



AGENDA

CITY OF NORCO

CITY COUNCIL

REGULAR MEETING

CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE

MAY 2, 2012

CALL TO ORDER: 6:00 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

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

Section 54957.6 – Conference with Labor Negotiator

Negotiating Parties: City Manager Groves and Deputy City Manager /
Director of Finance Okoro

Employee Organizations: Norco General Employees Association
Norco Public Works & Parks Maintenance
Workers Association
Management
Middle Management, Professional and
Confidential Service

Section 54957.6 – Terms of City Manager Contract

Designated Representative: City Attorney John Harper

Unrepresented Employee: City Manager

RECONVENE PUBLIC SESSION: 7:00 p.m.

REPORT OF ACTION(S) TAKEN IN CLOSED SESSION (§54957.1)
City Attorney

PLEDGE OF ALLEGIANCE: Council Member Sullivan

INVOCATION: Grace Fellowship Church
Pastor Vernie Fletcher

RECOGNITIONS: Norco High School Girls Basketball Team
CIF State Finals

California Park & Recreation Society
District 11 Awards

PROCLAMATIONS:

May – Mental Health Month
Riverside County Department of Mental Health

Perinatal Depression Awareness Month
Riverside County Department of Mental Health

Poppy Week May 13 – 19, 2012
American Legion Auxiliary

REGULAR CITY COUNCIL AGENDA AS FOLLOWS:

1. CITY COUNCIL CONSENT CALENDAR ITEMS: *(All items listed under the Consent Calendar are considered to be routine and may be enacted by one motion. Prior to the motion to consider any action by the Council, any public comments on any of the Consent Items will be heard. There will be no separate action unless members of the Council or the audience request specific items be removed from the Consent Calendar. Items removed from the Consent Calendar will be separately considered under Item No.2 of the Agenda)*
 - A. City Council Minutes:
Regular Meeting of April 18, 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. Quarterly Investment Report for Quarter Ended March 31, 2012.
Recommended Action: Staff recommends that the City Council receive and file the Quarterly Investment Report for the Quarter Ended March 31, 2012. (Deputy City Manager/Director of Finance)
 - D. Acceptance of Bids and Award of Contract for the Energy Efficient Lighting Retrofit Project. **Recommended Action: Accept bids submitted for the retrofit of existing lighting with energy efficient lighting fixtures and award a contract to Regency Pacific Development Corporation of Beaumont, CA, in the amount of \$55,391, and authorize the City Manager to approve contract change orders up to 10 percent of the contract amount.** (Director of Parks, Recreation and Community Services)
 - E. Proposed Cancellation of the July 4, 2012 City Council Regular Meeting.
Recommended Action: Cancel the July 4, 2012 City Council regular meeting. (City Clerk)
 - F. Acceptance of the Norco Senior Center Renovation Project as Complete,
Recommended Action: Accept the Senior Center Renovation Project as complete and authorize the City Clerk to file the Notice of Completion with the County Recorder's Office. (Director of Parks, Recreation and Community Services)

- G. Approval of Amendment No. 1 to the City-Wide Fiber Optics Project Contract Awarded March 7, 2012 to Authorize the Contractor to Add a Sub-Contractor, Resulting in no Change to the Current Contract Amount. **Recommended Action: Approval** (IT Manager)
 - H. Establishment of Annual Special Tax for Community Facilities District No. 93-1 for the Fiscal Year 2012-2013. **Recommended Action: Adopt Resolution No 2012-___**. (Deputy City Manager/Director of Finance)
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 replacing Title 15, Chapter 15.09 (Fire Code) of the Norco Municipal Code. **Recommended Action: Adopt Ordinance No. 948 for second reading.** (City Clerk)
 - B. Ordinance approving Revised Zone Change 2012-06/Gateway Specific Plan 90-01, Amendment No. 10 (City of Norco). **Recommended Action: Adopt Ordinance No. 949 for second reading.** (City Clerk)
 - C. Ordinance approving Zone Change 2012-07 which includes Hospitality Development Specific Plan – 1 (HDSP – 1). **Recommended Action: Adopt Ordinance No. 950 for second reading.** (City Clerk)
4. CITY COUNCIL PUBLIC HEARINGS:
- A. Public Hearing Ordering Abatement of Weeds on Vacant Lots

The proposed resolution orders the abatement of weeds and authorizes the Fire Department's weed abatement contractor to begin abating weeds on vacant properties whose owners did not comply with the Notice to Abate Spring Weeds.

Recommended Action: Adopt Resolution No. 2012-___, declaring that weeds and hazardous vegetation, upon or in front of vacant property in the City of Norco, constitute a public nuisance and ordering the abatement. (Fire Chief)
5. PUBLIC COMMENTS OR QUESTIONS - THIS IS THE TIME WHEN PERSONS IN THE AUDIENCE WISHING TO ADDRESS THE CITY COUNCIL REGARDING MATTERS NOT ON THE AGENDA MAY SPEAK. PLEASE BE SURE TO COMPLETE THE CARD IN THE BACK OF THE ROOM AND PRESENT IT TO THE CITY CLERK SO THAT YOU MAY BE RECOGNIZED.

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

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

7. **ADJOURNMENT:**

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

/bj-80648



MINUTES
CITY OF NORCO
CITY COUNCIL
REGULAR MEETING
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
APRIL 18, 2012

CALL TO ORDER: Mayor Bash called the meeting to order at 5:30 p.m.

ROLL CALL: Mayor Kevin Bash, **Present**
Mayor Pro Tem Kathy Azevedo, **Present**
Council Member Berwin Hanna, **Present**
Council Member Herb Higgins, **Present, 6 p.m.**
Council Member Harvey C. Sullivan, **Present, 6 p.m.**

THE CITY COUNCIL RECESSED TO CLOSED SESSION (SECTION 54954) TO CONSIDER MATTERS (Council Member Higgins and Council Member Sullivan recused themselves from participating in the existing litigation Closed Session discussion because of potential conflicts.):

Section 54956.9 – Conference with Legal Counsel – Existing Litigation

Case Name: Robbin Koziel vs City of Norco
Case Number: RIC 522773
CV11-09075

Section 54957 – Public Employee Performance Evaluation

Performance Evaluation of City Manager

RECONVENE PUBLIC SESSION: Dr. John Koning 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: Dr. John Koning

INVOCATION: The River – Foursquare Church
Pastor Jared G. Vieyra

PROCLAMATION: Dr. John Koning

Mayor Bash presented Dr. Koning with a proclamation recognizing his years of dedicated service to the City of Norco and the region. Letters of recognition and proclamations were also presented to Dr. Koning from Congressman Ken Calvert, Assemblymember Jeff Miller and Senator Bill Emerson, Riverside County Board of Supervisors, City of Riverside, City of Corona, City of Eastvale, Norco Area Chamber of Commerce, Corona Valley Chamber of Commerce, Eastvale Chamber of Commerce and the Corona Regional Medical Center.

MOMENT OF SILENCE: A Moment of Silence was held in memory of Norco Resident Phyllis Vaughn

PRESENTATION: Wyle Cleanup Update
Rafat Abbasi, DTSC

Mr. Abbasi presented updated information regarding the Wyle cleanup process. The two major activities that are ongoing include 1.) Groundwater cleanup; and 2.) The Remedial Action Plan (RAP) for the site. The goals for 2013/2014 include 1.) Start the implementation of the RAP by the end of the year; 2.) Operations and maintenance activities; and 3.) Later on, a five year review will take place to determine whether the remedy is operating successfully.

REGULAR CITY COUNCIL AGENDA AS FOLLOWS:

1. CITY COUNCIL CONSENT CALENDAR ITEMS:

M/S Sullivan/Hanna to adopt the 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 April 4, 2012
Recommended Action: Approve the City Council Minutes (City Clerk)
- B. Recap of Actions Taken at the Planning Commission Regular Meeting of April 11, 2012. **Recommended Action: Receive and File** (Planning Director)
- C. Procedural Step to Approve Ordinance after Reading of Title Only.
Recommended Action: Approval (City Clerk)
- D. Statement of Designation of Conservation Acreage, and Administrative Clarification to the Restated Conditions of Approval for Conditional Use Permit 2008-09 (Silverlakes Equestrian and Sports Park) to Transfer an Approved On-site Conservation Area to an Expanded Off-site Mitigation Area Closer to the Santa Ana River. **Recommended Action: Adopt Resolution No. 2012-29, approving the Statement of Designation; and approving the Administrative Clarification to the Restated Conditions of Approval for Conditional Use Permit 2008-09.** (Planning Director)

- E. Award of Contract to Prepare an Environmental Analysis for a Horse Manure-to-Energy Conversion Facility. **Recommended Action: Accept proposals submitted for the Environmental Analysis for a Horse Manure-to-Energy Conversion Facility and award the contract to K. S. Dunbar & Associates, Inc. in the amount of \$142,000, and authorize the City Manager to approve contract change orders up to 10 percent of the contract amount.** (Deputy Director of Public Works/Senior Engineer)
- 2. ITEM(S) PULLED FROM CITY COUNCIL CONSENT CALENDAR: **NONE**
- 3. CITY COUNCIL PUBLIC HEARINGS:
 - A. Amendment to Chapter 15.09 (Fire Code) of the Norco Municipal Code.

On November 2, 2011, the City Adopted Ordinance No. 937, replacing Chapter 15.09 (Fire Code) of the Norco Municipal Code and higher fire flow and emergency access standards for the California Fire Code. In January of 2012, Riverside County transitioned to the fire service provider for the City of Norco. Therefore, revisions to the Fire Code are recommended to meet the Riverside County Standards and also match the language adopted by other Riverside County Fire Department contract cities for uniformity purposes.

Recommended Actions: Adopt Ordinance No. ___ for first reading. (Fire Chief)

Fire Chief Pemberton presented the public hearing item.

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 Hanna/Higgins to adopt Ordinance No. 948 for first reading. The motion was carried by the following roll call vote:

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

- B. **General Plan Amendment 2012-01G/Zone Change 2012-06/Gateway Specific Plan 90-01, Amendment No. 10 (City of Norco):** A proposal to amend the Land Use category and zoning on about 22.42 acres generally located on the east side of Mountain Avenue, north of First Street and south of Second Street (APN's 126-210-003, -004, -005, -006, -007, -008, -009, -010, 126-240-001, -002, -003, -004, -005, -006, -007) by applying the Housing Development Overlay, as an implementation measure of General Plan Amendment 2008-01/City of Norco Draft 2008-2014 Housing Element Update

This item has been advertised to adopt an Ordinance and Resolution affirming what was approved by the City Council on March 21, 2012 for General Plan Amendment 2012-01G and Zone Change 2012-06/Gateway Specific Plan 90-01, Amendment No. 10. The acreage that was approved on that date has been revised from 15.4 acres to 22.4 acres on property generally located on the east side of Mountain Avenue, north of First Street and south of Second Street, to apply the Housing Development Overlay (HDO) Zone (ref. Exhibit "A" – Locations Map). The revised acreage is needed because of the requirement of the HDO zone that only 50 percent of the acreage in each of the five identified Housing Element Update locations can be used for housing.

Recommended Action: 1.) Adopt **Resolution No. 2012-___**, approving Revised General Plan Amendment 2012-01G; and 2.) Adopt **for First Reading Ordinance No. ___**, approving Revised Zone Change 2012-06/Gateway Specific Plan 90-01, Amendment No. 10 (City of Norco):
(Planning Director)

Planning Director King presented the public hearing item.

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

M/S Higgins/Hanna to adopt **Resolution No. 2012-30**, approving Revised General Plan Amendment 2012-01G. The motion was carried by the following roll call vote:

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

M/S Azevedo/Higgins to adopt **Ordinance No. 949** for first reading. The motion was carried by the following roll call vote:

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

- C. Request to Change Zoning on Approximately 2.42 Acres to Apply the Hospitality Development (HD) Zone with the Corresponding Hospitality Development Specific Plan (HDSP-1) on Property Located at 1417 Sixth Street; and **HDSP – 1 Concept Plan (City):** A Request to Approve the Concept Plan for HDSP – 1.

This is a proposed zone change initiated by the City to implement the recently established Hospitality Development (HD) zone for property located at 1417

Sixth Street (ref. Exhibit "A" – Location Map). The intent is to provide assistance and encourage development of hospitality-related uses at locations in the City where the uses are appropriate. The assistance to property owners is the removal of one hurdle in the land entitlement process that could help ease the process of obtaining early funding for a hospitality project. Oftentimes the need for a zone change is seen as a potential roadblock and many times lending institutions will require that it occur prior to funding even being considered. The proposed zone change would change the zoning to include hospitality uses (e.g. hotels, motels, bed and breakfasts) but would leave in place the existing permitted uses and standards already established in the C-4 zone. However, the new zone would be HD and would no longer be called C-4.

On March 14, 2012, the Planning Commission adopted resolutions recommending denial of Zone Change 2012-07 and related HDSP-1 Concept Plan based on discussions that the HD zone was not meant to function like an overlay but was meant to be its own zone. A zone change requires approval by the City Council but since the project was City initiated staff had intended to withdraw it. At the March 21, 2012 meeting the City Council directed staff to advertise the project for its review.

Recommended Action: If the City Council recommends approval, the motions are as follows: 1) Adopt for first reading Ordinance No. ___ approving Zone Change 2012-07 which includes Hospitality Development Specific Plan – 1 (HDSP – 1); and 2) Adopt Resolution No. 2012-___ approving HDSP-1 Concept Plan to correspond with Zone Change 2012-07. (Planning Director)

Planning Director King presented the public hearing item.

The Council Members provided input regarding this item and spoke in support of the zone change. Mayor Bash applauded the proactive planning that is taking place. Planning Director King stated that the applicant would not be required to prepare a specific plan, as it is already included through this approval process.

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

Dave Henderson. Mr. Henderson commented on the Planning Commission's discussions regarding this item.

Mayor Bash CLOSED the public hearing.

M/S Higgins/Bash to adopt Ordinance No. 950 for first reading. The motion was carried by the following roll call vote:

Under Discussion: Council Member Sullivan confirmed that it would not be necessary to submit a new specific plan.

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

M/S Higgins/Hanna to adopt Resolution No. 2012-31 approving HDSP-1 Concept Plan to correspond with Zone Change 2012-07The motion was carried by the following roll call vote:

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

- D. Entertainment Permit 2012-01(Crain/Jensen): A Request for Approval to Allow Live Entertainment to Consist of Karaoke, Live Bands, Disc Jockeys and Dancing at the Water Wheel Bar and Deli located at 980 Sixth Street within the C-4 (Commercial) Zone.

The application is a request for approval of an entertainment permit to allow live entertainment to consist of karaoke, live bands, disc jockeys and dancing at the soon to be opened Water Wheel Bar and Deli located at 980 Sixth Street

Recommended Action: Adopt Resolution No. 2012-___, approving Entertainment Permit 2012-01. (Planning Director)

Planning Director King presented the public hearing item.

The applicants, **James Crain** and **Monique Jansen**, were in attendance to answer questions from the Council.

Council Member Higgins commented on security concerns he had. The applicants responded that they are in communication with the Sheriff's Department regarding security issues and have been advised by their attorney to address these issues and develop a plan. Council Member Higgins stated that he would like verbiage added addressing this issue, noting that he would recommend reviewing the security issues every 4 – 6 months or what is recommended by the Sheriff's Department.

Planning Director King suggested reviewing the entertainment permit in six months, with a clause that if there are any health and safety concerns by the Sheriff's Department, it would be reviewed earlier.

Mayor Pro Tem Azevedo recommended that the entertainment permit be reviewed in three months, or ninety days from the opening date.

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.

Planning Director King reviewed the recommended modifications to the proposed resolution as follows:

4. Live entertainment shall be permitted during specified hours and shall be subject to review if difficulties or complaints are received by the City. The entertainment allowed shall consist of the following:
 - A) Dancing every day to music either from a live band, juke box or a DJ from 8:00 p.m. to 1:00 a.m.;
 - B) Live bands or DJ on the weekends from 8: 00 p.m. to 1:00 a.m.;
 - C) Dance lessons **are permitted**; and
 - D) Karaoke **is permitted**.

8. Upon recommendation of the Sheriff's Department based on health and safety concerns, the permit shall be brought back to the City Council for reconsideration.

9. The owners shall cooperate with an assessment of the security systems and/or security staffing if it is determined by the Sheriff's Department 90 days after the issuance of a Certificate of Occupancy by the Building Division that an assessment is needed.

M/S Sullivan/Higgins to adopt Resolution No. 2012-32 (with the recommended modifications), approving Entertainment Permit 2012-01. The motion was carried by the following roll call vote:

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

- E. Amendment to the Fiscal Year 2012-2016 Capital Improvement Program Budget to Add a Project in the Amount of \$153,259 Funded by a Grant from the California Energy Commissions Energy Efficiency and Conservation Block Grant (EECBG) for Public Building Retrofit of Lighting Fixtures.

The Parks, Recreation and Community Services Department is requesting that the City Council adopt a resolution amending the FY 2011-2016 Capital Improvement Program ("CIP") Budget to add a project in the amount of \$153,259 from a grant funded by the California Energy Commission's Energy

Efficiency and Conservation Block Grant Program for the public building retrofit of lighting fixtures.

Recommended Action: Adopt Resolution No. 2012-___, amending the Fiscal Year 2012-2016 CIP Budget. (Director of Parks, Recreation & Community Services)

Director Petree presented the public hearing item.

Council Member Sullivan asked what type of lighting would be included. Director Petree responded that in some cases, it would be LED lighting. He added that as part of this grant, WRCOG came to Norco and completed a survey, as the grant is specific to fixtures.

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 Azevedo/Hanna to adopt Resolution No. 2012-33, amending the Fiscal Year 2012-2016 CIP Budget. The motion was carried by the following roll call vote:

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

4. PUBLIC COMMENTS OR QUESTIONS:

Rosa Zuniga-Green. Ms. Zuniga-Green commented on her membership in the California Wireless Association. The second week of April each year has been designated by Congress as National Public Safety Telecommunicators Week. This event honors the thousands of men and women who answer emergency calls, dispatch emergency professionals and equipment, and provide information and reassurance to citizens in times of need.

Pat Overstreet. Ms. Overstreet reminded and encouraged everyone to attend the ten days of activities included in Horseweek. She also stated that Council Member Sullivan will be speaking at the April 26th RURAL meeting regarding the horse manure-to-energy project.

5. OTHER MATTERS – CITY COUNCIL, CITY MANAGER AND STAFF:

A. City Council Updates from Regional Boards and Commissions:

Mayor Pro Tem Azevedo:

- Commented on the SCAG event that she, Mayor Bash and Council Member Hanna attended. She noted that WRCOG won the top award for the HERO program.

Council Member Hanna:

- Commented on the I 15 freeway improvements sub-committee meeting he attended. He added that this project is on track to begin in 2017.

B. City Council Other Matters:

Council Member Higgins:

- Commented on his concerns regarding the dangers caused by pit bulls, noting that a child in Los Angeles was killed by one. He asked for clarification on the procedures followed by Norco Animal Control.

Council Member Sullivan:

- Commented on changing the fee structure for pit bulls to an increased danger fee. Director Petree noted that it would be difficult to determine which dogs are included in that category.
- Recommended that a future joint meeting be held with the Planning Commission. City Manager Groves noted that City staff would put together topics for discussion at that meeting.
- Stated that he is working with Keller Williams on a May 10th clean-up project.

Council Member Hanna:

- Reported on a NART rescue of an injured dog.

Mayor Bash:

- Commented on the December 7th event held on the Navy Base in the past, adding that he is looking at moving that event to Ingalls Park.
- Stated that he is working on the creation of a "walk with the Mayor" at Pikes Peak Park and a "ride with the Mayor" around Lake Norconian.
- **M/S Bash/Higgins to initiate a City water conservation education program. The motion was carried by the following roll call vote:**

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

C. Staff Other Matters:

- Discussion Regarding Options for Parking Restrictions on Belgian Drive, Stallion Drive and Surrounding Streets of Norco College. **Recommended Action: Direct staff to proceed with one or more of the options provided in the staff report.** (Deputy Public Works Director/Senior Engineer)

Deputy Public Works Director/Senior Engineer Askew introduced the item for Council discussion. She noted a litter problem, along with the parking problem, adding that education is the best way to handle the litter problem. She further commented on the resolutions adopted in the past regarding parking regulations and highlighted the fact that parking passes would require more work from City staff.

Ray McCormich. Mr. McCormich commented on the times during the day when there are the most problems, that being from 8 a.m. to 7 p.m. He also suggest the distribution of placards to the residents for their visitors to use.

Other public comments made included the concerns for trash and speeding cards and also how this would be controlled without pushing the parking to another small street. There were also concerns what, if any, enforcement Norco College has regarding the parking issue and what they are doing to assist with this problem.

Pat Overstreet. Ms. Overstreet noted that there are plenty of parking spots at the college that require permits.

M/S Bash/Higgins to bring back a resolution for Council approval to include parking restrictions and resident placard information on certain streets surrounding Norco College. The motion was carried by the following roll call vote:

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

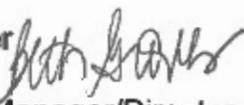
City Manager Groves:

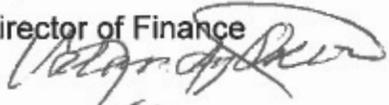
- Stated that the water conservation program information will come to the City Council in about 30 days.
 - Noted the Community Workshop Meeting to be held on April 30th at the CNUSD Learning Center South at 6 p.m.
 - Commented on a meeting held with the Warden at the Norco CRC at which time discussions took place regarding the repair of the Norconian Hotel roof.
 - Commented on a meeting that took place with representatives from the Navy regarding a potential future BRAC process, which has not formally begun. Additional discussions took place regarding CALFire training exercises on the Navy Base, the Historic Survey, and the possibility of the City managing the pavilion on Lake Norconian.
6. **ADJOURNMENT:** There being no further business to come before the City Council, Mayor Bash adjourned the meeting in memory of Phyllis Vaughn at 9:48 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: Andy Okoro, Deputy City Manager/Director of Finance 

DATE: May 2, 2012

SUBJECT: Quarterly Investment Report for Quarter Ended March 31, 2012

RECOMMENDATION: Staff recommends that the City Council receive and file the Quarterly Investment Report for the Quarter Ended March 31, 2012.

SUMMARY: Staff is recommending that the City Council receive and file the City's quarterly investment report for the quarter ended March 31, 2012. This report has been prepared to meet the requirements of the City's Investment Policy and applicable sections of the State of California Government Code.

BACKGROUND/ ANALYSIS: The City's Investment Policy requires the Treasurer to render a quarterly report to the legislative body. The report is to be prepared in accordance with Government Code Section 53646 (b)(1) and should contain detailed information on all securities, investments, and monies of the local agency; a statement of compliance of the portfolio with the Statement of Investment Policy; and a statement of the City's ability to meet its cash flow requirements for the next six months. This report which is for the quarter ended March 31, 2012 meets the requirements of the Investment Policy and Government Code. It covers the City as well as the former Norco Community Redevelopment Agency.

The attached schedules (attachments 1 through 4) have been prepared to meet the detailed requirements of the Government Code and the City's Investment Policy as approved by the Council on April 6, 2011. It is to be noted that the Investment Policy excludes certain investments of the City (bond proceeds) from these requirements. This means that funds from bond proceeds are invested in accordance with the provisions of the bond indentures rather than the provisions of the Investment Policy. Consequently, in determining whether the portfolio holdings are in compliance with the Government Code and the approved Investment Policy, investments of bond proceeds have been excluded.

Attachment 1 provides a summary schedule of the City's operating portfolio holdings by type as of March 31, 2012. This summary also provides information on whether or not each investment category complies with the limitations imposed by law and the City's Investment Policy. Investments that are subject to the Statement of Investment Policy are operating/idle funds invested by the Treasurer within the provisions of the approved Investment Policy. During the quarter ended March 31, 2012, operating portfolio increased by a net amount of \$3.1 million from \$30.2 million to \$33.3 million due to cash

inflows from receipts exceeding cash disbursement for expenditures. This is typical of the third quarter of the fiscal year when the City and the Agency receives the first installment of property tax, vehicle license fees and in-lieu sales tax. Additionally, March marked the third month of contract with Cal Fire, and it is important to note that Cal Fire is yet to bill for any services provided to the City. This has helped cash flows.

Attachment 2 provides a graphical breakdown of the operating portfolio holdings by investment type as of March 31, 2012. This chart is for investments that are subject to the Investment Policy. More than 92% of the City and Redevelopment Agency operating cash is invested in the State of California Local Agency Investment Fund (LAIF). The remaining 7% comprises of cash and certificates of deposit.

A summary of investments not subject to the provisions of the Investment Policy (bond proceeds and debt service reserve funds) is also shown on Attachment 1. These funds are invested in accordance with applicable bond indenture provisions. During the quarter ended March 31, 2012, bond proceeds and debt service reserve fund portfolio decreased by a net amount of \$2.1 million from \$33.5 million to \$31.4 million due to bond proceeds expenditures for capital projects including \$1.0 million advanced for improvements at the Silverlakes property.

Attachment 3 provides a detailed listing of the City's portfolio holdings as required by the Government Code. In this listing, "N/A" is used to denote that the information is either not available or applicable. The market value of investments in LAIF has been reported to equal cost because the City's investments in the pool are readily liquid and the market value of these investments approximates cost. Agency Securities issued by United States Government Sponsored Entities (GSEs) are rated "AAA" by Moody's and Fitch rating agencies. On August 6, 2011, Standard and Poor's (S&P) Investor Service downgraded these securities to "AA+" from "AAA" rating. This action continues to have no impact on the market value of these securities.

CASH FLOWS

After a challenging first half of the fiscal year during which General Fund cash balance reached a low of negative \$26,000 on December 31, 2011, staff estimates that General Fund cash inflows will be sufficient to cover cash outflows for the next six months ending September 30, 2012. As of Monday, April 16, 2012, General Fund cash balance was over \$1.9 million.

FINANCIAL IMPACT: Not Applicable.

/jk-80759

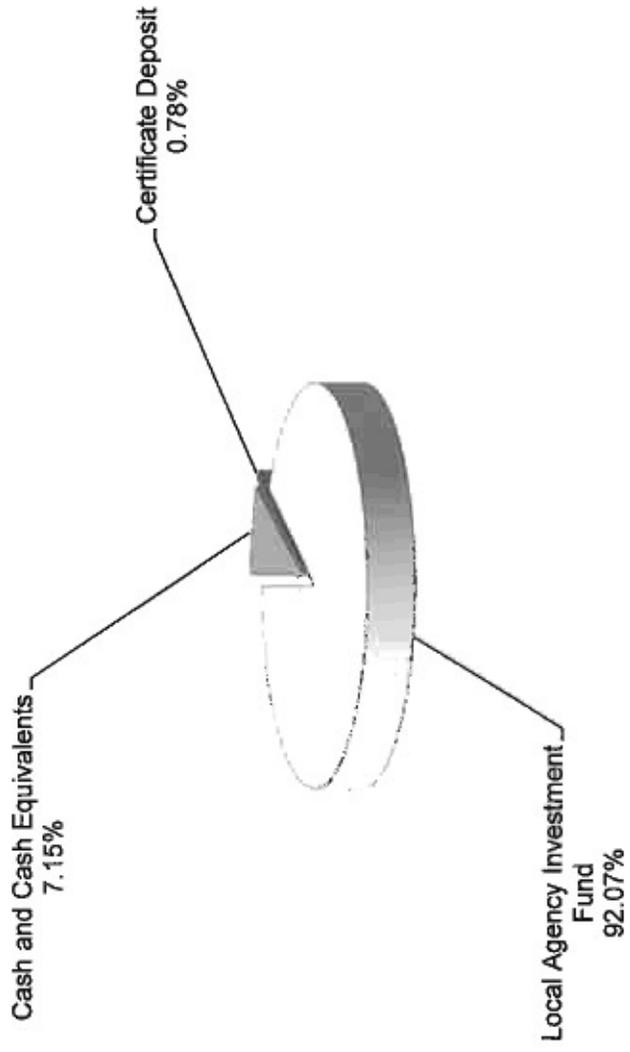
- Attachments:
- 1) Portfolio Summary
 - 2) Summary Graph
 - 3) Portfolio Details – "Investments Not Subject..."
 - 4) Certification Form

**City of Norco, California
Portfolio Summary
As of March 31, 2012**

City Investments Subject to Investment Policy	Market Value	Percentage	Policy Maximum	Compliance
Cash and Cash Equivalents	\$ 2,309,863	7.15%	15.00%	In Compliance
Certificate Deposit	252,404	0.78%	30.00%	In Compliance
Local Agency Investment Fund	29,746,156	92.07%	\$50.0 Million	In Compliance
Total	\$ 32,308,424	100.00%		

City Investments Not Subject to Investment Policy	Market Value	Percentage
Community Facilities Districts	\$ 2,644,451	8.43%
Sewer and Water System	15,596,017	49.71%
Refunding Tax Allocation Bonds	13,131,737	41.86%
Total	\$ 31,372,205	100.00%

**Summary of City Portfolio
(Investments Subject to Investment Policy)
As of March 31, 2012**



City of Norco, California
 Portfolio Details
 As of March 31, 2012
 Investments Subject to Policy

Cash & Cash Equivalents

Purchase Date	Maturity Date	CUSIP #	Description of Security	Account	Rating	Coupon Rate	Yield to Maturity	Face Value	Cost	Market Value
N/A	N/A	N/A	Checking Accounts	Wells Fargo	N/A	N/A	0.00%	N/A	2,309,863	2,309,863
			Subtotal	Wells Fargo					2,309,863	2,309,863
4/21/2010	4/20/2012	2329958022	Certificate Deposit	Citizen Business Bk	N/A	0.90%	Various	N/A	101,048	101,048
5/20/2011	5/20/2012	2329958065	Certificate Deposit	Citizen Business Bk	N/A	0.70%	Various	N/A	151,356	151,356
			Subtotal	Wells Fargo					252,404	252,404

Local Agency Investment Fund

Purchase Date	Maturity Date	CUSIP #	Description of Security	Account	Rating	Coupon Rate	Yield to Maturity	Face Value	Cost	Market Value
N/A	N/A	N/A	Local Agency Investment Fund	State of California	N/A	N/A	N/A	N/A	29,746,156	29,746,156
			Subtotal						29,746,156	29,746,156
Total Investments Subject to Policy										32,308,424

City of Norco, California
 Portfolio Details
 As of March 31, 2012
Investments Not Subject to Policy (Bond Proceeds)
Community Facilities Districts

Cash and Cash Equivalents

Purchase Date	Maturity Date	CUSIP #	Description of Security	Account	Rating	Coupon Rate	Yield to Maturity	Face Value	Cost	Market Value
N/A	N/A	N/A	First American Treasury Obligation	US Bank	N/A	N/A	0.00%	N/A	131,020	131,020
N/A	N/A	N/A	First American Treasury Obligation	US Bank	N/A	N/A	0.00%	N/A	1	1
N/A	N/A	N/A	First American Treasury Obligation	US Bank	N/A	N/A	0.00%	N/A	189,117	189,117
N/A	N/A	N/A	First American Treasury Obligation	US Bank	N/A	N/A	0.00%	N/A	3,731	3,731
N/A	N/A	N/A	First American Treasury Obligation	US Bank	N/A	N/A	0.00%	N/A	1,727,485	1,727,485
N/A	N/A	N/A	First American Treasury Obligation	US Bank	N/A	N/A	0.00%	N/A	2,051,356	2,051,356
			Subtotal							

Local Agency Investment Fund

Purchase Date	Maturity Date	CUSIP #	Description of Security	Account	Rating	Coupon Rate	Yield to Maturity	Face Value	Cost	Market Value
N/A	N/A	N/A	Local Agency Investment Fund (CFD)	State of California	N/A	N/A	N/A	N/A	58,261	58,261
			Subtotal							

U.S. and Agency Securities

Purchase Date	Maturity Date	CUSIP #	Description of Security	Account	Rating	Coupon Rate	Yield to Maturity	Face Value	Cost	Market Value
9/28/2011	9/28/2016	3136FR3E1	F N M A M T N	US Bank	AAA*	1.40%	1.40%	533,000	533,000	534,834
			Subtotal							
			Total Community Facilities Districts							
									2,642,617	2,644,451

Investments Not Subject to Policy (Bond Proceeds)
Sewer and Water System

Cash and Cash Equivalents

Purchase Date	Maturity Date	CUSIP #	Description of Security	Account	Rating	Coupon Rate	Yield to Maturity	Face Value	Cost	Market Value
N/A	N/A	N/A	U.S. Bank N.A. Open, Commercial Paper	US Bank	N/A	N/A	0.00%	N/A	9,274	9,274
N/A	N/A	N/A	U.S. Bank N.A. Open, Commercial Paper	US Bank	N/A	N/A	0.05%	N/A	13,847,450	13,847,450
			Subtotal							
			Total Community Facilities Districts							
									13,856,724	13,856,724

Local Agency Investment Fund

Purchase Date	Maturity Date	CUSIP #	Description of Security	Account	Rating	Coupon Rate	Yield to Maturity	Face Value	Cost	Market Value
N/A	N/A	N/A	Local Agency Investment Fund (Sewer/Water)	State of California	N/A	N/A	N/A	N/A	261,682	261,682
			Subtotal							

City of Norco, California
 Portfolio Details
 As of March 31, 2012

U.S. and Agency Securities

Purchase Date	Maturity Date	CUSIP #	Description of Security	Account	Rating	Coupon Rate	Yield to Maturity	Face Value	Cost	Market Value	
9/28/2011	9/28/2016	3134G2G71	F N M A M T N	130584001 US Bank	AAA*	1.25%	1.25%	1,475,000	1,475,000	1,477,611	
			Subtotal					1,475,000	1,475,000	1,477,611	
Total Sewer and Water System										15,593,406	15,596,017

Investments Not Subject to Policy (Bond Proceeds)
Refunding Tax Allocation Bonds

Cash & Cash Equivalents

Purchase Date	Maturity Date	CUSIP #	Description of Security	Account	Rating	Coupon Rate	Yield to Maturity	Face Value	Cost	Market Value	
N/A	N/A	N/A	First American Treasury Obligations	94432430 US Bank	N/A	N/A	0.00%	N/A	6	6	
N/A	N/A	N/A	First American Treasury Obligations	94432435 US Bank	N/A	N/A	0.00%	N/A	143	143	
N/A	N/A	N/A	First American Treasury Obligations	94432440 US Bank	N/A	N/A	0.00%	N/A	1	1	
N/A	N/A	N/A	First American Treasury Obligations	94432445 US Bank	N/A	N/A	0.00%	N/A	319	319	
N/A	N/A	N/A	First American Treasury Obligations	94682503 US Bank	N/A	N/A	0.00%	N/A	309	309	
N/A	N/A	N/A	U.S. Bank N.A. Open, Commercial Paper	94682507 US Bank	N/A	N/A	0.05%	N/A	5,799,801	5,799,801	
N/A	N/A	N/A	First American Treasury Obligations	787891004 US Bank	N/A	N/A	0.00%	N/A	1,381	1,381	
N/A	N/A	N/A	First American Treasury Obligations	792126000 US Bank	N/A	N/A	0.00%	N/A	14,175	14,175	
N/A	N/A	N/A	First American Treasury Obligations	792126004 US Bank	N/A	N/A	0.00%	N/A	1,504	1,504	
N/A	N/A	N/A	First American Treasury Obligations	129543001 US Bank	N/A	N/A	0.00%	N/A	1	1	
N/A	N/A	N/A	First American Treasury Obligations	129543002 US Bank	N/A	N/A	0.00%	N/A	1	1	
N/A	N/A	N/A	First American Treasury Obligations	129543003 US Bank	N/A	N/A	0.00%	N/A	601	601	
N/A	N/A	N/A	US Bank Money Market	140828001 US Bank	N/A	N/A	0.05%	N/A	2	2	
N/A	N/A	N/A	US Bank Money Market	140828004 US Bank	N/A	N/A	0.05%	N/A	9,126	9,126	
N/A	N/A	N/A	US Bank Money Market	140828005 US Bank	N/A	N/A	0.00%	N/A	6	6	
Subtotal										5,827,377	5,827,377

Local Agency Investment Fund

Purchase Date	Maturity Date	CUSIP #	Description of Security	Account	Rating	Coupon Rate	Yield to Maturity	Face Value	Cost	Market Value	
N/A	N/A	N/A	Local Agency Investment Fund	2010 TABS State of California	N/A	N/A	N/A	N/A	22,585	22,585	
N/A	N/A	N/A	Local Agency Investment Fund	2003 TABS State of California	N/A	N/A	N/A	N/A	49,189	49,189	
Subtotal										71,774	71,774

U.S. and Agency Securities

Purchase Date	Maturity Date	CUSIP #	Description of Security	Account	Rating	Coupon Rate	Yield to Maturity	Face Value	Cost	Market Value	
4/12/2011	11/29/2013	313373F49	Federal Home Loan Bks	792126003 US Bank	AAA*	1.20%	1.20%	1,530,000	1,530,000	1,551,145	
6/7/2011	12/7/2015	3136FRMF7	F N M A MTN	129543003 US Bank	AAA*	2.00%	2.00%	973,000	973,000	975,841	
9/28/2011	9/28/2016	3134G2G71	Federal Home Loan Mtg	140828004 US Bank	AAA*	1.25%	1.25%	1,460,000	1,460,000	1,462,584	
Subtotal										3,963,000	3,989,570

City of Norco, California
 Portfolio Details
 As of March 31, 2012

Investment Agreements

Purchase Date	Maturity Date	CUSIP #	Description of Security	Account	Rating	Coupon Rate	Yield to Maturity	Face Value	Cost	Market Value
N/A	3/1/2030	N/A	Guaranteed Investment Contract	94432433 US Bank	N/A	N/A	5.71%	N/A	2,161,566	2,161,566
N/A	3/1/2030	N/A	Guaranteed Investment Contract	94432443 US Bank	N/A	N/A	5.16%	N/A	347,000	347,000
N/A	2/27/2015	N/A	Guaranteed Investment Contract	787891003 US Bank	N/A	N/A	3.41%	N/A	734,450	734,450
Subtotal									3,243,016	3,243,016
Total Refunding Tax Allocation Bonds									13,106,167	13,131,737
Total Investments Not Subject to Policy									31,341,190	31,372,205

* On August 5, 2011 S&P Lowered US Debt Rating to AA+, Fitch and Moody's Ratings are Still AAA

Attachment 4

Quarterly Investment Portfolio

For the Quarter Ended March 31, 2012

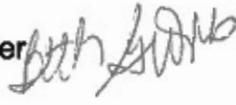
As required by the Government Code, the Treasurer certifies that the investments reported in the accompanying schedules (Attachments 1 through 3) comply with the City of Norco Investment Policy and that sufficient liquidity along with anticipated revenues are available to meet the City and Redevelopment Agency budgeted expenditure requirements for the next six months ending September 30, 2012.

Andy Okoro, City Treasurer

/jk-80760

CITY OF NORCO STAFF REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Beth Groves, City Manager 

PREPARED BY: Brian K. Petree, Director
Parks, Recreation & Community Services

DATE: May 2, 2012

SUBJECT: Acceptance of Bids and Award of Contract for the Energy Efficient Lighting Retrofit Project

RECOMMENDATION: Accept bids submitted for the retrofit of existing lighting with energy efficient lighting fixtures and award a contract to Regency Pacific Development Corporation of Beaumont, CA in the amount of \$55,391, and authorize the City Manager to approve contract change orders up to 10 percent of the contract amount.

SUMMARY: Bids for the Energy Efficient Lighting Retrofit Project were opened on April 25, 2012. Regency Pacific Development Corporation of Beaumont, CA provided the only responsive bid. Therefore, it is recommended that the City Council award a contract to Regency Pacific Development Corporation of Beaumont, CA in the amount of \$55,391, and authorize the City Manager to approve contract change orders up to 10 percent of the contract amount.

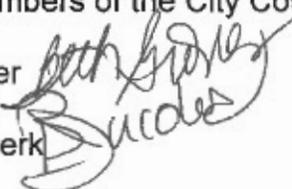
BACKGROUND/ANALYSIS: Staff completed plans and specifications for the Energy Efficient Lighting Retrofit Project. The project consists of retrofitting existing lighting with energy efficient light fixtures at Norco City Hall, Norco Senior Center and Community Center. The plans and specifications were advertised on April 5, 2012, with a bid opening date of April 25, 2012. A total of eight bids were received with proposals ranging in value from \$18,890.43 to \$94,852. Although the bid submitted by Regency Pacific Development Corporation was not the lowest bid, this firm was the only responsive bidder who met all of the requirements in the Bid Proposal. The other seven bids were rejected as non-responsive. References were checked on Regency Pacific Development Corporation and found to be favorable.

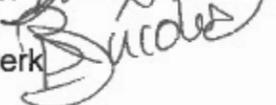
FINANCIAL IMPACT: The City will receive \$153,259 from Energy Efficiency and Conservation Block Grant (EECBG) Program monies through the American Recovery and Reinvestment Act of 2009. Funds have been appropriated in the 141-910-43115 Project No. 4303.5 in the 2012/2016 CIP Budget. This is a cost-neutral project, which has no negative impact on the City's General Fund

/ma-80831

**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: May 2, 2012

SUBJECT: Proposed Cancellation of the July 4, 2012 City Council Regular Meeting

RECOMMENDATION: Cancel the July 4, 2012 City Council regular meeting.

SUMMARY: It is being proposed to the City Council that the July 4, 2012 regular meetings be cancelled due to the fact that it falls on the day when Independence Day is celebrated.

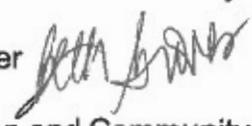
BACKGROUND/ANALYSIS: The City Council is being recommended to cancel its regular meeting scheduled for Wednesday, July 4, 2012. The celebration of Independence Day falls on that same calendar day in 2012. As July 4, 2012 is a scheduled City Holiday, City offices will be closed.

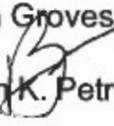
If there are any time-sensitive items that necessitate City Council action, a special City Council meeting will be called and noticed.

/bj-80935

CITY OF NORCO STAFF REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Beth Groves, City Manager 

PREPARED BY: Brian K. Petree, Recreation and Community Services Director 

DATE: May 2, 2012

SUBJECT: Acceptance of the Senior Center Exterior Renovation Project as Complete

RECOMMENDATION: Accept the Senior Center Exterior Renovation Project as complete and direct the City Clerk to file the Notice of Completion with the County Recorder's Office.

SUMMARY: Work has been completed and finalized on the Senior Center Exterior Renovation Project funded with Community Development Block Grant (CDBG) Funds. Staff is asking that the Council accept the project as complete.

BACKGROUND/ANALYSIS: On November 8, 2009, Staff awarded a contract to Korston Construction Services for completion of an exterior renovation to the Norco Senior Center, using funds allocated to the City as CDBG public improvement funds.

The amount of the original awarded contract was \$138,000. On March 3, 2010, the City Council approved a change order in the amount of \$26,983.07 for roofing changes. The total cost of the project was \$164,983.07. The work was completed in conformance with the approved specifications and contract, and was monitored by Riverside County Economic Development Agency staff for conformance to CDBG policies and procedures.

Staff recommends that the Council accept the improvements and approve the project as complete and direct the City Clerk to file a Notice of Completion with the County Recorder's Office.

FINANCIAL IMPACT: N/A

/ma-80915

CITY OF NORCO STAFF REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Beth Groves, City Manager 

PREPARED BY: Michael Daly, IT Manager 

DATE: April 26, 2012

SUBJECT: Amendment No. 1 to the Contract for the City-Wide Fiber Optics Project

RECOMMENDATION: Approve Amendment No. 1 to the contract for the City-Wide Fiber Optics Project.

SUMMARY: On March 7, 2012, John Griffin Construction, Inc. was awarded a contract for construction of the City-Wide Fiber Optics Project. After assessing the project, the contractor has determined that it would be beneficial to use an alternate method of installing some of the conduit and wishes to add an additional sub-contractor to this project.

BACKGROUND/ANALYSIS: The plans and specification prepared for the construction of the City-wide fiber optics network included the installation of 13,000 linear feet of conduit. The installation method was not specified and either trenching or boring to install the conduit are acceptable industry standard methods. After re-assessing the existing conditions, the contractor has determined that boring some areas would cause much less impact and disruptions to city streets and trails than trenching. The contractor wishes to add the sub-contractor Prime Innovative, Inc. to the sub-contractor list for this project. They are anticipating ten percent of the contract to be constructed by this subcontractor.

FINANCIAL IMPACT: The lump sum bid for the project will not be changed and there will be no additional financial impact to the City.

/mjd-80927

Attachments: Letter from John Griffin Construction Inc. requesting amendment to the contract
Amendment No. 1

John Griffin Construction, Inc.

Utility Consulting, Construction & Engineering Services

License # 618983 – A, B, C-10 & C-7

244 Jason Court

Corona, California 92879

661-816-1299

April 18, 2012

Mr. Michael Daly
CITY OF NORCO
2870 CLARK AVE.
NORCO, CA 92860

Subject: Request to amend Agreement adding additional Subcontractor

Dear Michael:

Thank you for the opportunity to formally request the addition of a Subcontractor to our existing agreement.

Presently our existing Lump Sum Quotation does not have pricing submitted using any subcontractor provided quotes, At the time our bid was formally submitted the amount of identified boring on the overall project was minimal (Less than 1.5% of total project). At the time we felt it was necessary to identify to the City that a subcontractor was to perform Subcontract Directional Boring on this project. Now that we have had an opportunity to evaluate various alternative construction methods allowing us to minimize overall community impact and disruptions which occur during heavy trenching activities, we would like to identify an additional Subcontractor for inclusion in our existing Agreement with the City of Norco. Also, as the project was bid using our own internal estimates to calculate construction costs it is necessary we evaluate competitive quotes from approved Subcontractors to meet our budget requirements.

We would like to add the following Subcontractor:

Prime Innovative, Inc.
12800 Garden Grove Blvd. Ste. 1
Garden Grove, CA 92843
License # 954904 – A
Exp: 11/30/12

Respectfully submitted:

John Griffin Construction, Inc.
Tony Andrews, Engineering Manager

**AMENDMENT No. 1 OF CONTRACT AGREEMENT
FOR
CITY WIDE FIBER OPTICS NETWORK PROJECT No. 4302.2**

LIST OF SUBCONTRACTORS

BIDDER proposes to subcontract certain portions of the work, and to procure materials and equipment from suppliers and vendors as follows (list all firms with more than ½ of 1 percent of total Bid).

Name Under Which Subcontractor is Licensed	License No.	Address of Office Mill/Shop	Percent of Total Contract	Specific Description of Subcontract
Prime Innovative Inc.	954904-A	12800 Garden Grove Blvd. Ste 1 Garden Grove, CA 92843	10%	Boring and installation of conduit

**AMENDMENT No. 1 OF CONTRACT AGREEMENT
FOR
CITY WIDE FIBER OPTICS NETWORK PROJECT No. 4302.2**

IN WITNESS WHEREOF the parties hereto have caused this Agreement to be executed the day and year first written.

CITY:

CONTRACTOR:

MAYOR—CITY OF NORCO

(CORPORATION NAME—TYPE)

ATTEST:

BY: _____

TITLE: _____

CITY CLERK—CITY OF NORCO

BY: _____

TITLE: _____

NOTE: SIGNATURES OF CORPORATE OFFICIALS MUST BE NOTARIZED.

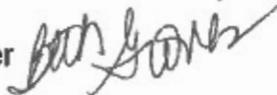
Subscribed before me on the ____ day of _____, 2012.

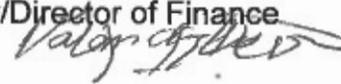
Notary Public

My commission expires:

CITY OF NORCO STAFF REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Beth Groves, City Manager 

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

DATE: May 2, 2012

SUBJECT: Establishment of Annual Special Tax for Community Facilities District No. 93-1 for the Fiscal Year 2012-2013.

RECOMMENDATION: Adopt **Resolution No. 2012-___**, Establishing Annual Special Tax for Community Facilities District No. 93-1 for the Fiscal Year 2012-2013.

SUMMARY: Staff is recommending that the City Council adopt a resolution approving the annual special tax levy for Community Facilities District No. 93-1 for the Fiscal Year 2012-2013. The tax levy is necessary to generate funds for the payment of the debt service on the bonds issued for the construction and installation of public facilities in the district. No change in the previously approved tax rate is proposed.

BACKGROUND/ANALYSIS: On December 16, 1992 the City Council adopted Resolution No. 92-73 stating its intent to establish Community Facilities District 93-1 (Gateway) ("District"). A majority of the property owners within the District boundaries voted to approve CFD 93-1 in 1992. Resolution 92-73 provided for the levying of special taxes in FY 1995-96 against each parcel in the District for the construction and installation of certain public facilities, including drainage facilities improvements ("District Facilities"); intersection improvements – Hamner Avenue at First Street and Hamner Avenue at Mountain Avenue; street improvements – First Street from Hamner Avenue to existing Mountain Avenue; signal improvements – Hamner Avenue at First Street Intersection and Hamner Avenue at Mountain Avenue (Yuma Drive) intersection; and water improvements – Hamner Avenue and landscaped median improvements – Hamner Avenue and First Street.

The County of Riverside requires a resolution levying the special taxes to be adopted each fiscal year for the duration of the District. The special tax rate used in the preparation of the Special Tax Levy Report does not exceed the amount previously authorized, and does not exceed the amount approved by the qualified electors of the District. The proceeds of the special tax will be used to pay, in whole or in part, the approved costs of the District.

Establishing Annual Special Tax for CFD No. 93-1

Page 2

May 2, 2012

Adoption of Resolution No. 2012-____ (attached), directs the Auditor-Controller of the County of Riverside to prepare an amended real property statement for each parcel of the District, as well as to perform other administrative actions for FY 2012-2013.

The special tax due will be listed opposite each affected lot or parcel of land as a line item designated "Public Improvements, CFD Special Tax" or any other suitable designation in accordance with the resolution. Adoption of the resolution also requires the City to issue the attached statement that CFD 93-1 charges are in compliance with Proposition 218.

FINANCIAL IMPACT: N/A

/jk-80956

Attachments: Resolution No. 2012-____

Exhibit A

Compliance Statement

RESOLUTION NO. 2012-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORCO, CALIFORNIA ESTABLISHING ANNUAL SPECIAL TAX FOR COMMUNITY FACILITIES DISTRICT NO. 93-1 FOR THE FISCAL YEAR 2012-2013

WHEREAS, the City Council of the City of Norco, California (hereinafter referred to as the "Legislative Body") has initiated proceedings, held a public hearing, conducted an election, and received a favorable vote from the qualified electors relating to the levy of a special tax in a community facilities district, all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982," being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California. This Community Facilities District shall hereinafter be referred to as "District"; and,

WHEREAS, this Legislative Body, by Ordinance as authorized by Section 53340 of the Government Code of the State of California, has authorized the levy of a special tax to pay for costs and expenses related to said District, and this Legislative Body is desirous to establish the specific rate of the special tax to be collected for the next fiscal year.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Norco, does hereby accept:

SECTION 1: That the above recitals are all true and correct.

SECTION 2: That the specific rate and amount of the special tax to be collected to pay for the costs and expenses for FY 2012-2013 for the referenced District is hereby determined and established as set forth in the attached, referenced, and incorporated Exhibit "A."

SECTION 3: That the rate as set forth above does not exceed the amount as previously authorized by Ordinance of this Legislative Body and is not in excess of that as previously approved by the qualified electors of the District and is exempt from Proposition 218, Section XIID of the California State Constitution.

SECTION 4: That the proceeds of the special tax shall be used to pay, in whole or in part, the costs of the following:

- A. Payment of principal and interest on any outstanding authorized bonded indebtedness;
- B. Necessary replenishment of bond reserve funds or other reserve funds; Resolution No. 2012-___ CFD 93-1 Levying of Taxes, 2012-2013;

- C. Payment of costs and expenses of authorized public facilities;
- D. Repayment of advances and loans, if appropriate; and
- E. Costs and expenses related to the administration of the District.

The proceeds of the special taxes shall be used as set forth above and shall not be used for any other purpose.

SECTION 5: The special tax shall be collected in the same manner as ordinary ad valorem property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for ad valorem taxes, and the Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any said special tax.

SECTION 6: All monies above collected shall be paid into the District, including any bond fund and reserve fund.

SECTION 7: The Auditor of the County is hereby directed to enter in the next County assessment on which taxes will become due, opposite each lot or parcel of land affected, in a space marked "public improvements, special tax" or by any other suitable designation, the installment of the special tax, and for the exact amount of said tax, reference is made to the attached Exhibit "A."

SECTION 8: The County Auditor shall then, at the close of the tax collection period, promptly render to this Agency a detailed report showing the amount(s) of such special tax installments, interest, penalties, and percentages so collected and from which property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

PASSED AND ADOPTED by the City Council of the City of Norco at a regular meeting held on May 2, 2012.

Mayor of the City of Norco, California

ATTEST:

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

Resolution No. 2012-__
Page 3
May 2, 2012

I, BRENDA K. JACOBS, City Clerk of the City of Norco, California, do hereby certify that the foregoing Resolution was adopted by the City Council of the City of Norco, California, at a regular meeting thereof held on May 2, 2012, by the following vote of the City Council:

AYES:
NOES:
ABSENT:
ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Norco, California, on May 2, 2012.

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

/jk-80956

EXHIBIT "A"

City of Norco
Community Facilities District No. 93-1R
Fiscal Year 2012/2013 Special Tax Rates

For Fiscal Year 2012/2013, the effective special tax rate for each taxable parcel is \$0.10 per square footage of land and the amount of special tax for each assessor's parcel number is listed below:

APN	LEVY AMOUNT
122-040-022	\$5,052.96
122-040-023	3,136.32
122-040-024	3,702.60
122-040-030	3,702.60
122-040-054	3,963.96
122-040-055	4,704.48
122-040-056	9,539.64
122-040-057	20,386.08
122-050-031	2,787.84
122-050-033	2,962.08
122-050-035	3,441.24
122-050-045	2,962.08
122-050-046	3,005.64
122-050-047	4,138.20
122-050-048	12,545.28
122-050-049	6,403.32
122-070-014	1,481.04
122-070-016	5,967.72
122-070-023	1,524.60
122-070-026	217.80
122-070-028	5,140.08
122-070-034	5,730.30
122-070-035	3,327.10
122-070-036	2,634.06
122-090-053	10,896.52
122-090-054	2,249.86
122-090-055	3,176.38
122-090-056	3,176.38
122-090-057	5,029.00
122-090-058	9,661.16
122-090-059	352.82
122-090-062	6,617.18
122-090-063	1,764.60
122-090-068	135.46
122-090-069	1,265.40
122-090-072	21,621.44
122-120-002	392.04
125-270-025	3,789.72
125-270-030	1,089.00
125-270-034	6,011.28
125-270-035	2,047.32
126-250-029	1,916.64
126-250-057	2,003.76
126-250-058	3,223.44
Total = 44 parcels	\$204,876.42

ORDINANCE NO. 672

COMMUNITY FACILITIES DISTRICT NO. 93-1

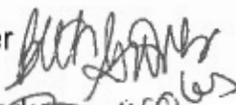
Special taxes are for a period not to exceed 25 years from the original levy, Resolution 92-73 provided for the levying of special taxes in Fiscal Year 1995-96 to each parcel in the District.

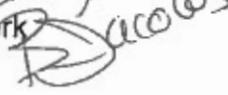
The City shall administer and collect taxes and determine the amount of special tax revenue needed for the next fiscal year to cover all costs and expenses to pay for facilities, debt service, including principal and interest and replenishment of reserve and other administrative expenses.

Bond issuance to cover various public facilities such as grading, etc. is necessary for the Gateway Specific Plan Area (The District). All properties subsequently annexed shall be subject to the original authorized special taxes, as well as increases to reflect increases in the Engineering News-Record Construction Cost Index (Los Angeles) as of May 1st of any fiscal year after 1993/1994.

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: May 2, 2012

SUBJECT: **Ordinance No. 948, Second Reading.** Replacing Title 15, Chapter 15.09 (Fire Code) of the Norco Municipal Code

RECOMMENDATION: Adopt **Ordinance No. 948** for second reading.

SUMMARY: The first reading of Ordinance No. 948 was held on April 18, 2012 and was adopted by the City Council with a 5-0 vote. This Ordinance amends the Norco Municipal Code to replace Title 15, Chapter 15.09 (Fire Code) of the Norco Municipal Code.

/bj-80936

Attachment: Ordinance No. 948

ORDINANCE NO. 948

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORCO, CALIFORNIA, REPLACING TITLE 15, CHAPTER 15.09 OF THE NORCO MUNICIPAL CODE

WHEREAS, at the regular meeting on April 18, 2012, the Norco City Council conducted a public hearing and received and considered oral and written testimony concerning the proposed code change; and

WHEREAS, the California Health and Safety Code requires cities and counties to adopt building standards that are consistent with those contained in the California Code of Regulations Title 24 ; and

WHEREAS, modifications and/or changes to Chapter 15.09 of the Norco Municipal Code requires findings stating that they are found reasonably necessary because of climatic, geological or topographical conditions in the City of Norco; and

WHEREAS, State law allows local governments to amend California Model Codes, providing the amendments are more restrictive and are necessary in order to provide the highest level of life-safety standards and requires that local governments enforce these code editions.

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

A. California Health & Safety Code, Section 17958.5 and 18941.5 authorize cities and counties to modify the California Building Standards Code by adopting more restrictive standards and modifications if such standards and modifications are accompanied by express findings that they are reasonably necessary because of local climatic, geological or topographical conditions.

B. The City Council of the City of Norco finds that these local climatic, geological or topographical conditions include, but are not limited to, the following:

1. The City is subject to relatively low amounts of precipitation, very low humidity levels and extremely high temperatures. These climatic conditions are conducive to the spread of drought conditions and fires. For example, during July, August and September, temperatures often exceed 100 degrees Fahrenheit. During the same months humidity is usually less than 40% and measurements of less than 10% are not uncommon. These recordings have been documented by the Riverside County Flood Control District and the National Climatic Data Center.

2. The City is subject to extremely strong winds, commonly referred to as "Santa Ana Winds," which can reach speeds of up to 95 miles per hour. In addition, the convergence of the marine shore air flow and the desert air flow create steady winds on a daily basis. Finally, the City is bordered on the south

by steep, rugged, brush-covered mountains and parts of the City contain hilly terrain and mounds, which either contribute to or create gusty wind conditions by causing a natural funneling effect and increasing wind speeds over the City.

3. The City is also subject to moderately strong shaking and surface ruptures from seismic activity in the area. The geologic and seismic setting of the City is dominated by the Chino and Elsinore earthquake faults along the southwest portion of the City and a diversity of bedrock and alluvial soils that may significantly affect the intensity of earthquake shaking. The Elsinore fault is located a short distance southwest of the City, while the Chino fault, which is subparallel to the Elsinore fault, is located just inside the City's southwestern boundary. Of the two faults, the Chino fault has the greater potential for surface rupture leading to structural damage of structures in the City. Moreover, the thin alluvial soils found in parts of the City contribute to a moderately high potential for liquefaction in certain areas.

C. The aforementioned geologic and climatic conditions have also contributed to the loss or damage of 450 homes in the Bel Air Fire of 1961, 187 homes in the Chatsworth Fire of 1970, 50 homes in the Mandeville Canyon Fire of 1978, 262 homes in the Anaheim Fire of 1982, 71 homes in the Baldwin Hills Fire of 1985, 33 homes in the Porter Ranch Fire of 1988, 162 homes in the Santa Barbara Fire of 1990, 3300 homes in the Oakland Fire of 1991, hundreds of acres in the nearby Chino Hills State Park Fire of 1997 and most recently, the Corona Triangle / Freeway Complex Fire November 15, 2008 burned 318 properties, burned 30,305 plus acres, destroyed 187 single/multiple family homes, damaged 127 homes, damaged or destroyed four commercial properties.

D. These fires, as well as the recent Whittier Earthquake of 1987 and Northridge Earthquake of 1994, have resulted in the tragic loss of lives along with enormous property losses.

E. For practicality and cost reasons, many new structures are built of wood (Type V) construction. Many existing structures also have wood shake roofs. The potential for a conflagration exists due to the design and density of current structures.

F. Electrical supply and telephone communication failures occur due to high winds as well as other reasons. Water supply pumps and early notification of a fire cannot always be counted on.

G. Based upon the recommendations of the Fire Chief, the City Council finds that the proposed amendments to the 2010 California Building Standards Code ("amendments") are more restrictive than the standards adopted by the California Building Standards Commission, would decrease the potential incidence of property damage, injury and death due to fires and earthquakes, and are reasonable and necessary to mitigate the aforementioned local climatic, geologic or topographical conditions.

NOW THEREFORE, the City Council of the City of Norco does hereby DETERMINE, ORDER, AND RESOLVE as follows:

SECTION 1. Chapter 15.09 (FIRE CODE) of the City of Norco Municipal Code is hereby repealed and replaced in its entirety to read as attached in Exhibit "A".

SECTION 2. Modifications and/or changes to Chapter 15.09 are found reasonably necessary because of climatic, geological or topographical conditions in the City of Norco.

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 May 2, 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 April 18, 2012 and thereafter at a regular meeting of said City Council duly held on May 2, 2012, it was duly passed and adopted by the following vote of the City Council.

AYES:
NOES:
ABSENT:
ABSTAIN:

Ordinance No. 948
May 2, 2012
Page 4

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Norco, California, on May 2, 2012.

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

Attachment: Exhibit "A"

Exhibit "A"

**Chapter 15.09
FIRE CODE**

15.09.010	Adoption of the California Fire Code
15.09.020	Findings
15.09.030	Title
15.09.040	Conflicting Provisions
15.09.050	Cost Recovery
15.09.060	Applications and Permits
15.09.070	Operational Permits
15.09.080	Administrative Appeals
15.09.090	Violation Penalties
15.09.100	Definitions
15.09.110	Outdoor / Permitted Fires
15.09.120	Development on or Near Land Containing or Emitting Toxic, Combustible or Flammable Liquids, Gases or Vapors
15.09.130	Fuel Modifications for New Construction
15.09.140	Clearance of Brush or Vegetation Growth from Roadways
15.09.150	Unusual Circumstances
15.09.160	Use of Equipment
15.09.170	Restricted Entry
15.09.180	Trespassing on Posted Property
15.09.190	Deleted
15.09.200	Dimensions
15.09.210	Turning Radius
15.09.220	Fire Department Roof Access
15.09.230	Premise Identification
15.09.240	Hydrant Locations
15.09.250	Clear Space Around Hydrants
15.09.260	Radio Coverage
15.09.270	Radio Coverage Inside Buildings
15.09.280	Scope
15.09.290	Frequency Range
15.09.300	Fire Apparatus Breathing Air System
15.09.310	Chimneys and Appliances
15.09.320	Standby Power Loads
15.09.340	Emergency Power Loads
15.09.350	Refrigerant Detectors
15.09.360	Manual Operations
15.09.370	Stationary Storage Battery Systems, Scope
15.09.380	Indoor Charging of Electric Carts/Cars
15.09.390	Photovoltaic System
15.09.400	Eave Protection
15.09.410	Problematic Systems out of Service
15.09.420	Sprinklered Buildings
15.09.430	Residential Sprinklered Buildings
15.09.440	Fire Sprinkler Exempt Locations

15.09.450	Sprinkler System Monitoring and Alarms
15.09.460	Monitoring
15.09.470	Standpipes
15.09.480	Fire Alarm and Detection Systems
15.09.490	Flues Spaces
15.09.500	Hazardous Materials Inventory Statement
15.09.510	Hazardous Materials MAQ Table Footnote Addition
15.09.520	Maximum Allowable Quantities
15.09.530	Secondary Containment for Hazardous Material liquids and Solids, Weather Protection, Storage Near Exits or Exit Pathways
15.09.540	Establishment of Limits of Districts in which Storage of Explosives and Blasting Agents is to be Prohibited
15.09.550	Fireworks Display Firing
15.09.560	Seizure of Fireworks
15.09.570	Fireworks Displays
15.09.580	Retail Fireworks
15.09.590	General Provisions to the establishment of limits of Districts in which Storage of Flammable and Combustible Liquids in Outside Aboveground Storage Tanks is Prohibited
15.09.600	Treatment Systems
15.09.610	Liquefied Petroleum and Natural Gas Storage
15.09.620	Referenced Standards
15.09.630	Hazardous Vegetation Mitigation Requirements
15.09.640	Appendix B Fire Flow for 1 & 2 Single Family Dwellings
15.09.650	Appendix B Fire Flow for Buildings other than 1 & 2 Single Family Dwellings
15.09.660	Appendix B Fire Flow Table Requirement
15.09.670	Appendix C Distribution of Fire Hydrants

15.09.010 Adoption of the Fire Code

A. Subject to the particular additions, amendments and deletions set forth in this chapter, all the rules, regulations, provisions and conditions set forth in that certain document being marked and designated as the 2010 California Fire Code, and that certain document being marked and designated as the 2009 International Fire Code, with errata, and including the following appendices, are hereby adopted as the Fire Code for the City of Norco:

1. Appendix Chapter 4
2. Appendices B, C, E, F, G & J

B. One certified copy of each of the 2010 California Fire Code and 2009 International Fire Code are on file in the office of the City Clerk, and any and all references thereto, are adopted as the Fire Code and each and all of the regulations, provisions, penalties, conditions and terms thereof are referred to, adopted and made a part of this chapter, as though fully set forth at length.

15.09.020 Findings

The City Council finds that the requirements set out here are reasonable and necessary modifications because of climatic, geological and topographical conditions within the City of Norco.

15.09.030 Title

This chapter shall be cited as the "Fire Code" of the City of Norco and any references to the "California Fire Code" or "Fire Code" shall be deemed to refer to and apply to this chapter.

15.09.040 Amendment

Section 102.10 Conflicting Provisions

Section 102.10 is hereby deleted and replaced with the following:

Section 102.10 Conflicting Provisions. Where there is a conflict between a general requirement and a specific requirement, the Fire Code official shall decide which requirement meets the general intent of this code.

15.09.050 Amendment

Section 103.4.2 Cost Recovery.

Section 103.4 is amended, and the following subsection 103.4 is added to read as follows:

Section 103.4 Cost Recovery. Fire Suppression, investigation, rescue or emergency medical costs are recoverable in accordance with Health and Safety Code Sections 13009 and 13009.1, as amended. Additionally, any person who negligently, intentionally or in violation of law causes any emergency response, including, but not limited to, traffic accident, spill of toxic or flammable fluids or chemicals is liable for the cost of securing such emergency, including those costs pursuant to the Government Code Section 53150, et seq, as amended. Any expense incurred by Riverside County Fire Department for securing such emergency shall constitute a dept of such person and shall be collected by Riverside County in the same manner as in the case of an obligation under contract, express or implied.

15.09.060 Amendment

Section 104.2 Applications and Permits.

Section 104.2 is amended, and the following subsection 104.2.1 is added to read as follows:

104.2 Applications and Permits. The Fire Code official is authorized to receive applications, review construction documents, and issue permits for construction regulated by this code, issue permits for operations regulated by this code, inspect the premises for which such permits have been issued and enforce compliance with provisions of this code.

104.2.1 Plan Review Fees. When it is determined by the Fire Code official that plans submitted require a full plan review and such plans are received independent of the architectural plans, a fee shall be collected. The fee shall be

based on 100% of the cost of service, based on the fee schedule adopted by the City Council."

15.09.070 Amendment

Section 105.6 Operational Permits

Section 105.6 is amended by deleting subsections 105.6.15 and 105.6.35 and amending Section 105.6.29 to read as follows:

Subsection 105.6.15 Fire Hydrants and Valves. Delete without substitution.

Subsection 105.6.35 Private Fire Hydrants. Delete without substitution.

Subsection 105.6.29 Miscellaneous Combustible Storage. Permit is required to store in any building or upon any premise in excess of 2500 cu. Ft. gross volume of combustible empty packing cases, boxes, barrels or similar containers, rubber tires, rubber, cork, composting, green waste or similar combustible material.

15.09.080 Amendment

Section 108.4 Administrative Appeals

Section 108.4, is hereby amended and by adding new the following:

Whenever the Fire Chief disapproves an application or refuses to grant a permit applied for, or when it is claimed that the provisions of the Fire Code do not apply or that the true intent and meaning of said code has been misconstrued or wrongly interpreted, an applicant or allegedly aggrieved person may appeal from the decision of the Fire Chief to the City Council by filing with the City Clerk a notice of appeal in writing and stating therein the grounds therefor. The notice of appeal must be so filed within thirty days from the date of the decision being appealed. The City Council shall hear said appeal within thirty days after the notice of appeal is filed. The Council's decision shall be final.

15.09.090 Amendment

Section 109.3 Violation Penalties

Section 109.3, is hereby amended and by adding new Sections 109.3.2, 109.3.3, 904.1 and 904.2 as follows:

Section 109.3 Violation Penalties. Persons who shall violate a provision of this Code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the Fire Code official, or of a permit or certificate used under provisions of this code, shall be guilty of either a misdemeanor, infraction or both as prescribed in Section 109.3.2 and 109.3.3. Penalties shall be as prescribed in local ordinance. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Section 109.3.2 Infraction. Except as provided in Section 109.2.2.2, persons operating or maintaining any occupancy, premises or vehicle subject to this code that shall permit any fire or life safety hazard to exist on premises under their control shall be guilty of an infraction.

Section 109.3.3 Misdemeanor. Persons who fail to take immediate action to abate a fire or life safety hazard when ordered or notified to do so by the Fire Code official or a duly authorized representative, or who violate the following sections of this Code, shall be guilty of a misdemeanor:

109.2.2 Compliance with Orders, Notices and Tags

107.6 Overcrowding

104.11.2 Obstructing operations

104.11.3 Systems and Devices

111.4 Failure to Comply

305.4 Deliberate or negligent burning

308.2.1 Throwing or placing sources of ignition

310.7 Burning Objects

2404.7 Sources of Ignition

Section 904 Recovery of Administration Citation Fines and Costs. In addition to any other legal remedy for collection of delinquent fines or penalties, the Fire Code official may record a lien on property in an amount equal to the sum of any fines delinquent for more than ninety (90) days, plus penalties and interest. Imposition of a lien pursuant to this section must be based on a citation related to the condition or use of real property, or its improvements, owned by the responsible person.

Section 904.1 Satisfaction of Lien. Once the City of Norco receives full payment for outstanding principal, penalties and cost the City shall record a release of property lien to the Riverside County Recorder's office. This notice of satisfaction shall cancel the posted lien.

15.09.100 Amendment

Chapter 2 Definitions

Section 202, General Definitions, is hereby amended by adding the following definitions:

Alteration: Any construction or renovation to an existing structure other than a repair or addition. Alterations include but are not limited to the addition or elimination of walls within the existing building envelope. Alteration also includes modifications to the structure which involve complete removal and replacement of wall board within any room.

Dry / Fire Season: Time of the year during which, based on seasonal weather pattern and precipitation averages, the typical rainfall is expected to be minimal. For the purpose of weed and rubbish abatement, the "dry / fire season" is typically May 15th to November 15th, and is also characterized by lower humidity, lower fuel moisture, and higher daily temperatures, resulting in increase of fire danger.

Firebreak: An area / section of property / lot that is cleared of all combustible material creating a safety buffer to decrease the progression of fire.

Fire Nuisance: Is any thing or act which is annoying, unpleasant, offensive or obnoxious because of fire.

Fire and Life Hazard: Means any condition, arrangement, or act which will increase, or may cause an increase of, the hazard or menace of fire or a hazardous materials release (spill, leak, etc.) to a greater degree than customarily recognized as normal by persons in the public service of preventing, suppressing or extinguishing fire and responding to hazardous materials release; or which may obstruct, delay or hinder egress from a facility or building, or may become the cause of obstruction, delay or hindrance to the prevention, suppression, or extinguishment of fire or hazardous material release.

Floor Area: For the purpose of calculating square footage for application of fire sprinkler requirements, the floor area shall be determined in accordance with the CBC definition for "Floor Area, Gross". For Group R-3 occupancies portions of the structure not required to be protected by the automatic sprinkler system do not need to be included into the floor area calculation.

Flow Line: Is the lowest continuous elevation on a rolled curb defined by the path traced by a particle in a moving body of water at the bottom of the rolled curb.

Hazardous Vegetation: Are defined as grass, weeds, shrubs, trees, tumbleweeds or other vegetation which are in such condition and location, or by the unique characteristics of a species, as to provide a ready fuel supply to augment the spread or intensity of a fire.

Housekeeping: Is a task that applies to all buildings, portions of buildings or facilities to maintain in a neat and orderly manner, free from a condition that would create a fire or life hazard.

Rubbish: Combustible waste or refuse, debris, dirt and worthless or useless articles of property.

15.09.110 Amendment

Section 307.4.3.1 Outdoor / Permitted Fires

Section 307.4.3.1 is hereby amended and by adding new to read as follows:

Section 307.4.3.1 Outdoor / Permitted Fires. Outdoor / permitted fires shall comply with Norco City Fire Standards.

15.09.120 Amendment

Section 318 Development On or Near Land Containing or Emitting Toxic, Combustible or Flammable Liquids, Gases or Vapors

Section 318 is hereby amended and by adding new to read as follows:

Section 318, Development On or Near Land Containing Or Emitting Toxic, Combustible or Flammable Liquids, Gases or Vapors. The Fire Code official may require the submittal for approval of geological studies, evaluations, reports, remedial recommendations and/or similar documentation from a State-licensed and department approved individual or firm, on any parcel of land to be developed which:

Has, or is adjacent to, or within 1,000 feet (304 800 mm) of a parcel of land that has an active, inactive, or abandoned oil or gas well operation, petroleum or chemical refining facility, petroleum or chemical storage, or may contain or give off toxic, combustible or flammable liquids, gases or vapors.

15.09.130 Addition

Section 319 Fuel Modification Requirements for New Construction:

Section 319 is amended to read as follows:

Section 319 Fuel Modification Requirements for New Construction: All new buildings to be built or installed in areas containing combustible vegetation shall comply with the following:

1. Preliminary fuel modification plans shall be submitted to and approved by the Fire Code official concurrent with the submittal for approval of any tentative map.
2. Final fuel modification plans shall be submitted to and approved by the Fire Code official prior to the issuance of a grading permit.
3. The fuel modification plan may be altered if conditions change. Any alterations to the fuel modification shall be approved by the Fire Code official.
4. All elements of the fuel modification plan shall be maintained in accordance with the approved plan and are subject to the enforcement process outlined in the Fire Code.

15.09.140 Addition

Section 320 Clearance of Brush or Vegetation Growth from Roadways

Section 320 is amended to read as follows:

Section 320 Clearance of brush or vegetation growth from roadways.

The Fire Code official is authorized to cause areas within 10 feet (3048 mm) on each side of portions of highways and private streets which are improved, designed or ordinarily used for vehicular traffic to be cleared of flammable vegetation and other combustible growth. The Fire Code official is authorized to enter upon private property to do so.

Exception: Single specimens of trees, ornamental shrubbery or cultivated ground cover such as green grass, ivy, succulents or similar plants used as ground covers, provided that they do not form a means of readily transmitting fire.

15.09.150 Addition

Section 321- Unusual Circumstances

Section 321 is amended to read as follows:

Section 321 Unusual Circumstances. The Fire Code official may suspend enforcement and require reasonable alternative measures designed to advance the purposes of this article if the Fire Code official determines in any specific case that any of the following conditions exist:

1. Difficult terrain.
2. Danger of erosion.
3. Presence of plants included in any state and federal resources agencies, California Native Plant Society and county-approved list of wildlife, plants, rare, endangered and/or threatened species.
4. Stands or groves of trees or heritage trees.
5. Other unusual circumstances that make strict compliance with the clearance of vegetation provisions of Sections 318 and 319 of this appendix undesirable or impractical.

15.09.160 Addition

Section 322- Use of Equipment

Section 322 is amended to read as follows:

Section 322 Use of Equipment. Except as otherwise provided in this section, no person shall use, operate, or cause to be operated, in, upon or adjoining any hazardous fire area any internal combustion engine which uses hydrocarbon fuels, unless the engine is equipped with a spark arrester as defined in Section 25.3 maintained in effective working order, or the engine is constructed, equipped and maintained for the prevention of fire pursuant to Section 25.3.

1. Spark arresters affixed to the exhaust system of engines or vehicles subject to this section shall not be placed or mounted in such a manner as to allow flames or heat from the exhaust system to ignite any flammable material.

2. A spark arrester is a device constructed of nonflammable material specifically for the purpose of removing and retaining carbon and other flammable particles over 0.0232 of an inch (0.58 mm) in size from the exhaust flow of an internal combustion engine that uses hydrocarbon fuels or which is qualified and rated by the United States Forest Service.

3. Engines used to provide motor power for trucks, truck tractors, buses, and passenger vehicles, except motorcycles, are not subject to this section if the exhaust system is equipped with a muffler as defined in the Vehicle Code of the State of California.

4. Turbocharged engines are not subject to this section if all exhausted gases pass through the rotating turbine wheel, there is no exhaust bypass to the atmosphere, and the turbocharger is in effective mechanical condition.

15.09.170 Addition

Section 323 Restricted Entry

Section 323 is amended to read as follows:

Section 323 Restricted Entry. The Fire Code official shall determine and publicly announce when hazardous fire areas shall be closed to entry and when such areas shall again be opened to entry. Entry on and occupation of hazardous fire areas, except public roadways, inhabited areas or established trails and camp sites which have not been closed during such time when the hazardous fire area is closed to entry, is prohibited.

Exception:

1. Residents and owners of private property within hazardous fire areas and their invitees and guests going to or being upon their lands.

2. Entry, in the course of duty, by peace or police officers, and other duly authorized public officers, members of a Fire Department and members of the United States Forest Service.

15.09.180 Deletion

Chapter 4 Emergency Planning and Preparedness is deleted in its entirety without replacement.

15.09.190 Amendment

Section 324 Trespassing on Posted Property

Section 324 is amended to read as follows:

Section 324.1 General. When the Fire Code official determines that a specific area within a hazardous fire area presents an exceptional and continuing fire danger because of the density of natural growth, difficulty of terrain, proximity to structures or accessibility to the public, such areas shall be closed until changed conditions warrant termination of closure. Such areas shall be posted as hereinafter provided.

Section 324.2 Signs. Approved signs prohibiting entry by unauthorized persons and referring to applicable Fire Code chapters shall be placed on every closed area.

Section 324.3 Trespassing. Entering and remaining within areas closed and posted is prohibited.

Exception: Owners and occupiers of private or public property within closed and posted areas, their guests or invitees, and local, state and federal public officers and their authorized agents acting in the course of duty.

15.09.200 Amendment

Section 503.2.1 Dimensions

Section 503.2.1 is amended to read as follows:

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet. Except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 15 feet (4572mm).

Exception: Vertical clearance may be reduced, provided such reduction does not impair access by fire apparatus and approved signs are installed and maintained indicating the established vertical clearance approved by the Fire Code official and shall comply with the Norco City Fire Standards.

15.09.210 Amendment

Section 503.2.4 Turning radius

Section 503.2.4 is amended to read as follows:

503.2.4 Turning Radius. The turning radius for fire apparatus shall be 17 feet inside and 39 feet outside turning radius. "At the determination of the Fire Code official, Fire Department access for aerial apparatus shall be provided in addition to the above access requirements". Shall comply with Norco City Fire Standards.

15.09.220 Amendment

Section 504.3.1 Fire Department Roof Access

Section 504.3.1 has been added to read as follows:

504.3.1 Fire Department Roof Access. Any new or existing remodeled building which has a parapet 3 feet or greater shall have a Fire Department roof access ladder installed. Shall comply with Norco City Fire Standards.

15.09.230 Amendment

Section 505.1 Premise Identification.

Section 505.1 is amended to read and sections 505.1.1, 505.2 have been added as follows:

505.1 Premise Identification. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Number, size, location and means of illumination shall comply with the Norco City Fire Standard for premises identification unless an alternative means or method is approved by the Fire Code official. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. The height / size of premise identification shall comply with Norco City Fire Standards Premise Identification.

505.1.1 Directories. When required by the Fire Code official, multi-story buildings, complexes with multiple buildings may be required to provide directories, premise maps and directional signs. The scale, design and location of the directory sign shall be approved by the Fire Code official and may be required to be illuminated.

505.2 Street and Road Signs. All streets and roads shall be identified with approved signs. Temporary signs shall be installed at each street intersection when construction of new roadways allows passage by vehicle. Signs shall be of an approved size, weather resistant and be maintained until replaced by permanent signs.

15.09.240 Amendment

Section 507.5.1 Hydrant Locations

Section 507.5.1 is hereby amended to read as follows:

507.5.1 Where Required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than allowed in Appendix C – “Fire Hydrant Locations and Distribution” from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site hydrants and mains shall be provided where required by the Fire Code official shall comply with the Norco City Fire Standards.

Exceptions:

1. Group R-3 and U occupancies, equipped throughout with an approved automatic sprinkler system installed in accordance with CFC 903.3.1.1 or CFC 903.3.1.2 or CFC 903.3.1.3, the distance requirements shall not be more than 300 feet (91.5 m), unless otherwise approved by the Fire Code official.

15.09.250 Amendment

Section 507.5.5 Clear Space Around Hydrants.

Section 507.5.5 is hereby amended to read as follows:

507.5.5 Clear Space Around Hydrants. A 3-foot (914 mm) clear space shall be maintained around the circumference of fire hydrants, Fire Department connections, fire protection system control valves, or any other fire protection system component that may require immediate access, except as otherwise required or approved shall comply with Norco City Fire Standards.

15.09.260 Amendment

Section 510.4 Radio Coverage.

Section 510.4 is hereby been added to read as follows:

510.4 Radio Coverage. Except as otherwise provided in the ordinance, no person shall erect, construct or modify any building or structure or any part of, cause by the same to be done which fails to support adequate voice or data radio coverage for any emergency response personnel within the structure or the area immediately adjacent to the structure or building. A final inspection shall not be approved for any building or structure that fails to comply with the requirement in this chapter.

15.09.270 Amendment

Section 510.4.1 Radio Coverage Inside Buildings.

Section 510.4.1 is hereby been added to read as follows:

510.4.1 Radio Coverage Inside Buildings. When required by the Fire Chief and in accordance with Fire Department Radio Standards, approved radios, repeaters, relays, signal amplifiers, antennas, coaxial cables, passive signal conductors, conduits and access, secondary power source and other equipment as determined by the local authority having jurisdiction shall be provided within buildings to ensure emergency response personnel radio and data communications to and from surrounding buildings, structures and emergency communication centers.

15.09.280 Amendment

Section 510.5 Scope.

Section 510.5 is hereby added to read as follows:

510.5 Scope. The provisions of this section shall apply to any construction involving new residential, new commercial buildings or structures or commercial tenant improvements that affects more than 25% of the existing square footage of the existing building or structure, which is located in the City of Norco established marginal or non-existent radio coverage area. The above referenced construction shall be subject to review by the City of Norco in accordance with the AHJ standards. The property owner shall be responsible for any necessary improvements including, but not limited to, installation of new communication facilities and additional public safety radio system enhancement equipment in buildings to improve radio coverage to and from existing communication facilities.

15.09.290 Amendment

Section 510.5.1 Frequency Range.

Section 510.5.1 is hereby added to read as follows:

510.5.1 Frequency Range. At the time a building permit is issued, the local authority having jurisdiction, in cooperation with appropriate fire and law enforcement departments, it shall determine the frequency range or ranges that must be supported in accordance with AHJ standards . For the purpose of this section, adequate radio coverage shall constitute a successful communications centers for all appropriate emergency service for the building.

15.09.300 Amendment

Section 511 Fire Department Breathing Apparatus Air System

Section 511 is hereby added to read as follows:

511 Fire Department Breathing Apparatus Air System. All buildings having floors used for human occupancy located 75 feet or more above or below the lowest level of Fire Department vehicular access shall be equipped with an approved breathing apparatus air refilling system. Such system shall be provided for adequate pressurized air supply through a permanent piping system for the replenishment of self-contained breathing apparatus carried by fire suppression, rescue and other personnel in the performance of their duties. Location, specifications of access stations and the installation of such breathing apparatus air refilling system shall be made in accordance with City of Norco Standards.

15.09.310 Amendment

Section 603.6 Chimneys and Appliances

Section 603.6 is hereby amended by adding a new section 603.6.6 thereto as follows:

603.6.6 Sparks from Chimneys. All Chimneys attached to any appliance or fireplace that burns solid fuel shall be equipped with an approved spark arrester, the spark arrester shall meet all of the following requirements:

1. The net free area of the spark arrester shall be not less than four times the net area of the outlet of the chimney.
2. The spark arrester screen shall have a heat or corrosion resistance equivalent to 12 gage wire, 19 gage galvanized wire or 24 gage stainless steel.
3. Openings shall not be permit the passage of spheres having a diameter larger than ½ inch and shall not block the passage of spheres having a diameter of less than 3/8 inch.
4. The spark arrester shall be accessible for cleaning and the screen or chimney cap shall be removable to allow for cleaning of the chimney flue.

15.09.320 Amendment

Section 604.2.15.1.1 Standby Power Loads.

Section 604.2.15.1.1 is amended to read as follows:

Section 604.2.15.1.1 Standby Power Loads. The following loads are classified as standby power loads:

1. Smoke control system
2. Fire pumps
3. Standby power shall be provided for elevators in accordance with Section 3003 of the California Building Code.

15.09.340 Amendment

Section 604.2.15.2.1 Emergency Power Loads.

Section 604.2.15.2.1 is amended by adding item 6 as follows:

604.2.15.2.1 Emergency Power Loads. The following loads are classified as emergency power loads:

1. Emergency voice/alarm communication systems.
2. Fire alarm systems.
3. Automatic fire detection systems.
4. Elevator car lighting.
5. Means of egress lighting and exit sign illumination as required by Chapter 10.
6. Ventilation and automatic fire detection equipment for smoke-proof enclosures.

15.09.350 Amendment

Section 606.8 Refrigerant Detector.

Section 606.8 is hereby amended to read as follows:

606.8 Refrigerant Detector. Machinery rooms shall contain a refrigerant detector with an audible and visual alarm. The detector, or a sampling tube that draws air to the detector, shall be located in an area where refrigerant from a leak will concentrate. The alarm shall be actuated at a value not greater than the corresponding TLV-TWA values shown in the California Mechanical Code for the refrigerant classification. Detectors and alarms shall be placed in approved locations. In addition, emergency shutoff shall also be automatically activated when the concentration of refrigerant vapor exceeds 25 percent of LFL.

15.09.360 Amendment

Section 606.10.1.2 Manual Operation.

Section 606.10.1.2 is amended to read as follows:

606.10.1.2 Manual Operation. When required by the Fire Code official, automatic crossover valves shall be capable of manual operation. The manual valves shall be located in an approved location immediately outside of the machinery room, in a secure metal box or equivalent and marked as Emergency Controls.

15.09.370 Addition Amendment

Section 608.1 Stationary Storage Battery Systems Scope.

Section 608.1 is hereby amended to read as follows:

608.1 Scope. Stationary storage battery systems having an electrolyte capacity of more than 50 gallons (189 L) for flooded lead acid, nickel-cadmium (NiCd) and valve-regulated lead acid (VRLA), or 1,000 pounds (454 kg) for lithium-ion and lithium metal polymer, used for facility standby power, emergency power, uninterrupted power supplies, shall comply with this section and Table 608.1. Indoor charging of electric carts/cars shall comply with Section 608.10.”

15.09.380 Addition

Section 608.10 Indoor Charging of Electric Carts/Cars.

Section 608.10 is amended by addition of the following section:

608.10 Indoor Charging of Electric Carts/Cars. Indoor charging of electric carts/cars where the combined volume of all carts/cars battery electrolyte exceeds 50 gallons shall comply with the following:

1. Spill control and neutralization shall be provided and comply with Section 608.5.
2. Room ventilation shall be provided and comply with Section 608.6.1.
3. Signage shall be provided and comply with Section 608.7.
4. Smoke detection shall be provided and comply with Section 907.2.

15.09.390 Addition

610 Photovoltaic Systems

Section 610 is amended by the addition of the following section:

Section 610.1 Photovoltaic Systems shall comply with the Norco City Fire Solar Photovoltaic Installation Guideline.

15.09.400 Addition

Section 705 Eave Protection.

Section 705 is hereby amended by the addition of the following section:

Section 705 Eave Protection

705.1 Buildings or structures constructed hereafter within two-hundred feet of high-hazard, undeveloped brush-covered, or grass-covered land shall have eaves or overhangs thereon protected by one-hour construction, or otherwise protected so as to prevent the lodging underneath of flying brands, ashes or sparks. The Fire Code official shall determine high hazard lands hereunder.

15.09.410 Addition

Section 901.7. Problematic Systems and Systems Out-of-Service

Section 901.7 is hereby amended by the addition of the following section:

901.7 Problematic Systems and Systems Out-of-Service. In the event of temporary failure of the alarm system or an excessive number of false alarm activations, the Fire Chief is authorized to require the building owner or occupant to provide standby personnel until the system is restored.

After repeated alarm malfunctions resulting in a Fire Department response, in number deemed by the Fire Chief to be excessive to the Fire Department, the Fire Chief may schedule a hearing to provide the alarm owner and/or company the opportunity to show cause why the system should not be removed from service. Following said hearing, if it is determined that the problems in the alarm system have not been corrected to the Fire Chief's satisfaction, after providing written notice, the Fire Chief may order that the alarm service be discontinued and that the occupancy cease its use until such time as the system is repaired and properly maintained, and unnecessary responses are mitigated.

15.09.420 Amendment

Section 903.2 Where Required.

Section 903.2 is amended to read as follows:

Section 903.2 Where Required. Approved automatic sprinkler systems in new buildings and existing structures shall be provided in the locations described:

1. **New Buildings:** In addition to the requirements of section 903.2.1 through 903.2.13, approved automatic sprinkler systems in new buildings and structures shall be provided when the gross area of the building exceeds 2,500 ft². or is more that two stories high. The addition increases the building total size of 2,500 sq. ft. or greater.
2. **Existing Buildings:** When an existing building has an addition that exceeds 50 percent of the existing building square footage or increases the building total size of 2,500 sq. ft. or greater an approved automatic sprinkler system shall be installed.

3. Change in Use of Existing Building: When an existing building changes the use (occupancy classification) to a more hazardous operation that can increase health or safety of the public, the Fire Department can review, analyze and require the new business to provide fire sprinklers.

4. In Addition, an automatic fire extinguishing system shall be installed in the occupancies and locations as set forth in Section 903.

5. Fire sprinklers shall be installed and tested in accordance to NFPA 13 2010, and Norco City Fire Standards.

Exception 1: The elimination of sprinkler protection in the following areas are subject to approval by Fire Code official. Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries and standby engines, provided these spaces or areas are equipped throughout with an automatic fire alarm system and are separated from the remainder of the building by fire barriers consisting of not less than 1-hour fire-resistance-rated walls and 2-hour fire-resistance-rated floor and ceiling assemblies.

15.09.430 Amendment

Section 903.2.8 Residential Sprinklered Buildings.

Section 903.2.8 is amended to read in its entirety as follows:

903.2.8 Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area as follows:

1. New Buildings: An automatic sprinkler system shall be provided throughout all buildings with a R fire area.
2. Existing Buildings Additions/Remodel: An automatic sprinkler system shall be installed throughout any existing building when the floor area of the alteration exceeds 50% of the existing structure and the building area exceeds 2,500 sq. ft. of total floor area. Attached garages shall be included in the total floor area calculations.

Existing buildings that are declared by the building department as "New Buildings" because of percentage of building being structurally torn and rebuilt shall install a Residential Fire Sprinkler System.

Exception:

1. Detached buildings containing two or less dwelling units with less than 2,500 ft². Group R-3.1 occupancies not housing bedridden clients, not housing non-ambulatory clients above the second floor, and less than 2,500 square feet.

2. Pursuant to Health and Safety Code Section 13113 occupancies housing ambulatory children only, none of whom are mentally ill or mentally retarded, and building or portions thereof housing such children are not more than two stories in height, and thereof housing such children have an automatic fire alarm system activated by approved smoke detectors.

3. Pursuant to Health and Safety Code Section 13143.6 occupancies licensed for protective social care which house ambulatory clients only, none of whom is a child (under the age of 18 years), or who is elderly (65 years of age or over).

4. When the cost of installing an automatic sprinkler system exceeds 10% of the cost of the alteration, with the approval of the Fire Code official, the required automatic system may be omitted.

15.09.440 Amendment

Section 903.3.1.1.1 Fire Sprinkler Exempt Locations.

Section 903.3.1.1.1 is hereby amended to read as follows:

903.3.1.1.1 Exempt Locations. In other than Group I-2, I-2.1 and I-3 occupancies, automatic sprinklers shall not be required in the following rooms or areas where such rooms or areas are protected with an approved automatic fire detection system in accordance with Section 907.2 that will respond to visible or invisible particles of combustion. Sprinklers shall not be omitted from any room merely because it is damp, of fire-resistance rated construction or contains electrical equipment.

1. Any room where the application of water, or flame and water, constitutes a serious life or fire hazard.
2. Any room or space where sprinklers are considered undesirable because of the nature of the contents, when approved by the Fire Code official.
3. Fire service access elevator machine rooms and machinery spaces.
4. When approved by the Fire Code official, spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, and associated electrical power distribution equipment, provided those spaces or areas are equipped throughout with an automatic smoke detection system in accordance with Section 907.2 and are separated from the remainder of the building by fire barriers constructed in accordance with Section 707 of the CBC or not less than 2-hour horizontal assemblies constructed in accordance with Section 712 of the CBC, or both.

15.09.450 Amendment

903.4 Sprinkler System Monitoring and Alarms.

Section 903.4 is hereby amended to read as follows:

Section 903.4, Sprinkler System Monitoring and Alarms, is hereby amended by modifying exception item 1, deleting item 3 & 5, adding item 6 and 7 and renumbering the Exceptions as follows:

1. Automatic sprinkler systems protecting one- and two-family dwellings protected by NFPA 13D sprinkler system with less than 100 sprinklers.
2. Limited area systems serving fewer than 20 sprinklers.
3. Jockey pump control valves that are sealed or locked in the open position.
4. Valves controlling the fuel supply to fire pump engines that are sealed or locked in the open position.
5. Trim valves to pressure switches in dry, pre-action and deluge sprinkler systems that are sealed or locked in the open position

15.09.460 Amendment

Section 904.3.5 Monitoring

Section 904.3.5 is hereby amended to read as follows:

904.3.5 Monitoring. Where a building fire alarm or monitoring system is installed, automatic fire-extinguishing systems shall be monitored by the building fire alarm or monitoring system in accordance with NFPA 72 and Norco City Fire Standards.

15.09.470 Amendment

Section 905.3.1, 905.4 Standpipes.

Section 905.3.1 is hereby amended and Section 905.4 is hereby amended by adding items 7 and 8 as follows:

905.3.1 Height. In other than Group R-3 and R-3.1 occupancies, Class I standpipe system shall be installed:

1. Buildings where the floor level of the highest level of the highest story is located more than 30 feet above the lowest level of Fire Department vehicle access.
2. Buildings that are three or more stories in height.
3. Buildings where the floor level of the lowest story is located more than 30 feet below the highest level of Fire Department vehicle access.

905.4 Location of Class 1 Standpipe Hose Connections (added):

7. The centerline of the 2.5" outlet shall be no less than 18" above and no more than 24" above the finished floor.

8. Every new building with any horizontal dimensions greater than 300 feet (91,440 mm) shall be provided with either access doors or a 2.5" outlets so that all portions of the building can be reached with 150 feet (45,720) of hose from an access door or hose outlet. Required access doors shall be located in the exterior of the building and shall be accessible without the use of a ladder. The door dimensions shall be not less than 3 feet (914 mm) in width, and not less than 6 feet 8 inches (2032 mm) in height.

15.09.480 Amendment

Section 907.1 Fire Alarm & Detection Systems.

Section 907.1 of the California Fire Code is hereby amended to read as follows:

1. General. For alarm purposes, the only type of information that shall be retransmitted to the Fire Dispatch Center is notification of alarm and reset conditions (not trouble) from thermal, smoke and flame detectors, manual pull stations, extinguishing system activations, and water-flow devices, supervisory signals from key box tampers.

Exception. Single and multi-family apartment buildings, lodging and rooming houses when not required to be monitored under other Sections of this article.

2. Monitoring Company. Only approved companies which possess a current Underwriters Laboratories, Inc. Listing (UULF) are permitted to monitor commercial and required residential fire alarm systems.

3. Authorized alarm companies. Alarm companies planning to install systems in this jurisdiction must meet the following criteria in order to comply with all applicable Ordinance and regulations:

- a. Must hold a current business license.
- b. Must hold a current C-10 contractor's license.
- c. Must maintain a current UL Listing as a UL fire alarm central station (UULF) or fire alarm installing company (UUIS).
- d. Must demonstrate that they can provide acceptable maintenance and service in the jurisdiction.

Exception: Local only systems may be installed without a current UL fire alarm, central station (UULF) or fire alarm installing company (UUIS) certification if expressly permitted by the Fire Chief.

4. Plans and specifications. Complete plans and specifications of fire alarm systems shall be submitted for Fire Department review and approval prior to system installation. All plans, submittal, equipment and installation shall meet NFPA 72, currently published Edition, the applicable provisions of this Code, application provisions of the State Building and Fire Code, and the Fire Department Alarm Standards.

5. Inspection reports. Listed alarm service companies shall provide UL with written authorization to provide the Fire Department with copies of their inspection reports. Upon request, UL shall provide copies of inspection reports, including minor or major discrepancies to the Fire Department at no cost to the City or to the protected premise.

15.09.490 Amendment

Section 2308.8 Flue Spaces.

Section 2308.3 is amended to read as follows:

2308.3 Flue Spaces. Flue spaces shall be provided in accordance with Table 2308.3. Required flue spaces shall be maintained. In double-row racks a pallet/commodity stop shall be provided along the longitudinal flue space at each level. The stop shall be steel or other ferrous material 1/4" thick and in the mounted position shall extend a minimum of 4 inches above the shelf or cross member, or other method approved by the Fire Code official. In double row racks and where products are hand stacked, chain link shall be securely attached to the rear of both racks. Chain link shall be a minimum of 12 gauge. Attachment method shall be approved by the Fire Code official and shall comply with the Norco City Fire Standards.

15.09.500 Amendment

Section 2701.5.2 Hazardous Materials Inventory Statement.

Section 2701.5.2 is amended by adding thereto the following subsection 2701.5.2.1 to read as follows:

2701.5.2.1 Chemical Classification Packet. When required by the Fire Code official, a Chemical Classification Packet shall be completed and approved prior to approval of architectural and system plans, and/or the storage, use or handling of chemicals on the premises. The Chemical Classification packet shall meet the format requirements contained in the Norco Fire Department Chemical Classification Guideline. Technical Assistance per California Fire Code shall be required whenever the Fire Code official deems it necessary.

15.09.510 Addition

MAQ Table 2703.1.1(1) Footnote

Footnote P of Table 2703.1.1.1 is amended by adding the following:

5. Acetylene not exceeding 1500 c.f. in a sprinklered building when used for welding and hot works.

15.09.520 Addition

Section 2703.1.1 Maximum Allowable Quantities.

Section 2703.1.1 Maximum allowable quantities is amended by adding thereto the following subsection 2703.1.1.1 to read as follows:

2703.1.1.1 Extremely Hazardous Substances. No person shall use or store any amount of extremely hazardous substances (EHS) in excess of the disclosable amounts (see Health and Safety Code Section 25500 et al) in a residential zoned or any residentially developed property."

15.09.530 Amendment

Section 2704.2.2, 2704.13 Secondary Containment for Hazardous Material Liquids and Solids, Weather Protection and Storage Near Exits or Exit Pathways

Section 2704.2.2, 2704.13 is hereby amended and 2704.14 has been added as follows:

Section 2704.2.2 Secondary Containment for Hazardous Material Liquids and Solids. Where required by table 2704.2.2 buildings, rooms or areas used for the storage of any hazardous material liquids or solids shall be provided with secondary containment in accordance with this section when the capacity of an individual container or aggregate capacity of multiple containers exceeds the following:

1. Liquids: Capacity of an individual container/vessel 55 gals. or greater or the aggregate capacity of multiple containers/vessel 1,000 gals. or greater; and
2. Solids: Capacity of an individual container/vessel 550 pounds or greater or the aggregate capacity of multiple containers/vessels 10,000 pounds or greater

Exception: Individual 55 gal. container/vessel(s) that are still in original seal and not being used in any manner shall not require secondary containment.

2704.13 Weather Protection. Overhead noncombustible construction shall be provided for sheltering outdoor hazardous material storage areas, such storage shall not be considered indoor storage when the area is constructed in accordance with the requirements for weather protection as required by the California Building Code.

Exception: Storage of explosive materials shall be considered as indoor storage.

2704.14 Storage Near Exits or Exit Pathways. Storage of any hazardous materials shall be located a minimum of 10 feet from exit doors or pathways. Distance may be increased per Authority Having Jurisdiction recommendations to Fire and Life Safety concerns.

Exception: Storage of hazardous materials may be reduced to 5 feet if approved/listed cabinets are provided or storage of materials are for retail display.

15.09.540 Addition

Section 3301.1.2 Establishment of Limits of Districts in Which Storage of Explosives and Blasting Agents is to be Prohibited

Section 3301.1.2 is amended by adding thereto the following:

Pursuant to the California Fire Code, the storage of explosives and blasting agents is prohibited in all commercial occupancy areas, developed residential areas, and other areas where the Fire Chief having jurisdiction determines that the storage of explosives will create a hazard to occupants and property owners in the area. The Fire Chief having jurisdiction shall be the final determining authority.

5.09.550 Addition

Section 3308.2 Fireworks Display Firing.

Section 3308.2 is hereby amended by adding to the following new section:

Section 3308.2 – Fireworks Display Firing. All fireworks displays shall be electronically fired.

15.09.560 Addition

Section 3310 Seizure of Fireworks.

Section 3310 is hereby amended by adding the following new section

Section 3310 Seizure of Fireworks. The Fire Code official shall have the authority to seize, take, remove and fireworks stored, sold, offered for sale, used or handled in violation of the provisions of Title 19 CCR, Chapter 6. Any seizure or removal pursuant to this section shall be in compliance with all applicable statutory, constitutional, and decisional law and shall comply with NMC 9.20

15.09.570 Addition

Section 3311 Firework Displays

Section 3311 is hereby amended by adding the following new section

Section 3311 Firework Displays. Fireworks displays shall be in accordance with the regulations of the State Fire Marshal, and with the conditions of the permit as approved by the Fire Code official.

15.09.580 Addition

Section 3312 Retail Fireworks

Section 3312 is hereby amended by adding the following new section.

Section 3312 Retail Fireworks. The storage, use, sale, possession, and handling of fireworks 1.4G (commonly referred to as Safe & Sane) and fireworks 1.3G is prohibited.

Exception: Fireworks 1.4G and fireworks 1.3G may be part of an electrically fired public display when permitted and conducted by a licensed pyrotechnic operator.

15.09.590 Addition

Section 3404.1 General Provisions to the Establishment of Limits of Districts in Which Storage of Flammable and Combustible Liquids in Outside Aboveground Storage Tanks is Prohibited.

Section 3404.1 General is amended by adding thereto the following subsection 3404.1.1 General Provisions to the establishment of limits of districts in which storage of flammable and combustible liquids in outside aboveground storage tanks is prohibited to read as follows:

3404.1.1 General Provisions to the Establishment of Limits of Districts in Which Storage of Flammable and Combustible Liquids in Outside Aboveground Storage Tanks is Prohibited. The limits referred to the California Fire Code in which the storage of flammable or combustible liquids in outside aboveground tanks is prohibited in all commercial occupancy areas, developed residential areas, and other areas where the Fire Chief having jurisdiction determines that the installation of flammable and combustible aboveground storage tanks will create a hazard to occupants and property owners in the area.

Pursuant to the California Fire Code, new aboveground fuel tanks for flammable and combustible liquids shall be prohibited in all commercial districts, closely built commercial areas and heavily populated areas. The Fire Chief having jurisdiction shall be the final determining authority.

Deviations to these requirements may be allowed only upon specific written findings and approvals by the Fire Code official. The installation of the aboveground tanks will also need to comply within permitted zone areas. Upon receipt of written application for permit to store flammable or combustible liquids, the fire prevention division shall review the plans for the proposed location of the storage facilities. If it makes a finding that such facilities would not constitute a danger to the public peace, health and general welfare of the city, it may issue such permit subject to said facilities meeting minimum code requirements and may attach reasonable conditions to the permit for the safety of person and property immediately surrounding the location.

15.09.600 Amendment

Section 3704.2.2.7 Treatment Systems.

Section 3704.2.2.7 is amended by deleting Exceptions 1, 1.1, 1.2 and 1.3; modifying Exception 2 and renumbering it as Exception 1 to read as follows:

1. **Toxic Gases – Storage/Use.** Treatment systems are not required for toxic gases supplied by cylinders or portable tanks not exceeding 1,700 pounds water capacity when the following are provided:

1.1 A listed or approved gas detection system with a sensing interval not exceeding 5 minutes.

1.2 For storage, valve outlets are equipped with gas-tight outlet plugs or caps.

1.3 For use, a listed or approved automatic-closing fail-safe valve located immediately adjacent to cylinder or portable tank valves. The fail-safe valve shall close when gas is detected at the permissible exposure limit (PEL) by a gas detection system monitoring the exhaust at the point of discharge from the gas cabinet, exhausted enclosure, ventilated enclosure or gas room. The gas detection system shall comply with Section 3704.2.2.10.

15.09.610 Amendment

3804.2 Liquefied Petroleum and Natural Gas Storage.

Section 3804.2 is amended to read as follows:

3804.2 Liquefied Petroleum and Natural Gas Storage. Pursuant to the California Fire Code, the aggregate capacity of any one installation for the bulk storage of liquefied petroleum gases shall not exceed two thousand (2,000) water gallons in residential areas. In non-residential areas, when, in the opinion of the Fire Chief having jurisdiction, the location of the bulk storage of LPG would create a threat to the occupants and property owners, the aggregate storage capacity of LPG shall be limited to two thousand (2,000) gallons. The Fire Chief shall be the final determining authority.

15.09.620 Amendment

Chapter 47 is adopted in its entirety and shall comply with the Norco City Fire Standards.

15.09.630 Amendment

Section 4908 Hazardous Vegetation Mitigation Requirements.

Section 4908 has been added to read as follows:

4908 Hazardous Vegetation Mitigation Requirements. Shall comply with the Norco City Fire Hazardous Vegetation Mitigation Requirement Standard, CCR Title 19 3.07 (b) and Sections 9.65.09, 9.65.10 and 9.54.11 of the NMC.

15.09.640 Amendment

Appendix B Fire Flow for 1 & 2 Single Family Dwellings

Section B105.1 of Appendix B is amended to read as follows:\

B105.1 Appendix B Fire Flow for One- and Two-Family Dwellings. The minimum fire flow and flow duration for one- and two family dwellings shall not be less than 1500 gpm at 20 psi for 2 hours.”

15.09.650 Amendment

Section B105.2 of Appendix B Fire Flow for Buildings other than 1 & 2 Single Family Dwellings.

Section B105.2 of Appendix B is amended to read as follows:

B105.2 Appendix B Fire Flow for Buildings Other than One- and Two-Family Dwellings. The minimum fire flow and flow duration for buildings shall be as specified in Table B 105.1.

Exception: A reduction in fire flow of up to 50 percent, as approved, is allowed when the building is provided with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2. The resulting fire flow shall not be less than 1,500 gallons per minute (5677.5 L/min) for the prescribed duration as specified in Table B105.1.”

15.09.660 Amendment

Table B105.1 of Appendix B.

Table B 105.1 of Appendix B is amended to read as follows:

**“TABLE B105.1
MINIMUM REQUIRED FIRE-FLOW AND FLOW DURATION FOR BUILDINGS***

<i>Use</i>	Required Flow (gallons per minute)	Duration
One- and Two-Family Dwelling	1500 gpm	2 hours
Multi-Family Dwelling	2500 gpm	2 hours
Commercial	3000 gpm	3 hours
Industrial	3500 gpm	4 hours

*Or as otherwise required by the Fire Code official”

15.09.670 Amendment

Table C105.1 of Appendix C.

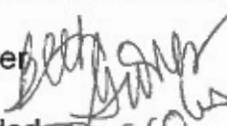
Table C 105.1 of Appendix C is amended to read as follows:

**"TABLE C105.1
NUMBER AND DISTRIBUTION OF FIRE HYDRANTS**

<i>Use</i>	Maximum Distance Between Hydrants (feet)	Maximum Distance From Any Point on Street or Road Frontage or Fire Department Access to a Hydrant (feet)
One- and Two-Family Dwelling	300	150
Multi-Family Dwelling	250	150
Commercial/Industrial	300	150

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: May 2, 2012

SUBJECT: **Ordinance No. 949, Second Reading.** Approving Revised Zone Change 2012-06/Gateway Specific Plan 90-01, Amendment No. 10

RECOMMENDATION: Adopt **Ordinance No. 949** for second reading.

SUMMARY: The first reading of Ordinance No. 949 was held on April 18, 2012 and was adopted by the City Council with a 4-1 vote. This Ordinance amends the Land Use category and zoning on about 22.42 acres generally located on the east side of Mountain Avenue, north of First Street and south of Second Street (APN's 126-210-003, -004, -005, -006, -007, -008, -009, -010, 126-240-001, -002, -003, -004, -005, -006, -007) by applying the Housing Development Overlay, as an implementation measure of General Plan Amendment 2008-01/City of Norco Draft 2008-2014 Housing Element Update.

/bj-80937

Attachment: Ordinance No. 949

ORDINANCE NO. 949

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 22.42 ACRES GENERALLY LOCATED ON THE EAST SIDE OF MOUNTAIN AVENUE AND BETWEEN FIRST STREET AND SECOND STREET (APN'S 126-210-003, -004, -005, -006, -007, -008, -009, -010, 126-240-001, -002, -003, -004, -005, -006, -007) 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 22.42 acres generally located on the east side of Mountain Avenue between First Street and Second Street (APN's 126-210-003, -004, -005, -006, -007, -008, -009, -010, 126-240-001, -002, -003, -004, -005, -006, -007)

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 on 9.4 acres; 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, it has been determined that the transfer of six acres to the other site will not meet the City's Regional Housing Needs Assessment (RHNA) obligation and that an

additional six acres is needed to meet the obligation resulting in 22.4 acres being required; and

WHEREAS, related General Plan Amendment 2012-01G was re-scheduled for public hearing for which proper notice was given on April 18, 2012 at which the City Council did approve General Plan Amendment 2012-01G; and

WHEREAS, Zone Change 2012-06/Gateway Specific Plan 90-01 Amendment 10 was re-scheduled for public hearing for 22.4 acres before the City Council on April 18, 2012 at 7:00 p.m. within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860 for which proper notice was given; 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. Adoption of this Ordinance supersedes Ordinance 946 in its entirety.
- B. 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.
- C. The requested Zone Change/Specific Plan Amendment to apply the HDO zone 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.
- D. 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.
- E. 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.

- F. 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 May 2, 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 April 18, 2012, and thereafter at a regular meeting of said City Council duly held on May 2, 2012, it was duly passed and adopted by the following vote of the City Council.

AYES:
NOES:
ABSENT:
ABSTAIN:

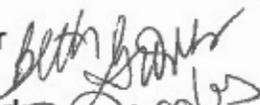
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Norco, California, on May 2, 2012.

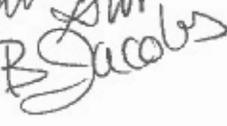
Brenda K. Jacobs, CMC, City Clerk
City of Norco, California

/adr-80851

**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: May 2, 2012

SUBJECT: **Ordinance No. 950, Second Reading.** Approving Zone Change 2012-07 which includes Hospitality Development Specific Plan – 1 (HDSP – 1)

RECOMMENDATION: Adopt **Ordinance No. 950** for second reading.

SUMMARY: The first reading of Ordinance No. 950 was held on April 18, 2012 and was adopted by the City Council with a 5-0 vote. This Ordinance approves a zone change initiated by the City to implement the recently established Hospitality Development (HD) zone for property located at 1417 Sixth Street.

/bj-80938

Attachment: Ordinance No. 950

ORDINANCE NO. 950

A ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORCO APPROVING ZONE CHANGE 2012-07 TO CHANGE EXISTING ZONING FROM COMMERCIAL (C-4) TO HOSPITALITY DEVELOPMENT (HD) AND APPROVING HOSPITALITY DEVELOPMENT SPECIFIC PLAN 1 ON 2.42 ACRES LOCATED AT 1417 SIXTH STREET. ZONE CHANGE 2012-07 (APN 131-140-032)

WHEREAS, the City of Norco, California initiated Zone Change 2012-07 and Hospitality Development Specific Plan 1 on property generally described as:

A Portion of SE¼ of NW ¼ of Sec. 6 T. 3S. R. 6W Port. as shown in Page 14 of Book 131 in Maps, Records of Riverside County, California.

WHEREAS, said application has been duly submitted to the Planning Commission for the City of Norco for decision at a public hearing for which proper notice was given; and

WHEREAS, notice of public hearing on said petition has been given in the manner and for times required by law; and

WHEREAS, at the time set at 7 p.m. on March 14, 2012, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was heard by the Planning Commission for the City of Norco; and

WHEREAS, at said time and place, said Planning Commission heard and considered both oral and written evidence, and

WHEREAS, the Planning Commission moved to recommend to the City Council that Zone Change 2012-07 and related Hospitality Development Specific Plan – 1 be denied; and

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

WHEREAS, notice of public hearing on said petition has been given in the manner and for times required by law; and

WHEREAS, at the time set at 7 p.m. on April 18, 2012, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was heard by the City Council for the City of Norco; and

WHEREAS, at said time and place, said City Council heard and considered both oral and written evidence, and

WHEREAS, the City of Norco, acting as the Lead Agency, has determined that the project is exempt from the California Environmental Quality Act and the City of Norco Environmental Guidelines pursuant to Class 32.

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

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

HOSPITALITY DEVELOPMENT SPECIFIC PLAN – 1 (C-4)

HDSP-1

Sections:

- HDSP1.02 Intent and Purpose.
- HDSP1.04A Permitted Uses (HDSP – 1).
- HDSP1.04B Permitted Uses (C-4).
- HDSP1.06 Uses or Structures Permitted by Conditional Use Permit.
- HDSP1.08 Approved Concept Plan.
- HDSP1.10 Conduct of Uses.
- HDSP1.12 Lot Requirements.
- HDSP1.14 Yards.
- HDSP1.16 Height.
- HDSP1.18 Coverage.
- HDSP1.20 Distance between Buildings.
- HDSP1.22 Walls, Fences, and Structures in the Setback Areas.
- HDSP1.24 Off-Street Parking and Loading.
- HDSP1.26 Air Conditioning Equipment.
- HDSP1.28 Signs.
- HDSP1.30 Trash Areas.
- HDSP1.32 Landscaping.
- HDSP1.34 Site Plan Review.

HDSP1.02 Intent and Purpose.

Hospitality Development Specific Plan 1 is intended to provide for the coordinated development of a planned commercial project oriented to the traveling public in an orderly and aesthetically pleasing manner that buffers surrounding land uses as needed and preserves the City's equestrian lifestyle and the western design theme of Sixth Street.

This specific plan establishes a more comprehensive review procedure with flexibility in development standards to accommodate the distinct features and opportunities for this particular site. It is intended that development reflects any unique characteristics of the congruous area by blending the built environment with these characteristics including a rural, small town atmosphere and an open character compatible with nearby residential districts. Development should be designed to encourage visible public landscaping, pedestrian walks, equestrian trails, carefully situated parking areas, discreet signage, a definite "western" motif in building design, and other such amenities as determined desirable to carry out the western theme.

HDSP1.04A Permitted Uses (HDSP – 1).

The following uses are permitted and the land shall be used and buildings and structures shall hereafter be erected, altered, enlarged or otherwise modified for the following uses only. Existing uses are permitted to continue as legal non-conforming land uses. Ancillary and accessory uses which are clearly incidental and subordinate to the primary use are permitted. Accessory uses will be reviewed concurrently with each land use proposal or as an amendment to an approved project.

(1) Planned development for tourist residential uses catering to the travelling public (does not include agricultural, work, or recreational camps). Activities include, but are not limited to:

- (a) Hotels (interior room access)
- (b) Motels (exterior room access)
- (c) Motor hotels
- (d) Bed and breakfast inns
 - i. May include one permanent on-site innkeeper residence in addition to a minimum of 3 units available for tourist residential purposes in existing residences, or a minimum of 10 units in new construction.
- (e) Hotel/vacation ownership resort
 - i. May include up 50% of available units for fractional ownership with an annual limitation on the number of days in residence. When not in residence, the fractional ownership units shall be available for standard room rental.
- (f) Full-serve or quick-serve restaurants
 - i. May include the service of alcohol as an ancillary use (ABC Type 41 and 47 Licenses).
 - ii. Does not include drive-through or car-serve restaurants.
 - iii. Take-out service may be allowed as an ancillary use only.
- (g) Themed restaurants.

- i. May include the service of alcohol as an ancillary use (ABC Type 41 and 47 Licenses).
- ii. May include dinner theater or dinner entertainment.
- iii. Does not include drive-through or car-serve restaurants.
- iv. Take-out service may be allowed as an ancillary use only.

(2) Ancillary uses when built in conjunction with a hotel or vacation ownership resort. The following accessory uses may be conducted where clearly incidental to and integrated with a permitted primary use, excluding restaurants, and as otherwise limited herein:

The following are interior hotel access only:

- (a) Amusement arcade.
- (b) Banking facilities including automatic tellers.
- (c) Book store, newsstand
- (d) Business, postal center.
- (e) Continental breakfast room.
- (f) Confectionary shop/bakery.
- (g) Convenience/drug store.
- (h) Day care services (for guests and employees).
- (i) Gift, souvenir, floral shop.
- (j) Gym, physical fitness center, health spa.
- (k) Laundry, dry cleaning.
- (l) Meeting room.
- (m) Sale of alcohol for off-premise consumption.
- (n) Spa, massage (in accordance with City processing requirements).
- (o) Ticket agency.
- (p) Tobacco shop

The following recreational uses may include exterior access:

- (q) Aviary.
- (r) Equestrian riding ring.
- (s) Gardens (not included in minimum landscaping requirements).
- (t) Miniature golf.
- (u) Playground.
- (v) Petting zoo.
- (w) Recreational sport facilities (pool, tennis and racquetball courts, putting greens).

HDSP1.04B Permitted Uses (C-4).

(1) Uses otherwise permitted in the C-4 zone. Land shall be used and buildings and structures shall hereafter be erected, altered, enlarged or otherwise modified for the permitted uses in the C-4 zone only. Existing uses are permitted to continue as legal non-conforming land uses. Ancillary and accessory uses which are clearly incidental and subordinate to the primary use are permitted. Accessory uses will be reviewed concurrently with each land use proposal.

HDSP1.06 Uses or Structures Permitted by Conditional Use Permit.

(1) Uses otherwise conditionally-permitted in the C-4 zone.

(2) Buildings that exceed the maximum allowed height of 35 feet. Allowance for additional height shall generally only be considered for architectural purposes such as finishing the height of a roof pitch.

HDSP1.08 Approved Concept Plan.

Development shall be in substantial conformance with the Approved Concept Plan for HDSP-1. Prior to application for building permits the developer shall submit applications, including payment of all applicable application fees, for approval of the finalized site plan, building elevations, floor plans, architectural plans, lighting plans, and landscaping plans by the Planning Commission.

Minor deviations to the Approved Concept Plan for HDSP-1 can be approved without modification of HDSP-1. However, substantial changes, as determined by the Planning Director, may require a new public hearing for reconsideration, modification, or revocation of the Specific Plan, and possible re-zoning of the property back to the primary zoning of Sixth Street.

HDSP1.10 Conduct of Uses. (same as C-4 zone)

HDSP1.12 Lot Requirements.

(1) Area: The minimum lot size for HDSP-1 is 2.42 acres. Smaller lots for financing purposes can be created after development of the minimum lot size has been developed.

(2) Other requirements same as C-4 zone.

HDSP1.14 Yards. (same as C-4 zone)

HDSP1.16 Height.

The maximum height of any building or structure shall not exceed 35 feet unless otherwise approved through a conditional use permit and generally only for architectural purposes. (Ord. 802, 2003; Added by Ord. 539 Sec. 1 (part), 1985)

HDSP1.18 Coverage. (same as C-4 zone)

HDSP1.20 Distance between Buildings. (same as C-4 zone)

HDSP1.22 Walls, Fences, and Structures in the Setback Areas. (same as C-4 zone)

HDSP1.24 Off –Street Parking and Loading. (same as C-4 zone)

HDSP1.26 Air Conditioning Equipment. (same as C-4 zone)

HDSP1.28 Signs. (same as C-4 zone)

HDSP1.30 Trash Areas. (same as C-4 zone)

HDSP1.32 Landscaping. (same as C-4 zone)

HDSP1.34 Site Plan Review. (same as C-4 zone)

#

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

SECTION 3: SEVERABILITY: If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Ordinance. The Council hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause, and phrase, hereof, irrespective of the fact that any one or more of the sections, subsections, sentences, clauses, or phrases hereof be declared invalid or unconstitutional.

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

PASSED AND ADOPTED by the City Council of the City of Norco at a regular meeting held May 2, 2012.

Mayor of the City of Norco, California

ATTEST:

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

I, BRENDA K. JACOBS, City Clerk of the City of Norco, California, do hereby certify that the foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Norco, California, duly held on April 18, 2012 and thereafter at a regular meeting of said City Council duly held on May 2, 2012, it was duly passed and adopted by the following vote of the City Council:

AYES:
NOES:
ABSENT:
ABSTAIN:

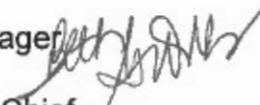
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Norco, California, on May 2, 2012.

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

/sk-80827

CITY OF NORCO STAFF REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Beth Groves, City Manager 

PREPARED BY: Geoff Pemberton, Fire Chief

DATE: May 2, 2012

SUBJECT: Public Hearing Ordering Abatement of Weeds on Vacant Lots

RECOMMENDATION: Adoption of **Resolution No. 2012-____**, declaring that weeds and hazardous vegetation, upon or in front of vacant property in the City of Norco, constitute a public nuisance and ordering the abatement.

SUMMARY: The proposed resolution orders the abatement of weeds and authorizes the Fire Department's weed abatement contractor to begin abating weeds on vacant properties whose owners did not comply with the Notice to Abate Spring Weeds.

BACKGROUND/ANALYSIS: On March 7, 2012, Council adopted Resolution No. 2012-16, allowing the Fire Department to proceed with the 2012 Weed Abatement Program. Pursuant to California Government Code, Notices to Abate Weeds, Hazardous Vegetation and Tumbleweeds were either mailed to property owners of vacant parcels or physically posted on the vacant property. The deadline to abate spring weeds was April 22, 2012.

The purpose of the Public Hearing is to consider objections from property owners and for Council to authorize the Fire Department's weed abatement contractor to remove weeds on vacant properties that were not abated by the deadline date. Property owners will be billed for the cost of the abatement; and if not paid, fixed charge assessment liens will be placed against the parcels through the Riverside County Auditor-Controller's Office.

FINANCIAL IMPACT: The costs to abate weeds on vacant property are paid either by the property owner or by property lien.

/mb-80384

Attachments: Resolution No. 2012-____
2012 Vacant Parcel List – Exhibit "A"

RESOLUTION NO. 2012-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORCO, CALIFORNIA DECLARING THAT WEEDS AND HAZARDOUS VEGETATION, UPON OR IN FRONT OF VACANT PROPERTY IN THE CITY OF NORCO, CONSTITUTE A PUBLIC NUISANCE AND ORDERING THE ABATEMENT

WHEREAS, Resolution 2012-16 was passed and adopted on March 7, 2012 declaring that seasonal and recurring weeds and hazardous vegetation, upon or in front of vacant property in the City of Norco, constitute a public nuisance and further declaring the City's intent to provide for the abatement and setting a Public Hearing; and

WHEREAS, Notices to Abate Weeds, Hazardous Vegetation and Tumbleweeds were mailed to property owners of vacant property and given in the form prescribed by the California Government Code; and

WHEREAS, Notices to Abate Weeds, Hazardous Vegetation and Tumbleweeds were posted on vacant properties, whose mailed notices were returned and given in the form prescribed by the California Government Code; and

WHEREAS, at the Public Hearing, the City Council of the City of Norco heard and considered all objections to the abatement; and

WHEREAS, weeds, hazardous vegetation and tumbleweeds were not destroyed or removed, and the nuisance abated, pursuant to the Notice to Abate.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Norco, California, does hereby find and declare the following:

1. That all objections to the proposed destruction or removal of weeds, as defined in Chapter 13, Article 2, Section 39560 of the California Government Code, upon or in front of those vacant parcels of land described in Exhibit "A" on file in the Office of the City Clerk and incorporated herein by this reference, are overruled.
2. That the Fire Chief is ordered to abate the nuisances by having the weeds destroyed or removed from the vacant parcels of land described in Exhibit "A" where the hazard still exists.
3. That it's Council's intent to assess the cost of the abatement as special assessments against each vacant parcel where the nuisance is located and declare the cost to be a property tax lien on each parcel.

4. That the weeds, hazardous vegetation and tumbleweeds on the vacant parcels of land described in Exhibit "A" are seasonal and recurring nuisances.
5. That the weeds, hazardous vegetation and tumbleweeds constitute a distinct fire hazard, and the method of removal must meet the requirements of the Southern California Air Quality Management District's Rule 403(g)(1)(J).
6. That the Fire Chief is further ordered to abate the seasonal and recurring nuisances in accordance with the provisions of Title 4, Division 3, Chapter 13, Article 2, Sections 39560 - 39568, inclusive, of the California Government Code, provided that on the second and any subsequent occurrence of such nuisance on the same vacant parcel or parcels within the same calendar year, no further hearings need to be held; and it shall be sufficient to mail a Notice to Abate to property owners at their addresses as they appear on Riverside County's current assessment roll, in accordance with the provisions of the notice contained in Section 39562.1 of the California Government Code.

PASSED AND ADOPTED by the City Council of the City of Norco at a regular meeting held on May 2, 2012.

Mayor of the City of Norco, California

ATTEST:

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

Resolution No. 2012-_____

Page 3

May 2, 2012

I, BRENDA K. JACOBS, City Clerk of the City of Norco, California, do hereby certify that the foregoing Resolution was adopted by the City Council of the City of Norco, California, at a regular meeting held on May 2, 2012 by the following vote of the City Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Norco, California, on May 2, 2012.

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

/mb-80385

NORCO/RIVERSIDE COUNTY FIRE DEPARTMENT VACANT PARCEL LIST – 2012
Exhibit "A"

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

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

126240004-5	1569 Mountain Ave.	5.00	1300 NORMANDY PROP 1300 E NORMANDY PL SANTA ANA CA 92705
126250010-1	behind 1775 & 1865 Acre St.	0.97	ALL MAGIC AUTO & PAINT C/O ELLIE ADRI 1461 HAMNER AV NORCO CA 92860
126250013-4	1775 Acre St.	0.44	ALL MAGIC AUTO & PAINT C/O ELLIE ADRI 1461 HAMNER AV NORCO CA 92860
126250015-6	west of 1865 Acre St.	0.34	SUSAN WAKEFIELD 3064 DALES DR NORCO CA 92860
126250055-2	1865 Acre St.	0.43	ALL MAGIC AUTO & PAINT C/O ELLIE ADRI 1461 HAMNER AV NORCO CA 92860
126250056-3	1466 Hamner Av.	0.16	ALL MAGIC AUTO & PAINT C/O ELLIE ADRI 1461 HAMNER AV NORCO CA 92860
127020030-5	3275 Hamner Av.	0.82	AJIT SHAH PO BOX 4509 PALOS VERDES PENNISULA CA 90274
127020032-7	3361 Hamner Av.	1.78	5622 BUCKINGHAM 1050 W KATELLA AV ORANGE CA 92867
127030022-9	3265 Hamner Av.	0.43	YAO TING HSU C/O INVESERVE INC 29129 DISCOVERY RIDGE DR SANTA CLARITA CA 91390
127030043-8	3231 Hamner Av.	0.67	YAO TING HSU C/O INVESERVE INC 29129 DISCOVERY RIDGE DR SANTA CLARITA CA 91390
127030045-0	south of 3231 Hamner Av.	0.56	YAO TING HSU C/O INVESERVE INC 29129 DISCOVERY RIDGE DR SANTA CLARITA CA 91390
127040036-3	north of 3001 Hamner Av.	2.18	JIRAIR SARALON 13338 GOLDEN VALLEY LN GRANADA HILLS CA 91344-5146
127050031-9	3001 Hamner Av.	1.89	VICTOR MELEO PO BOX 98 LINDSAY CA 93247
127100013-7	west of 3318 & 3314 Corona Av.	1.41	MICHAEL AGUIRRE 570 N GRAND ST ORANGE CA 92857
127200040-0	between I-15 & Fourth St.	0.08	ROY JOLLY / WANDA WILSON 11357 SNOW VIEW CT YUCAIPA CA 92399
127200042-2	between I-15 & Fourth St.	1.02	ROY JOLLY / WANDA WILSON 11357 SNOW VIEW CT YUCAIPA CA 92399
127210020-3	2655 Hamner Av.	0.62	GLENN SCHOEMAN PO BOX 466 MIRA LOMA CA 91752
127300015-7	between 2630 & 2682 Reservoir Dr.	0.98	ROBERT SPANGLER 2756 SWEET RAIN WY CORONA CA 92881
127331012-0	2830 Reservoir Dr.	0.20	PAT & EMMA ALVARADO C/O ROLLIE ALVARADO 6072 CANDLE LIGHT LN YORBA LINDA CA 92886
129230018-8	SWC Town & Country Dr. & Hamner Av.	1.13	KEVIN CHAN / KENNEDY CHUNG 5352 NEWFIELD CR HUNTINGTON BEACH CA 92649-3687
129230033-1	west of 2900 Hamner Av.	5.38	COPPERFIELD INV & DEV CO 600 ST PAUL AV #250 LOS ANGELES CA 90017
129230034-2	south of 1901 Town & Country Dr.	4.43	COPPERFIELD INV & DEV CO 600 ST PAUL AV #250 LOS ANGELES CA 90017
129230036-4	west of 2900 Hamner Av.	6.38	COPPERFIELD INV & DEV CO 600 ST PAUL AV #250 LOS ANGELES CA 90017

129230037-5	north of 2900 Hamner Av.	2.45	CHRIS BONORRIS 1630 COACHWOOD LA HABRA CA 90631
129380009-4	2438 Hamner Av.	1.83	REXCO 2518 N SANTIAGO BLVD ORANGE CA 92867
129380010-4	south side of Third St. at Hamner Av.	2.26	REXCO 2518 N SANTIAGO BLVD ORANGE CA 92867
130100002-1	behind Quiet Hill Ct.	41.58	ALTFILLISCH CONSTRUCTION CO 13200 CITRUS ST CORONA CA 92880-9214
130134002-6	1853 Pail Dr.	0.22	THOMAS & SHARON MCKIERNAN 1526 W BOULDER ST COLORADO SPRINGS, CO 80904
130240007-9	behind 3490 Hamner Av.	6.87	ROBERT GREGORY 4328 CORONA AV NORCO CA 92860
130240019-0	south of 2191 Fifth St.	1.65	MAR VISTA CBA C/O DOUG CROUSE 2191 FIFTH ST STE 200 NORCO CA 92860
130240020-0	NWC Fifth St. & Norconian Dr.	0.22	MAR VISTA CBA C/O DOUG CROUSE 2191 FIFTH ST STE 200 NORCO CA 92860
130240021-1	Norco Dr. west of ARCO	7.20	DAVID LUCE 2551 HAVEY LN STOUGHTON WI 53589
130240022-2	behind 3646 Hamner Av.	25.36	FISERV ISS & CO C/O DAVID LUCE NORCO BEACON HILL DEV 2551 HAVEY LN STOUGHTON WI 53589
130240023-3	across from 3600 & 3636 Norconian Dr.	12.23	FISERV ISS & CO C/O DAVID LUCE NORCO BEACON HILL DEV 2551 HAVEY LN STOUGHTON WI 53589
130240025-5	Fifth St. & Norconian Dr.	0.31	MAR VISTA CBA C/O DOUG CROUSE 2191 FIFTH ST STE 200 NORCO CA 92860
130240031-0	3636 Norconian Dr.	4.10	VICKY BLAIR 129 HAYDEN WY BREA CA 92821
130240045-3	Hamner Av. surrounding ARCO	4.75	NORCO BEACON HILL ASSEMBLY OF GOD INC PO BOX 5236 NORCO CA 92860
130250004-7	south of 3646 Hamner Av.	1.40	ASHOK PATEL & KAMAL BAWA NORCO HOSPITALITY LLC 12453 ANDY ST CERRITOS CA 90703
130250005-8	north of 3490 Hamner Av.	1.88	ASHOK PATEL & KAMAL BAWA NORCO HOSPITALITY LLC 12453 ANDY ST CERRITOS CA 90703
130250006-9	north of 3480 Hamner Av.	1.94	ROB KOZIEL PO BOX 148 NORCO CA 92860
130311023-2	between 2737 & 2777 Shadow Canyon Cr.	0.81	TODD ESSENMACHER 601 N BATAVIA ORANGE CA 92868-1220
131070014-7	south of 4231 Valley View Av.	4.44	PAUL HAMERSKI 11584 RANGE VIEW RD MIRA LOMA CA 91752
131090034-7	north of 4191 Corona Av.	1.17	KADVA PATINAR 102 E EUCALYPTUS DR ANAHEIM HILLS CA 92808
131101010-8	Hamner Av./Taft SL/Old Hamner Rd.	3.40	BALU & MALTI PATEL C/O BROOKHURST INN MOTEL 701 S BROOKHURST ST ANAHEIM CA 92804
131150024-3	between 4081 & 4191 Valley View Av.	3.39	ROMAN CATHOLIC BISHOP OF SB 10920 PARISE DR WHITTIER CA 90604
131160003-5	NWC Valley View Av. & Sixth St.	0.87	HENRIK MARCINIAK 3140 W STONYBROOK DR ANAHEIM CA 92804

131180035-6	1025 Sixth St.	0.41	TAMI & ANTHONY LAMAGNA TODD & PAULA TAYLOR 3311 VIA GIOVANNI CR CORONA CA 92881
131192021-0	north of 3838 Sierra Av.	1.02	HANUMANATHA REDDY 23 CASTLEROCK IRVINE CA 92603-0148
131200002-7	north of 3821 Sierra Av.	0.44	DANIEL YARUSI 32158 CAMINO CAPISTRANO #A SAN JUAN CAPISTRANO CA 92675-3720
131210025-9	SWC Sixth St. & Corona Av.	0.37	DAVE & REBBECAH GONZALES 25525 CARANCHO RD TEMECULA CA 92590
131230019-6	Hamner Av. between Fifth & Sixth Streets	0.91	CHAPARRAL PARTNERS C/O CHARLES GOSNELL 5951 SYCAMORE CT CHINO CA 91710
131280017-9	south of 3597 Sierra Av.	1.09	TOBY SANTIAGO/VIRGINIA SANTIAGO 538 E PHILLIPS ST ONTARIO CA 91761
131320026-0	Hamner Av. betw Fifth & Sixth Streets	2.17	EXCEL CORONA C/O SURESH PATEL 10860 SCRIPPS RANCH BLVD STE 100 SAN DIEGO CA 92131-1077
131320027-1	Hamner Av. betw Fifth & Sixth Streets	0.86	CHAPARRAL PARTNERS C/O BILL WEST 5951 SYCAMORE CT CHINO CA 91710
131320028-2	Hamner Av. betw Fifth & Sixth Streets	1.00	CHAPARRAL PARTNERS C/O BILL WEST 5951 SYCAMORE CT CHINO CA 91710
131330016-2	3516 Valley View Av.	3.72	RICHARD & REBECCA LEWIS 6 WEYMOUTH CT NEWPORT BEACH CA 92660
133090009-9	south of 4210 Crestview Dr.	2.35	PAULETTE FREDERICK 4200 CRESTVIEW DR NORCO CA 92860
133090010-9	south of 4232 Crestview Dr.	2.18	GEORGE CALLAWAY C/O TOM ROHDE 2058 N MILLS AV CLAREMONT CA 91711-2812
133141018-4	NEC Sixth St. & Temescal Av.	1.51	EQUINE VETERINARY SPECIALISTS INC 20022 DANIEL LN ORANGE CA 92869
133150022-5	623 Sixth St.	0.38	ALAN HASSO 389 AVENUE MARGARITA ANAHEIM CA 92807
133150027-0	633 Sixth St.	0.48	ADMINISTRATIVE VANDERBUR TRUST WAYNE WICKSTROM PO BOX 65387 VANCOUVER WA 98665
133160026-0	east of 433 Sixth St.	0.40	PARKER LIN / SOON NA 1687 CURTISS CT LA VERNE CA 91750
133160031-4	east of 405 Sixth St.	0.81	LOT 16 TRUST 351 SIXTH ST NORCO CA 92860
133181010-0	Center Av. south of 818 Sixth St.	0.42	STANLEY & LINDA SCOTT 42131 SAN JOSE DR SAN JACINTO CA 92583
133181016-6	east of 892 Sixth St.	0.96	JOSEPH & GERALDINE DIGIULIO 3657 NETTLE PL FALLBROOK CA 92028
133190009-8	3861 Hillside Av.	0.57	CRC FEDERAL CREDIT UNION PO BOX 129 NORCO CA 92860
133190044-9	682 Sixth St.	0.10	CRC FEDERAL CREDIT UNION PO BOX 129 NORCO CA 92860
133190046-1	688 Sixth St.	0.13	CRC FEDERAL CREDIT UNION PO BOX 129 NORCO CA 92860
133222018-4	between 3721 & 3759 Center Av.	0.55	ROBERT KLING & DOROTHY BUTTS 531 MAIN ST #211 EL SEGUNDO CA 90245

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

