008-01/Draft 2008-2014 Housing Element Update. The HDO Zone is necessary as it is intended to facilitate and encourage the development of affordable housing consistent with the requirements of State Government Code Article 10.6 (65580) and the Norco General Plan Housing Element.
- B. The requested change of zone/Specific Plan Amendment to apply the HDO will be compatible and complementary to existing conditions in the surrounding area since the underlying zoning will remain the same for each property identified with an HDO.
- C. The subject properties are adequate in size to accommodate uses permitted in the zone requested, and that all applicable property development standards can be complied with. Future development on any property with an HDO will have to comply with all development standards of the already established underlying zone and the requirements of the HDO.
- D. The subject properties do properly relate to streets and highways designed and fully improved to carry the type and quantity of traffic that is expected to be generated in this area and utilities exist or are planned which will adequately serve the properties as rezoned.
- E. The City of Norco, acting as Lead Agency, has determined that the project will not have an adverse impact on the environment, based on the revised negative declaration that has been prepared for General Plan Amendment 2008-01/Draft Housing Element 2008-2014, Amendment No. 1 for which said project is a part of.

II. DETERMINATION:

NOW THEREFORE, in light of the evidence and testimony presented at the hearing on this application, and in conformity with the findings set forth here, the city Council for the City of Norco does hereby approve Zone Change 2012-02 on property described here, and does hereby ordain as follows:

SECTION 1: AMENDMENT. City of Norco Ordinance No. 243 adopting the official City Zoning Map is to be amended, as described here in accordance with Zone Change 2012-02 and Specific Plan 85-01, Amendment No. 6, for reasons stated herein. The Planning Director is hereby directed to reflect said zone change on said map.

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 City Council hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause, subsections, sentences, clauses, or phrases 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 hereto 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 on April 4, 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 21, 2012, and thereafter at a regular meeting of said City Council duly held on April 4, 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 April 4, 2012.

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

/adr-80641

ORDINANCE NO. 944

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORCO APPROVING ZONE CHANGE 2012-04 TO AMEND THE 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 (HDO) ZONE

WHEREAS, the City of Norco, California initiated Zone Change 2012-04 on property generally identified as:

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).

WHEREAS, the Zone Change 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 Change was scheduled for public hearing at a special meeting on February 29, 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 Change; and

WHEREAS, the Planning Commission adopted Resolution 2012-14 recommending to the City Council that Zone Change 2012-04 be approved; and

WHEREAS, said application has been duly submitted to said City Council for decision at a public hearing for which proper notice was given; and

WHEREAS, said application was scheduled for public hearing on March 21, 2012 at 7:00 P.M. within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860; and

WHEREAS, at the said time and place, the City Council did hold said public hearing and did receive both oral and written testimony pertaining to said application; and

WHEREAS, the City of Norco acting as the Lead Agency has determined that the project will not have a significant effect on the environment.

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

I. FINDINGS:

- A. The requested change of zone to apply the HDO is necessary for the development of the community in harmony with the objective of the General Plan. The proposed Zone Change to identify properties with the HDO is an

implementation measure of General Plan Amendment 2008-01/Draft 2008-2014 Housing Element Update. The HDO Zone is necessary as it is intended to facilitate and encourage the development of affordable housing consistent with the requirements of State Government Code Article 10.6 (65580) and the Norco General Plan Housing Element.

- B. The requested change of zone to apply the HDO will be compatible and complementary to existing conditions in the surrounding area since the underlying zoning will remain the same for each property identified with an HDO.
- C. The subject properties are adequate in size to accommodate uses permitted in the zone requested, and that all applicable property development standards can be complied with. Future development on any property with an HDO will have to comply with all development standards of the already established underlying zone and the requirements of the HDO.
- D. The subject properties do properly relate to streets and highways designed and fully improved to carry the type and quantity of traffic that is expected to be generated in this area and utilities exist or are planned which will adequately serve the properties as rezoned.
- E. The City of Norco, acting as Lead Agency, has determined that the project will not have an adverse impact on the environment, based on the revised negative declaration that has been prepared for General Plan Amendment 2008-01/Draft Housing Element 2008-2014, Amendment No. 1 for which said project is a part of.

II. DETERMINATION:

NOW THEREFORE, in light of the evidence and testimony presented at the hearing on this application, and in conformity with the findings set forth here, the city Council for the City of Norco does hereby approve Zone Change 2012-04 on property described here, and does hereby ordain as follows:

SECTION 1: AMENDMENT. City of Norco Ordinance No. 243 adopting the official City Zoning Map is to be amended, as described here in accordance with Zone Change 2012-04, for reasons stated herein. The Planning Director is hereby directed to reflect said zone change on said map.

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 City Council hereby declares that it would have passed this

Ordinance, and each section, subsection, sentence, **clause**, subsections, sentences, clauses, or phrases 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 hereto 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 on April 4, 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 21, 2012, and thereafter at a regular meeting of said City Council duly held on April 4, 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 April 4, 2012.

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

ORDINANCE NO. 945

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORCO APPROVING ZONE CHANGE 2012-05 TO AMEND THE ZONING ON ABOUT 22.9 ACRES GENERALLY LOCATED ON THE SOUTHWEST CORNER OF FIFTH STREET AND HORSELESS CARRIAGE DRIVE (APNS 129-200-011) BY APPLYING THE HOUSING DEVELOPMENT OVERLAY (HDO) ZONE

WHEREAS, the City of Norco, California initiated Zone Change 2012-05 on property generally identified as:

About 22.9 acres generally located on the southwest corner of Fifth Street and Horseless Carriage Drive (APN 129-200-011).

WHEREAS, the Zone Change 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 Change was scheduled for public hearing at a special meeting on February 29, 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 Change; and

WHEREAS, the Planning Commission adopted Resolution 2012-15 recommending to the City Council that Zone Change 2012-05 be approved; and

WHEREAS, said application has been duly submitted to said City Council for decision at a public hearing for which proper notice was given; and

WHEREAS, said application was scheduled for public hearing on March 21, 2012 at 7:00 P.M. within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860; and

WHEREAS, at the said time and place, the City Council did hold said public hearing and did receive both oral and written testimony pertaining to said application; and

WHEREAS, the City of Norco acting as the Lead Agency has determined that the project will not have a significant effect on the environment.

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

I. FINDINGS:

- A. The requested change of zone to apply the HDO is necessary for the development of the community in harmony with the objective of the General Plan. The proposed Zone Change to identify properties with the HDO is an

implementation measure of General Plan Amendment 2008-01/Draft 2008-2014 Housing Element Update. The HDO Zone is necessary as it is intended to facilitate and encourage the development of affordable housing consistent with the requirements of State Government Code Article 10.6 (65580) and the Norco General Plan Housing Element.

- B. The requested change of zone to apply the HDO will be compatible and complementary to existing conditions in the surrounding area since the underlying zoning will remain the same for each property identified with an HDO.
- C. The subject properties are adequate in size to accommodate uses permitted in the zone requested, and that all applicable property development standards can be complied with. Future development on any property with an HDO will have to comply with all development standards of the already established underlying zone and the requirements of the HDO.
- D. The subject properties do properly relate to streets and highways designed and fully improved to carry the type and quantity of traffic that is expected to be generated in this area and utilities exist or are planned which will adequately serve the properties as rezoned.
- E. The City of Norco, acting as Lead Agency, has determined that the project will not have an adverse impact on the environment, based on the revised negative declaration that has been prepared for General Plan Amendment 2008-01/Draft Housing Element 2008-2014, Amendment No. 1 for which said project is a part of.

II. DETERMINATION:

NOW THEREFORE, in light of the evidence and testimony presented at the hearing on this application, and in conformity with the findings set forth here, the city Council for the City of Norco does hereby approve Zone Change 2012-05 on property described here, and does hereby ordain as follows:

SECTION 1: AMENDMENT. City of Norco Ordinance No. 243 adopting the official City Zoning Map is to be amended, as described here in accordance with Zone Change 2012-05, for reasons stated herein. The Planning Director is hereby directed to reflect said zone change on said map.

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 City Council hereby declares that it would have passed this

Ordinance, and each section, subsection, sentence, clause, subsections, sentences, clauses, or phrases 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 hereto 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 on April 4, 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 21, 2012, and thereafter at a regular meeting of said City Council duly held on April 4, 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 April 4, 2012.

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

ORDINANCE NO. 946

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORCO APPROVING ZONE CHANGE 2012-06 AND GATEWAY SPECIFIC PLAN 90-01, AMENDMENT NO. 10, TO AMEND THE ZONING ON ABOUT 15.4 ACRES GENERALLY LOCATED ON THE EAST SIDE OF MOUNTAIN AVENUE AND BETWEEN FIRST STREET AND SECOND STREET (APN'S 126-240-001, -002, -003, -004, -005, -006, AND -007; 126-210-003, -004, -005, -006, -007, -008, -009, AND -010) BY APPLYING THE HOUSING DEVELOPMENT OVERLAY (HDO) ZONE

WHEREAS, the City of Norco, California initiated Zone Change 2012-06 and Gateway Specific Plan 90-01, Amendment No. 10 on property generally identified as:

About 15.4 acres generally located on the east side of Mountain Avenue between First Street and Second Street (APNs 126-240-001, -002, -003, -004, -005, -006, & -007; 126-210-003, -004, -005, -006, -007, -008, -009, & -010)

WHEREAS, the Zone Change/Specific Plan 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 Change/Specific Plan Amendment was scheduled for public hearing at a special meeting on February 29, 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 Change/Specific Plan Amendment ; and

WHEREAS, the Planning Commission adopted Resolution 2012-16 recommending to the City Council that Zone Change 2012-06 and Gateway Specific Plan 90-01, Amendment No. 10 be approved; and

WHEREAS, said application has been duly submitted to said City Council for decision at a public hearing for which proper notice was given; and

WHEREAS, said application was scheduled for public hearing on March 21, 2012 at 7:00 P.M. within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860; and

WHEREAS, at the said time and place, the City Council did hold said public hearing and did receive both oral and written testimony pertaining to said application; and

WHEREAS, the City Council transferred six acres between two of six sites approved for the Housing Development Overlay thereby amending Zone Change 2012-06 to be 15.4 acres; and

WHEREAS, the City of Norco acting as the Lead Agency has determined that the project will not have a significant effect on the environment.

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

I. FINDINGS:

- A. The requested change of Zone/Specific Plan Amendment to apply the HDO is necessary for the development of the community in harmony with the objective of the General Plan. The proposed Zone Change/Specific Plan Amendment to identify properties with the HDO is an implementation measure of General Plan Amendment 2008-01/Draft 2008-2014 Housing Element Update. The HDO Zone is necessary as it is intended to facilitate and encourage the development of affordable housing consistent with the requirements of State Government Code Article 10.6 (65580) and the Norco General Plan Housing Element.
- B. The requested change of Zone/Specific Plan Amendment to apply the HDO will be compatible and complementary to existing conditions in the surrounding area since the underlying zoning will remain the same for each property identified with an HDO.
- C. The subject properties are adequate in size to accommodate uses permitted in the zone requested, and that all applicable property development standards can be complied with. Future development on any property with an HDO will have to comply with all development standards of the already established underlying zone and the requirements of the HDO.
- D. The subject properties do properly relate to streets and highways designed and fully improved to carry the type and quantity of traffic that is expected to be generated in this area and utilities exist or are planned which will adequately serve the properties as rezoned.
- E. The City of Norco, acting as Lead Agency, has determined that the project will not have an adverse impact on the environment, based on the revised negative declaration that has been prepared for General Plan Amendment 2008-01/Draft Housing Element 2008-2014, Amendment No. 1 for which said project is a part of.

II. DETERMINATION:

NOW THEREFORE, in light of the evidence and testimony presented at the hearing on this application, and in conformity with the findings set forth here, the city Council for the City of Norco does hereby approve Zone Change 2012-06 and Gateway Specific Plan 90-01, Amendment No. 10 on property described here, and does hereby ordain as follows:

SECTION 1: AMENDMENT. City of Norco Ordinance No. 243 adopting the official City Zoning Map is to be amended, as described here in accordance with Zone Change 2012-06 and Gateway Specific Plan 90-01, Amendment No. 10, for reasons stated herein. The Planning Director is hereby directed to reflect said zone change on said map.

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 City Council hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause, subsections, sentences, clauses, or phrases 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 hereto 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 on April 4, 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 21, 2012, and thereafter at a regular meeting of said City Council duly held on April 4, 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 April 4, 2012.

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

/adr-80647

ORDINANCE NO. 947

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORCO APPROVING AN AMENDMENT TO TITLE 18 BY ADDING CHAPTER 18.63 WITH ANY RELATED CROSS-REFERENCES IN OTHER CHAPTERS AS NEEDED ESTABLISHING A NEW ZONE WITH CORRESPONDING DEVELOPMENT REQUIREMENTS ENTITLED THE "HOUSING DEVELOPMENT OVERLAY (HDO) ZONE". ZONE CODE AMENDMENT 2012-01

WHEREAS, the CITY OF NORCO initiated Zone Code Amendment 2012-01, an amendment to Norco Municipal Code Title 18 (Zoning Code), adding Chapter 18.63 to establish the Housing Development Overlay (HDO) Zone with related development standards; 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 at a special meeting on February 29, 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 Planning Commission adopted Resolution 2012-10 recommending to the City Council that Zone Code Amendment 2012-01 be approved; and

WHEREAS, said application has been duly submitted to said City Council for decision at a public hearing for which proper notice was given; and

WHEREAS, said application was scheduled for public hearing on March 21, 2012 at 7:00 P.M. within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860; and

WHEREAS, at the said time and place, the City Council did hold said public hearing and did receive both oral and written testimony pertaining to said application; and

WHEREAS, the City of Norco acting as the Lead Agency has determined that the project will not have a significant effect on the environment.

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

SECTION 1: Norco Municipal Code Chapter 18.63 is hereby established to read as follows:

Chapter 18.63

HOUSING DEVELOPMENT OVERLAY (HDO) ZONE

Sections:

- 18.63.02 Intent and Purpose.
- 18.63.04 Applicability.
- 18.63.06 Uses.
- 18.63.08 Density Bonus
- 18.63.10 Existing Development.
- 18.63.12 HDO Specific Plan Requirement.
- 18.63.14 Establishment of HDO Zone

18.63.02 Intent and Purpose.

The Housing Development Overlay (HDO) zone is intended to facilitate and encourage the development of affordable housing consistent with the requirements of State Government Code Article 10.6 (65580) and the Norco General Plan Housing Element. The HDO zone will apply to specific properties within the City as shown on the official City of Norco Zoning Map and will require a HDO Site Plan to guide development on each site. The HDO zone is intended to facilitate the development of affordable housing within a mixed-use context while taking into account the community's small plot agricultural/animal-keeping/equestrian lifestyle.

18.63.04 Applicability.

The regulations and general rules set forth in Chapter 18.47 (Amendments and Zone Changes) shall apply to the HDO zone. The regulations provide for a review of the proposed uses and the comprehensive development plans on existing lots. When the HDO zone is applied to a property through the zone change process, the property so zoned shall be so named and consecutively numbered with the underlying zone in parenthesis added as a suffix on the official zoning map. For example: HDO-1 (C-G) would be the first HDO zone with an underlying zoning of Commercial General (C-G).

Where a conflict occurs between the requirements of this chapter and other City requirements, this Chapter shall apply. Any proposed project including, but not limited to, the division of land, site plan or any grading wholly or partially within a HDO zone shall be subject to the provisions of this Chapter.

18.63.06 Establishment of an HDO Zone.

A HDO zone may be initiated upon motion by the Planning Commission, City Council, or at the request of the property owner in accordance with the procedures set forth in Chapter 18.47 (Amendments and Zone Changes).

18.63.08 Uses.

Upon approval of an HDO Site Plan, the following category of uses may be permitted:

(1) Residential Development:

(a) Residential development may include the development of single family homes, multi-family homes, condominiums, townhomes, courtyard housing and other similar forms of housing and shall be developed at a minimum density of 20 dwelling units per acre.

(b) At least fifty (50) percent of the City's lower income Regional Housing Needs Allocation (RHNA) must be accommodated on land designated exclusively for residential uses. To meet this State requirement, at least fifty (50) percent of the acreage identified within a HDO Site Plan area must be used for exclusively residential uses at a minimum density of 20 dwelling units per acre.

(c) Residential development up to a maximum 30 dwelling units per acre may be permitted if a density bonus is awarded as described in Section 18.63.10.

(2) Non-Housing Development:

(a) After the City's lower income Regional Housing Needs Allocation (RHNA) requirement has been met per requirements of 18.63.08.1(b), any remaining acreage may be identified for the development of mixed use, additional residential uses, and/or non-residential uses as permitted by the underlying zone.

When the HDO zone is applied to a property, mixed use development is permitted and residential development at a minimum 20 dwelling units per acre is required on acres specified in the HDO Site Plan. All parcels approved as a HDO zone must meet the requirements for residential development before non-residential uses, as permitted in the underlying zoning, are allowed. City staff reserves the right to review all non-residential uses for compatibility with the required residential densities and uses as part of the site plan review process.

If a project is proposed to be developed in phases, the required residential development must be developed prior to proposed mixed use and/or non-residential development.

18.63.10 Density Bonus.

To encourage and facilitate the development of affordable housing, a density bonus may be awarded to projects that provide equestrian facilities in conjunction with development of a HDO zone. If an applicant chooses to provide such facilities, a density bonus allowing residential development of up to a maximum thirty (30) dwelling units per acre may be awarded. A proposed density bonus will be evaluated by the Planning Commission as part of the HDO Site Plan review process.

The intent of the density bonus is to expand the animal-keeping lifestyle to all economic segments of the regional population. The inclusion of equestrian facilities will help preserve and maintain the equestrian character and rural nature of the City while accommodating the affordable housing needs of the community.

18.63.12 Existing Development.

Legal uses, lots, and structures existing prior to the adoption of the HDO zone for a property in question which are not consistent with the standards and requirements of the HDO zone shall be deemed non-conforming and subject to the provisions of Chapter 18.39 (General Provisions – Non-Conforming Uses, Lots, and Structures).

18.63.14 HDO Site Plan Requirement.

Any development in an HDO zone shall be subject to approval of an HDO Site Plan numbered consistently with the HDO zone and subject to the same review process as a Site Plan per Chapter 18.40 (Site Plan Review). To assure that the requirements of this chapter are properly met and HDO zoned properties are comprehensively planned and affordable housing encouraged, a HDO Site Plan must be in effect prior to the approval of any subdivision of land, any grading of property that would require a grading permit, and any construction that would require a building permit, excepting therefrom any work done by the City or other public agency for the protection of public health, safety, or general welfare.

Consistent with Chapter 18.40 (Site Plan Review) a HDO Site Plan submittal shall depict and contain, but is not limited to, the following:

- (1) Lot Dimensions.

(2) All existing and proposed buildings and structures, including their location, size, height, proposed use, design and construction material.

(3) All existing and proposed yards and spaces between buildings and structures.

(4) All existing and proposed walls, fences and landscaping including the location, height, area, nature and type of design and material composition for the walls and fences and the type landscaping vegetation and irrigation system proposed for such.

(5) All existing and proposed off-street parking, including the location, number of parking spaces, dimensions of the entire parking area and individual parking spaces, the arrangement of spaces, internal circulation pattern for pedestrian, equestrian, and vehicular traffic, and the landscaping thereof.

(6) All existing and proposed access to the lot, including pedestrian, equestrian, and vehicular access; the points of ingress and egress to the lot, the width, location and description of the access areas and of the streets from which access and ingress is proposed.

(7) All existing and proposed loading, including the location, area dimensions, number of loading spaces and the internal vehicular traffic circulation on the site for loading vehicles.

(8) All existing and proposed lighting, including the location and general nature of both offsite and onsite lighting; the proposed intensity thereof and diffusion thereof.

(9) All existing and proposed street or trail dedications, and improvements thereon, including the location, and nature of street or trail improvements.

(10) All existing and proposed outdoor and indoor storage activities, including but not limited to the nature of such storage, its location, proposed height and type of screening for such including the design and material composition thereof.

(11) All existing and proposed drainage and grading onsite and offsite, including the location of the drains, their type and dimensions.

(12) A land use plan is required to illustrate the proposed location of uses on each HDO site and must specifically demonstrate where the required residential uses will be located on the site, the proposed densities, housing product types, and the relationship to the other uses on the site.

(13) A detailed list with descriptions of individually uses permitted or conditionally permitted within the proposed HDO zone. When a use is not permitted by the underlying zone, including residential and/or mixed uses, development and design standards must be provided by the applicant. Proposed standards for residential and mixed uses should facilitate the

development of housing to meet the required densities and to encourage a variety of housing types.

(14) Elevations and illustrative drawings of the proposed development.

(15) If applicable, a phasing plan must be submitted showing how project development will occur.

(16) Such other data as may be required by the Planning Director to enable the Planning Commission to make a proper review and take action thereon.

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 City Council hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause, subsections, sentences, clauses, or phrases 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 hereto 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 on April 4, 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 21, 2012, and thereafter at a regular meeting of said City Council duly held on April 4, 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 April 4, 2012.

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

/adr-80633