



AGENDA

CITY OF NORCO

CITY COUNCIL

REGULAR MEETING

CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE

JUNE 20, 2012

CALL TO ORDER: 7:00 p.m.

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

PLEDGE OF ALLEGIANCE: Mayor Bash

INVOCATION: Calvary Chapel – Norco
Pastor Louie Monteith

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 June 6, 2012
Special Meeting of June 6, 2012
Special Joint City Council/Planning Commission Meeting of May 30, 2012
Recommended Action: **Approve the City Council Minutes** (City Clerk)
 - B. Recap of Actions Taken at the Planning Commission Regular Meeting of June 13, 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. Fiscal Year 2010-2011 Third Quarter Budget to Actual Report
Recommended Action: Receive and File (Deputy City Manager/Director of Finance.)
 - E. Authorization to Install Stop Signs at Various Intersections within the Norco Highlands Area. **Recommended Action: Approval** (Deputy Director of Public Works/Senior Engineer)

- F. Resolution Amending the Fiscal Year 2011-2016 Capital Improvement Program (CIP) Budget to Appropriate Additional Funds for the Wayne Makin/Shearer Sports Complex Lighting Project and Ratification of a Contract for the Completion of the Emergency Electrical Work. **Recommended Actions:** 1.) **Adopt Resolution No. 2012-___, amending the FY 2011-2016 Capital Improvement Program (CIP) Budget appropriating additional funds in the amount of \$68,000 from the Park Improvement Fund for the Wayne Makin/Shearer Complex Field Lighting Project; and 2.) Ratify a contract agreement between the City of Norco and Sparky's Electric for the completion of the emergency electrical work.** (Director of Parks, Recreation & Community Services)
- G. Acceptance of the Energy Efficient Lighting Retrofit Project as Complete. **Recommended Actions: Accept the Energy Efficient Lighting Retrofit Project as complete and authorize the City Clerk to file a Notice of Completion with the County Recorder's Office.** (Director of Parks, Recreation & Community Services)
- H. Order of Procedure and Resolutions Necessary for The Annual Assessment Levy Continuing Landscape Maintenance Districts No. 1 – Beazer, Tract 28765; No. 2 – Western Pacific, Tract 25779; No. 3 – Centex, Tract 28826; No. 4 – Norco Ridge Ranch, Tracts 29588 and 29589; and No. 5 – Hawk's Crest, Tract 30230. **Recommended Actions: Adopt the following Resolutions:**
- A.) **Resolution No. 2012-___, (Beazer); Resolution No. 2012-___, (Western Pacific); Resolution No. 2012-___, (Centex); Resolution No. 2012-___, (Norco Ridge Ranch); Resolution No. 2012-___, (Hawk's Crest), approving the Engineer's Preliminary Report for the Annual Levy of Assessments for the Fiscal Year 2012-2013 in said District; and**
- B.) **Resolution No. 2012-___, (Beazer); Resolution No. 2012-___, (Western Pacific); Resolution No. 2012-___, (Centex); Resolution No. 2012-___, (Norco Ridge Ranch), Resolution No. 2012-___, (Hawk's Crest), declaring the City's intention to provide for an Annual Levy and Collection of Assessments for certain maintenance in an existing District, and setting a time and place for the Public Hearing.** (City Engineer)
- I. Extension of a Professional Building and Safety Plan Examination Service Agreement. **Recommended Action: Approve the extension of a Professional Building and Safety Plan Examination Service Agreement with Willdan Engineering through June 30, 2013.** (Public Works Director)
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. Zone Code Amendment 2012-02: A Proposal to Amend Title 18, Chapter 18.23 of the Norco Municipal Code to allow Hotels, Motels and Bed and Breakfasts in the C-4 (Commercial) Zone through a Conditional Use Permit. **Recommended Action: Adopt Ordinance No. 951 for second reading.** (City Clerk)
- B. Zone Code Amendment 2012-03. A City-Initiated Clarifying Amendment to Chapter 18.13 of the Norco Municipal Code Regarding Additional Animals in the A-1 (Agricultural-Low Density) Zone **Recommended Action: Adopt Ordinance No. 952 for second reading.** (City Clerk)

4. **CITY COUNCIL DISCUSSION/ACTION ITEMS:**

- A. Acceptance of Bids and Award of Contract for the Hamner Avenue Widening Project and Related Construction Services. **Recommended Action: Accept bids submitted for the widening of Hamner Avenue and award a contract to Griffith Company in the amount of \$4,133,320.25, and additional related construction services in the amount of \$238,031; and authorize the City Manager to approve contract change orders up to 10 percent of the various contract amounts.** (Deputy Public Works Director/Senior Engineer)
- B. Appointments to the Parks and Recreation Commission and the Planning Commission **Recommended Actions: Staff recommends that the City Council make two appointments to the Parks and Recreation Commission and one appointment to the Planning Commission from the applicants that applied and qualify for service on a City Commission.** (City Clerk)

5. **CITY COUNCIL PUBLIC HEARINGS:**

- A. Public Hearing Confirming Costs for Spring Weed Abatement

The 2012 Spring Weed Abatement Report of Costs lists property owners whose vacant parcels were abated by the Fire Department's weed abatement contractor for the 2012 Spring Weed Abatement Program. After Council adopts the Resolution, property owners will be invoiced for payment of the abatement.

Recommended Action: Adopt Resolution No. 2012-___, confirming the report of costs for abatement of weeds and hazardous vegetation as a public nuisance and imposing special assessment liens on vacant parcels within the City. (Fire Chief)

B. Rate Adjustments Proposed by Waste Management of the Inland Empire

The existing fifteen-year Franchise Agreement provides that Waste Management is entitled to receive rate adjustments for inflation (based on the Consumer Price Index) and “pass through” disposal cost increases. The Agreement further provides that such rate adjustments shall not be unreasonably withheld. The rate adjustments include a Consumer Price Index (CPI) increase of 2.02 percent from March 2011 to March 2012. The Riverside County tipping fee will also increase 2.15 percent for the 2012/2013 year.

Recommended Action: Adopt Resolution No. 2012-___, amending the Agreement between the City of Norco and USA Waste of California, Inc., DBA Waste Management of the Inland Empire, for the collection, transportation, recycling, and disposal of solid waste and approving rates therefore. (Deputy City Manager/Director of Finance)

6. **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.

7. **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

8 **ADJOURNMENT:**

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

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



**MINUTES
CITY OF NORCO**

**CITY COUNCIL
REGULAR MEETING**

**CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
JUNE 6, 2012**

CALL TO ORDER: Mayor Bash called the meeting to order at 6:04 p.m.

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

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

Conference with Legal Counsel – Anticipated Litigation

Significant Exposure to Litigation Pursuant to Section 54956.9(c) 1 Potential Case

RECONVENE PUBLIC SESSION: 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 item discussed in Closed Session.**

PLEDGE OF ALLEGIANCE: Mr. Shane Spicer

INVOCATION: Grace Fellowship Church
Pastor Vernie Fletcher

Mayor Bash welcomed two special guests in attendance, Jo Wong and Jeff Wan, who are international exchange students and will be graduating from Ontario Christian High School. They are both in attendance because of a school requirement. Mayor Bash invited them to sit on the end of the dais throughout the meeting.

PROCLAMATION: Dr. Lawrence C. Nelson

Mayor Bash presented Dr. Nelson with a proclamation honoring his dedication to the community.

RECOGNITIONS: California State High School Rodeo Finalists
David Stark
Jessica Bates
Wade Brown
Aaron Williams

Mayor Bash and Mayor Pro Tem Azevedo presented certificates of appreciation to the four California State High School Rodeo Finalists. Certificates of recognition were also presented to them from a representative of Assembly Member Jeff Miller.

PRESENTATION: Riverside County Transportation Commission
91 Freeway Expansion Project

REGULAR CITY COUNCIL AGENDA AS FOLLOWS:

Item No. 1.M. was pulled for discussion by an individual in attendance.

1. CITY COUNCIL CONSENT CALENDAR ITEMS:

M/S Sullivan/Higgins to adopt the remaining items as recommended on the City Council Consent Calendar. The motion was carried by the following roll call vote:

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

- A. City Council Minutes:
Regular Meeting of May 16, 2012
Special Meeting of May 16, 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. Approval of Salary and Benefits Resolutions for Management; and Middle Management, professional and Confidential Employees for Fiscal year 2012-2013. **Recommended Action: 1.) Adopt Resolution No. 2012-39, approving the annual salary and benefits for Management personnel; and 2.) Adopt Resolution No. 2012-40, approving the annual salary and benefits for Middle Management, Professional and Confidential service personnel.** (Deputy City Manager/Director of Finance)
- D. Request to Extend the Annual On-Call Street Maintenance Service Agreement. **Recommended Action: Approve the requested extension of the annual On-Call Street Maintenance Service Agreement with Caliber Paving, Inc. for one (1) year through June 30, 2013.** (Director of Public Works)

- E. Request to Extend the Annual Street Striping AND Pavement Marking Service Agreement. **Recommended Action: Approve the requested extension of the Annual Street Striping and Pavement Marking Service Agreement with the Crisp Company, for one (1) year through June 30, 2013.** (Director of Public Works)
- F. Request to Extend the Annual Street Sweeping Service Agreement. **Recommended Action: Approve the requested extension of the annual Street Sweeping Service Agreement with CleanStreet, for one (1) year through June 30, 2013.** (Director of Public Works)
- G. Request to Extend the Annual Sanitary Sewer Maintenance Services Agreement. **Recommended Action: Approve the requested extension of the annual Sanitary Sewer Maintenance Services Agreement with Empire Pipe Cleaning & Equipment, Inc. for one (1) year through June 30, 2013.** (Director of Public Works)
- H. Request to Extend the Annual Traffic Signal Maintenance Services Agreement. **Recommended Action: Approve the requested extension of the annual Traffic Signal Maintenance Services Agreement with Republic ITS for one (1) year through June 30, 2013.** (Director of Public Works)
- I. Rehabilitation of Well No. 12 **Recommended Action: Authorize staff to proceed with the rehabilitation of Well No. 12 in an amount not-to-exceed \$60,000, waiving the competitive bidding requirement for emergency repairs.** (Director of Public Works)
- J. Approval of Amendment No. 5 to the Western Riverside County Regional Wastewater Authority Joint Exercise of Powers Agreement. **Recommended Action: Approve Amendment No. 5 to the Western Riverside County Regional Wastewater Authority (WRCRWA”) Joint Exercise of Powers (“JPA”) Agreement with the Western Riverside County Regional Wastewater Authority, subject to non-substantive changes and approval by all WRCRWA Member Agencies: and authorize the Mayor to execute the Amendment.** (Director of Public Works)
- K. Approval of Amendment No. 6 to the Western Riverside County Regional Wastewater Authority Joint Exercise of Powers Agreement. **Recommended Action: Approve Amendment No. 6 to the Western Riverside County Regional Wastewater Authority (WRCRWA”) Joint Exercise of Powers (“JPA”) Agreement with the Western Riverside County Regional Wastewater Authority, subject to non-substantive changes and approval by all WRCRWA Member Agencies: and authorize the Mayor to execute the Amendment.** (Director of Public Works)

- L. Approval of the Norco General Employee Association Memorandum of Understanding for Fiscal Year 2012-2013. **Recommended Action: 1.) Approve the Memorandum of Understanding for Fiscal Year 2012-2013; 2.) Adopt Resolution No. 2012-41, approving Employer Paid Member Contributions; and 3.) Adopt Resolution No. 2012-42, approving Fixing the Employer's Contribution Under the Public Employees' Medical and Hospital Care Act.** (Deputy City Manager/Director of Finance)

- M. Approval of the Public Works and Parks Maintenance Workers Association Memorandum of Understanding for Fiscal Year 2012-2013. **Recommended Action: Approve the Memorandum of Understanding for Fiscal Year 2012-2013.** (Deputy City Manager/Director of Finance)
PULLED FOR DISCUSSION

- N. Amendment No. 1 to the Funding, Construction and Acquisition Agreement by and between the City of Norco and Balboa Management Group, LLC. **Recommended Action: Authorize the execution of Amendment No. 1 to the Funding, Construction and Acquisition Agreement, requiring Balboa Management Group, LLC to provide a Letter of Credit in the amount of \$350,000.00 pursuant to Section 5.6 of the Funding, Construction and Acquisition Agreement.** (City Manager)

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

- 1.M. Approval of the Public Works and Parks Maintenance Workers Association Memorandum of Understanding for Fiscal Year 2012-2013. **Recommended Action: Approve the Memorandum of Understanding for Fiscal Year 2012-2013.** (Deputy City Manager/Director of Finance)

Dave Henderson. Mr. Henderson noted his concerns regarding numerous benefits included in the proposed Memorandum of Understanding. He added that he hopes that in future, changes to these benefits be considered.

M/S Higgins/Hanna to approve the Memorandum of Understanding for Fiscal Year 2012-2013.The motion was carried by the following roll call vote:

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

3. CITY COUNCIL DISCUSSION/ACTION ITEM:

- A. Naming of the Norco Senior Center. **Recommended Action: Authorize the renaming of the Norco Senior Center and select an official name to be adopted.** (Director of Parks, Recreation & Community Services)

Parks, Recreation & Community Services Director Petree presented the item for discussion.

Rose Eldridge. Ms. Eldridge commented on what an honor it is to have the Senior Center named after her, noting her desire and passion to serve the seniors in Norco.

M/S Bash/Sullivan to rename the Norco Senior Center. The motion was carried by the following roll call vote:

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

M/S Azevedo/Higgins to name the Norco Senior Center the “Rose Eldridge Senior Center”. The motion was carried by the following roll call vote:

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

4. CITY COUNCIL PUBLIC HEARINGS:

- A. Amendments to the City's Comprehensive Fee Resolution to Update and Adjust Fees for General City Services

The proposed resolution recommends the following changes to the City's Comprehensive Fee Schedules for Fiscal Year 2012-2013:

Adjustment of 2.0% to some fees based on changes to the Consumer Price Index (CPI) from March 2011 to March 2012

City staff and the Parks and Recreation Fee Committee reviewed the recommended fee structure for the George Ingalls Equestrian Event Center. The Fee Committee also met with the City's Special Consideration Groups to review the proposed fees. The groups provided feedback and recommendations that would complement the fees proposed.

Recommended Action: Adopt Resolution No. 2012-43, updating and adjusting fees for General City Services. (Deputy City Manager/Director of Finance)

Deputy City Manager/Director of Finance Okoro presented the public hearing item for City Council discussion. He noted the new fees that have been added and outlined in the fee schedule for the Council's review.

Council Member Sullivan commented on the Fee Committee that he served on to review the fees for the George Ingalls Equestrian Event Center. He noted that one reason why there was the ability to lower the costs is because of the great volunteer groups that assist with the maintenance of the facilities.

Council Member Hanna also commented on the Fee Committee he served on, noting that the City needs to be competitive with surrounding cities in order to make the facility more affordable.

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

Jerry Lunde. Mr. Lunde spoke in favor of the new fees at the George Ingalls Equestrian Event Center.

Pat Gesler. Ms. Gesler spoke in favor of the new fees at the George Ingalls Equestrian Event Center.

Mayor Bash CLOSED the public hearing.

M/S Hanna/Sullivan to adopt Resolution No. 2012-43, updating and adjusting fees for General City Services. The motion was carried by the following roll call vote:

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

- B. Approval of the Annual Operating Budgets for the City of Norco for Fiscal Year 2012-2013

The FY 2012-2013 Proposed Budget for the General Fund includes total estimated revenues of \$13,880,319 and total estimated expenditures of \$13,878,669. This provides a balanced budget for the General Fund with \$1,650 expected to be added to the fund balance. Water Fund total revenues are estimated to be \$9,555,916 while total expenditures are estimated to be \$8,749,587. Sewer Fund total revenues are estimated to be \$5,339,590 and total expenditures are estimated to be \$4,660,845. For the rest of the City Operating Funds, including Gas Tax, NPDES, AQMD

and Miscellaneous Grant Funds, total estimated revenues along with available fund balance are sufficient to cover FY 2012-2013 total requested expenditure appropriations. For the Successor Agency of the former Norco Redevelopment Agency, total estimated revenues are \$8,558,600 while total estimated expenditures are \$8,558,600.

Recommended Action: Receive public comments on the proposed Annual Operating Budgets for the City of Norco and adopt Resolution No. 2012-44, approving and adopting the City Operating Budget and related personnel adjustments for Fiscal Year 2012-2013 and authorizing appropriations therefrom. (City Manager/Executive Director and Deputy City Manager/Director of Finance)

City Manager Groves introduced the annual Operating Budgets for the City of Norco for Fiscal Year 2012-2013 for City Council discussion. She added that the City Council is recommended to adopt the budget as proposed, noting that the budget is fragile using one-time solutions to make it balance. She stated that his proposed budget maintains all full-time staffing levels, with no increases in employee compensations and all employees will now be making contributions to pension costs.

Deputy City Manager/Director of Finance Okoro highlighted information regarding the proposed FY 2012-2013 Budgets.

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.

Council Member Higgins commented on the deferred expenses that will be moved forward to next fiscal year, noting that eventually, this will impact the City in the future. He further noted that the budget is fragile to a point, and next year will be in the hole again if nothing changes. He commented on his concerns regarding the continued receipt of Vehicle License Fees, noting the fragile State budget. He further commented on necessary cuts that may need to be made, adding that he will not vote for a tax until he sees we have reached the limit and there is nothing we can do. He added that right now, the City has not reached that point.

Council Member Sullivan commended staff on the budget, adding that the City will need an added revenue stream or will need to cut public safety.

M/S Sullivan/Azevedo to adopt Resolution No. 2012-44, approving and adopting the City Operating Budget and related personnel adjustments for Fiscal Year 2012-2013 and authorizing appropriations therefrom.

Mayor Bash, under discussion, commented on the low property tax revenues. He noted that the real issue is the structural imbalance in the budget from not enough property tax revenue received. He stated that the bottom line is that even if the City cuts all staff, this would not fill the gap. He further noted that it will be up to the people and the key to this is \$24/month to make the City solvent.

The motion was carried by the following roll call vote:

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

RECESS: Mayor Bash recessed the meeting at 8:47 p.m.

RECONVENE: Mayor Bash reconvened the meeting at 9:00 p.m.

- C. Approval of the Capital Improvement Program Budgets for the City of Norco for Fiscal Years 2013-2017

A budget workshop was held to review the proposed FY 2013-2017 Capital Improvement Program (CIP) Budgets for the City of Norco. Staff is recommending that the City Council conduct a Public Hearing to receive input from the public and at the conclusion of the hearing, staff is further recommending that the City Council approve the CIP Budget for Fiscal Years 2013-2017.

Recommended Actions: Receive public comments on the proposed Capital Improvement Program Budget and adopt Resolution No. 2012-45, approving and adopting the City of Norco Capital Improvement Program Budget for Fiscal Years 2013-2017. (Deputy City Manager/Director of Finance)

Deputy City Manager/Director of Finance Okoro presented an overview of the proposed CIP Budget for Fiscal Years 2013-2017. He noted that all of the projects listed will be paid with cash on hand, as identified on the attachment to the proposed resolution. He pointed out that the money for the projects funded by bond proceeds from the former Norco Community Redevelopment Agency have been requested in the Oversight Board approved Recognized Obligation Payment Schedule, as staff believes that these projects will benefit the City. He stated that these available bond proceeds are being discussed with the Department of Finance and he believes that in the end, it would be to the best interest of the City to use these funds for projects that benefit the City.

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 requested that speed tables be addressed and added when street re-pavement projects take place.

Vern Showalter. Mr. Showalter spoke in support of the approval of the proposed CIP Budget.

Mayor Bash CLOSED the public hearing.

M/S Higgins/Bash to adopt Resolution No. 2012-45, approving and adopting the City of Norco Capital Improvement Program Budget for Fiscal Years 2013-2017. The motion was carried by the following roll call vote:

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

- D. Zone Code Amendment 2012-02: A Proposal to Amend Title 18, Chapter 18.23 of the Norco Municipal Code to allow Hotels, Motels and Bed and Breakfasts in the C-4 (Commercial) Zone through a Conditional Use Permit

The C-4 zone does not currently allow hotels, motels or bed and breakfast inns even though the uses were previously allowed in the Sixth Street Revitalization Specific Plan. If approved, Zone Code Amendment 2012-02 would add these as permitted uses again in the C-4 zone upon approval of a conditional use permit and only for the portion of Sixth Street west of Center Avenue. On May 9, 2012 the Planning Commission adopted Resolution 2012-28 recommending approval.

Recommended Actions: Adopt Ordinance No. 951, approving Zone Code Amendment 2012-02 for first reading. (Planning Director)

Planning Director King presented the public hearing item for Council discussion.

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

Pat Overstreet. Ms. Overstreet spoke in support of the Zone Code Amendment.

Mayor Bash CLOSED the public hearing.

M/S Higgins/Hanna to adopt Ordinance No. 951, approving Zone Code Amendment 2012-02 for first reading. The motion was carried by the following roll call vote:

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

- E. Zone Code Amendment 2012-03. A City-Initiated Clarifying Amendment to Chapter 18.13 of the Norco Municipal Code Regarding Additional Animals in the A-1 (Agricultural-Low Density) Zone

This is a clarifying amendment to the Zoning Code to reflect action that was taken in 2003, recommended for approval by the Planning Commission, and intended for approval by the City Council but which did not get reflected in the actual change to the text in the Municipal Code. The Zone Code Amendment in 2003 was to allow for an increase in the number of allowed animals, including animal rescues, upon approval of a conditional use permit. The text change to the Zoning Code did not establish that procedure as intended.

Recommended Actions: Adopt Ordinance No. 952 approving Zone Code Amendment 2012-03 for first reading. (Planning Director)

Planning Director King presented the public hearing item for Council discussion.

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. 952 approving Zone Code Amendment 2012-03 for first reading. The motion was carried by the following roll call vote:

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

5. PUBLIC COMMENTS:

Pat Overstreet. Ms. Overstreet reported that the Ranch Tour was a success, noting that the revenue will be donated to the trail fund.

Greg Newton. Mr. Newton presented an economic lesson.

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

A. City Council Updates from Regional Boards and Commissions:

Mayor Pro Tem Azevedo stated that there are still available seats for those interested in attending the WRCOG General Assembly.

B. City Council Other Matters:

Mayor Bash commented on the recent accomplishments of the Norco High School Softball Team.

C. Staff Other Matters: NONE

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

BRENDA K. JACOBS, CMC
CITY CLERK

/bj-81270



MINUTES
CITY OF NORCO
CITY COUNCIL
SPECIAL MEETING
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
JUNE 6, 2012

-
1. CALL TO ORDER: Mayor Bash called the special meeting to order at 5:00 p.m.
 2. ROLL CALL: Mayor Kevin Bash, **Present**
Mayor Pro Tem Kathy Azevedo, **Present**
Council Member Berwin Hanna, **Present**
Council Member Herb Higgins, **Present**
Council Member Harvey C. Sullivan, **Present**

PLEDGE ALLEGIANCE: Vern Showalter

2. PUBLIC COMMENTS OR QUESTIONS:

Vern Showalter. Mr. Showalter commented as the Chairman of the Street, Trails & Utilities Commission in support of the approval of the Capital Improvement Program Budget.

4. WORKSHOP TO DISCUSS THE CAPITAL IMPROVEMENT PROGRAM BUDGETS FOR FISCAL YEARS 2013-2017.

City Manager Groves introduced the workshop to discuss the CIP Budgets for Fiscal Years 2013-2017. She noted the difference in the CIP projects this year as a result of the loss of redevelopment agency funding.

Deputy City Manager/Director of Finance Okoro presented information regarding the City of Norco Five-Year CIP Budget. He provided detailed information on sources of capital projects funding including development impact fees; bonds; Measure A transportation sales tax; federal, state and local grants; and local funds. He stated that the City does not have a policy of setting local revenues aside for capital projects, adding that the City is currently not in the position to do this, but should do so as soon as the City is fiscally able.

Director of Parks, Recreation & Community Services Petree presented the proposed Park Improvement Fund projects, adding that there are limited funds for these projects. He noted that bond proceeds of the former Norco Community Redevelopment Agency are included in the funding, and are dependent on future approval.

Public Works Director Thompson presented the proposed Trails Improvement Fund, Water Improvement Fund, Street Projects Fund, Storm Drain Fund, Sewer Facilities Fund, Sewer Connections Fund and the Measure A Fund projects. He also noted the limited funding for these projects.

5. ADJOURNMENT: There being no further business to come before the City Council, Mayor Bash adjourned the special meeting at 5:45 p.m.

BRENDA K. JACOBS, CMC
CITY CLERK



MINUTES
CITY OF NORCO
JOINT CITY COUNCIL/PLANNING COMMISSION
SPECIAL MEETING
NORCO CITY HALL
CONFERENCE ROOMS "A" AND "B"
2820 CLARK AVENUE
MAY 30, 2012

-
1. CALL TO ORDER: Mayor Bash called the meeting to order at 6:30 p.m.

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

Chairman Robert Wright, **Present**
Vice Chairman Dave Henderson, **Present**
Commission Member Philip Jaffarian, **Absent**
Commission Member Robert Leonard, **Present**
Commission Member Patricia Hedges, **Present**

PLEDGE OF ALLEGIANCE: Lori Askew, Deputy Public Works Director/Senior Engineer

 3. PUBLIC COMMENTS OR QUESTIONS: NONE

 4. CITY MANAGER REMARKS:

City Manager Groves stated that the joint meeting was directed by the City Council, adding that from a staff perspective, cities plan for many things but the key issues have to do with zoning. She noted that the goal as a result of the meeting is to prioritize.

 5. ROUND TABLE DISCUSSION – CITY COUNCIL AND PLANNING COMMISSION:

The City Council Members and Planning Commission Members each provided input and agreed that the key issues are completing the circulation element and zoning. Brief comments were also heard from the public in attendance.

City Manager Groves stated that the two key projects that will take priority at this time as a result of the discussions will be to address 1.) Sixth Street issues through the normal Planning Commission process, 2.) Relooking the Auto Mall zone, and 3.) Designation of a Hospitality zone in specific locations from Sixth Street to the Santa Ana River. She further stated that, to enable better communication, the City Council and Planning Commission will each designate two Members to serve on a working group after the new fiscal year begins in July to work through these priorities and define the specifics.

 6. ADJOURNMENT: There being no further business to come before the City Council and Planning Commission, Mayor Bash adjourned the special meeting at 9:00 p.m.



RECAP OF ACTIONS TAKEN
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
JUNE 13, 2012

1. CALLED TO ORDER: 7:00 p.m.
2. ROLL CALL: **Chair Wright, Vice Chair Henderson, Commission Members Hedges, Jaffarian, Leonard**
3. STAFF PRESENT: **Planning Director King, Senior Planner Robles, Deputy City Clerk Germain**
4. PLEDGE OF ALLEGIANCE: **Commission Member Jaffarian**
5. APPEAL NOTICE: **Read by staff.**
6. HEARING FROM THE AUDIENCE ON ITEMS NOT LISTED ON THE AGENDA:
None
7. APPROVAL OF MINUTES: Minutes of May 9, 2012: Recommended Action: Approval (Deputy City Clerk); **Approved 5-0**
8. CONTINUED ITEMS:
 - A. Resolution 2012-___; Zone Change 2012-08 (City of Norco): A Request for Approval to Change the Zoning from A-1 (Agricultural Low-Density) to H-D (Hospitality Development) Including the Adoption of a Specific Plan for Regulations on about 6.76 Acres Located at 1510 and 1550 Second Street (APNs 125-180-007 and -010). Continued from May 9, 2012: **This item was re-advertised and heard under Item 9.**
 - B. Second Review of Draft Sign Ordinance. Continued from May 9, 2012. Recommended Action: Provide Comments and Provide Direction (SP Robles): **Commission Members made recommended changes to the proposed text. This item will now be advertised for a public hearing with the Planning Commission at the next regular meeting.**
9. PUBLIC HEARING: Resolution 2012-___; Zone Change 2012-08 (City of Norco): A Request for Approval to Change the Zoning from A-1 (Agricultural Low-Density) to H-D (Hospitality Development) Including the Adoption of a Specific Plan for Regulations on about 6.76 Acres Located at 1510 and 1550 Second Street (APNs 125-180-007 and -010). Continued from May 9, 2012; renoticed. Recommended Action: Recommend Approval (PD King): **Action: Continued with direction for revisions to the proposed specific plan. This item will be re-advertised for a public hearing with the Planning Commission at the next regular meeting.**

10. BUSINESS ITEMS: **None**
11. CITY COUNCIL: **Received and filed.**
 - A. Recap of Actions Taken at the June 6, 2012 City Council Meeting.
 - B. City Council Minutes dated April 30, 2012 (Special Meeting) and May 2 and May 16, 2012 Regular Meetings)
12. PLANNING COMMISSION: Oral Reports from Various Committees; **None.**
13. STAFF: Current Work Program; **Received and filed.**
14. OTHER MATTERS
Commission Members asked for update status on:
 - 3946 Temescal Avenue (approved re-roof on a non-conforming residence)
 - 1520 Fourth Street (approved office building under construction)
15. ADJOURNED: **9:00 p.m.**

/sk-81339

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: June 20 2012

SUBJECT: Fiscal Year 2011-2012 Third Quarter Budget-to-Actual Report

RECOMMENDATION: Staff recommends that the City Council receive and file the Fiscal Year 2011-2012 third quarter budget-to-actual report.

SUMMARY: This report provides a budget-to-actual update of the various Operating Funds for the first three quarters of Fiscal Year 2011-2012. As additional information, final summary fiscal year-end revenue and expenditure projection for the General Fund is also provided. Staff recommends that the City Council receive and file this report.

BACKGROUND/ANALYSIS: This report provides the City Council with current financial information on the City's Operating Budget for various Funds through the end of March 31, 2011. Attachment 1 provides a summary data of budget-to-actual revenues and expenditures for each Operating Fund. Using the data available through March 31, 2011, staff has also projected year-end revenues, expenditures and fund balance for the General Fund. Attachment 2 provides the year-end projections for the General Fund.

General Fund Revenues

Total General Fund revenues (see attachment 2), is estimated to be \$13,051,173 compared to the approved budget amount of \$13,102,097 for an estimated unfavorable budget variance of \$50,924. The "Other Revenues" category is the only major revenue category with significant variance between the approved budget and year-end estimated actual. The bulk of the unfavorable variance is due to lower than anticipated reimbursement from FEMA from the December 2010 rain storms.

General Fund Expenditures

Based on year-end projections (see attachment 2), total General Fund expenditures for FY 2011-2012 is estimated to be \$13,340,232 compared to approved budget amount of \$13,328,816 for an estimated unfavorable budget variance of nearly \$11,416. The Citizens on Patrol division is estimated to have expenditure budget overage of \$82,892 due to unbudgeted workers compensation expenditures. However, the overage is expected to be offset by savings in the non-departmental budget.

Fund Balance – General Fund

Attachment 2 also provides projected year-end fund balance information. Fund balance amount is estimated using actual beginning fund balance at June 30, 2011; adding FY 2011-2012 estimated year-end revenues and subtracting FY 2011-2012 estimated year-end expenditures. Fund balance is estimated to decrease by \$289,059 from \$2,083,140 to \$1,793,081. The approved budget anticipated this decrease.

RDA Operating Fund

The third quarter budget to actual report does not include information on the former Norco Community Redevelopment Agency. The Agency was dissolved effective February 1, 2012. The final guidelines for closing the books on the former agency have not been finalized. The California Committee on Municipal Accounting, in consultation with Government Finance Officers Association and the Governmental Accounting Standards Board, is working on the white paper that will deal with the Accounting and Financial Reporting for the Dissolution of California Redevelopment Agencies. Staff anticipates that the final accounting will be included in the City's audited annual financial reports for the Fiscal Year ending June 30, 2012.

Water Fund

Water Fund revenues are tracking slightly ahead of the approved budget. Expenditures typically lag behind but are expected to exceed budget due to higher costs for purchased water and prior year purchased water invoices that are expected to be paid during this fiscal year. Overall, total Water Fund operating revenues are expected to break even with total operating expenditures.

Sewer Fund

Total Sewer Fund operating revenues are tracking within budget; expenditures are also tracking to budget. It is estimated that total Sewer Fund revenues will exceed total expenditures. The first phase of the sewer rate adjustment approved by City Council was implemented at the beginning of this fiscal year. As anticipated, this rate adjustment has closed the gap between Sewer Fund revenues and expenditures. This will allow for the annual transfer of \$250,000 from the Sewer Operating Fund to Sewer Capital Fund for future capital replacement as approved by City Council Resolution.

Other Funds

Other miscellaneous operating Funds including Gas Tax, NPDES and Miscellaneous Grant Funds are projected to end the year in line with the approved budget.

FISCAL IMPACT: This report is for information only.

/jk-81301

Attachments: Summary of Budget to Actual Report
Summary of General Fund Year-End Projections

City of Norco, California
Budget to Actual Report
For the Three Quarters Ended March 31, 2012

	Adopted Budget	Amended Budget	Year to Date Actual	Remaining Budget	% Achieved
<u>GENERAL FUND REVENUES</u>					
Property Taxes	1,124,700	1,176,200	660,276	515,924	56%
Sales Taxes	4,140,223	4,201,683	2,477,204	1,724,479	59%
Motor vehicle License Fees	2,021,931	1,970,332	998,707	971,625	51%
Other Taxes	691,926	693,625	520,348	173,277	75%
Franchise Fees	1,015,729	1,015,729	428,910	586,819	42%
Intergovernmental	42,295	50,695	15,564	35,131	31%
Fines and Penalties	89,000	102,000	88,038	13,962	86%
Interest income/Lease	350,193	323,193	75,297	247,896	23%
Community Development fees	486,512	514,889	376,827	138,062	73%
Community Services/Recreation	707,927	597,031	475,439	121,592	80%
Other revenues	1,065,012	1,302,237	1,037,844	264,393	80%
Operating transfers	1,067,771	1,154,483	800,809	353,674	69%
Total revenues	<u>12,803,219</u>	<u>13,102,097</u>	<u>7,955,263</u>	<u>5,146,834</u>	<u>61%</u>
<u>GENERAL FUND EXPENDITURES</u>					
City Council	53,025	75,645	42,251	33,394	56%
City Attorney	89,988	137,314	46,300	91,014	34%
City Clerk	133,795	192,741	95,470	97,271	50%
City Manager	132,481	182,397	107,727	74,670	59%
Economic Development	-	36,041	14,015	22,026	39%
Code Enforcement	-	10,613	3,104	7,509	29%
Recreation	813,661	762,402	506,906	255,496	66%
Youth & Teen	321,724	262,724	171,595	91,129	65%
Park Maintenance	635,167	635,167	421,891	213,276	66%
Senior Citizens	143,827	143,827	89,602	54,225	62%
Public Buildings	296,934	296,934	181,889	115,045	61%
Animal Control	590,332	590,332	432,543	157,789	73%
Community Development	175,763	217,454	131,527	85,927	60%
Building & Safety	187,358	188,511	130,339	58,172	69%
Engineering	186,964	198,117	137,864	60,253	70%
Inspection	24,741	29,666	20,159	9,507	68%
Parkway Maintenance	54,941	54,941	38,141	16,800	69%
CAL Fire	-	1,616,219	33,039		
Fire Suppression	2,184,703	1,154,994	1,162,393	(7,399)	101%
Paramedic	780,279	340,619	340,664	(45)	100%
Emergency Services	3,960	247	246	1	100%
Sheriff	4,363,221	4,363,221	2,459,692	1,903,529	56%
Citizens on Patrol	15,942	15,942	80,747	(64,805)	507%
Crossing Guards	64,589	64,589	39,543	25,046	61%
Administrative	408,540	486,700	313,479	173,221	64%
Non-Departmental	1,368,993	1,271,461	1,092,237	179,224	86%
Total Expenditures	<u>13,030,928</u>	<u>13,328,818</u>	<u>8,093,363</u>	<u>3,652,275</u>	<u>61%</u>
<u>CDBG</u>					
Revenues	337,514	337,514	-	337,514	0%
Expenditures	<u>337,514</u>	<u>337,514</u>		<u>337,514</u>	<u>0%</u>
<u>WATER FUND</u>					
Revenues	9,003,662	9,003,662	6,692,574	2,311,088	74%
Expenditures	<u>8,306,254</u>	<u>8,306,254</u>	<u>5,959,858</u>	<u>2,346,396</u>	<u>72%</u>
<u>SEWER FUND</u>					
Revenues	4,755,882	4,755,882	3,471,457	1,284,425	73%
Expenditures	<u>4,649,670</u>	<u>4,649,670</u>	<u>2,839,752</u>	<u>1,809,918</u>	<u>61%</u>
<u>GAS TAX</u>					
Revenues	738,394	738,394	403,962	334,432	55%
Expenditures	<u>632,701</u>	<u>632,701</u>	<u>409,882</u>	<u>222,819</u>	<u>65%</u>
<u>NPDES FUND</u>					
Revenues	140,000	140,000	79,551	60,449	57%
Expenditures	<u>96,099</u>	<u>96,099</u>	<u>67,977</u>	<u>28,122</u>	<u>71%</u>
<u>MISCELLANEOUS GRANTS</u>					
Revenues	158,407	381,766	100,606	281,160	26%
Expenditures	<u>157,791</u>	<u>344,144</u>	<u>285,891</u>	<u>58,253</u>	<u>83%</u>

Summary of General Fund Year-End Projections

	FY 2012			
Revenue Summary	Amended	Actuals at	Estimated	Estimated
	Budget	3/31/2012	FYE 6/30/12	Variance
Property Taxes	\$ 1,176,200	660,276	1,198,288	1.88%
Sales Taxes	4,201,683	2,477,204	4,261,000	1.41%
Motor vehicle License Fees	1,970,332	998,707	1,983,870	0.69%
Other Taxes	693,625	520,348	718,000	3.51%
Franchise Fees	1,015,729	428,910	1,016,332	0.06%
Intergovernmental	50,695	15,564	42,295	-16.57%
Fines & Penalties	102,000	88,038	107,100	5.00%
Interest Income/Lease	323,193	75,297	304,057	-5.92%
Community Development Fees	514,889	376,827	467,363	-9.23%
Community Services/Recreation	597,031	475,439	597,809	0.13%
Other Revenues	1,302,237	1,037,844	1,194,976	-8.24%
Administrative O/H and Transfers	1,154,483	800,809	1,160,083	0.49%
Total	\$ 13,102,097	7,955,263	13,051,173	-0.39%

Expenditure Summary				
City Council	\$ 75,645	42,251	68,500	9.45%
City Attorney	137,314	46,300	137,314	0.00%
City Clerk	192,741	95,470	190,639	1.09%
City Manager	182,397	107,727	180,180	1.22%
Economic Development	36,041	14,015	46,119	-27.96%
Code Enforcement	10,613	3,104	9,697	8.63%
Recreation	762,402	506,906	751,291	1.46%
Youth & Teen	262,724	171,595	257,753	1.89%
Park Maintenance	635,167	421,891	632,251	0.46%
Senior Citizens	143,827	89,602	132,556	7.84%
Public Buildings	296,934	181,889	280,322	5.59%
Animal Control	590,332	432,543	588,109	0.38%
Community Development	217,454	131,527	202,783	6.75%
Building and Safety	188,511	130,339	188,658	-0.08%
Engineering	198,117	137,864	196,975	0.58%
Parkway Maintenance	54,941	38,141	58,896	-7.20%
Inspection	29,666	20,159	30,524	-2.89%
CAL Fire	1,616,219	33,039	1,607,789	0.52%
Fire Suppression	1,154,994	1,162,393	1,162,396	-0.64%
Paramedic	340,619	340,664	340,615	0.00%
Emergency Services	247	246	246	0.40%
Sheriff	4,363,221	2,459,692	4,315,096	1.10%
Citizens on Patrol	15,942	80,747	98,834	-519.96%
Crossing Guards	64,589	39,543	64,589	0.00%
Fiscal and Support Services	486,700	313,479	479,914	1.39%
Non-Departmental	1,271,461	1,092,237	1,318,186	-3.67%
Total	\$ 13,328,818	8,093,363	13,340,232	-0.09%

Estimated General Fund Balance

Beginning Balance July 1, 2011	\$ 2,082,140
FY 2012 Estimated Revenues/Transfers	13,051,173
FY 2012 Estimated Expenditures/Transfers	13,340,232
Ending Fund Balance 6/30/12	<u>1,793,081</u>

CITY OF NORCO STAFF REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Beth Groves, City Manager 

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

DATE: June 20, 2012

SUBJECT: Authorization to Install Stop Signs at Various Intersections within the Norco Highlands Area

RECOMMENDATION: Approve the Installation of Stop Signs at Various Intersection within the Norco Highlands area

SUMMARY: The City Council is recommended to approve the installation of stop signs at various intersections within the Norco Highlands area of town. It is within the City Councils jurisdiction to authorize the installation of a stop sign at an intersection when speed, visibility or safety need to be considered.

BACKGROUND/ANALYSIS: The streets in the 1958 Norco Highlands subdivision include Cedar Avenue, Acacia Avenue, Mauna Loa Place, Queens Road, Pali Drive, and Riolani Place. In 1985, the streets of Cedar Ridge Circle, Canyon Ridge Circle, Vista Ridge Drive, River Ridge Drive and Rim Crest Drive were built as part of a subsequent tract map. To date, no stop signs were installed in the neighborhood due to its residential nature. Drivers rely upon the California Vehicle Code (CVC) for enforcement actions.

Staff has witnessed drivers in the noted neighborhood not adhering to the CVC requirement of when entering an intersection, the yielding to the vehicle on the right. Staff has also received written and verbal complaints of increased speeds of vehicles within the neighborhood.

The CVC Section 21354 states "Subject to the provisions of Section 21353, a local authority may designate any highway under its jurisdiction as a through highway and may erect stop signs at entrances thereto or may designate any intersection under its exclusive jurisdiction as a stop intersection and erect stop signs at one or more entrances thereto".

The following are standard principles set forth in the California Manual on Uniform Traffic Control Devices (MUTCD), January 21, 2010 Edition, for considerations regarding the appropriate street upon which to install a STOP sign.

- A. Intersection of a less important road with a main road where application of the normal right-of-way rule would not be expected to provide reasonable compliance with the law;
- B. Street entering a through highway or street;
- C. Unsignalized intersection in a signalized area; and/or

Agenda Item 1.E.

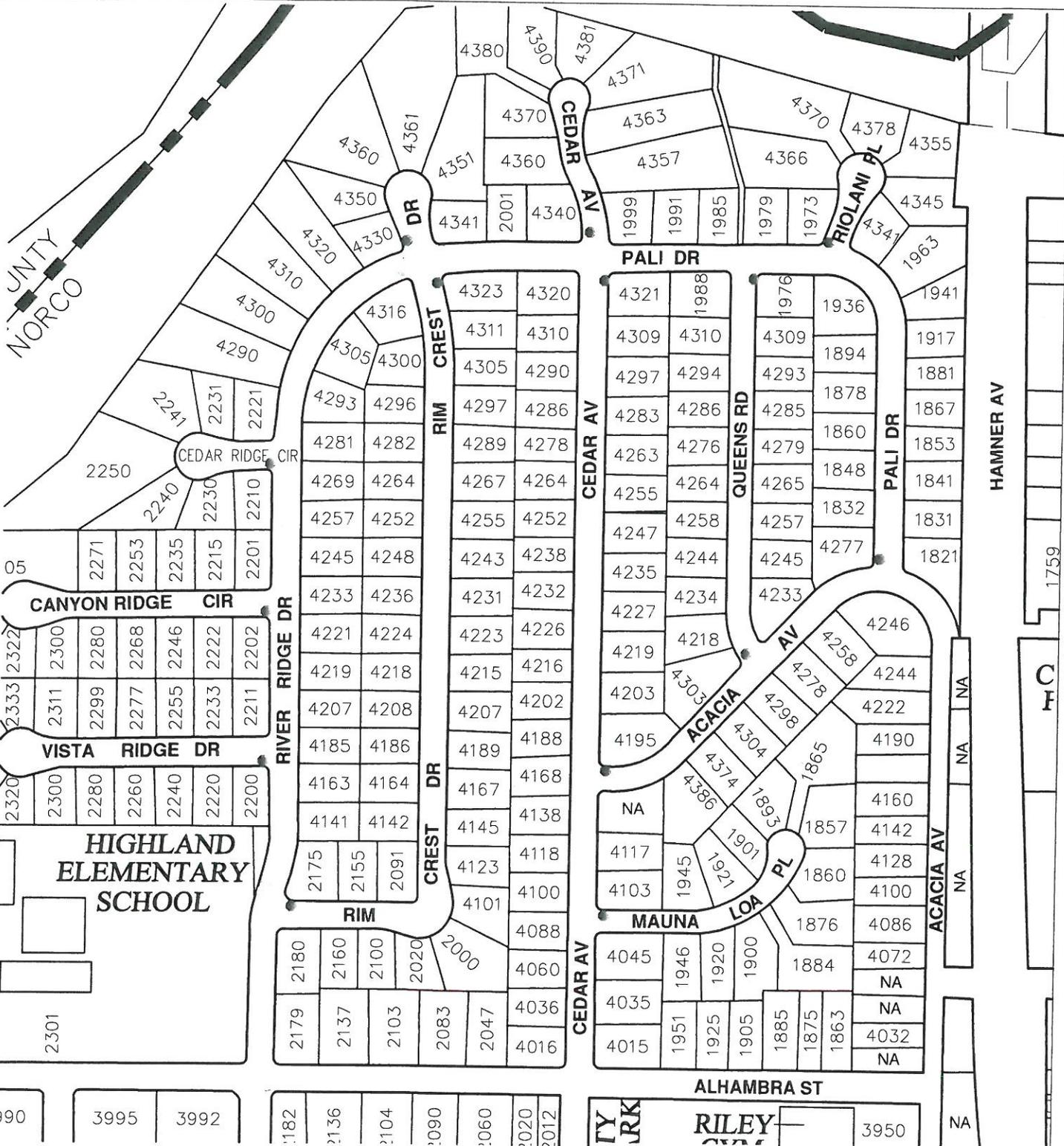
- D. High speeds, restricted view, or crash records indicate a need for control by the STOP sign.

Staff presented the request for the installation of stop signs at various locations in the Norco Highlands area to Streets, Trails and Utilities Commission on June 4, 2012 and received a unanimous recommendation from the Commission for the placement of the signs as presented. The commission also recommended an additional STOP sign along River Ridge Drive, near Highland Elementary School, to help slow traffic speeds in this area. Staff is recommending against installation of a STOP sign on River Ridge Drive and Rim Crest Drive at this time to control speeds since a four-way stop is located only a few hundred feet south of this location at River Ridge Drive and Alhambra Street.

81318/lja

Attachments: Map of Intersections

UNTY
NORCO



SCALE: 1" = 300'

STOP Sign Location Map

NOT TO SCALE

FC

1759

1963

4345

4355

4378

4381

4371

4370

4366

4363

4360

4357

4351

4341

4340

4330

4320

4310

4300

4290

4281

4271

4261

4251

4241

4231

4221

4211

4201

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4181

4171

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4151

4141

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2151

2141

2131

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2111

2101

2091

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2011

2001

1991

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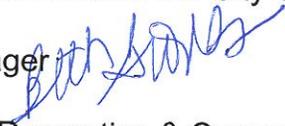
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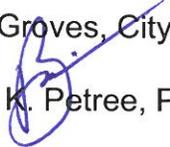
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CITY OF NORCO STAFF REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Beth Groves, City Manager 

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

DATE: June 20, 2012

SUBJECT: Resolution Amending the Fiscal Year 2011-2016 Capital Improvement Program (CIP) Budget to Appropriate Additional Funds for the Wayne Makin/Shearer Sports Complex Lighting Project and Ratification of a Contract for the Completion of the Emergency Electrical Work

RECOMMENDATION: 1.) Adopt **Resolution No. 2012-___**, amending the FY 2011-2016 Capital Improvement Program (CIP) Budget appropriating additional funds in the amount of \$68,000 from the Park Improvement Fund for the Wayne Makin/Shearer Sports Complex Lighting Project; and 2.) Ratify a contract agreement between the City of Norco and Sparky's Electric for the completion of the emergency electrical work.

SUMMARY: The Parks, Recreation and Community Services Department is requesting that the City Council adopt a resolution amending the FY 2011-2016 Capital Improvement Program Budget to appropriate an additional \$68,000 from the Park Improvement Fund available balance to the Wayne Makin/Shearer Sports Complex Lighting Project for emergency work that was required to be completed. It is also being recommended that the City Council ratify the contract between the City of Norco and Sparky's Electric for the completion of the emergency electrical work.

BACKGROUND/ANALYSIS: At the beginning of May, staff was called out to the Wayne Makin/Shearer Sports Complex to evaluate a Sports Field Light pole and unusual movement of the pole during high winds. Staff investigation found movement at the base of the pole to be excessive and cause for concern regarding the pole. As part of that inspection, spectators and participants were moved out of the area and the perimeter was secured. As a result of a large gust of wind, the 80' foot pole fell causing minor damage to a small portion of the south bleachers on field 1.

An evaluation was completed on the existing 49 poles at the complex and staff determined that there were 16 poles in immediate need of replacement. Under Norco Municipal Code Section 2.08.031, the City Manager can authorize emergency work and repair to protect life and property. The 16 poles have been identified as poles that must be replaced immediately. Staff ordered replacement through a local Electrical Contractor, Sparky's Electric, to replace the poles and correct any electric issues related to the work on a time and material basis. Although this was an emergency work order, a comparison cost was requested from Henkels & McCoy Utility Construction and a quote in the amount of \$138,662 was received.

Resolution Amending the FY 11-16 CIP Budget to Appropriate Additional Funds for the Wayne Makin/Shearer Sports Complex Project

Page 2

June 20, 2012

The poles have been ordered and work has started. Pole areas that are of concern have been cautioned off and restricted for pedestrian travel paths. The project completion is estimated to be the end of June, 2012.

FINANCIAL IMPACT: Funding for the Wayne Makin/Shearer Sports Complex is identified in the CIP for Fiscal Year 2012-2013 and 2013-2014. As a result of the potential hazardous condition, emergency work needed to be completed. Additional funds will be allocated from the Park Development Fund to complete this portion of emergency work to the existing project. Funding in the amount of \$68,000 is available in the Park Improvement Fund and will be appropriated to project account 141-940-43130.

/bp- 81238

Attachment: Resolution No. 2012-____
Agreement for Sparky's Electric

RESOLUTION NO. 2012-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORCO, CALIFORNIA AMENDING THE FY 2011-2016 CAPITAL IMPROVEMENT PROGRAM BUDGET APPROPRIATING ADDITIONAL FUNDS IN THE AMOUNT OF \$68,000 FROM THE PARK IMPROVEMENT FUND FOR THE WAYNE MAKIN/SHEARER SPORTS COMPLEX LIGHTING PROJECT

WHEREAS, the Wayne Makin/Shearer Sports Complex lighting is supplied by 49 light poles; and

WHEREAS, the light poles have a life expectancy of 30 to 50 years; and

WHEREAS, the age of the current poles at Wayne Makin/Shearer are approximately 40+ years old; and

WHEREAS, the age of the poles has resulted in deterioration to a point that has caused concern for life and property; and

WHEREAS, the integrity of the poles has caused an emergency situation where immediate replacement of 16 poles is required; and

WHEREAS, funding is available for the completion of the emergency electrical work in the Park Improvement Fund.

NOW THEREFORE, BE IT RESOLVED that the FY 2011-2016 Capital Improvement Program budget is amended appropriating funds from the Park Improvement Fund to the Capital Improvement Program Budget for Fiscal Year 2011-2016, Wayne Makin/Shearer Sports Complex Lighting Project, 141-940-43130 in the amount of \$68,000.

PASSED AND ADOPTED by the City Council at a regular meeting held on June 20, 2012.

Mayor of the City of Norco, California

ATTEST:

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

June 20, 2012

I, Brenda K. Jacobs, City Clerk of the City of Norco, California do hereby certify that the foregoing Resolution was introduced and adopted by the City Council of the City of Norco at a regular meeting held on June 20, 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 June 20, 2012.

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

/rs-81239

RATIFY CONTRACT AGREEMENT
June 20, 2012
Sparky's Electric
Wayne Makin Sports Complex-Emergency Work

IN WITNESS WHEREOF the parties hereto have caused to ratify this Agreement with Sparky's Electric to be executed June 20, 2012, as first written for an amount not to exceed \$68,000.

CITY:

MAYOR—CITY OF NORCO

ATTEST:

CITY CLERK—CITY OF NORCO

rs/81322

SPARKY'S ELECTRIC
2440 Crazy Horse Lane
Norco, California 92860

PROPOSAL

Date: May 16, 2012
Location: *Wayne Makin/Shearer Sports Complex*

Scope of Work:

As requested by the City of Norco, Department of Parks, Recreation and Community Services to provide **EMERGENCY REPLACEMENT OF LIGHT POLES AND RESET FIXTURES AND REPLACE CROSS BARS FIXTURES AS NEEDED** at the about noted location on a time and material cost with a not to exceed amount: **\$68,000.00**. Work to include corrective action for rotted poles at Wayne Making/Shearer Sports Complex and cross bars and fixtures.

The following work shall be performed:

1. Remove Hazardous poles based on inspection and directive of Parks Supervisor. Replace poles at baseball, softball, multi-purpose fields and soccer fields (Exhibit "A").
2. Following work at Wayne Makin/Shearer Sports Complex:
 - a. Remove and replace (2) 80 foot light poles and (14) 60 foot poles in various locations of complex (Existing locations or w/in one foot of original location.
 - b. Remove and relocate back EXISTING electrical and lighting on each pole, and with authorization from Parks Supervisor replace those worn-out or hallow poles and/or non-functioning fixtures, cross bars through allowance.
 - c. Relocate and secure all Splice boxes to remain above ground level approximately 12" to 16" inches, Disconnect boxes will be no lower than 10' feet on work to be performed.
 - d. Perform all work to meet National Uniform Electrical Building Code for all work above ground.
 - e. Meet all State, County and Local Code requirements and safety requirement.
 - f. Contractor to provide all equipment for replacement of poles and to perform electrical work as needed.
 - g. Contractor must have a Norco Business Licenses prior to any work starting.
 - h. Daily Contractor Labor work sheet s must be filled out and turned in weekly to the Parks Supervisor – prior to payment request.
 - i. Light fixtures to be replaced as approved by the Parks Supervisor
 - j. 60 Day completion for work Starting May 16, 2012

Breakout: (Estimate)

**** Note:** *The information noted below is an estimate and final billing will be based on actual labor time and material cost.*

- \$56,875.00 (In material/labor cost)
- \$10,000.00 (Allowance: (concrete curbing, cross bar, fixture replacement))
\$66,875.00

- **\$68,000.00 (Not to Exceed Amount)**

Labor Rate:

\$95.00 Labor cost per hour (all Journeymen on job)
\$14.25 Discount (City of Norco 15%)
\$80.75

Any work performed outside of the below Scope of Work will be billed at the labor time rate and at material cost plus 5%. Any complications arising from unforeseen problems, within the Scope of Work will be billed at the labor time rate and material cost plus 5%.

Sparky's Electric
 2440 CrazyHorse Lane
 Norco, CA 92860-3725
 Ph.# 951-279-1722 Fax 278-0515

Estimate

Date	Estimate #
5/16/2012	10331

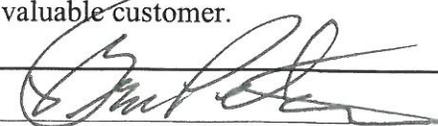
Name / Address
CITY OF NORCO - PARKS DEPARTMENT 2870 CLARK AVE NORCO, CA 92860

WWW.SPARKYSELECTRIC.NET	Est Good Until
	5/16/2012

Item	Description	Estimated Cost
EST.	<p>We propose to do the following work at Wayne Makin Sports Complex. Remove and replace (2) 80 foot light poles and (14) 60 foot poles in various locations of complex. Remove and replace EXISTING electrical and lighting on each pole</p> <p>THIS IS STRICTLY AN ESTIMATE OF THE WORK MENTIONED ABOVE. THIS PRICE DOES NOT INCLUDE ANY UNFORSEEN PROBLEMS. THIS ESTIMATE DOES NOT INCLUDE ANYTHING NOT MENTIONED ABOVE.</p> <p>Estimate DOES NOT include any concrete work if necessary. DOES NOT include any corroded hardware that is unable to be reused.</p> <p><i>ALLOWANCE: CROSS BARS FUTURE'S REPLACEMENT AND OTHER UNFORSEEN CONDITIONS \$10,000</i></p> <p><i>NOT TO EXCEED \$68,000.00</i></p>	56,875.77

Thank you for being a valuable customer.

Estimated Cost ~~\$56,875.77~~

PRINTED NAME & TITLE 

\$66,875.77

**ABOVE PRICE DOES NOT INCLUDE SALES TAX.
 **ABOVE PRICE DOES NOT INCLUDE PERMITS OR ANY OTHER FEES THAT MAY BE REQUIRED BY CITY.
 **ESTIMATE MUST BE RECEIVED PRIOR TO "EST GOOD UNTIL" DATE VIA EMAIL OR FAX

SPARKY'S ELECTRIC
2440 Crazy Horse Lane
Norco, California 92860
Ph.: 951-279-1722
Fax: 951-278-0515
WWW.SPARKYSELECTRIC.NET

AUTHORIZATION DIRECTIVE AND NOTICE TO START

Project emergency work is hereby authorized to start effective to proceed May 16, 2012 with all work to be completed by August 8, 2012 unless extended by the Director of Parks and Recreation.

From:

Brian K. Petree, Director
Department of Parks, Recreation and Community Services



Signature

5.16.12

Date

Signature of Authorization of work for Sparky's Electric required before any work will commence.

Signature (Sparky's Electric) of Acceptance of the above terms/price:

Signature: 

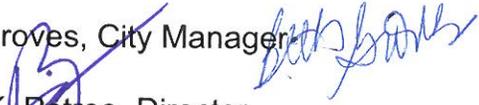
Printed name: E.F. Panzer

Title: OWNER

Date: 5/16/12

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 and Community Services Department

DATE: June 20, 2012

SUBJECT: Acceptance of the Energy Efficient Lighting Retrofit Project as complete

RECOMMENDATION: Accept the Energy Efficient Lighting Retrofit Project as complete and authorize the City Clerk to file a Notice of Completion with the County Recorder's Office.

SUMMARY: The Energy Efficient Lighting Retrofit Project has been completed and staff is requesting that the Council accept the Project as complete and authorize the City Clerk to file a Notice of Completion with the County Recorder's Office.

BACKGROUND/ANALYSIS: On May 2, 2012, the Council awarded a contract for the Energy Efficient Lighting Retrofit Project to Regency Pacific Development Corporation in the amount of \$55,391 with a 10% contingency. The Council approved an amendment to the contract on May 6, 2012, increasing the amount by \$23,769 for total of \$87, 076 with contingency.

Regency Pacific Development Corporation has completed their scope of work for the project at a total cost of \$84,477.93. The work has been inspected by the Parks and Recreation Department Building Maintenance Division and found to be in full conformance with the plans and specifications and Federal Energy Efficient Block Grant Guidelines (EEBG).

FINANCIAL IMPACT: N/A

rs/81203

CITY OF NORCO STAFF REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Beth Groves, City Manager 

PREPARED BY: Dominic C. Milano, City Engineer

DATE: June 20, 2012

SUBJECT: Order of Procedure and Resolutions Necessary for The Annual Assessment Levy Continuing Landscape Maintenance Districts No. 1 – Beazer, Tract 28765; No. 2 – Western Pacific, Tract 25779; No. 3 – Centex, Tract 28826; No. 4 – Norco Ridge Ranch, Tracts 29588 and 29589; and No. 5 – Hawk’s Crest, Tract 30230

Resolution No. 2012-___, (Beazer); **Resolution No. 2012-___**, (Western Pacific); **Resolution No. 2011-___**, (Centex); **Resolution No. 2012-___**, (Norco Ridge Ranch); **Resolution No. 2012-___**, (Hawk’s Crest), Approving the Engineer’s Preliminary Report for the Annual Levy of Assessments for the Fiscal Year 2010-2011 in Said District;

Resolution No. 2012-___, (Beazer); **Resolution No. 2012-___**, (Western Pacific); **Resolution No. 2012-___**, (Centex); **Resolution No. 2012-___**, (Norco Ridge Ranch), **Resolution No. 2012-___**, (Hawk’s Crest), Declaring City’s Intention to Provide for an Annual Levy and Collection of Assessments for Certain Maintenance in an Existing District, and Setting a Time and Place for the Public Hearing

RECOMMENDATION: That the members of the City Council adopt the five Resolutions approving the Preliminary Engineer’s Report and the five Resolutions providing for an annual levy of assessments and setting the public hearing date.

SUMMARY: The “Landscaping and Lighting Act of 1972 requires an Engineer’s Report for existing landscape maintenance districts (LMDs) must be reviewed and approved annually to continue assessments for the districts. The formation of the five districts allow for an annual increase not to exceed the Consumer Price Index (CPI). The CPI ending March 31, 2012 adjustment per parcel assessment in all districts is 2.0%.

BACKGROUND/ANALYSIS: The following information applies to each Landscape Maintenance District as designated:

LMD No. 1 - On February 3, 1999, City Council adopted Landscape Maintenance District No. 1 for Tract 28765 (Beazer Homes) comprised of 67 lots. The District was formed to maintain landscaping along the River Road frontage of the tract. The estimated cost to maintain the District in FY 2012-2013 is estimated to be \$9,239.00. With the application of previous year's surpluses and a CPI increase of 2.0% or \$2.54 per parcel, the net revenue from assessment is estimated to be \$8,677.00. The assessment for Fiscal Year 2012-2013 is proposed to increase from \$126.96 to \$129.50 per parcel.

LMD No. 2 - On January 27, 2000, City Council adopted Landscape Maintenance District No. 2 for Tract No. 25779 (Western Pacific) comprised of 219 lots. The District was formed to maintain landscaping along the Norco Hills Road and Hidden Valley Parkway frontages of the tract as well as selected interior slopes, wetland, equestrian trail, and parkway maintenance. The estimated cost to maintain the District in FY 2012-2013 is \$124,792.00. The estimated revenues to be collected from assessment are \$130,121.00. In previous years, expenditures have exceeded the amount of revenues collected from assessment. This has created a deficit fund balance in the district. The estimated excess of revenues over expenditures in the amount of \$5,349.00 in FY 2012-2013 will go towards eliminating the deficit from prior years. With the application of the CPI, the per parcel assessment is proposed to increase from \$582.51 to \$594.16.

LMD No. 3 - On June 6, 2001, City Council adopted Landscape Maintenance District No. 3 for Tract 28626 (Centex) comprised of 82 lots. The District was formed to maintain landscaping along Norco Hills Road and certain designated slopes within the District as well as all equestrian trails in the development. The proposed estimate of costs to maintain the District in FY 2012-2013 is \$79,621.00. Per parcel assessment for Fiscal Year 2012-2013 is proposed to increase by CPI from \$879.72 to \$897.31. This is estimated to generate total revenues of \$73,579.00. The difference between estimated revenues and expenditures in FY 2012-2013 will be made up from available fund balance.

LMD No. 4 - On October 2, 2002, City Council adopted Landscape Maintenance District No. 4 for Tracts 29588 and 29589 (Norco Ridge Ranch) comprised of 557 single-family lots, of which 25 lots do not receive benefit, and five other assessable lots, for a total of 537 assessable lots. The District was formed to maintain landscaping within certain slopes, irrigated and non-irrigated, fuel modification areas, parkway landscaping, equestrian trails, natural open space and wetlands area. The proposed expenditure budget for Fiscal Year 2012-13 is \$482,772.00. The per parcel levy for the

upcoming Fiscal Year 2012-2013 is proposed to increase from \$863.76 to \$881.04 based on the application of the 2.0% change in CPI. Based on the per parcel amount total revenues from assessment in FY 2012-2013 is estimated to be \$473,118.00. The estimated revenue shortfall of \$9,654 is proposed to be made up from available fund balance. The City Council previously approved the maintaining of a surplus in the District to fund trail drainage improvements. At the end of this Fiscal Year 2011-2012, it is estimated that this surplus will be approximately \$320,000.00. The Phase II drainage improvement project is estimated to be \$175,000.00 affecting 86 properties.

LMD No. 5 – On January 7, 2004 City Council adopted Landscape District No. 5 for Tract 30230 (Hawks Crest) comprised of 50 lots. The District was formed to maintain certain exterior slopes, parkway landscaping, equestrian trails and the two park lots. The estimate of cost to maintain the District in FY 2012-2013 is estimated to be \$46,438.00. The assessment is proposed to increase by the March 2012 CPI from the previous year's level of \$896.60 per parcel to \$914.53 per parcel. Based on the proposed per parcel assessment, total revenues for FY 2012-2013 is estimated to be \$45,727.00 The projected revenue gap of \$711 is expected to be made up from available fund balance. The maximum allowed per parcel assessment is \$993.43 which exceeds the levy necessary to balance expenses and is thus not applied.

As stipulated in the "Landscaping and Lighting Act of 1972," the continuation of an existing maintenance district assessment has to be reviewed and approved each fiscal year. The attached resolutions provide for the proper continuation of the Districts as well as the assessments. The proposed CPI increases in Landscape Maintenance Districts will not require a majority protest vote of the property owners since the increase in assessments was allowed for in the formation of the Districts.

Included for your information are the Preliminary Engineer's Reports including the District boundaries, the items of work included in each maintenance district, as well as costs and the per parcel assessments for each District.

Staff recommends that the members of the City Council preliminarily approve the Engineer's Report for the continuation of the Landscape Maintenance Districts to guarantee that landscaping within each district will remain attractive and well maintained and set the Public Hearing for the five districts for July 18, 2012. To do so, Council will need to adopt the attached Resolutions.

FINANCIAL IMPACT: None.

Attachments: Preliminary Engineer's Reports (5)
Resolutions (10) /wrt-81347

ENGINEER'S REPORT

FOR

LANDSCAPE MAINTENANCE DISTRICT NO. 1 (BEAZER)

FISCAL YEAR 2012-2013

PREPARED FOR THE

CITY OF NORCO

RIVERSIDE COUNTY, CALIFORNIA

PREPARED BY:

DOMINIC C. MILANO, P.E.

CITY ENGINEER

**ENGINEER'S REPORT
CITY OF NORCO**

**LANDSCAPE MAINTENANCE DISTRICT NO. 1 (BEAZER)
FISCAL YEAR 2012-2013**

The undersigned respectfully submits the enclosed report as directed by the City Council.

Date: _____, 2012

By: _____
Dominic C. Milano, P.E.
R.C.E. No. 27172
City Engineer

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Assessment Diagram thereto attached, was filed with me on _____, 2012.

City Clerk, City of Norco
Riverside County, California

By: _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Norco, California, on _____, 2012.

City Clerk, City of Norco
Riverside County, California

By: _____

**FISCAL YEAR 2012-2013
CITY OF NORCO**

**ENGINEER'S REPORT PREPARED PURSUANT TO THE PROVISIONS OF THE
LANDSCAPING AND LIGHTING ACT OF 1972 SECTION 22500 THROUGH
22679 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE**

Pursuant to Part 2 of Division 15 of the Streets and Highways Code of the State of California, and in accordance with the Resolution of Initiation, being Resolution No. 98-97, adopted by the Council of the City of Norco, State of California, in connection with the proceedings for:

**CITY OF NORCO
LANDSCAPING MAINTENANCE DISTRICT NO. 1 (BEAZER)**

Hereinafter referred to as the "Assessment District," I, Dominic C. Milano, P.E. authorized representative of the City of Norco, the duly appointed ENGINEER OF WORK, submit herewith the "Report" consisting of four parts as follows:

PART A

Plans and specifications for the improvements are as set forth herein and are on file in the Office of the Clerk of the City.

PART B

An estimate of cost of the proposed improvements, including incidental costs and expenses in connection therewith, is as set forth herein.

PART C

The Diagram of the Assessment District Boundaries showing the exterior boundaries of the Assessment District, the boundaries of any zones within the Assessment District, and the lines and dimensions of each lot or parcel of land within the Assessment District has been submitted to the Clerk of the City. The lines and dimensions of each lot or parcel within the Assessment District are those lines and dimensions shown on the maps of the Assessor of the County of Riverside for the year when this Report was prepared. The Assessor's maps and records are incorporated by reference herein and made part of this Report. The legal description of the Assessment District is attached hereto.

PART D

An assessment of the estimated cost of the improvements on each benefited lot or parcel of land within the Assessment District.

PART A

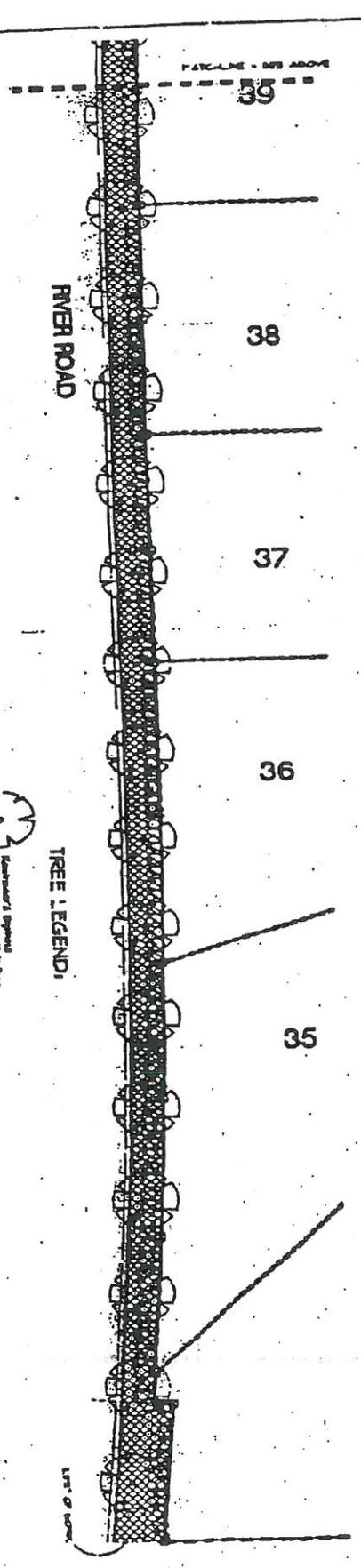
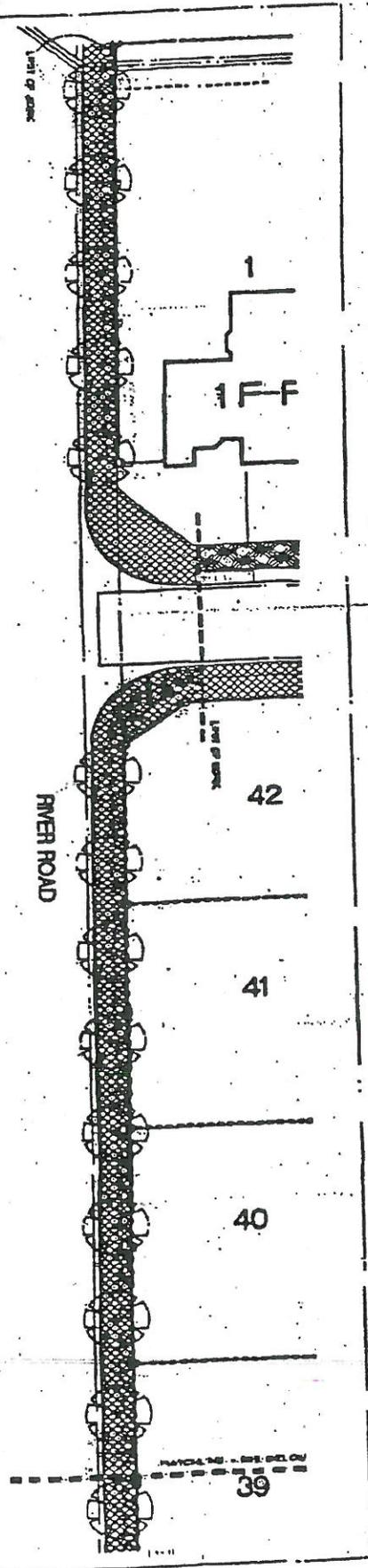
PLANS AND SPECIFICATIONS

**DESCRIPTION OF IMPROVEMENTS
FOR THE CITY OF NORCO
LANDSCAPE MAINTENANCE DISTRICT NO. 1 (BEAZER)
FISCAL YEAR 2012-2013**

The improvements are the operation, maintenance, and servicing of landscaping, wetlands, horse trails, hardscaping, and masonry, and appurtenant facilities including but not limited to personnel, electrical energy, utilities such as water, materials, contracting services, and other items necessary for the satisfactory operation of these services, described as follows:

LANDSCAPING

Landscaping, planting, shrubbery, trees, irrigation, hardscapes, masonry wall surfaces, fixtures, and appurtenant facilities in the River Road public right-of-way (parkway area), along the frontage and adjacent to the proposed boundary of said Assessment District. A reduced scale plan depicting the improvements is attached hereto.



GENERAL LANDSCAPE NOTES:

All street trees and shrubs shall be planted in the street right-of-way. All street trees shall be planted in the street right-of-way. All street trees shall be planted in the street right-of-way.

All landscape trees shall be planted in the street right-of-way. All landscape trees shall be planted in the street right-of-way.

All construction shall comply with all local, state, and federal regulations.

GROUND COVER LEGEND:

1. Ground cover: Perennial plants, low-growing, and drought-tolerant.

2. Ground cover: Perennial plants, low-growing, and drought-tolerant.

SHRUB LEGEND:

1. Shrub: Small, upright, and drought-tolerant.

2. Shrub: Small, upright, and drought-tolerant.

3. Shrub: Small, upright, and drought-tolerant.

TREE LEGEND:

1. Tree: Small, upright, and drought-tolerant.

2. Tree: Small, upright, and drought-tolerant.

DIG ALERT:

1. Dig alert: Utility lines, including gas, water, and sewer.

2. Dig alert: Utility lines, including gas, water, and sewer.



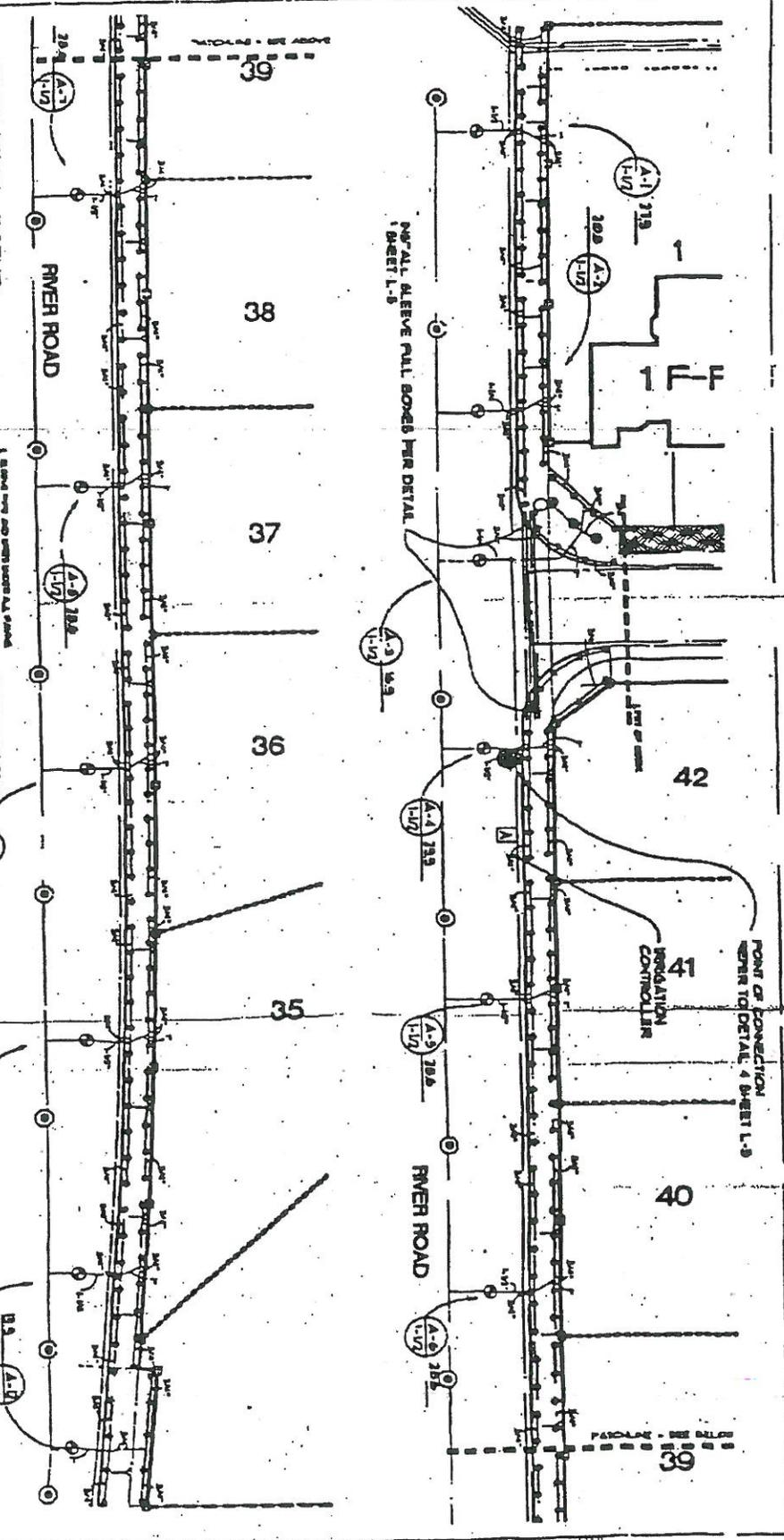
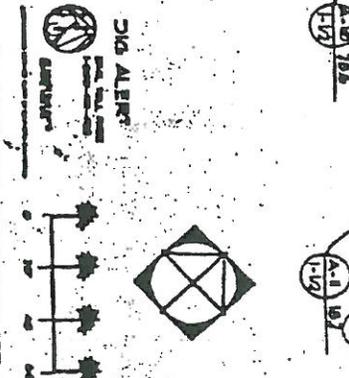
IRRIGATION LEGEND

Symbol	Description
(Circle with dot)	1/2" PVC Mainline
(Circle with cross)	1/2" PVC Lateral
(Circle with horizontal lines)	1/2" PVC Submain
(Circle with vertical lines)	1/2" PVC Spacer
(Circle with diagonal lines)	1/2" PVC End Cap
(Circle with 'X')	1/2" PVC Tee
(Circle with 'Y')	1/2" PVC Elbow
(Circle with 'Z')	1/2" PVC Coupling
(Circle with 'A')	1/2" PVC Adapter
(Circle with 'B')	1/2" PVC Plug
(Circle with 'C')	1/2" PVC Cap
(Circle with 'D')	1/2" PVC End Cap
(Circle with 'E')	1/2" PVC Tee
(Circle with 'F')	1/2" PVC Elbow
(Circle with 'G')	1/2" PVC Coupling
(Circle with 'H')	1/2" PVC Adapter
(Circle with 'I')	1/2" PVC Plug
(Circle with 'J')	1/2" PVC Cap
(Circle with 'K')	1/2" PVC End Cap
(Circle with 'L')	1/2" PVC Tee
(Circle with 'M')	1/2" PVC Elbow
(Circle with 'N')	1/2" PVC Coupling
(Circle with 'O')	1/2" PVC Adapter
(Circle with 'P')	1/2" PVC Plug
(Circle with 'Q')	1/2" PVC Cap
(Circle with 'R')	1/2" PVC End Cap
(Circle with 'S')	1/2" PVC Tee
(Circle with 'T')	1/2" PVC Elbow
(Circle with 'U')	1/2" PVC Coupling
(Circle with 'V')	1/2" PVC Adapter
(Circle with 'W')	1/2" PVC Plug
(Circle with 'X')	1/2" PVC Cap
(Circle with 'Y')	1/2" PVC End Cap
(Circle with 'Z')	1/2" PVC Tee

NOTE:
 1. All valves shall be 1/2" diameter.
 2. All valves shall be 1/2" diameter.
 3. All valves shall be 1/2" diameter.
 4. All valves shall be 1/2" diameter.
 5. All valves shall be 1/2" diameter.
 6. All valves shall be 1/2" diameter.
 7. All valves shall be 1/2" diameter.
 8. All valves shall be 1/2" diameter.
 9. All valves shall be 1/2" diameter.
 10. All valves shall be 1/2" diameter.

VALVE / A-11 FLOW @ 11.9

Valve	Flow
A-11	11.9
A-12	11.9
A-13	11.9
A-14	11.9
A-15	11.9
A-16	11.9
A-17	11.9
A-18	11.9
A-19	11.9
A-20	11.9
A-21	11.9
A-22	11.9
A-23	11.9
A-24	11.9
A-25	11.9
A-26	11.9
A-27	11.9
A-28	11.9
A-29	11.9
A-30	11.9
A-31	11.9
A-32	11.9
A-33	11.9
A-34	11.9
A-35	11.9
A-36	11.9
A-37	11.9
A-38	11.9
A-39	11.9
A-40	11.9
A-41	11.9
A-42	11.9
A-43	11.9
A-44	11.9
A-45	11.9
A-46	11.9
A-47	11.9
A-48	11.9
A-49	11.9
A-50	11.9



PART B

ESTIMATE OF COST

**LANDSCAPE MAINTENANCE DISTRICT NO. 1
(BEAZER)
NORCO, CALIFORNIA
(FUND NO. _____)**

The estimated costs for the operation, maintenance and servicing of the facilities, shown below, are the estimated costs of maintenance if the facilities were fully maintained for Fiscal Year 2012-2013. The 1972 Act provides that the total cost of the maintenance and services, together with incidental expenses, may be financed from the assessment proceeds. The incidental expenses may include engineering fees, legal fees, printing, mailing, postage, publishing, and all other related costs identified with district proceedings.

Direct Cost

Contractual Maintenance (34100)		
1 Landscape Maintenance: includes all pruning, weed and pest control, fertilization, turf care, trash and debris cleanup, irrigation to include maintenance and repair, water cost, electrical cost for controllers, tree trimming up to 15 feet, tree staking, backflow testing, rodent control and plant replacements	\$ 2,779.00	
2 Hardscape Masonry: including graffiti removal, repair cracks, heaving and breakage.	\$ -	
3 Equestrian Trails: No Trails		N.A.
Utilities (33100)		
Water	\$ 1,700.00	
Electrical	\$ 170.00	
Annual Tree Replacement (_____)	\$ -	
Subtotal Direct Cost	\$ 4,649.00	\$ 4,649.00
Operating Contingency (10 percent)		\$ 465.00
Replacement Reserve (2.9 percent)		\$ 135.00
Administrative Costs		
Observation: City Staff to Manage District (_____)	\$ 900.00	
Engineer's Report (34110)	\$ 1,400.00	
City Overhead/Administration (34135)	\$ 1,400.00	
Incidentals (30405)	\$ 290.00	
Subtotal Administrative Costs	\$ 3,990.00	\$ 3,990.00
Operating Reserve		\$ -
Annual Capital Project		\$ -
TOTAL ANNUAL BUDGET		\$ 9,239.00

The 1972 Act requires that a special fund to set up for the revenues and expenditures of the District. Funds raised by assessment shall be used only for the purpose as stated herein. The City may advance funds to the District, if needed, to ensure adequate cash flow, and will be reimbursed for any such advances upon receipt of assessments. Any surplus or deficit remaining on July 1 must be carried over to the next fiscal year.

The total annual levy of assessments hereunder may be increased annually by an amount not to exceed the increase in the consumer price index applicable to the City of Norco. In no case may the increase exceed the actual cost of providing the services rendered within and pursuant to the District.

PART C

ASSESSMENT DIAGRAM

An Assessment Diagram for the Assessment District is on file in the office of the City Clerk. The lines and dimensions of each lot or parcel within the Assessment District are those lines and dimensions shown on the maps of the Assessor of the County of Riverside, for the year when this Report was prepared, and are incorporated by reference herein and made a part of this Report. A reduced scale map depicting the assessment diagram is attached hereto. Also attached as Exhibit "A" is the Legal Description of Assessment District.

EXHIBIT A

***LEGAL DESCRIPTION
LANDSCAPE MAINTENANCE DISTRICT NO. 1 (BEAZER)***

That certain real property situated in the City of Norco, County of Riverside, State of California, more particularly described as follows:

Lots 1 through 12 inclusive, and Lots 14 through 68, inclusive, of Tract No. 28765 in the City of Norco, County of Riverside, State of California, as per map recorded in Book 274, Pages 95 through 98, inclusive, of Maps in the Office of the County Recorder of Said County.



BEAZER TR 28785

LEGEND

-  LOCATION OF IMPROVEMENTS
-  COMMON AREA

 RKA CONSULTING GROUP <small>396 S. LEMON CREEK DRIVE - SUITE E - WALNUT, CA 91789 (909) 594-9702 • (626) 331-8323 • FAX (909) 594-2858 WWW.RKAGROUP.COM</small>	LANDSCAPE MAINTENANCE DISTRICT DISTRICT 1 CITY OF NORCO		
	DATE: 6/12/12	SCALE: 1" = 300'	DRAWN BY: FAOUN

PART D
ASSESSMENT

WHEREAS, on February 3, 1999, the City Council of the City of Norco, California, pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 (commencing with Section 22500) of Division 15 of the California Streets and Highways Code (the "Act") adopted its Resolution of the City Council of the City of Norco Initiating Proceedings for the Formation for a Maintenance Assessment District and thereafter formed Landscape Maintenance District No. 1 (Beazer) (the "District") as more particularly described in said proceedings; and

WHEREAS, said resolution directed the undersigned to prepare and file a report pursuant to Section 22565, et seq., of said Act;

WHEREAS, at this time, this City Council is desirous to provide for the annual levy of assessments for the territory within the District for the next ensuing fiscal year, to provide for the costs and expenses necessary for continual maintenance of improvements within said District; and

NOW, THEREFORE, the undersigned, by virtue of the power vested in me under said Act and the order of the City Council of said City, hereby makes the following assessment to cover the portion of the estimated cost of the maintenance of said improvements and the costs and expenses incidental thereto to be paid by said District.

The amount to be paid for the maintenance of said improvement, and the expenses incidental thereto, are as follows:

	(1) As Filed	(2) As Preliminarily Approved	(3) As Finally Approved
Cost of Maintenance	\$ 5,249.00	\$ _____	\$ _____
Incidental Expenses	<u>\$ 3,990.00</u>	<u>\$ _____</u>	<u>\$ _____</u>
Total Cost	\$ 9,239.00	\$ _____	\$ _____
Surplus or (Deficit) from Previous Fiscal Year	<u>\$ 562.00</u>	<u>\$ _____</u>	<u>\$ _____</u>
NET TO BE ASSESSED FOR FISCAL YEAR 2012-2013	\$ 8,677.00	\$ _____	\$ _____

The total annual levy of assessments hereunder may be increased annually by an amount not to exceed the increase in the consumer price index applicable to the City of Norco. The Annual CPI ending March 31, 2012 was 2%. In no case may the increase exceed the actual cost of providing the services rendered within and pursuant to the District. The application of this CPI will increase the per parcel assessment from \$126.96 to \$129.50 for a total District levy of \$8,676.50.

The 1972 Act requires that a special fund be set up for the revenues and expenditures of the District. Funds raised by assessment shall be used only for the purposes as stated herein. A contribution to the District by the City may be made to reduce assessments, as the City Council deems appropriate. Any balance remaining on July 1 must be carried over to the

next fiscal year.

As required by said Act, a diagram is hereto attached showing the exterior boundaries of said District. The lines and dimensions of each lot or parcel of land within the said District as the same existed at the time of the passage of said resolution are as shown on the maps of the County Assessor of the County of Riverside. Reference is hereby made to said maps and said maps shall govern for all details concerning the lines and dimensions of such lots and parcels.

I do hereby assess the net amount to be assessed upon all assessable lots or parcels of land within said District by apportioning that amount among the several lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the maintenance of said improvements, and more particularly set forth in the list hereto attached and by reference made a part hereof.

Said assessment is made upon the several lots or parcels of land within the District in proportion to the estimated benefits to be received by said lots or parcels, respectively, from the maintenance of said improvements. The diagram and the assessor's map are the documents to which reference is hereby made for a more particular description of said property.

Each lot or parcel of land assessed is described in the assessment list by reference to its parcel number as shown on the Assessor's Maps of the County of Riverside for the Fiscal Year 2012-2013 and includes all of such parcel. For a more particular description of said property, reference is hereby made to the deeds and maps on file and of record in the office of the County Recorder of said County.

City of Norco

Dated: _____, 2012

Dominic C. Milano, P.E.
City Engineer

EXHIBIT B

METHOD AND FORMULA OF ASSESSMENT SPREAD

The law requires and the statutes provide that assessments, as levied pursuant to the provisions of the "Landscaping and Lighting Act of 1972," must be based on the benefit that the properties receive from the works of improvement. The statute does not specify the method or formula that should be used in any special assessment district proceedings. The Assessment Engineer is appointed for the purpose of making an analysis of the facts and determining the correct apportionment of the assessment obligation. For these proceedings, the City has based its determination on standard assessment practices utilized by consulting civil engineers with a background of experience in the design of such works of improvement and experience in the completion of assessment district formation projects.

IDENTIFYING THE BENEFIT

First of all, it is necessary to identify the benefit that the public improvement will render to the properties within the Assessment District. The landscaping, irrigation, and equestrian trails have been designed and will be constructed for the benefit of enhanced aesthetics and neighborhood identity for all properties within the Assessment District.

APPORTIONMENT OF COSTS

In further making the analysis, it is necessary that the property owners receive a special and direct benefit distinguished from that of the general public. In this case, several factors are being used in the final method and spread and assessment.

The individual parcels of land within the Assessment District are currently developed or have the potential for development to single family residential units. The proposed improvements are designed to enhance the appearance and appeal of the District and all of the parcels within. The improvements will provide a sense of neighborhood identity for the District. As such, each parcel will benefit equally from the proposed improvements.

In conclusion, it is my opinion that the assessments for the referenced Assessment District have been spread in direct accordance with the benefits that each parcel receives from the works of improvements.

**LIST OF ASSESSMENTS
LANDSCAPE MAINTENANCE DISTRICT NO. 1 (BEAZER)
FISCAL YEAR 2012-2013**

<u>Lot No.</u>	<u>As Preliminarily Approved</u>	<u>As Finally Confirmed and Recorded</u>	<u>Lot No.</u>	<u>As Preliminarily Approved</u>	<u>As Finally Confirmed and Recorded</u>
1	\$129.50		45	\$129.50	
2	\$129.50		46	\$129.50	
3	\$129.50		47	\$129.50	
4	\$129.50		48	\$129.50	
5	\$129.50		49	\$129.50	
6	\$129.50		50	\$129.50	
7	\$129.50		51	\$129.50	
8	\$129.50		52	\$129.50	
9	\$129.50		53	\$129.50	
10	\$129.50		54	\$129.50	
11	\$129.50		55	\$129.50	
12	\$129.50		56	\$129.50	
13	\$0.00 (City)		57	\$129.50	
14	\$129.50		58	\$129.50	
15	\$129.50		59	\$129.50	
16	\$129.50		60	\$129.50	
17	\$129.50		61	\$129.50	
18	\$129.50		62	\$129.50	
19	\$129.50		63	\$129.50	
20	\$129.50		64	\$129.50	
21	\$129.50		65	\$129.50	
22	\$129.50		66	\$129.50	
23	\$129.50		67	\$129.50	
24	\$129.50		68	\$129.50	
25	\$129.50				
26	\$129.50				
27	\$129.50				
28	\$129.50				
29	\$129.50				
30	\$129.50				
31	\$129.50				
32	\$129.50				
33	\$129.50				
34	\$129.50				
35	\$129.50				
36	\$129.50				
37	\$129.50				
38	\$129.50				
39	\$129.50				
40	\$129.50				
41	\$129.50				
42	\$129.50				
43	\$129.50				
44	\$129.50				

TOTAL TO BE ASSESSED: \$ 8,676.50

ENGINEER'S REPORT

FOR

**LANDSCAPE MAINTENANCE DISTRICT NO. 2
(WESTERN PACIFIC – TRACT 25779)**

FISCAL YEAR 2012-2013

PREPARED FOR THE

CITY OF NORCO

RIVERSIDE COUNTY, CALIFORNIA

PREPARED BY:

DOMINIC C. MILANO, P.E.

CITY ENGINEER

**ENGINEER'S REPORT
CITY OF NORCO**

**LANDSCAPE MAINTENANCE DISTRICT NO. 2
(WESTERN PACIFIC – TRACT 25779)
FISCAL YEAR 2012-2013**

The undersigned respectfully submits the enclosed report as directed by the City Council.

Date: _____, 2012

By:

Dominic C. Milano, P.E.
R.C.E. No. 27172
City Engineer

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Assessment Diagram thereto attached, was filed with me on _____, 2012.

City Clerk, City of Norco
Riverside County, California

By: _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Norco, California, on _____, 2012.

City Clerk, City of Norco
Riverside County, California

By: _____

**FISCAL YEAR 2012-2013
CITY OF NORCO**

**ENGINEER'S REPORT PREPARED PURSUANT TO THE PROVISIONS OF THE
LANDSCAPING AND LIGHTING ACT OF 1972 SECTION 22500 THROUGH
22679 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE**

Pursuant to Part 2 of Division 15 of the Streets and Highways Code of the State of California, and in accordance with the Resolution of Initiation, being Resolution No. 98-97, adopted by the Council of the City of Norco, State of California, in connection with the proceedings for:

**CITY OF NORCO
LANDSCAPING MAINTENANCE DISTRICT NO. 2
(WESTERN PACIFIC – TRACT 25779)**

Hereinafter referred to as the "Assessment District," I, Dominic C. Milano, P.E. authorized representative of the City of Norco, the duly appointed ENGINEER OF WORK, submit herewith the "Report" consisting of four parts as follows:

PART A

Plans and specifications for the improvements are as set forth herein and are on file in the Office of the Clerk of the City.

PART B

An estimate of cost of the proposed improvements, including incidental costs and expenses in connection therewith, is as set forth herein.

PART C

The Diagram of the Assessment District Boundaries showing the exterior boundaries of the Assessment District, the boundaries of any zones within the Assessment District, and the lines and dimensions of each lot or parcel of land within the Assessment District has been submitted to the Clerk of the City. The lines and dimensions of each lot or parcel within the Assessment District are those lines and dimensions shown on the maps of the Assessor of the County of Riverside for the year when this Report was prepared. The Assessor's maps and records are incorporated by reference herein and made part of this Report. The legal description of the Assessment District is attached hereto.

PART D

An assessment of the estimated cost of the improvements on each benefited lot or parcel of land within the Assessment District.

PART A

PLANS AND SPECIFICATIONS

**DESCRIPTION OF IMPROVEMENTS
FOR THE CITY OF NORCO
LANDSCAPE MAINTENANCE DISTRICT NO. 2
(WESTERN PACIFIC – TRACT 25779)
FISCAL YEAR 2012-2013**

The improvements are the operation, maintenance, and servicing of landscaping, wetlands, horse trails, hardscaping, and masonry, and appurtenant facilities including but not limited to personnel, electrical energy, utilities such as water, materials, contracting services, and other items necessary for the satisfactory operation of these services, described as follows:

LANDSCAPING

Landscaping, planting, shrubbery, trees, irrigation, hardscapes, masonry wall surfaces, fixtures, and appurtenant facilities located within public right-of-way (parkways), easements (slope and trail) and publicly owned parcels within the boundary of the Assessment District except as specifically excluded.

PART B
ESTIMATE OF COST
LANDSCAPE MAINTENANCE DISTRICT NO. 2 (WESTERN PACIFIC)
NORCO, CALIFORNIA (FUND NO. _____)

The estimated costs for the operation, maintenance and servicing of the facilities, shown below, are the estimated costs of maintenance if the facilities were fully maintained for Fiscal Year 2012-2013. The 1972 Act provides that the total cost of the maintenance and services, together with incidental expenses, may be financed from the assessment proceeds. The incidental expenses may include engineering fees, legal fees, printing, mailing, postage, publishing, and all other related costs identified with district proceedings.

Direct Cost

Contractual Maintenance (34100)		
1 Landscape Maintenance: includes all pruning, weed and pest control, fertilization, turf care, trash and debris cleanup, irrigation to include maintenance and repair, water cost, electrical cost for controllers, tree trimming up to 15 feet, tree staking, backflow testing, rodent control and plant replacement	\$ 32,978.00	
2 Slope Maintenance: includes same activities as Item 1 for exterior slopes along Hidden Valley Parkway and Norco Hills Road as well as private slopes adjacent to wetlands area at Lots 77, 78, 89, 90, 91. (Cost included in Item No. 1)		
3 Parkway Maintenance: includes all pruning, weed and pest control, fertilization, ground cover, trash and debris cleanup, irrigation to include maintenance and repair, backflow testing, rodent control and plant replacement. (Cost included in Item No. 1)		
4 Equestrian Trails: includes minor grading, replacement of wooden posts and rails, and addition of decomposed granite for trail surface.	\$ 17,000.00	
5 Maintenance of Wetland (Lot 71): trash and debris cleanup, plant replacement, pest and rodent control.	\$ 1,000.00	
6 Park Maintenance (Lot 2): trash and debris cleanup, mowing, fertilization, turf care, pest and rodent control, and observation.	\$ 9,248.00	
Utilities (33100)		
Water	\$ 38,000.00	
Electrical	\$ 5,000.00	
Annual Tree Replacement (_____)	\$ -	
Subtotal Direct Cost	<u>\$ 103,226.00</u>	\$ 103,226.00
Operating Contingency (1.5 percent max)		\$ 1,518.00
Replacement Reserve (2.0 percent)		\$ -
Administrative Costs		
Observation: City Staff to Manage District (_____)	\$ 3,179.00	
Engineer's Report (34110)	\$ 2,500.00	
City Overhead/Administration (34135)	\$ 14,133.00	
Incidentals (30405)	<u>\$ 216.00</u>	
Subtotal Administrative Costs	\$ 20,028.00	\$ 20,028.00
Operating Reserve		\$ -
Annual Capital Project		\$ -
TOTAL ANNUAL BUDGET		<u>\$ 124,772.00</u>

The 1972 Act requires that a special fund be set up for the revenues and expenditures of the District. Funds raised by assessment shall be used only for the purpose as stated herein. The City may advance funds to the District, if needed, to ensure adequate cash flow, and will be reimbursed for any such advances upon receipt of assessments. Any surplus or deficit remaining on July 1 must be carried over to the next fiscal year.

The total annual levy of assessments hereunder may be increased annually by an amount not to exceed the increase in the consumer price index applicable to the City of Norco. In no case may the increase exceed the actual cost of providing the services rendered within and pursuant to the District.

PART C

ASSESSMENT DIAGRAM

An Assessment Diagram for the Assessment District is on file in the office of the City Clerk. The lines and dimensions of each lot or parcel within the Assessment District are those lines and dimensions shown on the maps of the Assessor of the County of Riverside, for the year when this Report was prepared, and are incorporated by reference herein and made a part of this Report. A reduced scale map depicting the assessment diagram is attached hereto. Also attached as Exhibit "A" is the Legal Description of Assessment District.

EXHIBIT A

***LEGAL DESCRIPTION
LANDSCAPE MAINTENANCE DISTRICT NO. 2 (WESTERN PACIFIC)***

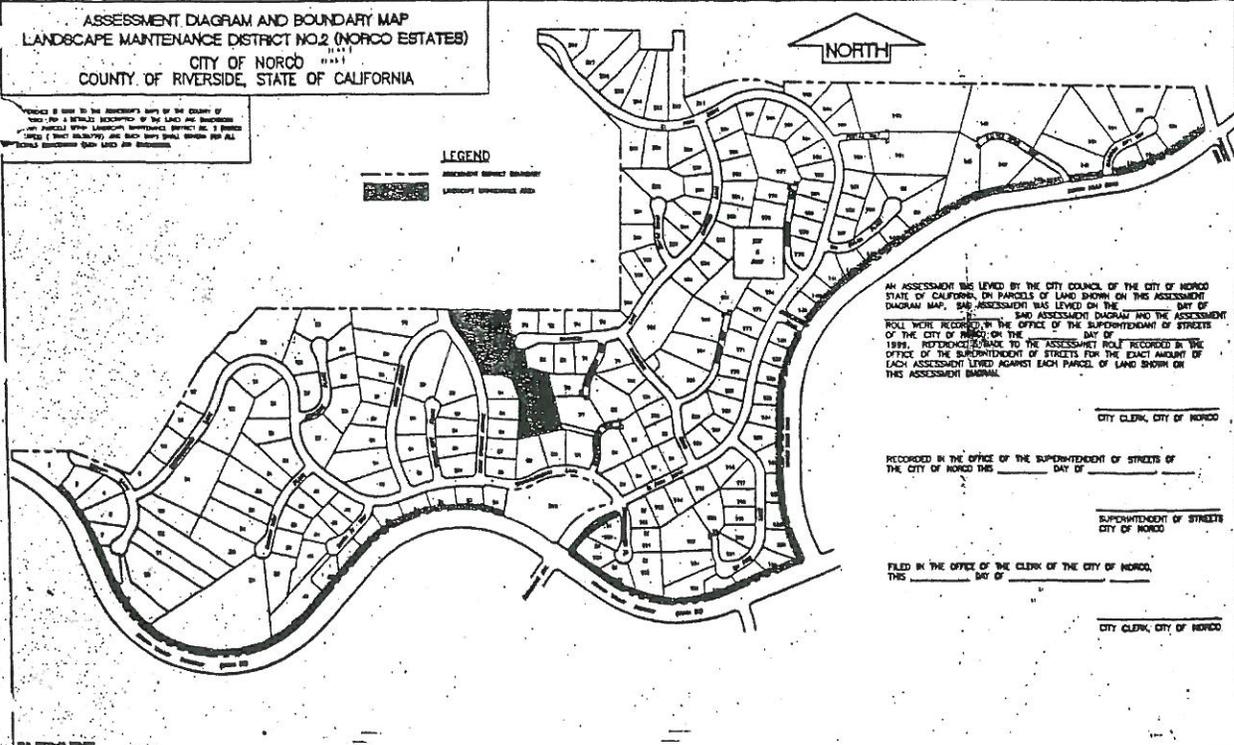
That certain real property situated in the City of Norco, County of Riverside, State of California, more particularly described as follows:

Lots 3 through 70 inclusive, and Lots 72 through 221, exclusive of Lot 219, of Tract No. 25779 in the City of Norco, County of Riverside, State of California, as per map recorded in Book 284, Pages 20 through 30, inclusive, of Maps in the Office of the County Recorder of Said County.

ASSESSMENT DIAGRAM AND BOUNDARY MAP
 LANDSCAPE MAINTENANCE DISTRICT NO. 2 (NORCO ESTATES)
 CITY OF NORCO
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

THIS IS ONE OF THE ASSESSOR'S MAPS OF THE COUNTY OF NORCO FOR A DISTRICT ACCORDING TO THE LAND AND INTERESTS AND PARCELS WITH LANDSCAPE MAINTENANCE DISTRICT NO. 2 ESTATES (SEE TRACT MAPS) AND EACH MAP SHALL BEON FOR ALL PARCELS SHOWN ON SAID MAPS AND DISTRICTS.

LEGEND
 ASSESSMENT DISTRICT BOUNDARY
 LANDSCAPE MAINTENANCE DISTRICT



AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF NORCO STATE OF CALIFORNIA ON PARCELS OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM MAP. SAID ASSESSMENT WAS LEVIED ON THE _____ DAY OF _____ 1999. SAID ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THE CITY OF NORCO ON THE _____ DAY OF _____ 1999. REFERENCES MADE TO THE ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM.

CITY CLERK, CITY OF NORCO

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THE CITY OF NORCO THIS _____ DAY OF _____

SUPERINTENDENT OF STREETS
 CITY OF NORCO

FILED IN THE OFFICE OF THE CLERK OF THE CITY OF NORCO, THIS _____ DAY OF _____

CITY CLERK, CITY OF NORCO

PART D

ASSESSMENT

WHEREAS, on October 20, 1999, the City Council of the City of Norco, California, pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 (commencing with Section 22500) of Division 15 of the California Streets and Highways Code (the "Act") adopted its Resolution of the City Council of the City of Norco Initiating Proceedings for the Formation for a Maintenance Assessment District and thereafter formed Landscape Maintenance District No. 2 (Western Pacific) (the "District") as more particularly described in said proceedings; and

WHEREAS, said resolution directed the undersigned to prepare and file a report pursuant to Section 22565, et seq., of said Act;

WHEREAS, at this time, this City Council is desirous to provide for the annual levy of assessments for the territory within the District for the next ensuing fiscal year, to provide for the costs and expenses necessary for continual maintenance of improvements within said District; and

NOW, THEREFORE, the undersigned, by virtue of the power vested in me under said Act and the order of the City Council of said City, hereby makes the following assessment to cover the portion of the estimated cost of the maintenance of said improvements and the costs and expenses incidental thereto to be paid by said District.

The amount to be paid for the maintenance of said improvement, and the expenses incidental thereto, are as follows:

	(1) As Filed	(2) As Preliminarily Approved	(3) As Finally Approved
Cost of Maintenance	\$ 104,744.00	\$ _____	\$ _____
Incidental Expenses	\$ 20,028.00	\$ _____	\$ _____
Total Cost	\$ 124,772.00	\$ _____	\$ _____
Payment of G.F. Loan	\$ 5,349.00	\$ _____	\$ _____
NET TO BE ASSESSED FOR FISCAL YEAR 2012-2013	\$ 130,121.00	\$ _____	\$ _____

The total annual levy of assessments hereunder may be increased annually by an amount not to exceed the increase in the consumer price index (CPI) applicable to the City of Norco. In no case may the increase exceed the actual cost of providing the services rendered within and pursuant to the District. The Annual CPI ending March 31, 2012 was 2.0%. The application of this CPI will increase the per parcel assessment from \$582.51 to \$594.16, for a District wide levy of \$130,121.00.

The 1972 Act requires that a special fund be set up for the revenues and expenditures of the District. Funds raised by assessment shall be used only for the purposes as stated herein. A contribution to the District by the City may be made to reduce assessments, as the City Council deems appropriate. Any balance remaining on July 1 must be carried over to the next fiscal year.

As required by said Act, a diagram is hereto attached showing the exterior boundaries of said District. The lines and dimensions of each lot or parcel of land within the said District as the same existed at the time of the passage of said resolution are as shown on the maps of the County Assessor of the County of Riverside. Reference is hereby made to said maps and said maps shall govern for all details concerning the lines and dimensions of such lots and parcels.

I do hereby assess the net amount to be assessed upon all assessable lots or parcels of land within said District by apportioning that amount among the several lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the maintenance of said improvements, and more particularly set forth in the list hereto attached and by reference made a part hereof.

Said assessment is made upon the several lots or parcels of land within the District in proportion to the estimated benefits to be received by said lots or parcels, respectively, from the maintenance of said improvements. The diagram and the assessor's map are the documents to which reference is hereby made for a more particular description of said property.

Each lot or parcel of land assessed is described in the assessment list by reference to its parcel number as shown on the Assessor's Maps of the County of Riverside for the Fiscal Year 2012-2013 and includes all of such parcel. For a more particular description of said property, reference is hereby made to the deeds and maps on file and of record in the office of the County Recorder of said County.

City of Norco

Dated: _____, 2012

Dominic C. Milano, P.E.
City Engineer

EXHIBIT B

METHOD AND FORMULA OF ASSESSMENT SPREAD

The law requires and the statutes provide that assessments, as levied pursuant to the provisions of the "Landscaping and Lighting Act of 1972," must be based on the benefit that the properties receive from the works of improvement. The statute does not specify the method or formula that should be used in any special assessment district proceedings. The Assessment Engineer is appointed for the purpose of making an analysis of the facts and determining the correct apportionment of the assessment obligation. For these proceedings, the City has based its determination on standard assessment practices utilized by consulting civil engineers with a background of experience in the design of such works of improvement and experience in the completion of assessment district formation projects.

IDENTIFYING THE BENEFIT

First of all, it is necessary to identify the benefit that the public improvement will render to the properties within the Assessment District. The landscaping, irrigation, and equestrian trails have been designed and will be constructed for the benefit of enhanced aesthetics and neighborhood identity for all properties within the Assessment District.

APPORTIONMENT OF COSTS

In further making the analysis, it is necessary that the property owners receive a special and direct benefit distinguished from that of the general public. In this case, several factors are being used in the final method and spread and assessment.

The individual parcels of land within the Assessment District are currently developed or have the potential for development to single family residential units. The proposed improvements are designed to enhance the appearance and appeal of the District and all of the parcels within. The improvements will provide a sense of neighborhood identity for the District. As such, each parcel will benefit equally from the proposed improvements.

In conclusion, it is my opinion that the assessments for the referenced Assessment District have been spread in direct accordance with the benefits that each parcel receives from the works of improvements.

**LIST OF ASSESSMENTS
LANDSCAPE MAINTENANCE DISTRICT NO. 2 (WESTERN PACIFIC)
FISCAL YEAR 2012-2013**

<u>Lot No.</u>	<u>As Preliminarily Approved</u>	<u>As Finally Confirmed and Recorded</u>	<u>Lot No.</u>	<u>As Preliminarily Approved</u>	<u>As Finally Confirmed and Recorded</u>
3	\$594.16		46	\$594.16	
4	\$594.16		47	\$594.16	
5	\$594.16		48	\$594.16	
6	\$594.16		49	\$594.16	
7	\$594.16		50	\$594.16	
8	\$594.16		51	\$594.16	
9	\$594.16		52	\$594.16	
10	\$594.16		53	\$594.16	
11	\$594.16		54	\$594.16	
12	\$594.16		55	\$594.16	
13	\$594.16		56	\$594.16	
14	\$594.16		57	\$594.16	
15	\$594.16		58	\$594.16	
16	\$594.16		59	\$594.16	
17	\$594.16		60	\$594.16	
18	\$594.16		61	\$594.16	
19	\$594.16		62	\$594.16	
20	\$594.16		63	\$594.16	
21	\$594.16		64	\$594.16	
22	\$594.16		65	\$594.16	
23	\$594.16		66	\$594.16	
24	\$594.16		67	\$594.16	
25	\$594.16		68	\$594.16	
26	\$594.16		69	\$594.16	
27	\$594.16		70	\$594.16	
28	\$594.16		71	\$594.16	
29	\$594.16		72	\$594.16	
30	\$594.16		73	\$594.16	
31	\$594.16		74	\$594.16	
32	\$594.16		75	\$594.16	
33	\$594.16		76	\$594.16	
34	\$594.16		77	\$594.16	
35	\$594.16		78	\$594.16	
36	\$594.16		79	\$594.16	
37	\$594.16		80	\$594.16	
38	\$594.16		81	\$594.16	
39	\$594.16		82	\$594.16	
40	\$594.16		83	\$594.16	
41	\$594.16		84	\$594.16	
42	\$594.16		85	\$594.16	
43	\$594.16		86	\$594.16	
44	\$594.16		87	\$594.16	
45	\$594.16				

**LANDSCAPE MAINTENANCE DISTRICT NO. 2 (WESTERN PACIFIC)
FISCAL YEAR 2012-2013**

<u>Lot No.</u>	<u>As Preliminarily Approved</u>	<u>As Finally Confirmed and Recorded</u>	<u>Lot No.</u>	<u>As Preliminarily Approved</u>	<u>As Finally Confirmed and Recorded</u>
88	\$594.16		132	\$594.16	
89	\$594.16		133	\$594.16	
90	\$594.16		134	\$594.16	
91	\$594.16		135	\$594.16	
92	\$594.16		136	\$594.16	
93	\$594.16		137	\$594.16	
94	\$594.16		138	\$594.16	
95	\$594.16		139	\$594.16	
96	\$594.16		140	\$594.16	
97	\$594.16		141	\$594.16	
98	\$594.16		142	\$594.16	
99	\$594.16		143	\$594.16	
100	\$594.16		144	\$594.16	
101	\$594.16		145	\$594.16	
102	\$594.16		146	\$594.16	
103	\$594.16		147	\$594.16	
104	\$594.16		148	\$594.16	
105	\$594.16		149	\$594.16	
106	\$594.16		150	\$594.16	
107	\$594.16		151	\$594.16	
108	\$594.16		152	\$594.16	
109	\$594.16		153	\$594.16	
110	\$594.16		154	\$594.16	
111	\$594.16		155	\$594.16	
112	\$594.16		156	\$594.16	
113	\$594.16		157	\$594.16	
114	\$594.16		158	\$594.16	
115	\$594.16		159	\$594.16	
116	\$594.16		160	\$594.16	
117	\$594.16		161	\$594.16	
119	\$594.16		163	\$594.16	
120	\$594.16		164	\$594.16	
121	\$594.16		165	\$594.16	
122	\$594.16		166	\$594.16	
123	\$594.16		167	\$594.16	
124	\$594.16		168	\$594.16	
125	\$594.16		169	\$594.16	
126	\$594.16		170	\$594.16	
127	\$594.16		171	\$594.16	
128	\$594.16				
129	\$594.16				
130	\$594.16				
131	\$594.16				

**LANDSCAPE MAINTENANCE DISTRICT NO. 2 (WESTERN PACIFIC)
FISCAL YEAR 2012-2013**

<u>Lot No.</u>	<u>As Preliminarily Approved</u>	<u>As Finally Confirmed and Recorded</u>	<u>Lot No.</u>	<u>As Preliminarily Approved</u>	<u>As Finally Confirmed and Recorded</u>
172	\$594.16		216	\$594.16	
173	\$594.16		217	\$594.16	
174	\$594.16		218	\$594.16	
175	\$594.16		219	\$594.16	
176	\$594.16		220	\$594.16	
177	\$594.16		221	\$594.16	
178	\$594.16				
179	\$594.16				
180	\$594.16				
181	\$594.16				
182	\$594.16				
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202	\$594.16				
203	\$594.16				
204	\$594.16				
206	\$594.16				
207	\$594.16				
208	\$594.16				
209	\$594.16				
210	\$594.16				
211	\$594.16				
212	\$594.16				
213	\$594.16				
214	\$594.16				
215	\$594.16				

TOTAL TO BE ASSESSED IS \$130,121.00

/wrt-81356

ENGINEER'S REPORT

FOR

**LANDSCAPE MAINTENANCE DISTRICT NO. 3
(CENTEX- TRACT 28626)**

FISCAL YEAR 2012-2013

PREPARED FOR THE

CITY OF NORCO

RIVERSIDE COUNTY, CALIFORNIA

PREPARED BY:

DOMINIC C. MILANO, P.E.

CITY ENGINEER

**ENGINEER'S REPORT
CITY OF NORCO**

**LANDSCAPE MAINTENANCE DISTRICT NO. 3
(CENTEX – TRACT 28626)
FISCAL YEAR 2012-2013**

The undersigned respectfully submits the enclosed report as directed by the City Council.

Date: _____, 2012

By: _____
Dominic C. Milano, P.E.
R.C.E. No. 27172
City Engineer

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Assessment Diagram thereto attached, was filed with me on _____, 2012.

City Clerk, City of Norco
Riverside County, California

By: _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Norco, California, on _____, 2012.

City Clerk, City of Norco
Riverside County, California

By: _____

**FISCAL YEAR 2012-2013
CITY OF NORCO**

**ENGINEER'S REPORT PREPARED PURSUANT TO THE PROVISIONS OF THE
LANDSCAPING AND LIGHTING ACT OF 1972 SECTION 22500 THROUGH
22679 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE**

Pursuant to Part 2 of Division 15 of the Streets and Highways Code of the State of California, and in accordance with the Resolution of Initiation, being Resolution No. 98-97, adopted by the Council of the City of Norco, State of California, in connection with the proceedings for:

**CITY OF NORCO
LANDSCAPING MAINTENANCE DISTRICT NO. 3
(CENTEX – TRACT 28626)**

Hereinafter referred to as the "Assessment District," I, Dominic C. Milano, P.E. authorized representative of the City of Norco, the duly appointed ENGINEER OF WORK, submit herewith the "Report" consisting of four parts as follows:

PART A

Plans and specifications for the improvements are as set forth herein and are on file in the Office of the Clerk of the City.

PART B

An estimate of cost of the proposed improvements, including incidental costs and expenses in connection therewith, is as set forth herein.

PART C

The Diagram of the Assessment District Boundaries showing the exterior boundaries of the Assessment District, the boundaries of any zones within the Assessment District, and the lines and dimensions of each lot or parcel of land within the Assessment District has been submitted to the Clerk of the City. The lines and dimensions of each lot or parcel within the Assessment District are those lines and dimensions shown on the maps of the Assessor of the County of Riverside for the year when this Report was prepared. The Assessor's maps and records are incorporated by reference herein and made part of this Report. The legal description of the Assessment District is attached hereto.

PART D

An assessment of the estimated cost of the improvements on each benefited lot or parcel of land within the Assessment District.

PART A

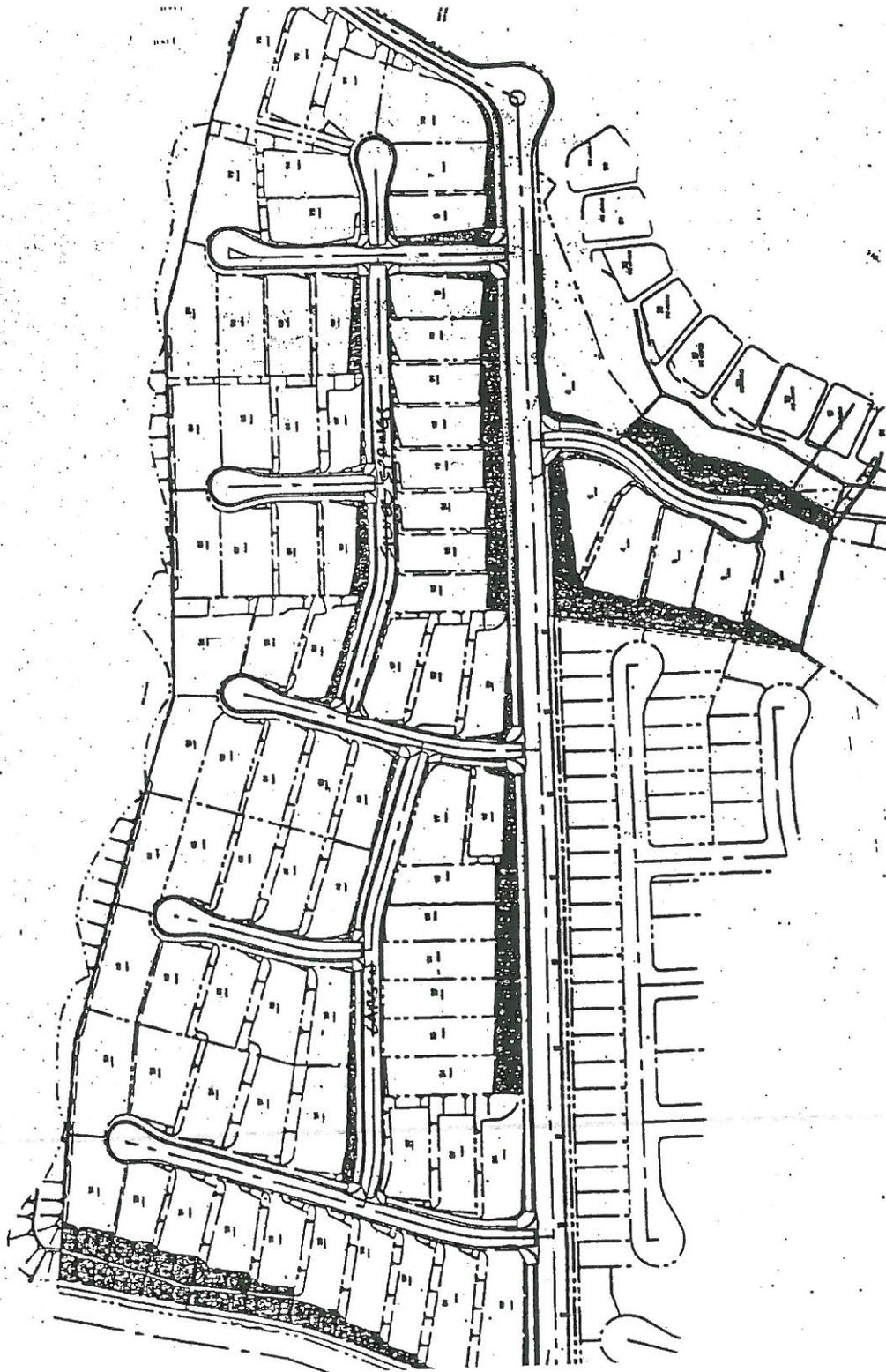
PLANS AND SPECIFICATIONS

**DESCRIPTION OF IMPROVEMENTS
FOR THE CITY OF NORCO
LANDSCAPE MAINTENANCE DISTRICT NO. 3
(CENTEX – TRACT 28626)
FISCAL YEAR 2012-2013**

The improvements are the operation, maintenance, and servicing of landscaping, horse trails, hardscaping, and masonry, and appurtenant facilities including but not limited to personnel, electrical energy, utilities such as water, materials, contracting services, and other items necessary for the satisfactory operation of these services, described as follows:

LANDSCAPING

Landscaping, planting, shrubbery, trees, irrigation, hardscapes, masonry wall surfaces, fencing, fixtures, and appurtenant facilities located within public rights-of-way (parkways), easements (slope and trail) and publicly owned parcels within the boundary of the Assessment District except as specifically excluded.



PART B

**ESTIMATE OF COST
LANDSCAPE MAINTENANCE DISTRICT NO. 3 (CENTEX – TRACT 28626)
NORCO, CALIFORNIA (FUND NO. _____)**

The estimated costs for the operation, maintenance and servicing of the facilities, shown below, are the estimated costs of maintenance if the facilities were fully maintained for Fiscal Year 2012-2013. The 1972 Act provides that the total cost of the maintenance and services, together with incidental expenses, may be financed from the assessment proceeds. The incidental expenses may include engineering fees, legal fees, printing, mailing, postage, publishing, and all other related costs identified with district proceedings.

Direct Cost

Contractual Maintenance (34100)		
1 Landscape Maintenance: includes all pruning, weed and pest control, fertilization, turf care, trash and debris cleanup, irrigation to include maintenance and repair, water cost, electrical cost for controllers, tree trimming up to 15 feet, tree staking, backflow testing, rodent control and plant replacement.	\$ 27,916.00	
2 Equestrian Trails: includes minor grading, replacement of wooden posts and rails, and addition of decomposed granite for trail surfaces.	\$ 5,750.00	
3 Slope Maintenance: includes same activities as Item 1 for exterior slopes along Parkview Drive and Norco Hills Road as well as private slopes at Lots 1, 2, 3, and 4.	\$0.00	
Utilities (33100)		
Water	\$ 29,000.00	
Electrical	\$ 2,100.00	
Annual Tree Replacement (_____)	\$ -	
Subtotal Direct Cost	\$ 64,766.00	\$ 64,766.00
Operating Contingency (2.0 percent)		\$ 1,295.00
Replacement Reserve (2.0 percent)		\$0.00
Administrative Costs		
Observation: City Staff to Manage District (_____)	\$ 2,830.00	
Engineer's Report (34110)	\$ 2,000.00	
City Overhead/Administration (34135)	\$ 8,639.00	
Incidentals (30405)	\$ 91.00	
Subtotal Administrative Costs	\$ 13,560.00	\$ 13,560.00
Operating Reserve		\$ -
Annual Capital Project		\$ -
TOTAL ANNUAL BUDGET	\$	79,621.00

The 1972 Act requires that a special fund be set up for the revenues and expenditures of the District. Funds raised by assessment shall be used only for the purpose as stated herein. The City may advance funds to the District, if needed, to ensure adequate cash flow, and will be

reimbursed for any such advances upon receipt of assessments. Any surplus or deficit remaining on July 1 must be carried over to the next fiscal year.

The total annual levy of assessments hereunder may be increased annually by an amount not to exceed the increase in the consumer price index applicable to the City of Norco. In no case may the increase exceed the actual cost of providing the services rendered within and pursuant to the District.

PART C

ASSESSMENT DIAGRAM

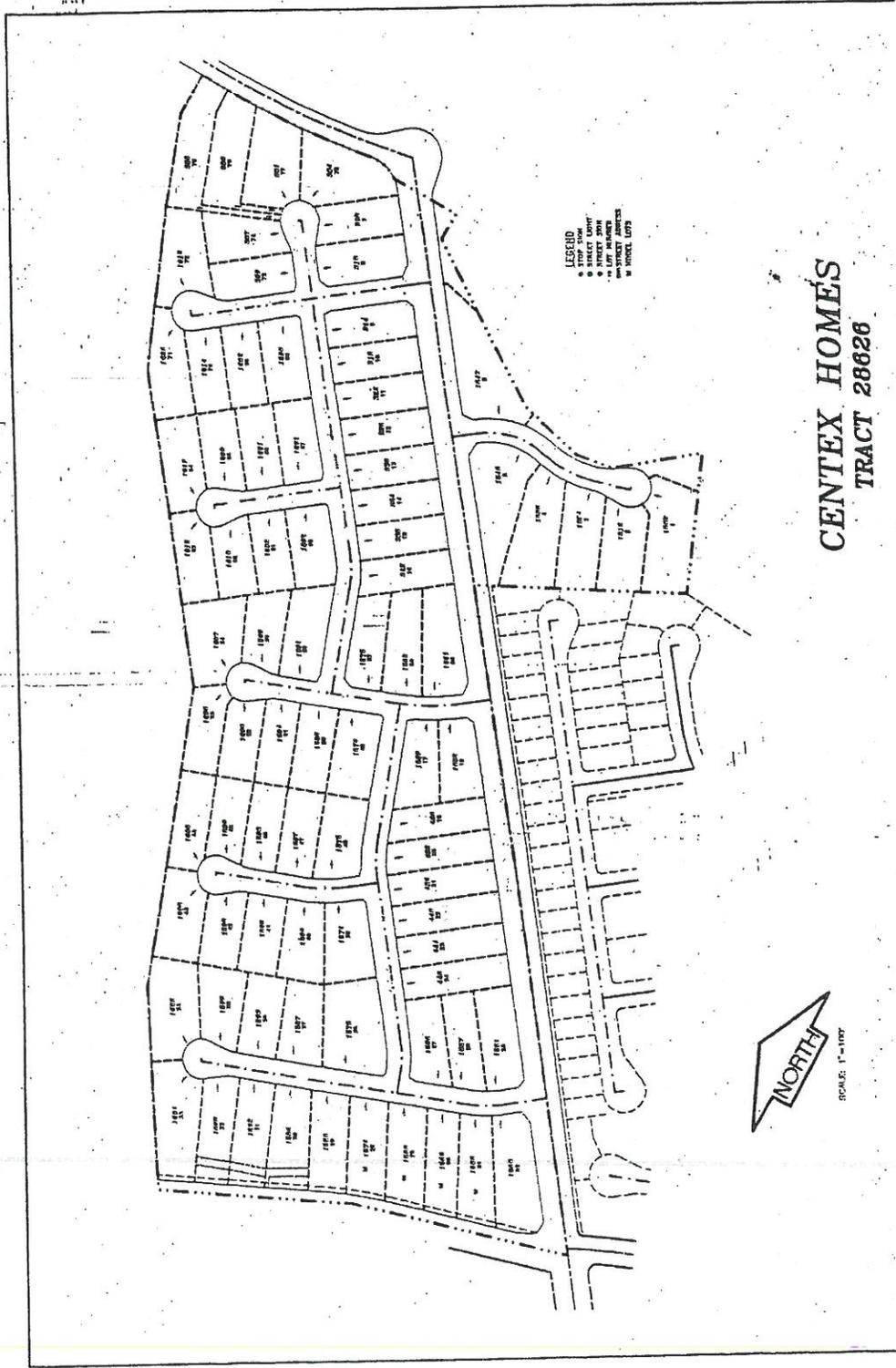
An Assessment Diagram for the Assessment District is on file in the office of the City Clerk. The lines and dimensions of each lot or parcel within the Assessment District are those lines and dimensions shown on the maps of the Assessor of the County of Riverside, for the year when this Report was prepared, and are incorporated by reference herein and made a part of this Report. A reduced scale map depicting the assessment diagram is attached hereto. Also attached as Exhibit "A" is the Legal Description of Assessment District.

EXHIBIT A

LEGAL DESCRIPTION
LANDSCAPE MAINTENANCE DISTRICT NO. 3 (CENTEX – TRACT 28626)

That certain real property situated in the City of Norco, County of Riverside, State of California, more particularly described as follows:

Lots 1 through 82 inclusive, of Tract No. 28626 in the City of Norco, County of Riverside, State of California, as per map recorded in Book 295, Pages 46 through 53, inclusive, of Maps in the Office of the County Recorder of Said County.



**CENTEX HOMES
TRACT 28626**



PART D

ASSESSMENT

WHEREAS, on April 18, 2001, the City Council of the City of Norco, California, pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 (commencing with Section 22500) of Division 15 of the California Streets and Highways Code (the "Act") adopted its Resolution of the City Council of the City of Norco Initiating Proceedings for the Formation for a Maintenance Assessment District and thereafter formed Landscape Maintenance District No. 3 (Centex – Tract 28626) (the "District") as more particularly described in said proceedings; and

WHEREAS, said resolution directed the undersigned to prepare and file a report pursuant to Section 22565, et seq., of said Act;

WHEREAS, at this time, this City Council is desirous to provide for the annual levy of assessments for the territory within the District for the next ensuing fiscal year, to provide for the costs and expenses necessary for continual maintenance of improvements within said District; and

NOW, THEREFORE, the undersigned, by virtue of the power vested in me under said Act and the order of the City Council of said City, hereby makes the following assessment to cover the portion of the estimated cost of the maintenance of said improvements and the costs and expenses incidental thereto to be paid by said District.

The amount to be paid for the maintenance of said improvement, and the expenses incidental thereto, are as follows:

	(1) As Filed	(2) As Preliminarily Approved	(3) As Finally Approved
Cost of Maintenance	\$ 66,061.00	\$	\$
Incidental Expenses	\$ 13,560.00	\$	\$
Total Cost	\$ 79,621.00	\$	\$
Surplus or (Deficit) from Previous Fiscal Year	\$ 6,042.00	\$	\$
NET TO BE ASSESSED FOR FISCAL YEAR 2012-2013	\$ 73,579.00	\$	\$

The total annual levy of assessments hereunder may be increased annually by an amount not to exceed the increase in the consumer price index applicable to the City of Norco. In no case may the increase exceed the actual cost of providing the services rendered within and pursuant to the District. The annual CPI ending March 31, 2012 was 2.0%. The application of this CPI will increase the per parcel assessment from \$879.72 to \$897.31 for a District wide levy of \$73,579.42.

The 1972 Act requires that a special fund be set up for the revenues and expenditures of the District. Funds raised by assessment shall be used only for the purposes as stated herein. A contribution to the District by the City may be made to reduce assessments, as the City Council deems appropriate. Any balance remaining on July 1 must be carried over

to the next fiscal year.

As required by said Act, a diagram is hereto attached showing the exterior boundaries of said District. The lines and dimensions of each lot or parcel of land within the said District as the same existed at the time of the passage of said resolution are as shown on the maps of the County Assessor of the County of Riverside. Reference is hereby made to said maps and said maps shall govern for all details concerning the lines and dimensions of such lots and parcels.

I do hereby assess the net amount to be assessed upon all assessable lots or parcels of land within said District by apportioning that amount among the several lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the maintenance of said improvements, and more particularly set forth in the list hereto attached and by reference made a part hereof.

Said assessment is made upon the several lots or parcels of land within the District in proportion to the estimated benefits to be received by said lots or parcels, respectively, from the maintenance of said improvements. The diagram and the assessor's map are the documents to which reference is hereby made for a more particular description of said property.

Each lot or parcel of land assessed is described in the assessment list by reference to its parcel number as shown on the Assessor's Maps of the County of Riverside for the Fiscal Year 2012-2013 and includes all of such parcel. For a more particular description of said property, reference is hereby made to the deeds and maps on file and of record in the office of the County Recorder of said County.

City of Norco

Dated: _____, 2012

Dominic C. Milano, P.E.
City Engineer

EXHIBIT B

METHOD AND FORMULA OF ASSESSMENT SPREAD

The law requires and the statutes provide that assessments, as levied pursuant to the provisions of the "Landscaping and Lighting Act of 1972," must be based on the benefit that the properties receive from the works of improvement. The statute does not specify the method or formula that should be used in any special assessment district proceedings. The Assessment Engineer is appointed for the purpose of making an analysis of the facts and determining the correct apportionment of the assessment obligation. For these proceedings, the City has based its determination on standard assessment practices utilized by consulting civil engineers with a background of experience in the design of such works of improvement and experience in the completion of assessment district formation projects.

IDENTIFYING THE BENEFIT

First of all, it is necessary to identify the benefit that the public improvement will render to the properties within the Assessment District. The landscaping, irrigation, and equestrian trails have been designed and will be constructed for the benefit of enhanced aesthetics and neighborhood identity for all properties within the Assessment District.

APPORTIONMENT OF COSTS

In further making the analysis, it is necessary that the property owners receive a special and direct benefit distinguished from that of the general public. In this case, several factors are being used in the final method and spread and assessment.

The individual parcels of land within the Assessment District are currently developed or have the potential for development to single family residential units. The proposed improvements are designed to enhance the appearance and appeal of the District and all of the parcels within. The improvements will provide a sense of neighborhood identity for the District. As such, each parcel will benefit equally from the proposed improvements.

In conclusion, it is my opinion that the assessments for the referenced Assessment District have been spread in direct accordance with the benefits that each parcel receives from the works of improvements.

**LIST OF ASSESSMENTS
 LANDSCAPE MAINTENANCE DISTRICT NO. 3 (CENTEX – TRACT 28626)
 FISCAL YEAR 2012-2013**

<u>Lot No.</u>	<u>As Preliminarily Approved</u>	<u>As Finally Confirmed and Recorded</u>	<u>Lot No.</u>	<u>As Preliminarily Approved</u>	<u>As Finally Confirmed and Recorded</u>
1	\$897.31		45	\$897.31	
2	\$897.31		46	\$897.31	
3	\$897.31		47	\$897.31	
4	\$897.31		48	\$897.31	
5	\$897.31		49	\$897.31	
6	\$897.31		50	\$897.31	
7	\$897.31		51	\$897.31	
8	\$897.31		52	\$897.31	
9	\$897.31		53	\$897.31	
10	\$897.31		54	\$897.31	
11	\$897.31		55	\$897.31	
12	\$897.31		56	\$897.31	
13	\$897.31		57	\$897.31	
14	\$897.31		58	\$897.31	
15	\$897.31		59	\$897.31	
16	\$897.31		60	\$897.31	
17	\$897.31		61	\$897.31	
18	\$897.31		62	\$897.31	
19	\$897.31		63	\$897.31	
20	\$897.31		64	\$897.31	
21	\$897.31		65	\$897.31	
22	\$897.31		66	\$897.31	
23	\$897.31		67	\$897.31	
24	\$897.31		68	\$897.31	
25	\$897.31		69	\$897.31	
26	\$897.31		70	\$897.31	
27	\$897.31		71	\$897.31	
28	\$897.31		72	\$897.31	
29	\$897.31		73	\$897.31	
30	\$897.31		74	\$897.31	
31	\$897.31		75	\$897.31	
32	\$897.31		76	\$897.31	
33	\$897.31		77	\$897.31	
34	\$897.31		78	\$897.31	
35	\$897.31		79	\$897.31	
36	\$897.31		80	\$897.31	
37	\$897.31		81	\$897.31	
38	\$897.31		82	\$897.31	
39	\$897.31				
40	\$897.31				
41	\$897.31				
42	\$897.31				
43	\$897.31				
44	\$897.31				

TOTAL TO BE ASSESSED: \$ 73,579.42

/wrt-81357

ENGINEER'S REPORT

FOR

**LANDSCAPE MAINTENANCE DISTRICT NO. 4
(NORCO RIDGE RANCH – TRACTS 29588 AND 29589)**

FISCAL YEAR 2012-2013

PREPARED FOR THE

CITY OF NORCO

RIVERSIDE COUNTY, CALIFORNIA

PREPARED BY:

DOMINIC C. MILANO, P.E.

CITY ENGINEER

**ENGINEER'S REPORT
CITY OF NORCO**

**LANDSCAPE MAINTENANCE DISTRICT NO. 4
(NORCO RIDGE RANCH – TRACTS 29588 AND 29589)
FISCAL YEAR 2012-2013**

The undersigned respectfully submits the enclosed report as directed by the City Council.

Date: _____, 2012

By: _____
Dominic C. Milano, P.E.
R.C.E. No. 27172
City Engineer

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Assessment Diagram thereto attached, was filed with me on _____, 2012.

City Clerk, City of Norco
Riverside County, California

By: _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Norco, California, on _____, 2012.

City Clerk, City of Norco
Riverside County, California

By: _____

**FISCAL YEAR 2012-2013
CITY OF NORCO**

**ENGINEER'S REPORT PREPARED PURSUANT TO THE PROVISIONS OF THE
LANDSCAPING AND LIGHTING ACT OF 1972 SECTION 22500 THROUGH
22679 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE**

Pursuant to Part 2 of Division 15 of the Streets and Highways Code of the State of California, and in accordance with the Resolution of Initiation, being Resolution No. No. 98-97 adopted by the Council of the City of Norco, State of California, in connection with the proceedings for:

**CITY OF NORCO
LANDSCAPING MAINTENANCE DISTRICT NO. 4
(NORCO RIDGE RANCH – TRACTS 29588 AND 29589)**

Hereinafter referred to as the "Assessment District," I, Dominic C. Milano, P.E. authorized representative of the City of Norco, the duly appointed ENGINEER OF WORK, submit herewith the "Report" consisting of five parts as follows:

PART A – PLANS AND SPECIFICATIONS

Contains a description of the improvements that are to be maintained or serviced by the District.

PART B – ESTIMATE OF COST

Identifies the estimated cost of the services or maintenance to be provided by the District, including incidental costs and expenses in connection herewith.

PART C – METHOD OF APPORTIONMENT

Describes the basis on which the costs have been apportioned to each parcel of land within the Assessment District, in proportion to the estimated benefits to be received by such lots and parcels.

PART D – ASSESSMENT ROLL

Identifies the maximum assessment to be levied on each benefited lot or parcel of land within the Assessment District.

PART E – ASSESSMENT DIAGRAM

The Diagram of the Assessment District Boundaries showing the exterior boundaries of the Assessment District, the boundaries of any zones within the Assessment District, and the lines and dimensions of each lot or parcel of land within the Assessment District has been submitted to the Clerk of the City. The lines and dimensions of each lot or parcel within the Assessment District are those lines and dimensions shown on the maps of the Assessor of the County of Riverside for the year when this Report was prepared. The Assessor's maps and records are incorporated by reference herein and made part of this Report. The legal description of the Assessment District is attached hereto.

PART A

PLANS AND SPECIFICATIONS

**DESCRIPTION OF IMPROVEMENTS
FOR THE CITY OF NORCO
LANDSCAPE MAINTENANCE DISTRICT NO. 4
(NORCO RIDGE RANCH TRACTS 29588 AND 29589)
FISCAL YEAR 2012-2013**

The improvements to be maintained and serviced include landscaping as described herein.

Landscaping and Appurtenant Improvements:

Improvements include but are not limited to: landscaping, planting, shrubbery, trees, irrigation systems, hardscapes, fixtures, and appurtenant facilities, in public rights-of-way, parkways, slopes, trails, open space and dedicated easements within the boundaries of said Assessment District. The following are the facilities to be maintained within the District:

Slopes, Parkway and Trails

1. Slope landscaping-non-irrigated (3.78 acres)
2. Slope landscaping-irrigated (13.17 acres)
3. Fuel modification areas (17.66 acres)
4. Parkway landscaping (1.11 acres)
5. Equestrian trails (26.54 acres)

Open Space and Wetlands Areas

1. Natural open space – non-irrigated (384.34 acres)
2. Wetlands area – non-irrigated (13.04 acres)

The District will fund costs in connection with the District maintenance and servicing including, but not limited to, labor, electrical energy, water, materials, contracting services, administration, and other expenses necessary for the satisfactory maintenance and operation of these improvements.

Maintenance means the furnishing of services and materials for the ordinary and usual operation, maintenance and servicing of the landscaping and appurtenant improvements, including repair, removal or replacement of all or part of any of the landscaping or appurtenant improvements; providing for the life, growth, health and beauty of the landscaping, including cultivation, irrigation, trimming, spraying, fertilizing and treating for disease or injury; the removal of trimmings, rubbish, debris and other solid waste, and the cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

Operating and servicing means the furnishing of water for the irrigation of the landscaping, the maintenance of irrigation controllers and appurtenant facilities and the furnishing of telephone services and electric energy, and administration of all aspects of the operation, maintenance and servicing of the improvements.

The plans and specifications for the improvements, showing the general nature, location and the extent of the improvements, are on file in the office of the City Engineer and are by reference herein made a part of this report.

PART B

**ESTIMATE OF COST
LANDSCAPE MAINTENANCE DISTRICT NO. 4
(NORCO RIDGE RANCH-TRACTS 29588 & 29589)
NORCO, CALIFORNIA**

The estimated costs for the operation, maintenance and servicing of the facilities, shown below, are the estimated costs of maintenance if the facilities were fully maintained for Fiscal Year 2012-2013. The 1972 Act provides that the total cost of the maintenance and services, together with incidental expenses, may be financed from the assessment proceeds. The incidental expenses may include engineering fees, legal fees, printing, mailing, postage, publishing, and all other related costs identified with district proceedings.

Direct Cost

Contractual Maintenance (34100)		
1 Landscape Maintenance	\$ 118,249.00	
Non-Irrigated Slope Landscaping		
Irrigated Slope Landscaping		
Fuel Modification		
Zone B "Irrigated Zone"		
Zone C "Thinning Zone"		
Zone D "Thinning Zone"		
Parkway Landscaping - Park		
2 Natural Open Space	\$ 11,000.00	
3 Wetlands Area	\$ 5,000.00	
4 Equestrian Trails	\$ 70,747.00	
Utilities (33100)		
Water	\$ 135,000.00	
Electrical	\$ 57,000.00	
Annual Tree Replacement (_____)	\$ 5,000.00	
Subtotal Direct Cost	\$ 401,996.00	\$ 401,996.00
Operating Contingency (5 percent)		\$ 20,349.00
Operating Reserve For Trail Maintenance		\$ 25,000.00
Administrative Costs		
Observation: City Staff to Manage District (_____)	\$ 5,000.00	
Engineer's Report (34110)	\$ 3,600.00	
City Overhead/Administration (34135)	\$ 26,647.00	
Incidentals (30405)	\$ 130.00	
Subtotal Administrative Costs	\$ 35,377.00	\$ 35,377.00
Operating Reserve		\$ -
Annual Capital Project		\$ -
TOTAL ANNUAL BUDGET		\$ 482,722.00

The 1972 Act requires that a special fund to set up for the revenues and expenditures of the District. Funds raised by assessment shall be used only for the purpose as stated herein. The City may advance funds to the District, if needed, to ensure adequate cash flow, and will be reimbursed for any such advances upon receipt of assessments. Any surplus or deficit

remaining on July 1 must be carried over to the next fiscal year.

The total annual levy of assessments hereunder may be increased annually by an amount not to exceed the increase in the consumer price index applicable to the City of Norco. In no case may the increase exceed the actual cost of providing the services rendered within and pursuant to the District.

PART C

METHOD OF APPORTIONMENT

The law requires and the statutes provide that assessments, as levied pursuant to the provisions of the "Landscaping and Lighting Act of 1972," must be based on the benefit that the properties receive from the works of improvement. The statute does not specify the method or formula that should be used in any special assessment district proceedings. The Assessment Engineer is appointed for the purpose of making an analysis of the facts and determining the correct apportionment of the assessment obligation. For these proceedings, the City has based its determination on standard assessment practices utilized by consulting civil engineers with a background of experience in the design of such works of improvement and experience in the completion of assessment district formation projects.

REASON FOR THE ASSESSMENT

The assessment is proposed to be levied to defray the costs of the operation, servicing and maintenance of landscaping and appurtenant improvements within the public rights-of-way, as previously defined herein in Part A of this Report.

APPORTIONMENT OF COSTS

In further making the analysis, it is necessary that the property owners receive a special and direct benefit distinguished from that of the general public. In this case, several factors are being used in the final method and spread and assessment.

The individual parcels of land within the Assessment District are currently developed or have the potential for development to single family residential units. The proposed improvements are designed to enhance the appearance and appeal of the District and all of the parcels within. The improvements will provide a sense of neighborhood identity for the District. As such, each parcel will benefit equally from the proposed improvements.

In conclusion, it is my opinion that the assessments for the referenced Assessment District have been spread in direct accordance with the benefits that each parcel receives from the works of improvements.

The amount to be paid for the maintenance of said improvements, and the expenses incidental thereto, are as follows:

	(1) As Filed	(2) As Preliminarily Approved	(3) As Finally Approved
Cost of Maintenance	\$ 447,345.00	\$	
Incidental Expenses	\$ 35,377.00	\$	\$
Total Cost	\$ 482,722.00	\$	\$
Surplus or from			
Previous Fiscal Year	\$ 9,604.00	\$	\$
NET TO BE ASSESSED	\$ 473,118.00	\$	\$
FOR FISCAL YEAR			
2012-2013			

The table below provides the assessment apportionment for the various development areas within the Norco Ridge Ranch Specific Plan and shows the maximum annual assessment rate per planned SFR lot. The golf course lots are undeveloped.

<u>Tract Nos.</u>	<u>Planned SFR Lots</u>	<u>Total Assessment Estimate</u>	<u>Maximum* Asmt. Rate per Planned SFR Lot</u>
Tr 29588,-2,-3,-4,-5	293	\$277,207.30	\$946.10/lot
Tr 29589-1,-2,-3	239	\$226,117.90	\$946.10/lot
Tr 29588-1*	25	\$ 0	\$ 0/lot
Other Assessable Lots	<u>5</u>	<u>\$ 4,730.50</u>	\$946.10/lot
	562	\$508,055.70	

*Lots in Tr 29588-1 included in District but receive no benefit. Subdivision not contiguous with Norco Ridge Ranch.

The table below provides the final approved assessment apportionment without the previous year's surplus has been applied.

<u>Tract Nos.</u>	<u>Planned SFR Lots</u>	<u>Total Assessment Estimate</u>	<u>Assessment</u>
Tr 29588-1,-2,-3,-4,-5	293	\$258,144.72	\$881.04/ lot
Tr 29589-1,-2,-3	239	\$210,568.56	\$881.04/ lot
Tr 29588-1	0	\$ 0	\$ 0/lot
Other Assessable Lots	<u>5</u>	<u>\$ 4,405.20</u>	\$881.04/ lot
	537	\$473,118.48	

*The maximum annual maintenance assessment rates may be increased each year by the annual change in the Consumer Price Index (CPI), during the preceding year ending in March, for All Urban Consumers, for the Los Angeles, Riverside and Orange County areas. The annual CPI ending March 31, 2012 was 2.0%, for a maximum assessment of \$946.10/lot.

The actual assessments levied in any fiscal year will be as approved by the City Council and may not exceed the maximum assessment rate without receiving property owner approval for the increase.

PART D

ASSESSMENT ROLL

The Assessment Roll is a listing of the proposed assessment for Fiscal Year 2012-2013 apportioned to each lot or parcel, as shown on the last equalized roll of the Assessor of the County of Riverside. The Assessment Roll is provided below and is incorporated herein.

The description of each lot or parcel is part of the records of the Assessor of the County of Riverside and these records are, by reference, made part of this Report.

The following list of parcels will be assessed for landscape maintenance:

**LIST OF ASSESSMENTS
LANDSCAPE MAINTENANCE DISTRICT NO. 4
(NORCO RIDGE RANCH – TRACTS 29588 & 29589)
FISCAL YEAR 2012-2013**

Parcel No.	As Preliminarily Approved	As Finally Confirmed and Recorded	Parcel No.	As Preliminarily Approved	As Finally Confirmed and Recorded
1230800150	\$0.00		1235100048	\$881.04	
1230800194	\$0.00		1235100059	\$881.04	
1230800226	\$0.00	undeveloped	1235100060	\$881.04	
1230800248	\$0.00	undeveloped	1235100071	\$881.04	
1230800282	\$0.00		1235100082	\$881.04	
1230800303	\$0.00	undeveloped	1235100093	\$881.04	
1230800325	\$0.00	directly bill	1235100103	\$881.04	
1230800347	\$0.00	Vacant-directly bill	1235100114	\$0.00	
1230800358	\$0.00	Vacant-directly bill	1235110018	\$881.04	
1230800369	\$0.00	undeveloped	1235110029	\$881.04	
1230800370	\$0.00	Golf Course Lot	1235110030	\$881.04	
1230800381	\$0.00	undeveloped	1235110041	\$881.04	
1230800523	\$0.00	Golf Course Lot	1235110052	\$881.04	
1230800534	\$0.00	Golf Course Lot	1235110063	\$881.04	
1230800545	\$0.00	Vacant-directly bill	1235110074	\$881.04	
1230800633	\$0.00		1235110085	\$881.04	
1230800644	\$0.00	Golf Course Lot	1235110096	\$881.04	
1230800655	\$0.00	Golf Course Lot	1235110106	\$0.00	
1230800666	\$0.00	Golf Course Lot	1235200016	\$881.04	
1230800709	\$0.00	undeveloped	1235200027	\$881.04	
1230800710	\$0.00	undeveloped	1235200038	\$881.04	
1234500153	\$881.04		1235200049	\$881.04	
1234500164	\$881.04		1235200050	\$881.04	
1234500175	\$881.04		1235200061	\$881.04	
1234500186	\$881.04		1235200072	\$881.04	
1234500197	\$881.04		1235200083	\$881.04	
1234500207	\$881.04		1235200094	\$881.04	
1234500218	\$881.04		1235200104	\$881.04	
1234500229	\$881.04		1235200115	\$881.04	
1234500230	\$881.04		1235200126	\$881.04	
1234500263	\$881.04		1235200137	\$881.04	
1234500274	\$881.04		1235200148	\$881.04	
1234500285	\$881.04		1235210019	\$881.04	
1235000069	\$881.04		1235400018	\$881.04	
1235000070	\$881.04		1235400029	\$881.04	
1235000081	\$881.04		1235400030	\$881.04	
1235000092	\$881.04		1235400041	\$881.04	
1235000102	\$881.04		1235400052	\$881.04	
1235000113	\$881.04		1235400063	\$881.04	
1235000124	\$881.04		1235400074	\$881.04	
1235000146	\$881.04		1235400085	\$881.04	
1235000157	\$881.04		1235400096	\$881.04	
1235000168	\$881.04		1235400106	\$881.04	
1235000179	\$881.04		1235400117	\$881.04	
1235000180	\$881.04		1235400128	\$881.04	
1235100015	\$881.04		1235400139	\$881.04	
1235100026	\$881.04		1235400140	\$881.04	
1235100037	\$881.04		1235400151	\$881.04	

**LIST OF ASSESSMENTS
LANDSCAPE MAINTENANCE DISTRICT NO. 4
(NORCO RIDGE RANCH – TRACTS 29588 & 29589)
FISCAL YEAR 2012-2013**

Parcel No.	As Preliminarily Approved	As Finally Confirmed and Recorded	Parcel No.	As Preliminarily Approved	As Finally Confirmed and Recorded
1235400162	\$881.04		1235700055	\$881.04	
1235400173	\$881.04		1235700066	\$881.04	
1235400184	\$881.04		1235700077	\$881.04	
1235400195	\$881.04		1235700088	\$881.04	
1235400205	\$881.04		1235700099	\$881.04	
1235400216	\$881.04		1235700109	\$881.04	
1235400227	\$881.04		1235700110	\$881.04	
1235500019	\$881.04		1235700121	\$881.04	
1235500020	\$881.04		1235700132	\$881.04	
1235500031	\$881.04		1235700143	\$881.04	
1235500064	\$881.04		1235700154	\$881.04	
1235500075	\$881.04		1235700165	\$881.04	
1235500086	\$881.04		1235700176	\$881.04	
1235500097	\$881.04		1235800012	\$881.04	
1235500107	\$881.04		1235800023	\$881.04	
1235500118	\$881.04		1235800034	\$881.04	
1235500129	\$881.04		1235800090	\$881.04	
1235500196	\$881.04		1235800188	\$881.04	
1235500206	\$881.04		1235900013	\$881.04	
1235510012	\$881.04		1235900024	\$881.04	
1235510023	\$881.04		1235900035	\$881.04	
1235510034	\$881.04		1235900046	\$881.04	
1235510045	\$881.04		1235900057	\$881.04	
1235510056	\$881.04		1235900068	\$881.04	
1235600010	\$881.04		1235900079	\$881.04	
1235600021	\$881.04		1235900080	\$881.04	
1235600032	\$881.04		1235900091	\$881.04	
1235600043	\$881.04		1235900101	\$881.04	
1235600054	\$881.04		1235900112	\$881.04	
1235600065	\$881.04		1235900123	\$881.04	
1235600076	\$881.04		1235900134	\$881.04	
1235600087	\$881.04		1235900145	\$881.04	
1235600098	\$881.04		1235900156	\$881.04	
1235600108	\$881.04		1235910016	\$881.04	
1235600119	\$881.04		1235910027	\$881.04	
1235600120	\$881.04		1235910038	\$881.04	
1235610013	\$881.04		1235910049	\$881.04	
1235610024	\$881.04		1235910050	\$881.04	
1235610035	\$881.04		1235910061	\$881.04	
1235610046	\$881.04		1235910072	\$881.04	
1235610057	\$881.04		1235910083	\$881.04	
1235610068	\$881.04		1235920019	\$881.04	
1235610079	\$881.04		1235920020	\$881.04	
1235700011	\$881.04		1235920031	\$881.04	
1235700022	\$881.04		1236000013	\$881.04	
1235700033	\$881.04		1236000024	\$881.04	
1235700044	\$881.04		1236000035	\$881.04	

**LIST OF ASSESSMENTS
 LANDSCAPE MAINTENANCE DISTRICT NO. 4
 (NORCO RIDGE RANCH – TRACTS 29588 & 29589)
 FISCAL YEAR 2012-2013**

Parcel No.	As Preliminarily Approved	As Finally Confirmed and Recorded	Parcel No.	As Preliminarily Approved	As Finally Confirmed and Recorded
1236000046	\$881.04		1236130035	\$881.04	
1236000057	\$881.04		1236130046	\$881.04	
1236000068	\$881.04		1236130057	\$881.04	
1236000079	\$881.04		1236130068	\$881.04	
1236000080	\$881.04		1236130079	\$881.04	
1236000091	\$881.04		1236130080	\$881.04	
1236000101	\$881.04		1236200015	\$881.04	
1236000112	\$881.04		1236200026	\$881.04	
1236000123	\$881.04		1236200037	\$881.04	
1236000134	\$881.04		1236200048	\$881.04	
1236000178	\$881.04		1236200059	\$881.04	
1236000189	\$881.04		1236200060	\$881.04	
1236000190	\$881.04		1236200071	\$881.04	
1236000200	\$881.04		1236210018	\$881.04	
1236000211	\$881.04		1236210029	\$881.04	
1236000222	\$881.04		1236210030	\$881.04	
1236000233	\$881.04		1236210041	\$881.04	
1236020019	\$881.04		1236210052	\$881.04	
1236020020	\$881.04		1236210063	\$881.04	
1236020031	\$881.04		1236210074	\$881.04	
1236020042	\$881.04		1236210085	\$881.04	
1236020053	\$881.04		1236210096	\$881.04	
1236020064	\$881.04		1236210106	\$881.04	
1236020075	\$881.04		1236210117	\$881.04	
1236020086	\$881.04		1236210128	\$881.04	
1236020097	\$881.04		1236210139	\$881.04	
1236020107	\$881.04		1236210140	\$881.04	
1236020118	\$881.04		1236210151	\$881.04	
1236100014	\$881.04		1236210162	\$881.04	
1236100025	\$881.04		1236210173	\$881.04	
1236110017	\$881.04		1236300016	\$881.04	
1236110028	\$881.04		1236300027	\$881.04	
1236110039	\$881.04		1236300038	\$881.04	
1236120010	\$881.04		1236300049	\$881.04	
1236120021	\$881.04		1236300050	\$881.04	
1236120032	\$881.04		1236300061	\$881.04	
1236120043	\$881.04		1236300072	\$881.04	
1236120054	\$881.04		1236300083	\$881.04	
1236120065	\$881.04		1236300094	\$881.04	
1236120076	\$881.04		1236300104	\$881.04	
1236120087	\$881.04		1236300115	\$881.04	
1236120098	\$881.04		1236300126	\$881.04	
1236120108	\$881.04		1236300137	\$881.04	
1236120119	\$881.04		1236300148	\$881.04	
1236120120	\$881.04		1236300159	\$881.04	
1236130013	\$881.04		1236300160	\$881.04	
1236130024	\$881.04		1236300171	\$881.04	

**LIST OF ASSESSMENTS
 LANDSCAPE MAINTENANCE DISTRICT NO. 4
 (NORCO RIDGE RANCH – TRACTS 29588 & 29589)
 FISCAL YEAR 2012-2013**

Parcel No.	As Preliminarily Approved	As Finally Confirmed and Recorded	Parcel No.	As Preliminarily Approved	As Finally Confirmed and Recorded
1236300182	\$881.04		1236600086	\$881.04	
1236300193	\$881.04		1236600097	\$881.04	
1236300203	\$881.04		1236600107	\$881.04	
1236300214	\$881.04		1236600118	\$881.04	
1236300225	\$881.04		1236600129	\$881.04	
1236300236	\$881.04		1236600130	\$881.04	
1236400017	\$881.04		1236600141	\$881.04	
1236400028	\$881.04		1236610012	\$881.04	
1236400039	\$881.04		1236610023	\$881.04	
1236400040	\$881.04		1236610034	\$881.04	
1236400051	\$881.04		1236610045	\$881.04	
1236400105	\$881.04		1236610056	\$881.04	
1236400116	\$881.04		1236610067	\$881.04	
1236400127	\$881.04		1236610078	\$881.04	
1236400138	\$881.04		1236610089	\$881.04	
1236400149	\$881.04		1236610090	\$881.04	
1236400150	\$881.04		1236610100	\$881.04	
1236400161	\$881.04		1236610111	\$881.04	
1236400172	\$881.04		1236700010	\$881.04	
1236400183	\$881.04		1236700021	\$881.04	
1236400194	\$881.04		1236700032	\$881.04	
1236400204	\$881.04		1236700043	\$881.04	
1236400215	\$881.04		1236700054	\$881.04	
1236500018	\$881.04		1236700065	\$881.04	
1236500029	\$881.04		1236700076	\$881.04	
1236500030	\$881.04		1236700087	\$881.04	
1236500041	\$881.04		1236700098	\$881.04	
1236500052	\$881.04		1236710013	\$881.04	
1236500063	\$881.04		1236710024	\$881.04	
1236500074	\$881.04		1236710035	\$881.04	
1236500085	\$881.04		1236710046	\$881.04	
1236500096	\$881.04		1236710057	\$881.04	
1236500106	\$881.04		1236710068	\$881.04	
1236500117	\$881.04		1236710079	\$881.04	
1236500128	\$881.04		1236710080	\$881.04	
1236500139	\$881.04		1236710091	\$881.04	
1236500140	\$881.04		1236710101	\$881.04	
1236510011	\$881.04		1236710112	\$881.04	
1236510022	\$881.04		1236710123	\$881.04	
1236510033	\$881.04		1236710134	\$881.04	
1236600019	\$881.04		1236710145	\$881.04	
1236600020	\$881.04		1236710156	\$881.04	
1236600031	\$881.04		1236710167	\$881.04	
1236600042	\$881.04		1235800209	\$0.00	Vacant-directly bill
1236600053	\$881.04		1235800210	\$0.00	Vacant-directly bill
1236600064	\$881.04		1682500031	\$0.00	undeveloped
1236600075	\$881.04		1682500042	\$0.00	undeveloped

**LIST OF ASSESSMENTS
 LANDSCAPE MAINTENANCE DISTRICT NO. 4
 (NORCO RIDGE RANCH – TRACTS 29588 & 29589)
 FISCAL YEAR 2012-2013**

Parcel No.	As Preliminarily Approved	As Finally Confirmed and Recorded	Parcel No.	As Preliminarily Approved	As Finally Confirmed and Recorded
1682500053	\$0.00	undeveloped	1682700011	\$881.04	
1682500064	\$0.00	undeveloped	1682700022	\$881.04	
1682500075	\$0.00	undeveloped	1682700033	\$881.04	
1682500086	\$0.00	undeveloped	1682700044	\$881.04	
1682500097	\$0.00	undeveloped	1682700055	\$881.04	
1682500107	\$0.00	undeveloped	1682700066	\$881.04	
1682500118	\$0.00	undeveloped	1682700077	\$881.04	
1682500129	\$0.00	undeveloped	1682700088	\$881.04	
1682500130	\$0.00	Golf Course Lot	1682700099	\$881.04	
1682500141	\$0.00	undeveloped	1682700109	\$881.04	
1682500152	\$0.00	undeveloped	1682700110	\$881.04	
1682500163	\$0.00	undeveloped	1682700121	\$881.04	
1682500174	\$0.00	undeveloped	1682700132	\$881.04	
1682500185	\$0.00	Vacant-directly bill	1682700143	\$881.04	
1682500196	\$0.00	undeveloped	1682700154	\$881.04	
1682500206	\$0.00	undeveloped	1682700165	\$881.04	
1682500217	\$0.00	Golf Course Lot	1682710014	\$881.04	
1682500228	\$0.00	undeveloped	1682710025	\$881.04	
1682500239	\$0.00	undeveloped	1682710036	\$881.04	
1682500240	\$0.00	undeveloped	1682710047	\$881.04	
1682500251	\$0.00	Vacant-directly bill	1682710058	\$881.04	
1682500262	\$0.00	undeveloped	1682800012	\$881.04	
1682500273	\$0.00		1682800023	\$881.04	
1682500284	\$0.00		1682800034	\$881.04	
1682500295	\$0.00	undeveloped	1682800045	\$881.04	
1682600010	\$881.04		1682800056	\$881.04	
1682600021	\$881.04		1682800067	\$881.04	
1682600032	\$881.04		1682810015	\$881.04	
1682600043	\$881.04		1682810026	\$881.04	
1682600054	\$881.04		1682810037	\$881.04	
1682600065	\$881.04		1682810048	\$881.04	
1682600076	\$881.04		1682810059	\$881.04	
1682600087	\$881.04		1682810060	\$881.04	
1682600098	\$881.04		1682810071	\$881.04	
1682600108	\$881.04		1682810082	\$881.04	
1682600119	\$881.04		1682820018	\$881.04	
1682600120	\$881.04		1682820029	\$881.04	
1682600131	\$881.04		1682820030	\$881.04	
1682600142	\$881.04		1682820041	\$881.04	
1682600153	\$881.04		1682900013	\$881.04	
1682600164	\$881.04		1682900024	\$881.04	
1682600175	\$881.04		1682900035	\$881.04	
1682600186	\$881.04		1682900046	\$881.04	
1682600197	\$881.04		1682900057	\$881.04	
1682600207	\$881.04		1682900068	\$881.04	
1682600218	\$881.04		1682900079	\$881.04	
1682600229	\$881.04		1682900080	\$881.04	

**LIST OF ASSESSMENTS
LANDSCAPE MAINTENANCE DISTRICT NO. 4
(NORCO RIDGE RANCH – TRACTS 29588 & 29589)
FISCAL YEAR 2012-2013**

Parcel No.	As Preliminarily Approved	As Finally Confirmed and Recorded	Parcel No.	As Preliminarily Approved	As Finally Confirmed and Recorded
1682900091	\$881.04		1683000321	\$881.04	
1682900101	\$881.04		1683000332	\$881.04	
1682900112	\$881.04		1683000343	\$881.04	
1682910016	\$881.04		1683000354	\$881.04	
1682910027	\$881.04		1683000365	\$881.04	
1682910038	\$881.04		1683000376	\$881.04	
1682910049	\$881.04		1683000387	\$881.04	
1682910050	\$881.04		1683000398	\$881.04	
1682910061	\$881.04		1683100014	\$881.04	
1682920019	\$881.04		1683110017	\$881.04	
1682920020	\$881.04		1683110028	\$881.04	
1682920031	\$881.04		1683110039	\$881.04	
1682920042	\$881.04		1683110040	\$881.04	
1682920053	\$881.04		1683110051	\$881.04	
1682920064	\$881.04		1683110062	\$881.04	
1682920075	\$881.04		1683110073	\$881.04	
1683000013	\$881.04		1683110084	\$881.04	
1683000024	\$881.04		1683110095	\$881.04	
1683000035	\$881.04		1683110105	\$881.04	
1683000046	\$881.04		1683110116	\$881.04	
1683000057	\$881.04		1683110127	\$881.04	
1683000068	\$881.04		1683110138	\$881.04	
1683000079	\$881.04		1683110149	\$881.04	
1683000080	\$881.04		1683110150	\$881.04	
1683000091	\$881.04		1683110161	\$881.04	
1683000101	\$881.04		1683110172	\$881.04	
1683000112	\$881.04		1683110183	\$881.04	
1683000123	\$881.04		1683120010	\$881.04	
1683000134	\$881.04		1683120021	\$881.04	
1683000145	\$881.04		1683120032	\$881.04	
1683000156	\$881.04		1683120043	\$881.04	
1683000167	\$881.04		1683120054	\$881.04	
1683000178	\$881.04		1683120065	\$881.04	
1683000189	\$881.04		1683120076	\$881.04	
1683000190	\$881.04		1683120087	\$881.04	
1683000200	\$881.04		1683120098	\$0.00	
1683000211	\$881.04		1683200015	\$881.04	
1683000222	\$881.04		1683200026	\$881.04	
1683000233	\$881.04		1683200037	\$881.04	
1683000244	\$881.04		1683200048	\$881.04	
1683000255	\$881.04		1683200059	\$881.04	
1683000266	\$881.04		1683200060	\$881.04	
1683000277	\$881.04		1683200071	\$881.04	
1683000288	\$881.04		1683200082	\$881.04	
1683000299	\$881.04		1683200093	\$881.04	
1683000309	\$881.04		1683200103	\$881.04	
1683000310	\$881.04		1683200114	\$881.04	

**LIST OF ASSESSMENTS
 LANDSCAPE MAINTENANCE DISTRICT NO. 4
 (NORCO RIDGE RANCH – TRACTS 29588 & 29589)
 FISCAL YEAR 2012-2013**

Parcel No.	As Preliminarily Approved	As Finally Confirmed and Recorded	Parcel No.	As Preliminarily Approved	As Finally Confirmed and Recorded
1683200125	\$881.04				
1683200136	\$881.04				
1683200147	\$881.04				
1683200158	\$881.04				
1683200169	\$881.04				
1683200170	\$881.04				
1683210018	\$881.04				
1683210029	\$881.04				
1683210030	\$881.04				
1683210041	\$881.04				
1683210052	\$881.04				
1683210063	\$881.04				
1683210074	\$881.04				
1683210085	\$881.04				
1683210096	\$881.04				
1683210106	\$881.04				
1683210117	\$881.04				
1683210128	\$881.04				
1683210139	\$881.04				
1683500011	\$881.04				
1683500021	\$881.04				
1683500031	\$881.04				
1683500041	\$881.04				
1683500051	\$881.04				
1683500061	\$881.04				
1683500071	\$881.04				
1683500081	\$881.04				
1683500091	\$881.04				
1683500101	\$881.04				
1683500111	\$881.04				
1683500121	\$881.04				
1683500131	\$881.04				
1683500141	\$881.04				
1683500151	\$881.04				
1683500161	\$881.04				
1683500171	\$881.04				
1683500181	\$881.04				
1683500191	\$881.04				
1683500201	\$881.04				
1683500211	\$881.04				
1683500221	\$881.04				
1683500231	\$881.04				
1683500241	\$881.04				
1683500511	\$881.04				

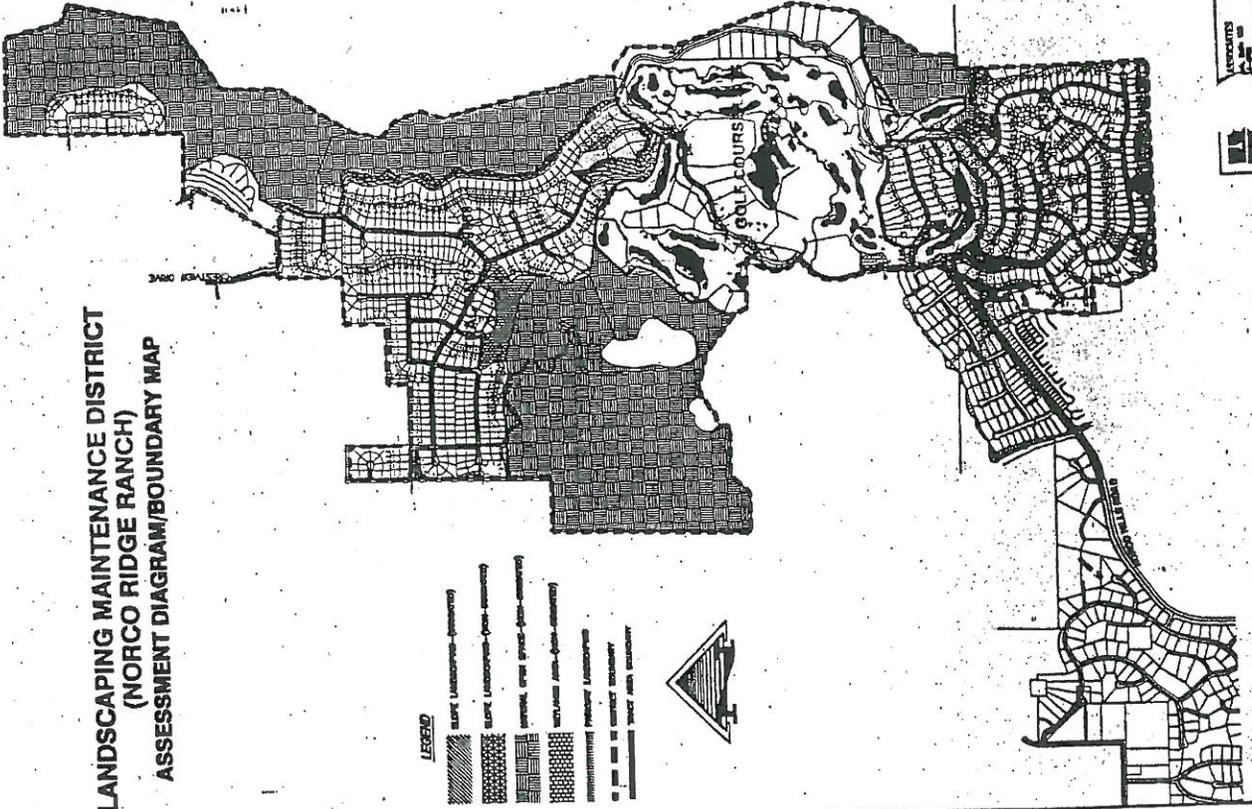
TOTAL TO BE ASSESSED: \$473,118.40

PART E

ASSESSMENT DIAGRAM

An Assessment Diagram for the Assessment District is on file in the office of the City Engineer. The lines and dimensions of each lot or parcel within the Assessment District are those lines and dimensions shown on the maps of the Assessor of the County of Riverside, for the year when this Report was prepared, and are incorporated by reference herein and made part of this Report. A reduced scale map depicting the assessment diagram is attached hereto.

**LANDSCAPING MAINTENANCE DISTRICT
(NORCO RIDGE RANCH)
ASSESSMENT DIAGRAM/BOUNDARY MAP**



ENGINEER'S REPORT

FOR

LANDSCAPE MAINTENANCE DISTRICT NO. 5 (HAWK'S CREST)

FISCAL YEAR 2012-2013

PREPARED FOR THE

CITY OF NORCO

RIVERSIDE COUNTY, CALIFORNIA

PREPARED BY:

DOMINIC C. MILANO, P.E.

CITY ENGINEER

**ENGINEER'S REPORT
CITY OF NORCO**

**LANDSCAPE MAINTENANCE DISTRICT NO. 5
(HAWK'S CREST – TRACT 30230)
FISCAL YEAR 2012-2013**

The undersigned respectfully submits the enclosed report as directed by the City Council.

Date: _____, 2012

By: _____
Dominic C. Milano, P.E.
R.C.E. No. 27172
City Engineer

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Assessment Diagram thereto attached, was filed with me on _____, 2012.

City Clerk, City of Norco
Riverside County, California

By: _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with the Assessment Roll and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Norco, California, on _____, 2012.

City Clerk, City of Norco
Riverside County, California

By: _____

**FISCAL YEAR 2012-2013
CITY OF NORCO**

**ENGINEER'S REPORT PREPARED PURSUANT TO THE PROVISIONS OF THE
LANDSCAPING AND LIGHTING ACT OF 1972 SECTION 22500 THROUGH
22679 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE**

Pursuant to Part 2 of Division 15 of the Streets and Highways Code of the State of California, and in accordance with the Resolution of Initiation, being Resolution No. 99-76, adopted by the Council of the City of Norco, State of California, in connection with the proceedings for:

**CITY OF NORCO
LANDSCAPING MAINTENANCE DISTRICT NO. 5
(HAWK'S CREST- TRACT 30230)**

Hereinafter referred to as the "Assessment District," I, Dominic C. Milano, P.E. authorized representative of the City of Norco, the duly appointed ENGINEER OF WORK, submit herewith the "Report" consisting of four parts as follows:

PART A

Plans and specifications for the improvements are as set forth herein and are on file in the Office of the Clerk of the City.

PART B

An estimate of cost of the proposed improvements, including incidental costs and expenses in connection therewith, is as set forth herein.

PART C

The Diagram of the Assessment District Boundaries showing the exterior boundaries of the Assessment District, the boundaries of any zones within the Assessment District, and the lines and dimensions of each lot or parcel of land within the Assessment District has been submitted to the Clerk of the City. The lines and dimensions of each lot or parcel within the Assessment District are those lines and dimensions shown on the maps of the Assessor of the County of Riverside for the year when this Report was prepared. The Assessor's maps and records are incorporated by reference herein and made part of this Report. The legal description of the Assessment District is attached hereto.

PART D

An assessment of the estimated cost of the improvements on each benefited lot or parcel of land within the Assessment District.

PART A

PLANS AND SPECIFICATIONS

**DESCRIPTION OF IMPROVEMENTS
FOR THE CITY OF NORCO
LANDSCAPE MAINTENANCE DISTRICT NO. 5
(HAWK'S CREST – TRACT 30230)
FISCAL YEAR 2012-2013**

The improvements are the operation, maintenance, and servicing of landscaping, horse trails, hardscaping, and masonry, and appurtenant facilities including but not limited to personnel, electrical energy, utilities such as water, materials, contracting services, and other items necessary for the satisfactory operation of these services, described as follows:

LANDSCAPING

Landscaping, planting, shrubbery, trees, irrigation, hardscapes, masonry wall surfaces, fencing, fixtures, and appurtenant facilities located within public rights-of-way (parkways), easements (slope and trail) and publicly owned parcels within the boundary of the Assessment District except as specifically excluded.

PART B

**ESTIMATE OF COST
LANDSCAPE MAINTENANCE DISTRICT NO. 5 (KB HOME TRACT 30230)
NORCO, CALIFORNIA (FUND NO. _____)**

The estimated costs for the operation, maintenance and servicing of the facilities, shown below, are the estimated costs of maintenance if the facilities were fully maintained for Fiscal Year 2012-2013. The 1972 Act provides that the total cost of the maintenance and services, together with incidental expenses, may be financed from the assessment proceeds. The incidental expenses may include engineering fees, legal fees, printing, mailing, postage, publishing, and all other related costs identified with district proceedings.

Direct Cost

Contractual Maintenance (34100)			
1 Landscape Maintenance (Park-Flat): includes all pruning, weed and pest control, fertilization, turf care, trash and debris cleanup, irrigation to include maintenance and repair, water cost, electrical cost for controllers, tree trimming up to 15 feet, tree staking, backflow testing, rodent control and plant replacement.	\$	10,567.00	
2 Arena Maintenance: includes grading & replenishment of DG and maintenance of rail. (Cost included in Item No. 1)			
3 Equestrian Trails: includes minor grading, replacement of wooden posts and rails, and addition of decomposed granite for trail surface.	\$	7,080.00	
4 Landscape Maintenance (Slope - Park & Arena): includes plant maintenance, weed, and pest control, and debris cleanup.	\$	4,774.00	
5 Slope Maintenance: includes same activities as Item 1 but for exterior slopes along Fifth Street and California Ave. (Cost included in Item No. 4)			
6 Landscape Maintenance (Parkways): includes weeding, feeding of ground cover and maintenance & trimming of street trees. (Cost included in Item No. 4)			
Utilities (33100)			
Water	\$	8,500.00	
Electrical	\$	400.00	
Annual Tree Replacement (_____)	\$	-	
Subtotal Direct Cost	\$	31,321.00	\$ 31,321.00
Operating Contingency (7.7 percent)			\$ 2,412.00
Replacement Reserve (2.0 percent)			\$0.00
Administrative Costs			
Observation: City Staff to Manage District (_____)	\$	1,800.00	
Engineer's Report (34110)	\$	2,500.00	
City Overhead/Administration (34135)	\$	8,214.00	
Incidentals (30405)	\$	191.00	
Subtotal Administrative Costs	\$	12,705.00	\$ 12,705.00
Operating Reserve			\$0.00
Annual Capital Project			\$0.00
TOTAL ANNUAL BUDGET	\$		46,438.00

The 1972 Act requires that a special fund to set up for the revenues and expenditures of the District. Funds raised by assessment shall be used only for the purpose as stated herein. The City may advance funds to the District, if needed, to ensure adequate cash flow, and will be

reimbursed for any such advances upon receipt of assessments. Any surplus or deficit remaining on July 1 must be carried over to the next fiscal year.

The total annual levy of assessments hereunder may be increased annually by an amount not to exceed the increase in the consumer price index applicable to the City of Norco. In no case may the increase exceed the actual cost of providing the services rendered within and pursuant to the District.

PART C

ASSESSMENT DIAGRAM

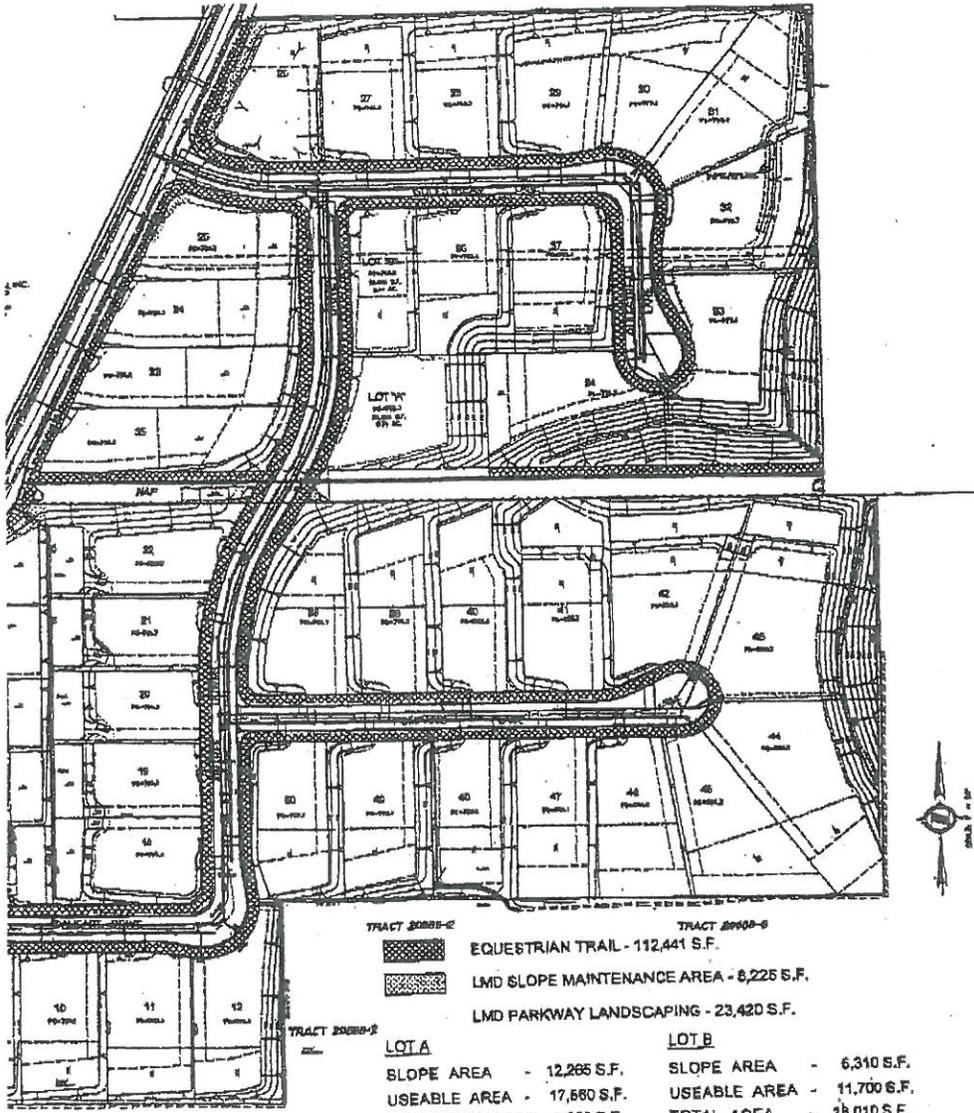
An Assessment Diagram for the Assessment District is on file in the office of the City Clerk. The lines and dimensions of each lot or parcel within the Assessment District are those lines and dimensions shown on the maps of the Assessor of the County of Riverside, for the year when this Report was prepared, and are incorporated by reference herein and made a part of this Report. A reduced scale map depicting the assessment diagram is attached hereto. Also attached as Exhibit "A" is the Legal Description of Assessment District.

EXHIBIT A

**LEGAL DESCRIPTION
LANDSCAPE MAINTENANCE DISTRICT NO. 5 (HAWK'S CREST)**

That certain real property situated in the City of Norco, County of Riverside, State of California, more particularly described as follows:

Lots 1 through 50 inclusive, of Tract No. 30230 in the City of Norco, County of Riverside, State of California, as per map recorded in Book 344, Pages 40 through 45, inclusive, of Maps in the Office of the County Recorder of Said County.



TRACT 20000-2 TRACT 20000-6
 EQUESTRIAN TRAIL - 112,441 S.F.
 LMD SLOPE MAINTENANCE AREA - 8,225 S.F.
 LMD PARKWAY LANDSCAPING - 23,420 S.F.

TRACT 20000-3	LOT A	TRACT 20000-4	LOT B
	SLOPE AREA - 12,265 S.F.		SLOPE AREA - 6,310 S.F.
	USEABLE AREA - 17,580 S.F.		USEABLE AREA - 11,700 S.F.
	EQUESTRIAN TRAIL - 3,230 S.F.		TOTAL AREA - 18,010 S.F.
	TOTAL AREA - 33,055 S.F.		

T 20000-2

LA1002301, Lamin\G\RETAIL.dwg

PART D
ASSESSMENT

WHEREAS, on November 5, 2003, the City Council of the City of Norco, California, pursuant to the provisions of the Landscaping and Lighting Act of 1972, Part 2 (commencing with Section 22500) of Division 15 of the California Streets and Highways Code (the "Act") adopted its Resolution of the City Council of the City of Norco Initiating Proceedings for the Formation for a Maintenance Assessment District and thereafter formed Landscape Maintenance District No. 5 (Hawk's Crest) (the "District") as more particularly described in said proceedings; and

WHEREAS, said resolution directed the undersigned to prepare and file a report pursuant to Section 22565, et seq., of said Act;

WHEREAS, at this time, this City Council is desirous to provide for the annual levy of assessments for the territory within the District for the next ensuing fiscal year, to provide for the costs and expenses necessary for continual maintenance of improvements within said District; and

NOW, THEREFORE, the undersigned, by virtue of the power vested in me under said Act and the order of the City Council of said City, hereby makes the following assessment to cover the portion of the estimated cost of the maintenance of said improvements and the costs and expenses incidental thereto to be paid by said District.

The amount to be paid for the maintenance of said improvement, and the expenses incidental thereto, are as follows:

	(1) As Filed	(2) As Preliminarily Approved	(3) As Finally Approved
Cost of Maintenance	\$ 33,733.00	\$	\$
Incidental Expenses	\$ 12,705.00	\$	\$
Total Cost	\$ 46,438.00	\$	\$
Surplus or (Deficit) from Previous Fiscal Year	\$ 711.00	\$	\$
NET TO BE ASSESSED FOR FISCAL YEAR 2012-2013	\$ 45,727.00	\$	\$

The total annual levy of assessments hereunder may be increased annually by an amount not to exceed the increase in the consumer price index applicable to the City of Norco. In no case may the increase exceed the actual cost of providing the services rendered within and pursuant to the District. The annual CPI ending March 31, 2012 was 2.0%. The application of this CPI will increase the per parcel assessment from \$896.60 to \$914.53 for a District wide levy of \$45,726.50.

The 1972 Act requires that a special fund be set up for the revenues and expenditures of the District. Funds raised by assessment shall be used only for the purposes as stated herein. A contribution to the District by the City may be made to reduce assessments, as the City

Council deems appropriate. Any balance remaining on July 1 must be carried over to the next fiscal year.

As required by said Act, a diagram is attached showing the exterior boundaries of said District. The lines and dimensions of each lot or parcel of land within the said District as the same existed at the time of the passage of said resolution are as shown on the maps of the County Assessor of the County of Riverside. Reference is hereby made to said maps and said maps shall govern for all details concerning the lines and dimensions of such lots and parcels.

I do hereby assess the net amount to be assessed upon all assessable lots or parcels of land within said District by apportioning that amount among the several lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the maintenance of said improvements, and more particularly set forth in the list hereto attached and by reference made a part hereof.

Said assessment is made upon the several lots or parcels of land within the District in proportion to the estimated benefits to be received by said lots or parcels, respectively, from the maintenance of said improvements. The diagram and the assessor's map are the documents to which reference is hereby made for a more particular description of said property.

Each lot or parcel of land assessed is described in the assessment list by reference to its parcel number as shown on the Assessor's Maps of the County of Riverside for the Fiscal Year 2012-2013 and includes all of such parcel. For a more particular description of said property, reference is hereby made to the deeds and maps on file and of record in the office of the County Recorder of said County.

City of Norco

Dated: _____, 2012

Dominic C. Milano, P.E.
City Engineer

EXHIBIT B

METHOD AND FORMULA OF ASSESSMENT SPREAD

The law requires and the statutes provide that assessments, as levied pursuant to the provisions of the "Landscaping and Lighting Act of 1972," must be based on the benefit that the properties receive from the works of improvement. The statute does not specify the method or formula that should be used in any special assessment district proceedings. The Assessment Engineer is appointed for the purpose of making an analysis of the facts and determining the correct apportionment of the assessment obligation. For these proceedings, the City has based its determination on standard assessment practices utilized by consulting civil engineers with a background of experience in the design of such works of improvement and experience in the completion of assessment district formation projects.

IDENTIFYING THE BENEFIT

First of all, it is necessary to identify the benefit that the public improvement will render to the properties within the Assessment District. The landscaping, irrigation, and equestrian trails have been designed and will be constructed for the benefit of enhanced aesthetics and neighborhood identity for all properties within the Assessment District.

APPORTIONMENT OF COSTS

In further making the analysis, it is necessary that the property owners receive a special and direct benefit distinguished from that of the general public. In this case, several factors are being used in the final method and spread and assessment.

The individual parcels of land within the Assessment District are currently developed or have the potential for development to single family residential units. The proposed improvements are designed to enhance the appearance and appeal of the District and all of the parcels within. The improvements will provide a sense of neighborhood identity for the District. As such, each parcel will benefit equally from the proposed improvements.

In conclusion, it is my opinion that the assessments for the referenced Assessment District have been spread in direct accordance with the benefits that each parcel receives from the works of improvements.

**LIST OF ASSESSMENTS
 LANDSCAPE MAINTENANCE DISTRICT NO. 5 (HAWK'S CREST – TRACT 30230)
 FISCAL YEAR 2012-2013**

<u>Lot No.</u>	<u>As Preliminarily Approved</u>	<u>As Finally Confirmed and Recorded</u>	<u>Lot No.</u>	<u>As Preliminarily Approved</u>	<u>As Finally Confirmed and Recorded</u>
1	\$914.53		45	\$914.53	
2	\$914.53		46	\$914.53	
3	\$914.53		47	\$914.53	
4	\$914.53		48	\$914.53	
5	\$914.53		49	\$914.53	
6	\$914.53		50	\$914.53	
7	\$914.53				
8	\$914.53				
10	\$914.53				
11	\$914.53				
12	\$914.53				
13	\$914.53				
14	\$914.53				
15	\$914.53				
16	\$914.53				
17	\$914.53				
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35	\$914.53				
36	\$914.53				
37	\$914.53				
38	\$914.53				
39	\$914.53				
40	\$914.53				
41	\$914.53				
42	\$914.53				
43	\$914.53				
44	\$914.53				

TOTAL TO BE ASSESSED: \$ 45,726.50

RESOLUTION NO. 2012-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORCO, CALIFORNIA, APPROVING THE ENGINEER'S "PRELIMINARY REPORT" AND THE ANNUAL LEVY OF ASSESSMENTS FOR THE FISCAL YEAR 2012-2013 IN SAID DISTRICT.

WHEREAS, the City Council of the City of Norco, California, pursuant to the provisions of Division 15, Part 2 of the Streets and Highways Code of the State of California, did, by previous Resolution, order the preparation of an Engineer's "Report" for the annual levy of assessments, consisting of plans and specifications, an estimate of the cost, a diagram of the district, and an assessment relating to what is now known and designated as:

CITY OF NORCO LANDSCAPING MAINTENANCE DISTRICT NO. 1 (BEAZER)

(hereinafter referred to as the "District"); and

WHEREAS, there has now been presented to this City Council the "Report" as required by said Division 15 of the Streets and Highways Code and as previously directed by Resolution; and

WHEREAS, this City Council has now carefully examined and reviewed the "Report" as presented, and is satisfied with each and all of the items and documents as set forth therein, and is satisfied that the assessments, on a preliminary basis, have been spread in accordance with the benefits received from the maintenance to be performed as set forth in said "Report."

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Norco, does hereby resolve, determine, and order as follows:

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

SECTION 2: That the "Report" as presented, consisting of the following:

- A. Plans and specifications;
- B. Estimate of cost;
- C. Diagram of the District;
- D. Assessment of the estimated cost;

is hereby approved on a preliminary basis, and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

SECTION 3: That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation of the Engineer's "Report."

PASSED AND ADOPTED by the City Council of the City of Norco at a regular meeting held on June 20, 2012.

Mayor of the City of Norco, California

ATTEST:

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

I, BRENDA K. JACOBS, City Clerk of the City of Norco, California, do hereby certify that the foregoing Resolution was adopted by the City Council of the City of Norco, California, at a regular meeting thereof held on June 20, 2012, by the following vote of the City Council:

AYES:
NOES:
ABSENT:
ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand affixed the official seal of the City of Norco, California, held on June 20, 2012.

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

/wrt-81342

RESOLUTION NO. 2012-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORCO, CALIFORNIA, APPROVING THE ENGINEER'S "PRELIMINARY REPORT" AND THE ANNUAL LEVY OF ASSESSMENTS FOR THE FISCAL YEAR 2012-2013 IN SAID DISTRICT.

WHEREAS, the City Council of the City of Norco, California, pursuant to the provisions of Division 15, Part 2 of the Streets and Highways Code of the State of California, did, by previous Resolution, order the preparation of an Engineer's "Report" for the annual levy of assessments, consisting of plans and specifications, an estimate of the cost, a diagram of the district, and an assessment relating to what is now known and designated as:

CITY OF NORCO LANDSCAPING MAINTENANCE DISTRICT NO. 2 (WESTERN PACIFIC)

(hereinafter referred to as the "District"); and

WHEREAS, there has now been presented to this City Council the "Report" as required by said Division 15 of the Streets and Highways Code and as previously directed by Resolution; and

WHEREAS, this City Council has now carefully examined and reviewed the "Report" as presented, and is satisfied with each and all of the items and documents as set forth therein, and is satisfied that the assessments, on a preliminary basis, have been spread in accordance with the benefits received from the maintenance to be performed as set forth in said "Report."

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Norco, does hereby resolve, determine, and order as follows:

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

SECTION 2: That the "Report" as presented, consisting of the following:

- A. Plans and specifications;
- B. Estimate of cost;
- C. Diagram of the District;
- D. Assessment of the estimated cost;

is hereby approved on a preliminary basis, and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

SECTION 3: That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation of the Engineer's "Report."

PASSED AND ADOPTED by the City Council of the City of Norco at a regular meeting held on June 20, 2012.

Mayor of the City of Norco, California

ATTEST:

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

I, BRENDA K. JACOBS, City Clerk of the City of Norco, California, do hereby certify that the foregoing Resolution was adopted by the City Council of the City of Norco, California, at a regular meeting thereof held on June 20, 2012, by the following vote of the City Council:

AYES:
NOES:
ABSENT:
ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand affixed the official seal of the City of Norco, California, held on June 20, 2012.

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

/wrt-81345

RESOLUTION NO. 2012-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORCO, CALIFORNIA, APPROVING THE ENGINEER'S "PRELIMINARY REPORT" AND THE ANNUAL LEVY OF ASSESSMENTS FOR THE FISCAL YEAR 2012-2013 IN SAID DISTRICT.

WHEREAS, the City Council of the City of Norco, California, pursuant to the provisions of Division 15, Part 2 of the Streets and Highways Code of the State of California, did, by previous Resolution, order the preparation of an Engineer's "Report" for the annual levy of assessments, consisting of plans and specifications, an estimate of the cost, a diagram of the district, and an assessment relating to what is now known and designated as:

CITY OF NORCO LANDSCAPING MAINTENANCE DISTRICT NO. 3 (CENTEX)

(hereinafter referred to as the "District"); and

WHEREAS, there has now been presented to this City Council the "Report" as required by said Division 15 of the Streets and Highways Code and as previously directed by Resolution; and

WHEREAS, this City Council has now carefully examined and reviewed the "Report" as presented, and is satisfied with each and all of the items and documents as set forth therein, and is satisfied that the assessments, on a preliminary basis, have been spread in accordance with the benefits received from the maintenance to be performed as set forth in said "Report."

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Norco, does hereby resolve, determine, and order as follows:

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

SECTION 2: That the "Report" as presented, consisting of the following:

- A. Plans and specifications;
- B. Estimate of cost;
- C. Diagram of the District;
- D. Assessment of the estimated cost;

is hereby approved on a preliminary basis, and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

SECTION 3: That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation of the Engineer's "Report."

PASSED AND ADOPTED by the City Council of the City of Norco at a regular meeting held on June 20, 2012.

Mayor of the City of Norco, California

ATTEST:

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

I, BRENDA K. JACOBS, City Clerk of the City of Norco, California, do hereby certify that the foregoing Resolution was adopted by the City Council of the City of Norco, California, at a regular meeting thereof held on June 20, 2012, by the following vote of the City Council:

AYES:
NOES:
ABSENT:
ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand affixed the official seal of the City of Norco, California, held on June 20, 2012.

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

/wrt-81346

RESOLUTION NO. 2012-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORCO, CALIFORNIA, APPROVING THE ENGINEER'S "PRELIMINARY REPORT" AND THE ANNUAL LEVY OF ASSESSMENTS FOR THE FISCAL YEAR 2012—2013 IN SAID DISTRICT.

WHEREAS, the City Council of the City of Norco, California, pursuant to the provisions of Division 15, Part 2 of the Streets and Highways Code of the State of California, did, by previous Resolution, order the preparation of an Engineer's "Report" for the annual levy of assessments, consisting of plans and specifications, an estimate of the cost, a diagram of the district, and an assessment relating to what is now known and designated as:

CITY OF NORCO LANDSCAPING MAINTENANCE DISTRICT NO. 4 (NORCO RIDGE RANCH)

(hereinafter referred to as the "District"); and

WHEREAS, there has now been presented to this City Council the "Report" as required by said Division 15 of the Streets and Highways Code and as previously directed by Resolution; and

WHEREAS, this City Council has now carefully examined and reviewed the "Report" as presented, and is satisfied with each and all of the items and documents as set forth therein, and is satisfied that the assessments, on a preliminary basis, have been spread in accordance with the benefits received from the maintenance to be performed as set forth in said "Report."

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Norco, does hereby resolve, determine, and order as follows:

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

SECTION 2: That the "Report" as presented, consisting of the following:

- A. Plans and specifications;
- B. Estimate of cost;
- C. Diagram of the District;
- D. Assessment of the estimated cost;

is hereby approved on a preliminary basis, and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

SECTION 3: That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation of the Engineer's "Report."

PASSED AND ADOPTED by the City Council of the City of Norco at a regular meeting held on June 20, 2012.

Mayor of the City of Norco, California

ATTEST:

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

I, BRENDA K. JACOBS, City Clerk of the City of Norco, California, do hereby certify that the foregoing Resolution was adopted by the City Council of the City of Norco, California, at a regular meeting thereof held on June 20, 2012, by the following vote of the City Council:

AYES:
NOES:
ABSENT:
ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand affixed the official seal of the City of Norco, California, held on June 20, 2012.

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

/wrt-81348

RESOLUTION NO. 2012-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORCO, CALIFORNIA, APPROVING THE ENGINEER'S "PRELIMINARY REPORT" AND THE ANNUAL LEVY OF ASSESSMENTS FOR THE FISCAL YEAR 2012-2013 IN SAID DISTRICT.

WHEREAS, the City Council of the City of Norco, California, pursuant to the provisions of Division 15, Part 2 of the Streets and Highways Code of the State of California, did, by previous Resolution, order the preparation of an Engineer's "Report" for the annual levy of assessments, consisting of plans and specifications, an estimate of the cost, a diagram of the district, and an assessment relating to what is now known and designated as:

CITY OF NORCO LANDSCAPING MAINTENANCE DISTRICT NO. 5 (HAWK'S CREST)

(hereinafter referred to as the "District"); and

WHEREAS, there has now been presented to this City Council the "Report" as required by said Division 15 of the Streets and Highways Code and as previously directed by Resolution; and

WHEREAS, this City Council has now carefully examined and reviewed the "Report" as presented, and is satisfied with each and all of the items and documents as set forth therein, and is satisfied that the assessments, on a preliminary basis, have been spread in accordance with the benefits received from the maintenance to be performed as set forth in said "Report."

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Norco, does hereby resolve, determine, and order as follows:

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

SECTION 2: That the "Report" as presented, consisting of the following:

- A. Plans and specifications;
- B. Estimate of cost;
- C. Diagram of the District;
- D. Assessment of the estimated cost;

is hereby approved on a preliminary basis, and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

SECTION 3: That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation of the Engineer's "Report."

PASSED AND ADOPTED by the City Council of the City of Norco at a regular meeting held on June 20, 2012.

Mayor of the City of Norco, California

ATTEST:

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

I, BRENDA K. JACOBS, City Clerk of the City of Norco, California, do hereby certify that the foregoing Resolution was adopted by the City Council of the City of Norco, California, at a regular meeting thereof held on June 20, 2012, by the following vote of the City Council:

AYES:
NOES:
ABSENT:
ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand affixed the official seal of the City of Norco, California, held on June 20, 2012.

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

/wrt-81349

RESOLUTION NO. 2012-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORCO, CALIFORNIA, DECLARING CITY'S INTENTION TO PROVIDE FOR AN ANNUAL LEVY AND COLLECTION OF ASSESSMENTS FOR CERTAIN MAINTENANCE IN AN EXISTING DISTRICT, AND SETTING A TIME AND PLACE FOR THE PUBLIC HEARING.

WHEREAS, the City Council of the City of Norco, California, desires to continue a Landscaping Maintenance District pursuant to the terms and provisions of the "Landscaping and Street Lighting Act of 1972," being Division 15, Part 2 of the Streets and Highways Code of the State of California, known and designated as:

CITY OF NORCO LANDSCAPING MAINTENANCE DISTRICT NO. 1 (BEAZER)

(hereinafter referred to as the "District"); and

WHEREAS, at this time, this City Council is desirous to provide for the annual levy of assessments for the territory within the District for the next ensuing fiscal year, to provide for the costs and expenses necessary for continual maintenance of improvements within said District; and

WHEREAS, at this time there has been presented and approved this City Council, the Engineer's "Report" as required by law, and this City Council is desirous of proceeding with the proceedings for said annual levy.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Norco, California, does resolve, determine, and order as follows:

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

PUBLIC INTEREST

SECTION 2: That the public interest and convenience requires, and it is the intention of this City Council, to undertake proceedings for the annual levy and collection of special assessments for the continual maintenance of certain improvements, all to serve and benefit said District as said area is shown and delineated on a map as previously approved by this City Council and on file in the Office of the City Clerk, open to public inspection, and herein so referenced and made a part hereof, and proposed changes thereto are set forth in the "Report" of the Engineer, incorporated herein as a part hereof.

REPORT

SECTION 3: That the "Report" of the Engineer regarding the annual levy for said District, which "Report" is for maintenance for the Fiscal Year 2012-2013 is hereby approved and is directed to be filed in the Office of the City Clerk.

ASSESSMENT

SECTION 4: That the public interest and convenience requires, and it is the intention of this City Council to order the annual assessment levy for the District as set forth and described in said Engineer's "Report," and further it is determined to be in the best public interest and convenience to levy and collect annual assessments to pay the costs and expense of said maintenance and improvement as estimated in said "Report."

DESCRIPTION OF MAINTENANCE

SECTION 5: The assessments levied and collected shall be for the maintenance of certain landscaping and street lighting improvements, as set forth in the Engineer's "Report," referenced and so incorporated herein.

COUNTY AUDITOR

SECTION 6: The County Auditor shall enter on the County Assessment Roll the amount of the assessments, and shall collect said assessments at the time and in the same manner as County taxes are collected. After collection by the County, the net amount of the assessments, after the deduction of any compensation due to the County for collection, shall be paid to the Treasurer for purposes of paying for the costs and expenses of said District.

SPECIAL FUND

SECTION 7: That all monies collected shall be deposited in a special fund known as:

**"SPECIAL FUND, CITY OF NORCO
LANDSCAPING MAINTENANCE DISTRICT NO. 1 (BEAZER)"**

Payment shall be made out of said fund only for the purpose provided for in this Resolution, and in order to expedite the making of this maintenance and improvement, the City Council may transfer into said funds as it may deem necessary to expedite the proceedings. Any funds shall be repaid out of the proceeds of the assessments provided for in this Resolution.

BOUNDARIES OF DISTRICT

SECTION 8: Said contemplated maintenance work is, in the opinion of this City Council, of direct benefit to the properties within the boundaries of the District, and this City Council makes the costs and expenses of said maintenance chargeable upon a district, which district said City Council hereby declares to be the district benefited by said improvement said maintenance, and to be further assessed to pay the costs and expenses thereof. Said District shall include each and every parcel of land within the boundaries of said District, as said District is shown on a map as approved by this City Council and on file in the Office of the City Clerk, and so designated by the name of the District.

SECTION 9: NOTICE IS HEREBY GIVEN THAT ON JULY 18, 2012 AT THE HOUR OF 7 P.M., IN CITY COUNCIL CHAMBERS LOCATED AT 2870 CLARK AVENUE, NORCO, CALIFORNIA, IS THE TIME AND PLACE FIXED BY THE CITY COUNCIL FOR THE HEARING OF PROTESTS OR OBJECTIONS IN REFERENCE TO THE ANNUAL LEVY OF ASSESSMENTS, TO THE EXTENT OF THE MAINTENANCE, AND ANY OTHER MATTERS CONTAINED IN THIS RESOLUTION BY THOSE PROPERTY OWNERS AFFECTED HEREBY. ANY PERSONS WHO WISH TO OBJECT TO THE PROCEEDINGS SHOULD FILE A WRITTEN PROTEST WITH THE CITY CLERK PRIOR TO THE TIME SET AND SCHEDULED FOR SAID PUBLIC HEARING.

NOTICE

SECTION 10: The City Clerk is directed to publish this Resolution of Intention pursuant to Government Code Section 6061, said publication to be completed no later than ten days prior to the date set for the Public Hearing.

EFFECTIVE DATE

SECTION 11: This Resolution shall take effect immediately upon its adoption.

PROCEEDINGS INQUIRIES

SECTION 12: For any and all information relating to the proceedings, protest procedure, any documentation and/or information of a procedural or technical nature, your attention is directed to the below listed person at the local agency or department so designated:

Mr. Dominic C. Milano, City Engineer
CITY OF NORCO
2870 Clark Avenue
Norco, California 92860

PASSED AND ADOPTED by the City Council of the City of Norco at a regular meeting held on June 20, 2012.

Mayor of the City of Norco, California

ATTEST:

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

I, BRENDA K. JACOBS, City Clerk of the City of Norco, California, do hereby certify that the foregoing Resolution was adopted by the City Council of the City of Norco, California, at a regular meeting thereof held on June 20, 2012, by the following vote of the City Council:

AYES:
NOES:
ABSENT:
ABSTAIN:

Resolution No. 2012-____, Beazer
Page 5
June 20, 2012

IN WITNESS WHEREOF, I have hereunto set my hand affixed the official seal of
the City of Norco, California, held on June 20, 2012.

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

/wrt-81344

RESOLUTION NO. 2012-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORCO, CALIFORNIA, DECLARING CITY'S INTENTION TO PROVIDE FOR AN ANNUAL LEVY AND COLLECTION OF ASSESSMENTS FOR CERTAIN MAINTENANCE IN AN EXISTING DISTRICT, AND SETTING A TIME AND PLACE FOR THE PUBLIC HEARING.

WHEREAS, the City Council of the City of Norco, California, desires to continue a Landscaping Maintenance District pursuant to the terms and provisions of the "Landscaping and Street Lighting Act of 1972," being Division 15, Part 2 of the Streets and Highways Code of the State of California, known and designated as:

CITY OF NORCO LANDSCAPING MAINTENANCE DISTRICT NO. 2 (WESTERN PACIFIC)

(hereinafter referred to as the "District"); and

WHEREAS, at this time, this City Council is desirous to provide for the annual levy of assessments for the territory within the District for the next ensuing fiscal year, to provide for the costs and expenses necessary for continual maintenance of improvements within said District; and

WHEREAS, at this time there has been presented and approved this City Council, the Engineer's "Report" as required by law, and this City Council is desirous of proceeding with the proceedings for said annual levy.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Norco, California, does resolve, determine, and order as follows:

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

PUBLIC INTEREST

SECTION 2: That the public interest and convenience requires, and it is the intention of this City Council, to undertake proceedings for the annual levy and collection of special assessments for the continual maintenance of certain improvements, all to serve and benefit said District as said area is shown and delineated on a map as previously approved by this City Council and on file in the Office of the City Clerk, open to public inspection, and herein so referenced and made a part hereof, and proposed changes thereto are set forth in the "Report" of the Engineer, incorporated herein as a part hereof.

REPORT

SECTION 3: That the "Report" of the Engineer regarding the annual levy for said District, which "Report" is for maintenance for the Fiscal Year 2012-2013 is hereby approved and is directed to be filed in the Office of the City Clerk.

ASSESSMENT

SECTION 4: That the public interest and convenience requires, and it is the intention of this City Council to order the annual assessment levy for the District as set forth and described in said Engineer's "Report," and further it is determined to be in the best public interest and convenience to levy and collect annual assessments to pay the costs and expense of said maintenance and improvement as estimated in said "Report."

DESCRIPTION OF MAINTENANCE

SECTION 5: The assessments levied and collected shall be for the maintenance of certain landscaping and street lighting improvements, as set forth in the Engineer's "Report," referenced and so incorporated herein.

COUNTY AUDITOR

SECTION 6: The County Auditor shall enter on the County Assessment Roll the amount of the assessments, and shall collect said assessments at the time and in the same manner as County taxes are collected. After collection by the County, the net amount of the assessments, after the deduction of any compensation due to the County for collection, shall be paid to the Treasurer for purposes of paying for the costs and expenses of said District.

SPECIAL FUND

SECTION 7: That all monies collected shall be deposited in a special fund known as:

**"SPECIAL FUND, CITY OF NORCO
LANDSCAPING MAINTENANCE DISTRICT NO. 2 (WESTERN PACIFIC)"**

Payment shall be made out of said fund only for the purpose provided for in this Resolution, and in order to expedite the making of this maintenance and improvement, the City Council may transfer into said funds as it may deem necessary to expedite the proceedings. Any funds shall be repaid out of the proceeds of the assessments provided for in this Resolution.

BOUNDARIES OF DISTRICT

SECTION 8: Said contemplated maintenance work is, in the opinion of this City Council, of direct benefit to the properties within the boundaries of the District, and this City Council makes the costs and expenses of said maintenance chargeable upon a district, which district said City Council hereby declares to be the district benefited by said improvement said maintenance, and to be further assessed to pay the costs and expenses thereof. Said District shall include each and every parcel of land within the boundaries of said District, as said District is shown on a map as approved by this City Council and on file in the Office of the City Clerk, and so designated by the name of the District.

SECTION 9: NOTICE IS HEREBY GIVEN THAT ON JULY 18, 2012 AT THE HOUR OF 7 P.M., IN CITY COUNCIL CHAMBERS LOCATED AT 2870 CLARK AVENUE, NORCO, CALIFORNIA, IS THE TIME AND PLACE FIXED BY THE CITY COUNCIL FOR THE HEARING OF PROTESTS OR OBJECTIONS IN REFERENCE TO THE ANNUAL LEVY OF ASSESSMENTS, TO THE EXTENT OF THE MAINTENANCE, AND ANY OTHER MATTERS CONTAINED IN THIS RESOLUTION BY THOSE PROPERTY OWNERS AFFECTED HEREBY. ANY PERSONS WHO WISH TO OBJECT TO THE PROCEEDINGS SHOULD FILE A WRITTEN PROTEST WITH THE CITY CLERK PRIOR TO THE TIME SET AND SCHEDULED FOR SAID PUBLIC HEARING.

NOTICE

SECTION 10: The City Clerk is directed to publish this Resolution of Intention pursuant to Government Code Section 6061, said publication to be completed no later than ten days prior to the date set for the Public Hearing.

EFFECTIVE DATE

SECTION 11: This Resolution shall take effect immediately upon its adoption.

PROCEEDINGS INQUIRIES

SECTION 12: For any and all information relating to the proceedings, protest procedure, any documentation and/or information of a procedural or technical nature, your attention is directed to the below listed person at the local agency or department so designated:

Mr. Dominic C. Milano, City Engineer
CITY OF NORCO
2870 Clark Avenue
Norco, California 92860

PASSED AND ADOPTED by the City Council of the City of Norco at a regular meeting held on June 20, 2012.

Mayor of the City of Norco, California

ATTEST:

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

I, BRENDA K. JACOBS, City Clerk of the City of Norco, California, do hereby certify that the foregoing Resolution was adopted by the City Council of the City of Norco, California, at a regular meeting thereof held on June 20, 2012, by the following vote of the City Council:

AYES:
NOES:
ABSENT:
ABSTAIN:

Resolution No. 2012-____, Western Pacific
Page 5
June 20, 2012

IN WITNESS WHEREOF, I have hereunto set my hand affixed the official seal of
the City of Norco, California, held on June 20, 2012.

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

/wrt-81350

RESOLUTION NO. 2012-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORCO, CALIFORNIA, DECLARING CITY'S INTENTION TO PROVIDE FOR AN ANNUAL LEVY AND COLLECTION OF ASSESSMENTS FOR CERTAIN MAINTENANCE IN AN EXISTING DISTRICT, AND SETTING A TIME AND PLACE FOR THE PUBLIC HEARING.

WHEREAS, the City Council of the City of Norco, California, desires to continue a Landscaping Maintenance District pursuant to the terms and provisions of the "Landscaping and Street Lighting Act of 1972," being Division 15, Part 2 of the Streets and Highways Code of the State of California, known and designated as:

CITY OF NORCO LANDSCAPING MAINTENANCE DISTRICT NO. 3 (CENTEX)

(hereinafter referred to as the "District"); and

WHEREAS, at this time, this City Council is desirous to provide for the annual levy of assessments for the territory within the District for the next ensuing fiscal year, to provide for the costs and expenses necessary for continual maintenance of improvements within said District; and

WHEREAS, at this time there has been presented and approved this City Council, the Engineer's "Report" as required by law, and this City Council is desirous of proceeding with the proceedings for said annual levy.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Norco, California, does resolve, determine, and order as follows:

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

PUBLIC INTEREST

SECTION 2: That the public interest and convenience requires, and it is the intention of this City Council, to undertake proceedings for the annual levy and collection of special assessments for the continual maintenance of certain improvements, all to serve and benefit said District as said area is shown and delineated on a map as previously approved by this City Council and on file in the Office of the City Clerk, open to public inspection, and herein so referenced and made a part hereof, and proposed changes thereto are set forth in the "Report" of the Engineer, incorporated herein as a part hereof.

REPORT

SECTION 3: That the "Report" of the Engineer regarding the annual levy for said District, which "Report" is for maintenance for the Fiscal Year 2012-2013 is hereby approved and is directed to be filed in the Office of the City Clerk.

ASSESSMENT

SECTION 4: That the public interest and convenience requires, and it is the intention of this City Council to order the annual assessment levy for the District as set forth and described in said Engineer's "Report," and further it is determined to be in the best public interest and convenience to levy and collect annual assessments to pay the costs and expense of said maintenance and improvement as estimated in said "Report."

DESCRIPTION OF MAINTENANCE

SECTION 5: The assessments levied and collected shall be for the maintenance of certain landscaping and street lighting improvements, as set forth in the Engineer's "Report," referenced and so incorporated herein.

COUNTY AUDITOR

SECTION 6: The County Auditor shall enter on the County Assessment Roll the amount of the assessments, and shall collect said assessments at the time and in the same manner as County taxes are collected. After collection by the County, the net amount of the assessments, after the deduction of any compensation due to the County for collection, shall be paid to the Treasurer for purposes of paying for the costs and expenses of said District.

SPECIAL FUND

SECTION 7: That all monies collected shall be deposited in a special fund known as:

**"SPECIAL FUND, CITY OF NORCO
LANDSCAPING MAINTENANCE DISTRICT NO. 3 (CENTEX)"**

Payment shall be made out of said fund only for the purpose provided for in this Resolution, and in order to expedite the making of this maintenance and improvement, the City Council may transfer into said funds as it may deem necessary to expedite the proceedings. Any funds shall be repaid out of the proceeds of the assessments provided for in this Resolution.

BOUNDARIES OF DISTRICT

SECTION 8: Said contemplated maintenance work is, in the opinion of this City Council, of direct benefit to the properties within the boundaries of the District, and this City Council makes the costs and expenses of said maintenance chargeable upon a district, which district said City Council hereby declares to be the district benefited by said improvement said maintenance, and to be further assessed to pay the costs and expenses thereof. Said District shall include each and every parcel of land within the boundaries of said District, as said District is shown on a map as approved by this City Council and on file in the Office of the City Clerk, and so designated by the name of the District.

SECTION 9: NOTICE IS HEREBY GIVEN THAT ON JULY 18, 2012 AT THE HOUR OF 7 P.M., IN CITY COUNCIL CHAMBERS LOCATED AT 2870 CLARK AVENUE, NORCO, CALIFORNIA, IS THE TIME AND PLACE FIXED BY THE CITY COUNCIL FOR THE HEARING OF PROTESTS OR OBJECTIONS IN REFERENCE TO THE ANNUAL LEVY OF ASSESSMENTS, TO THE EXTENT OF THE MAINTENANCE, AND ANY OTHER MATTERS CONTAINED IN THIS RESOLUTION BY THOSE PROPERTY OWNERS AFFECTED HEREBY. ANY PERSONS WHO WISH TO OBJECT TO THE PROCEEDINGS SHOULD FILE A WRITTEN PROTEST WITH THE CITY CLERK PRIOR TO THE TIME SET AND SCHEDULED FOR SAID PUBLIC HEARING.

NOTICE

SECTION 10: The City Clerk is directed to publish this Resolution of Intention pursuant to Government Code Section 6061, said publication to be completed no later than ten days prior to the date set for the Public Hearing.

EFFECTIVE DATE

SECTION 11: This Resolution shall take effect immediately upon its adoption.

PROCEEDINGS INQUIRIES

SECTION 12: For any and all information relating to the proceedings, protest procedure, any documentation and/or information of a procedural or technical nature, your attention is directed to the below listed person at the local agency or department so designated:

Mr. Dominic C. Milano, City Engineer
CITY OF NORCO
2870 Clark Avenue
Norco, California 92860

PASSED AND ADOPTED by the City Council of the City of Norco at a regular meeting held on June 20, 2012.

Mayor of the City of Norco, California

ATTEST:

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

I, BRENDA K. JACOBS, City Clerk of the City of Norco, California, do hereby certify that the foregoing Resolution was adopted by the City Council of the City of Norco, California, at a regular meeting thereof held on June 20, 2012, by the following vote of the City Council:

AYES:
NOES:
ABSENT:
ABSTAIN:

Resolution No. 2012-____, Centex
Page 5
June 20, 2012

IN WITNESS WHEREOF, I have hereunto set my hand affixed the official seal of
the City of Norco, California, held on June 20, 2012.

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

/wrt-81351

RESOLUTION NO. 2012-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORCO, CALIFORNIA, DECLARING CITY'S INTENTION TO PROVIDE FOR AN ANNUAL LEVY AND COLLECTION OF ASSESSMENTS FOR CERTAIN MAINTENANCE IN AN EXISTING DISTRICT, AND SETTING A TIME AND PLACE FOR THE PUBLIC HEARING.

WHEREAS, the City Council of the City of Norco, California, desires to continue a Landscaping Maintenance District pursuant to the terms and provisions of the "Landscaping and Street Lighting Act of 1972," being Division 15, Part 2 of the Streets and Highways Code of the State of California, known and designated as:

CITY OF NORCO LANDSCAPING MAINTENANCE DISTRICT NO. 4 (NORCO RIDGE RANCH)

(hereinafter referred to as the "District"); and

WHEREAS, at this time, this City Council is desirous to provide for the annual levy of assessments for the territory within the District for the next ensuing fiscal year, to provide for the costs and expenses necessary for continual maintenance of improvements within said District; and

WHEREAS, at this time there has been presented and approved this City Council, the Engineer's "Report" as required by law, and this City Council is desirous of proceeding with the proceedings for said annual levy.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Norco, California, does resolve, determine, and order as follows:

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

PUBLIC INTEREST

SECTION 2: That the public interest and convenience requires, and it is the intention of this City Council, to undertake proceedings for the annual levy and collection of special assessments for the continual maintenance of certain improvements, all to serve and benefit said District as said area is shown and delineated on a map as previously approved by this City Council and on file in the Office of the City Clerk, open to public inspection, and herein so referenced and made a part hereof, and proposed changes thereto are set forth in the "Report" of the Engineer, incorporated herein as a part hereof.

REPORT

SECTION 3: That the "Report" of the Engineer regarding the annual levy for said District, which "Report" is for maintenance for the Fiscal Year 2012-2013 is hereby approved and is directed to be filed in the Office of the City Clerk.

ASSESSMENT

SECTION 4: That the public interest and convenience requires, and it is the intention of this City Council to order the annual assessment levy for the District as set forth and described in said Engineer's "Report," and further it is determined to be in the best public interest and convenience to levy and collect annual assessments to pay the costs and expense of said maintenance and improvement as estimated in said "Report."

DESCRIPTION OF MAINTENANCE

SECTION 5: The assessments levied and collected shall be for the maintenance of certain landscaping and street lighting improvements, as set forth in the Engineer's "Report," referenced and so incorporated herein.

COUNTY AUDITOR

SECTION 6: The County Auditor shall enter on the County Assessment Roll the amount of the assessments, and shall collect said assessments at the time and in the same manner as County taxes are collected. After collection by the County, the net amount of the assessments, after the deduction of any compensation due to the County for collection, shall be paid to the Treasurer for purposes of paying for the costs and expenses of said District.

SPECIAL FUND

SECTION 7: That all monies collected shall be deposited in a special fund known as:

**"SPECIAL FUND, CITY OF NORCO
LANDSCAPING MAINTENANCE DISTRICT NO. 4 (NORCO RIDGE RANCH)"**

Payment shall be made out of said fund only for the purpose provided for in this Resolution, and in order to expedite the making of this maintenance and improvement, the City Council may transfer into said funds as it may deem necessary to expedite the proceedings. Any funds shall be repaid out of the proceeds of the assessments provided for in this Resolution.

BOUNDARIES OF DISTRICT

SECTION 8: Said contemplated maintenance work is, in the opinion of this City Council, of direct benefit to the properties within the boundaries of the District, and this City Council makes the costs and expenses of said maintenance chargeable upon a district, which district said City Council hereby declares to be the district benefited by said improvement said maintenance, and to be further assessed to pay the costs and expenses thereof. Said District shall include each and every parcel of land within the boundaries of said District, as said District is shown on a map as approved by this City Council and on file in the Office of the City Clerk, and so designated by the name of the District.

SECTION 9: NOTICE IS HEREBY GIVEN THAT ON JULY 18, 2012 AT THE HOUR OF 7 P.M., IN CITY COUNCIL CHAMBERS LOCATED AT 2870 CLARK AVENUE, NORCO, CALIFORNIA, IS THE TIME AND PLACE FIXED BY THE CITY COUNCIL FOR THE HEARING OF PROTESTS OR OBJECTIONS IN REFERENCE TO THE ANNUAL LEVY OF ASSESSMENTS, TO THE EXTENT OF THE MAINTENANCE, AND ANY OTHER MATTERS CONTAINED IN THIS RESOLUTION BY THOSE PROPERTY OWNERS AFFECTED HEREBY. ANY PERSONS WHO WISH TO OBJECT TO THE PROCEEDINGS SHOULD FILE A WRITTEN PROTEST WITH THE CITY CLERK PRIOR TO THE TIME SET AND SCHEDULED FOR SAID PUBLIC HEARING.

NOTICE

SECTION 10: The City Clerk is directed to publish this Resolution of Intention pursuant to Government Code Section 6061, said publication to be completed no later than ten days prior to the date set for the Public Hearing.

EFFECTIVE DATE

SECTION 11: This Resolution shall take effect immediately upon its adoption.

PROCEEDINGS INQUIRIES

SECTION 12: For any and all information relating to the proceedings, protest procedure, any documentation and/or information of a procedural or technical nature, your attention is directed to the below listed person at the local agency or department so designated:

Mr. Dominic C. Milano, City Engineer
CITY OF NORCO
2870 Clark Avenue
Norco, California 92860

PASSED AND ADOPTED by the City Council of the City of Norco at a regular meeting held on June 20, 2012.

Mayor of the City of Norco, California

ATTEST:

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

I, BRENDA K. JACOBS, City Clerk of the City of Norco, California, do hereby certify that the foregoing Resolution was adopted by the City Council of the City of Norco, California, at a regular meeting thereof held on June 20, 2012, by the following vote of the City Council:

AYES:
NOES:
ABSENT:
ABSTAIN:

Resolution No. 2012-____, Norco Ridge Ranch
Page 5
June 20, 2012

IN WITNESS WHEREOF, I have hereunto set my hand affixed the official seal of
the City of Norco, California, held on June 20, 2012.

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

/wrt-81352

RESOLUTION NO. 2012-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORCO, CALIFORNIA, DECLARING CITY'S INTENTION TO PROVIDE FOR AN ANNUAL LEVY AND COLLECTION OF ASSESSMENTS FOR CERTAIN MAINTENANCE IN AN EXISTING DISTRICT, AND SETTING A TIME AND PLACE FOR THE PUBLIC HEARING.

WHEREAS, the City Council of the City of Norco, California, desires to continue a Landscaping Maintenance District pursuant to the terms and provisions of the "Landscaping and Street Lighting Act of 1972," being Division 15, Part 2 of the Streets and Highways Code of the State of California, known and designated as:

CITY OF NORCO LANDSCAPING MAINTENANCE DISTRICT NO. 5 (HAWK'S CREST)

(hereinafter referred to as the "District"); and

WHEREAS, at this time, this City Council is desirous to provide for the annual levy of assessments for the territory within the District for the next ensuing fiscal year, to provide for the costs and expenses necessary for continual maintenance of improvements within said District; and

WHEREAS, at this time there has been presented and approved this City Council, the Engineer's "Report" as required by law, and this City Council is desirous of proceeding with the proceedings for said annual levy.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Norco, California, does resolve, determine, and order as follows:

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

PUBLIC INTEREST

SECTION 2: That the public interest and convenience requires, and it is the intention of this City Council, to undertake proceedings for the annual levy and collection of special assessments for the continual maintenance of certain improvements, all to serve and benefit said District as said area is shown and delineated on a map as previously approved by this City Council and on file in the Office of the City Clerk, open to public inspection, and herein so referenced and made a part hereof, and proposed changes thereto are set forth in the "Report" of the Engineer, incorporated herein as a part hereof.

REPORT

SECTION 3: That the "Report" of the Engineer regarding the annual levy for said District, which "Report" is for maintenance for the Fiscal Year 2012-2013 is hereby approved and is directed to be filed in the Office of the City Clerk.

ASSESSMENT

SECTION 4: That the public interest and convenience requires, and it is the intention of this City Council to order the annual assessment levy for the District as set forth and described in said Engineer's "Report," and further it is determined to be in the best public interest and convenience to levy and collect annual assessments to pay the costs and expense of said maintenance and improvement as estimated in said "Report."

DESCRIPTION OF MAINTENANCE

SECTION 5: The assessments levied and collected shall be for the maintenance of certain landscaping and street lighting improvements, as set forth in the Engineer's "Report," referenced and so incorporated herein.

COUNTY AUDITOR

SECTION 6: The County Auditor shall enter on the County Assessment Roll the amount of the assessments, and shall collect said assessments at the time and in the same manner as County taxes are collected. After collection by the County, the net amount of the assessments, after the deduction of any compensation due to the County for collection, shall be paid to the Treasurer for purposes of paying for the costs and expenses of said District.

SPECIAL FUND

SECTION 7: That all monies collected shall be deposited in a special fund known as:

**"SPECIAL FUND, CITY OF NORCO
LANDSCAPING MAINTENANCE DISTRICT NO. 5 (HAWK'S CREST)"**

Payment shall be made out of said fund only for the purpose provided for in this Resolution, and in order to expedite the making of this maintenance and improvement, the City Council may transfer into said funds as it may deem necessary to expedite the proceedings. Any funds shall be repaid out of the proceeds of the assessments provided for in this Resolution.

BOUNDARIES OF DISTRICT

SECTION 8: Said contemplated maintenance work is, in the opinion of this City Council, of direct benefit to the properties within the boundaries of the District, and this City Council makes the costs and expenses of said maintenance chargeable upon a district, which district said City Council hereby declares to be the district benefited by said improvement said maintenance, and to be further assessed to pay the costs and expenses thereof. Said District shall include each and every parcel of land within the boundaries of said District, as said District is shown on a map as approved by this City Council and on file in the Office of the City Clerk, and so designated by the name of the District.

SECTION 9: NOTICE IS HEREBY GIVEN THAT ON JULY 18, 2012 AT THE HOUR OF 7 P.M., IN CITY COUNCIL CHAMBERS LOCATED AT 2870 CLARK AVENUE, NORCO, CALIFORNIA, IS THE TIME AND PLACE FIXED BY THE CITY COUNCIL FOR THE HEARING OF PROTESTS OR OBJECTIONS IN REFERENCE TO THE ANNUAL LEVY OF ASSESSMENTS, TO THE EXTENT OF THE MAINTENANCE, AND ANY OTHER MATTERS CONTAINED IN THIS RESOLUTION BY THOSE PROPERTY OWNERS AFFECTED HEREBY. ANY PERSONS WHO WISH TO OBJECT TO THE PROCEEDINGS SHOULD FILE A WRITTEN PROTEST WITH THE CITY CLERK PRIOR TO THE TIME SET AND SCHEDULED FOR SAID PUBLIC HEARING.

NOTICE

SECTION 10: The City Clerk is directed to publish this Resolution of Intention pursuant to Government Code Section 6061, said publication to be completed no later than ten days prior to the date set for the Public Hearing.

EFFECTIVE DATE

SECTION 11: This Resolution shall take effect immediately upon its adoption.

Resolution No. 2012-____, Hawk's Crest
Page 4
June 20, 2012

PROCEEDINGS INQUIRIES

SECTION 12: For any and all information relating to the proceedings, protest procedure, any documentation and/or information of a procedural or technical nature, your attention is directed to the below listed person at the local agency or department so designated:

Mr. Dominic C. Milano, City Engineer
CITY OF NORCO
2870 Clark Avenue
Norco, California 92860

PASSED AND ADOPTED by the City Council of the City of Norco at a regular meeting held on June 20, 2012.

Mayor of the City of Norco, California

ATTEST:

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

I, BRENDA K. JACOBS, City Clerk of the City of Norco, California, do hereby certify that the foregoing Resolution was adopted by the City Council of the City of Norco, California, at a regular meeting thereof held on June 20, 2012, by the following vote of the City Council:

AYES:
NOES:
ABSENT:
ABSTAIN:

Resolution No. 2012-____, Hawk's Crest
Page 5
June 20, 2012

IN WITNESS WHEREOF, I have hereunto set my hand affixed the official seal of
the City of Norco, California, held on June 20, 2012.

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

/wrt-81341

CITY OF NORCO STAFF REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Beth Groves, City Manager 

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

DATE: June 20, 2012

SUBJECT: Request to Extend the Building and Safety Plan Examination Professional Services Agreement

RECOMMENDATION: That City Council approves the requested extension of a Professional Building and Safety Plan Examination Service Agreement with Willdan Engineering, through June 30, 2013.

SUMMARY: Willdan Engineering has agreed to extend the term of the Professional Building and Safety Plan Examination Service Agreement for an additional twelve month period through June 30, 2013. The contract agreement between the City of Norco and Willdan Engineering provides the terms and conditions, scope of work and fee schedule for the performance of professional building and safety plans examination services.

BACKGROUND/ANALYSIS: On January 18, 2012, the City and Willdan Engineering entered into a non-exclusive agreement to perform building plan examinations and review for structural, plumbing, mechanical and electrical codes pursuant to City and State regulations through June 30, 2012. The contract agreement provides the terms and conditions, scope of work and fee schedule for the performance of professional building and safety plans examination services.

Willdan Engineering also has the ability to provide fire prevention plan review, special inspections, surveying, construction management, engineering and Building Official services if required.

Staff has been satisfied with the performance of Willdan Engineering and would recommend that the City Council authorize the contract extension. The existing agreement provides the City or the contractor the right to terminate the contract with proper notice.

FINANCIAL IMPACT: Contract plan examination paid by Developer plan check fees.

/wrt-81326

Attachments: Contract Renewal Letter – Hourly Rate Schedule

May 24, 2012

Mr. Bill Thompson
City of Norco
Building Department
2870 Clark
Norco, CA 92860

Subject: Contract Renewal

Dear Mr. Thompson:

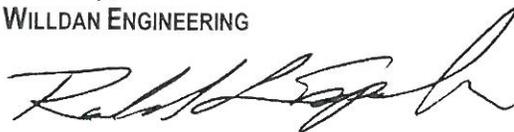
Willdan is looking forward to continuing to provide Building and Safety plan review services to the City of Norco. Percent of fee plan review rates shall continue as follows:

- **Fifty percent** (50%) for projects with a valuation greater than \$10 million
- **Fifty-five percent** (55%) for projects with a valuation greater than \$5 million
- **Sixty-five percent** (65%) for projects with a valuation greater than \$1million
- **Seventy** (70%) for projects with a valuation greater than \$50,000

Plan review for projects with a valuation less than \$50,000 and fire prevention plan review will be performed for an hourly rate as per the attached Schedule of Hourly Rates dated July 2006.

Please feel free to contact me at 909.386.0204 should you have any questions or need additional information.

Sincerely,
WILLDAN ENGINEERING



Ronald L. Espalin, PE
Director of Building and Safety

Schedule of Hourly Rates

July 1, 2006

ENGINEERING

City Engineer	160.00
Project Manager	160.00
Supervising Engineer	145.00
Senior Engineer	130.00
Senior Design Manager	130.00
Design Manager	120.00
Associate Engineer	120.00
Senior Designer	115.00
Senior Design Engineer II	115.00
Senior Design Engineer I	110.00
Designer II	105.00
Designer I	100.00
Design Engineer II	105.00
Design Engineer I	100.00
Senior Drafter	95.00
Drafter II	85.00
Drafter I	80.00
Technical Aide	70.00

CONSTRUCTION MANAGEMENT

Project Manager	160.00
Senior Construction Manager	140.00
Construction Manager	130.00
Assistant Construction Manager	110.00
Utility Coordinator	115.00
Supervising Public Works Observer	115.00
Senior Public Works Observer	100.00
Public Works Observer	**85.00 /100.00
Assistant Public Works Observer	**80.00 /100.00
Labor Compliance Manager	110.00
Labor Compliance Specialist	85.00

SURVEYING

Supervisor - Survey & Mapping	145.00
Senior Survey Analyst	115.00
Senior Calculator	110.00
Calculator II	100.00
Calculator I	90.00
Survey Analyst II	105.00
Survey Analyst I	90.00
Survey Party Chief	105.00
Field Party (One)	155.00
Field Party (Two)	205.00
Field Party (Three)	255.00

LANDSCAPE ARCHITECTURE

Principal Landscape Architect	135.00
Senior Landscape Architect	115.00
Associate Landscape Architect	105.00
Assistant Landscape Architect	90.00

BUILDING AND SAFETY

Building Official	135.00
Plan Check Engineer	125.00
Deputy Building Official	125.00
Inspector of Record	125.00
Senior Plans Examiner	115.00
Supervising Building Inspector	115.00
Plans Examiner	105.00
Senior Building Inspector	105.00
Supervisor Code Enforcement	105.00
Building Inspector	**95.00 /100.00
Supervising Construction Permit Specialist	95.00
Senior Construction Permit Specialist	90.00
Senior Code Enforcement Officer	85.00
Assistant Building Inspector	**85.00 /100.00
Code Enforcement Officer	70.00
Construction Permit Specialist	75.00
Assistant Construction Permit Specialist	65.00
Plans Examiner Aide	65.00
Assistant Code Enforcement Officer	60.00

PLANNING

Principal Planner	135.00
Principal Community Development Planner	135.00
Senior Planner	120.00
Senior Community Development Planner	120.00
Associate Planner	105.00
Associate Community Development Planner	105.00
Assistant Community Development Planner	95.00
Assistant Planner	95.00
Planning Technician	75.00
Community Development Technician	75.00

ADMINISTRATIVE

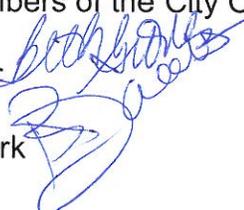
Computer Data Entry	55.00
Clerical	55.00
Word Processing	55.00
Personal Computer Time	20.00

**Prevailing Wage Project, Use \$100.00/Hour

Additional billing classifications may be added to the above listing during the year as new positions are created. Consultation in connection with litigation and court appearances will be quoted separately. The above schedule is for straight time. Overtime will be charged at 1.25 times, and Sundays and holidays, 1.70 times the standard rates. Blueprinting, reproduction, messenger services, and printing will be invoiced at cost plus fifteen percent (15%). A subconsultant management fee of fifteen percent (15%) will be added to the direct cost of all subconsultant services to provide for the cost of administration, consultation, and coordination.

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: June 20, 2012

SUBJECT: **Ordinance No. 951, Second Reading.** Zone Code Amendment 2012-02: A Proposal to Amend Title 18, Chapter 18.23 of the Norco Municipal Code to allow Hotels, Motels and Bed and Breakfasts in the C-4 (Commercial) Zone through a Conditional Use Permit

RECOMMENDATION: Adopt **Ordinance No. 951** for second reading.

SUMMARY: The first reading of Ordinance No. 951 was held on June 6, 2012 and was adopted by the City Council with a 4-1 (Sullivan Absent) vote. The C-4 zone does not currently allow hotels, motels or bed and breakfast inns even though the uses were previously allowed in the Sixth Street Revitalization Specific Plan. Zone Code Amendment 2012-02 will add these as permitted uses again in the C-4 zone upon approval of a conditional use permit and only for the portion of Sixth Street west of Center Avenue.

/bj-81303

Attachment: Ordinance No. 951

ORDINANCE NO. 951

A ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORCO APPROVING AN AMENDMENT TO TITLE 18, CHAPTER 18.23 WITH ANY RELATED CROSS-REFERENCES IN OTHER CHAPTERS AS NEEDED TO AMEND PROVISIONS TO ADD HOTELS, MOTELS, AND BED AND BREAKFASTS AS ALLOWED USES IN THE C-4 (COMMERCIAL) ZONE WITH A CONDITIONAL USE PERMIT. ZONE CODE AMENDMENT 2012-02

WHEREAS, the City initiated Zone Code Amendment 2012-02, an amendment to Norco Municipal Code Title 18, amending Chapter 18.23; and

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

WHEREAS, the Zone Code Amendment was scheduled for public hearing on May 9, 2012 on or about 7 p.m. in the Council Chambers at 2820 Clark Avenue, Norco, California 92860; and

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

WHEREAS, based on findings of fact, the Planning Commission adopted Resolution 2012-28 recommending to the City Council that Zone Code Amendment 2012-02 be approved for reasons set forth in said Resolution; and

WHEREAS, hearing of said Zone Code Amendment was duly noticed and scheduled for public hearing by the City Council at its meeting of June 6, 2012 on or about 7 p.m. in the Council Chambers of the Norco City Hall, 2820 Clark Avenue, Norco, California, 92860; and

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

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

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

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

Section 18.23.04 Permitted Uses.

18.23.04 Permitted Uses.

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.

(1) Administrative and Professional Offices. Activities include, but are not limited to:

- (a) Data storage*
- (b) Financial records*
- (c) Auditing centers*
- (d) Architects*
- (e) Lawyers*
- (f) Insurance sales and claims offices*
- (g) Real estate offices*
- (h) Financial planners*
- (i) Accountants and bookkeepers offices.*

(2) Animal Care. Activities include, but are not limited to:

- (a) Grooming*
- (b) Animal care treatment*
- (c) Boarding services for large and small animals*
- (d) Veterinary services and animal clinics*
- (e) Large and small animal hospitals*

(3) Building Maintenance Services. Activities typically include, but are not limited to:

- (a) Custodial services*
- (b) Window cleaning services*
- (c) Disinfecting and exterminating services*
- (d) Janitorial services*

(4) Building Supplies and Sales. Activities typically include, but are not limited to:

- (a) The retail sale or rental from the premises of goods and equipment, including paint, glass, hardware, fixtures, electrical supplies, yard and garden supplies*
- (a) Lumber stores*
- (b) Hardware stores*
- (c) Building materials, such as brick, block, masonry, sand, and gravel*
- (d) Ancillary rental of trucks*

(5) Business Printing Services.

(6) Business Supply Retail and Services. Activities typically include, but are not limited to:

- (a) Retail sales
- (b) Rental or repair from the premises of office equipment, office supplies and similar office goods

(7) Business Support Services. Activities typically include, but are not limited to:

- (a) Firms rather than individuals of a clerical, employment, or minor processing nature, including bookkeeping and medical transcribing, multi-copy and blue-print services
- (b) Dispatch and office support services for the operation of taxicab/vehicles for hire businesses. This does not include the storage, staging, standing, or parking of company vehicles on site (Ord. 872, January 2007)

(8) Child Care Homes and Facilities. Activities typically include, but are not limited to: (Ref. Section. 18.23.08)

- (a) Daytime non-medical care and supervision of children or seniors in an appropriate environment. Typical uses include:
 - (a) Family home day care infant centers
 - (b) Preschools
 - (c) Extended child care facilities

(9) Convenience Sales. Activities typically include, but are not limited to:

- (a) Convenience markets
- (b) Drug stores
- (c) Beauty and barber shops
- (d) Dry cleaning establishments

(10) Eating and Drinking Establishments. Activities typically include, but are not limited to: (Ref. Section 18.23.08)

- (a) Restaurants
- (b) Donut shops
- (c) Coffee sales

(11) Entertainment/Recreation. Specific entertainment/recreation use types include: (Ref. Section 18.23.08)

- (a) Amusement Center. Public places of amusement or business in which four or more coin-operated amusement devices are installed.
- (b) Clubs and Lodges. Predominantly halls and meeting facilities for fraternal organizations. Typical groups include Elk and Moose.

- (c) *Indoor Sports and Recreation. Typical uses include:*
 - (1) *Bowling alleys*
 - (2) *Billiard parlors*
 - (3) *Ice and roller skate rinks*
 - (4) *Indoor basketball and racquetball courts*
 - (5) *Sale of prepared foods and beverages is permitted ancillary to the primary sports and recreational character of the use.*
- (d) *Outdoor Sports and Recreation. Typical uses:*
 - (1) *Tennis courts*
 - (2) *Batting cages*
 - (3) *Equestrian riding rings*
 - (4) *Miniature golf*
 - (5) *Athletic education*
 - (6) *Athletic practice facilities*
 - (7) *Sale of prepared foods and beverages is permitted ancillary to the primary use*

(12) *Equestrian and Agricultural Supplies and Services. Uses typically include, but are not limited to:*

- (a) *Feed and grain stores*
- (b) *Retail saddle/tack shops*

(13) *Financial Institutions. Uses typically include, but are not limited to:*

- (a) *Banks*
- (b) *Savings and loans*
- (c) *Credit unions*

(14) *Food and Beverage Sales. Uses typically include:*

- (a) *Markets*
- (b) *Mini-markets*
- (c) *Liquor stores*
- (d) *Retail bakeries*

(15) *Health Care Services: Does not include facilities for in-patient treatment.*

(16) *Newsstands.*

(17) *Nurseries.*

(18) *Personal Services and Sales. Uses typically include:*

- (a) *Beauty and barber shops*
- (b) *Florist shops*
- (c) *Photography studios*
- (d) *Apparel laundering and dry cleaning agencies*

- (e) *Contract post offices*
- (f) *Travel agencies*

(19) *Artcrafts. Uses typically include, but are not limited to:*

- (a) *Restoration and repair of antiques*
- (b) *Artists studios (including painting and sculpting)*
- (c) *Basket making*
- (d) *Blacksmithing*
- (e) *Candle making*
- (f) *Cartoon and animation*
- (g) *Book restoration and custom binding*
- (h) *Ceramics and pottery*
- (i) *Production of glass crystal figures, glass art, and stained glass*
- (j) *Custom jewelry design and manufacturing*
- (k) *Metal engraving*
- (l) *Manufacture and repair of musical instruments*
- (m) *Photography studios*
- (n) *Picture mounting and framing*
- (o) *Leather goods, including custom shoe making*
- (p) *Ornamental iron*
- (q) *Silk screen production*
- (r) *Taxidermy*
- (s) *Textile weaving by hand looms*
- (t) *Watch and clock making*
- (u) *Woodcarving*
- (v) *Custom furniture*

(20) *Civic Use Types*

- (a) *Civic Administration. Activities typically include, but are not limited to:*
 - (1) *Public and private post offices and mail processing*
 - (2) *Management, administration, or clerical services performed by public, quasi-public, and utility agencies*
- (b) *Cultural Facilities. Activities typically include:*
 - (1) *Museums and art galleries*
 - (2) *Public and private libraries*
 - (3) *Public and private observatories*
 - (4) *Facilities for the performing arts*
- (c) *Education Facilities. Activities typically include:*
 - (1) *Public or private instruction required to be taught by the California Education Code*
 - (2) *Vocational instruction*
 - (3) *Music, art, or dance instruction in a classroom or studio setting*
- (d) *Flood Control/Utility Corridor.*

- (e) *Public Assembly.*
 - (1) *Parks, gardens, and passive open space areas*
 - (2) *Public and semi-public playgrounds and playing fields and active use recreation areas*
 - (3) *Public meeting halls, gymnasiums and youth and community centers*
 - (4) *Public parking lots*
 - (5) *Equestrian staging areas*
- (f) *Religious Assembly.*

(21) *Ancillary and Accessory Uses.*

- (a) *Animal Keeping at a lawfully existing or legal non-conforming use. (Ord. 802, 2003; Added by Ord. 539 Sec. 1 (part), 1985)*

18.23.06 *Uses or Structures Permitted by Conditional Use Permit.*

- (1) *Drive-in/Drive-Through Facilities. (Ref. Section 18.23.08)*
- (2) *Building Contractors Offices and Storage Yards. Activities typically include, but are not limited to: (Ref. Section 18.23.08)*
 - (a) *Offices*
 - (b) *Storage of equipment, materials, vehicles and contractors supplies (Ord. 802, 2003; Added by Ord. 539 Sec. 1 (part), 1985)*

(3) *Hospitality Uses (west of Center Street only)*

- (a)** *Hotels (interior room entrance)*
- (b)** *Motels (exterior room entrance)*
- (c)** *Bed and breakfast inns. A bed and breakfast inn is subject to the following definitions and requirements:*
 - (1)** *Can only be applied to structures classified as a single-family residence in the C-4 zone at the time of the adoption of Ordinance _____.*
 - (2)** *Requires residency by the operator with no more than 10 rooms available and advertised for tourist-related overnight stays in addition to the operators residence rooms.*
 - (3)** *Length of stay shall not exceed 14 consecutive overnight stays.*

18.23.16 Height.

The maximum height of any building or structure shall not exceed 35 feet **unless as otherwise regulated in this section. Hotels, motels, and bed and breakfasts are subject to the following additional height allowances and restrictions:**

(1) Within a setback area of the lesser of either 20 feet or 50% of the lot width or depth from a property line abutting an A-1 zone the height of a hotel, motel, or bed and breakfast or accessory structure thereto, shall not exceed 25 feet.

(2) Upon approval of a conditional use permit the maximum height for any hotel, motel, or bed and breakfast building, or accessory structure thereto, may be increased above the maximum allowed height, if already having received approval of architectural compatibility, for on-site and surrounding sites, by the Architectural Review subcommittee.

(3) For any structure over 50 feet high, the height of the structure cannot be more than 20 percent of the lot width adjacent to a public street.

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 June 20, 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 June 6, 2012 and thereafter at a regular meeting of said City Council duly held on June 20, 2012, it was duly passed and adopted by the following vote of the City Council:

AYES:
NOES:
ABSENT:
ABSTAIN:

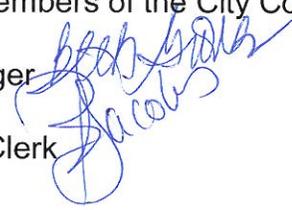
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Norco, California, on June 20, 2012.

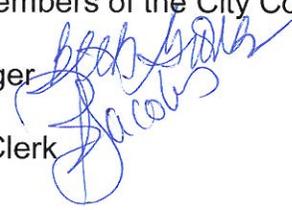
Brenda K. Jacobs, City Clerk
City of Norco, California

/sk-81209

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: June 20, 2012

SUBJECT: **Ordinance No. 952, Second Reading.** Zone Code Amendment 2012-03. A City-Initiated Clarifying Amendment to Chapter 18.13 of the Norco Municipal Code Regarding Additional Animals in the A-1 (Agricultural-Low Density) Zone

RECOMMENDATION: Adopt **Ordinance No. 952** for second reading.

SUMMARY: The first reading of Ordinance No. 952 was held on June 6, 2012 and was adopted by the City Council with a 4-1 (Sullivan Absent) vote.

This is a clarifying amendment to the Zoning Code to reflect action that was taken in 2003, recommended for approval by the Planning Commission, and intended for approval by the City Council but which did not get reflected in the actual change to the text in the Municipal Code. The Zone Code Amendment in 2003 was to allow for an increase in the number of allowed animals, including animal rescues, upon approval of a conditional use permit. The text change to the Zoning Code did not establish that procedure as intended.

/bj-81304

Attachment: Ordinance No. 952

ORDINANCE NO. 952

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORCO, CALIFORNIA CLARIFYING TEXT OF THE NORCO MUNICIPAL CODE TITLE 18 "ZONING" TO REFLECT PROVISIONS FOR INCREASING THE NUMBER OF ANIMALS WITH A CONDITIONAL USE PERMIT IN THE A-1 ZONE (AGRICULTURAL LOW DENSITY) AS RECOMMENDED BY PLANNING COMMISSION RESOLUTION 2003-49 AND AS INTENDED FOR APPROVAL BY THE CITY COUNCIL SEPTEMBER 2, 2003. ZONE CODE AMENDMENT 2012-03

WHEREAS, the City of Norco initiated Zone Code Amendment 2012-03, a clarifying amendment to Chapter 18.13, Section 18.13.08 "Uses Which may be Permitted by Conditional Use Permit" regarding the procedure to increase the allowed number of animals with a conditional use permit in the A-1 zone as recommended by the Planning Commission with Resolution 2003-49 and as intended for approval by the City Council with the adoption of Ordinance 812; and

WHEREAS, Zone Code Amendment 2003-02 was duly submitted to the City of Norco Planning Commission for decision at a public hearing for which proper notice was given; and

WHEREAS, said Zone Code Amendment was scheduled for public hearing on the 30th day of July 2003 on or about 7 p.m. in the City Council Chambers, 2820 Clark Avenue, Norco, California; and

WHEREAS, at the hearing the Planning Commission held a public hearing and did receive both oral and written testimony pertaining to said Zone Code Amendment; and

WHEREAS, based on the information and testimony received, the Planning Commission adopted Resolution 2003-49 recommending approval of Zone Code Amendment 2003-02 to the City Council; and

WHEREAS, the City of Norco, acting as the Lead Agency, determined that the requested Zone Code Amendment would not have a significant effect on the environment and a negative declaration was adopted; and

WHEREAS, Zone Code Amendment 2003-02 was duly submitted to the City of Norco City Council for decision at a public hearing, based on the recommendation of the Planning Commission, and for which proper notice was given; and

WHEREAS, at the regular meeting held the 3rd day of September 2003, the City Council conducted a public hearing and did receive both oral and written testimony pertaining to Zone Code Amendment 2003-02; and

WHEREAS, the City Council did concur with the recommendation of the Planning Commission regarding Zone Code Amendment 2003-02 and did approve Ordinance 812 with the intent to approve Zone Code Amendment 2003-02 as recommended for approval by the Planning Commission; and

WHEREAS, the textual change of Ordinance 812 did not correctly reflect the approval recommended by the Planning Commission and did not correctly reflect the intended action of the City Council on September 3, 2003 with regards to Zone Code Amendment 2003-02; and

WHEREAS, Zone Code Amendment 2012-03 has been duly submitted to the City of Norco City Council for action at a public hearing for which proper notice was given; and

WHEREAS, Zone Code Amendment 2012-03 was scheduled for public hearing on the 6th day of June 2012 on or about 7 p.m. in the City Council Chambers, 2820 Clark Avenue, Norco, California; and

WHEREAS, at the regular meeting, said City Council conducted a public hearing and considered both oral and written testimony pertaining to said Zone Code Amendment to reflect the actions taken by the Planning Commission and the City Council with regards to Zone Code Amendment 2003-02; and

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

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

SECTION 1: Section 18.13.08 "Uses Which may be Permitted by Conditional Use Permit" of the Norco Municipal Code is hereby amended as follows:

Section 18.13.08 Uses Which May be Permitted by Conditional Use Permit:

(18) Additional animals in excess of the quantities allowed by the Norco Municipal Code, including animal rescues. In the case of an application for a use permit related to 4-H, Grangers and Future Farmers of America uses, no filing fee shall be required to accompany the application. Approval of an application would run with the property owner and not with the land.

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 on June 20, 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 June 6, 2012 and thereafter at a regular meeting of said City Council duly held on June 20, 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 June 20, 2012.

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

/sk-81223

CITY OF NORCO STAFF REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Beth Groves, City Manager *Beth Groves*

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

DATE: June 20, 2012

SUBJECT: Acceptance of Bids and Award of Contract for the Hamner Avenue Widening Project and Related Construction Services

RECOMMENDATION: Accept bids submitted for the widening of Hamner Avenue and award a contract to Griffith Company in the amount of \$4,133,320.25, and additional related construction services in the amount of \$238,031, and authorize the City Manager to approve contract change orders up to 10 percent of the various contract amounts.

SUMMARY: Bids for the Hamner Avenue Widening Project were opened on January 4, 2012 with Griffith Company. of Santa Fe Springs being the lowest responsible bidder. Therefore, it is recommended that a contract be awarded to Griffith Company in the amount of \$4,133,320.25. Additional construction related services are required to complete the project and contracts in the amount of \$238,031 are recommended for approval.

BACKGROUND/ANALYSIS: The City of Norco contracted with DMC Design Group, Inc. to prepare plans and specifications for the widening of Hamner Avenue, north of the Santa Ana River. The widening of Hamner Avenue is a project listed on the TUMF nexus and a condition of the EIR prepared for the Silverlakes development. The project consists of widening Hamner Avenue to its ultimate width from 1,500 feet south of Citrus Street to 2,150 feet north of Citrus Street. In addition there are planned traffic signal improvements, storm drain improvements, construction of block and poured in place concrete retaining walls, a 42' wide by 15' high causeway under Hamner Avenue and relocation of a City of Norco 20" domestic water line. The project included an alternative bid item for installation of a 30" domestic waterline for the Chino Basin Desalter Authority. The plans and specifications were advertised on November 21, 2011 with a bid opening date of January 4, 2012. A total of 8 bids were received with proposals ranging in value from \$4,133,320.25 to \$5,686,426.00. References were checked for Griffith Company and found to be favorable. The bid summary sheet has been attached for Council's review.

The alternate bid item for the 30" water line was not included in the base bid but will be constructed and paid through a cooperative reimbursement agreement with the Chino Desalter Authority (CDA). A similar cooperative reimbursement agreement with Riverside County Flood Control and Water Conservation District (RCFC & WCD) has been executed to fund the Storm Drain improvements and related inspection, environmental processing and compaction testing costs in the amount of \$792,000. In February, Eastvale City Council approved contributing funds in the amount of \$473,171 for their portion of the Hamner Avenue street improvements. The Hamner Avenue street improvements funded by the Cities of Norco and Eastvale are eligible for future reimbursement by TUMF.

Due to the large scale of this project, professional services related to construction are required to be performed. Independent companies were solicited to perform survey, soils and material testing, and full time inspection. These services total \$238,031.00. Portions of these services will be paid by the partnering agencies through the funding agreements.

FINANCIAL IMPACT: Allocate funds included in the adopted FY 2013 CIP Budget in the following amounts:

Capital Improvement Fund 137 (Measure "A") - \$600,000
Capital Improvement Fund 143 (Trails) - \$14,485
Capital Improvement Fund 144 (Water) - \$364,529
Capital Improvement Fund 147 (Sewer) - \$4,890
Capital Improvement Fund 149 (Streets) - \$2,559,412
City of Eastvale - \$473,171
Riverside County Flood Control and Water Conservation District - \$792,000.

80387/lja

Attachments: Bid Summary

City of Norco

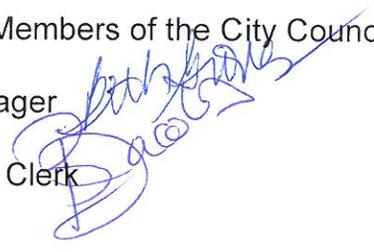
Hamner Avenue Widening

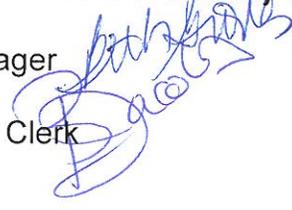
January 4, 2012 @ 10:00 A.M.

Company Name / Address	BID
Gentry Brothers Inc 384 Live Oak Ave Irwindale, CA 91706	\$ 4,187,625.00
Sully-Miller Contracting Co. 135 S State College Blvd., Ste. 400 Brea, CA 92821	\$ 4,478,285.00
C.S. Legacy Construction, Inc. 13263 Yorba Ave Chino, CA 91710	\$ 4,512,476.00
Laird Construction Co., Inc. 9460 Lucas Ranch Rd Rancho Cucamonga, CA 91730	\$ 5,686,426.00
Hillcrest Contracting P.O. Box 1898 Corona, CA 92878	\$ 4,371,601.50
Palp, Inc. DBA Excel Paving Company 2230 Lemon Ave Long Beach, CA 90806	\$ 5,443,383.25
Griffith Company 12200 Bloomfield Ave Santa Fe Springs, CA 90670	\$ 4,133,320.25
EBS, Inc. 1320 E. Sixth St., Suite 100 Corona, CA 92879	\$ 4,459,678.75

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: June 20, 2012

SUBJECT: Appointments to the Parks and Recreation Commission and the Planning Commission

RECOMMENDATION: Staff recommends that the City Council make two appointments to the Parks and Recreation Commission and one appointment to the Planning Commission from the applicants that applied and qualify for service on a City Commission.

SUMMARY: Notice was provided regarding scheduled vacancies on the Parks and Recreation Commission and the Planning Commission. A total of six (6) applications were received from qualified applicants. The Council is recommended to appoint two (2) persons to serve on the Parks and Recreation and one (1) person to serve on the Planning Commission.

BACKGROUND/ANALYSIS: Notice was given, pursuant to Section 54972 of the Government Code of the State of California that the following scheduled vacancies will occur on the following commissions in the City of Norco on July 1, 2012:

PARKS AND RECREATION COMMISSION – Two Vacancies

PLANNING COMMISSION – One Vacancy

REQUIREMENTS: Service on the commissions are 4-year terms, you must be a resident of Norco, be at least 18 years of age, be a citizen of the U.S., have taken and filed with the City Clerk the oath required by Section 36507 of the Government Code, and have never been convicted of a felony.

The deadline for applications for appointments was Thursday, May 24, 2012. The following applications were received:

PARKS AND RECREATION COMMISSION:

Richard Boyle
Geoffrey Kahan
Leia Neitzel
Kathy Thistlethwaite

PLANNING COMMISSION:

Curtis Coombs
Patricia Hedges

All applicants meet the requirements for service on City Commissions, subject to the successful completion of a fingerprint/Live Scan background investigation. The City Council is recommended to make two appointments to the Parks and Recreation Commission and one appointment to the Planning Commission.

FINANCIAL IMPACT: NONE

/bj-81269

Applications are on file in the Office of the City Clerk

CITY OF NORCO STAFF REPORT

TO: Honorable Mayor and Members of the City Council

FROM: Beth Groves, City Manager 

PREPARED BY: Geoff Pemberton, Battalion Chief 

DATE: June 20, 2012

SUBJECT: Public Hearing Confirming Costs for Spring Weed Abatement

RECOMMENDATION: Adopt **Resolution No. 2012-____**, confirming the report of costs for abatement of weeds and hazardous vegetation as a public nuisance and imposing special assessment liens on vacant parcels within the City.

SUMMARY: The 2012 Spring Weed Abatement Report of Costs lists property owners whose vacant parcels were abated by the Fire Department's weed abatement contractor for the 2012 Spring Weed Abatement Program. After Council adopts the Resolution, property owners will be invoiced for payment of the abatement.

BACKGROUND/ANALYSIS: At the May 2, 2012 Council meeting, the City Council authorized the Fire Department's weed abatement contractor, Warren Brothers Tractor Work, to remove weeds and hazardous vegetation from vacant parcels for owners who failed to do so by the April 22nd deadline date.

The 2012 Spring Weed Abatement Report of Costs is a list of property owners whose parcels were abated by Warren Brothers following Council's authorization ordering the abatement. This list includes the contractor's charge and the Fire Department's administrative fee. Property owners will be invoiced for these costs; and if not paid, property liens will be placed against the parcel through the Riverside County Auditor-Controller's Office.

FINANCIAL IMPACT: Costs to abate weeds on vacant property are paid either by the property owner or by property tax liens.

/mb-81060

Attachments: Resolution No. 2012-_____
2012 Spring Weed Abatement Report of Costs, Exhibit "A"

RESOLUTION NO. 2012-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORCO, CALIFORNIA, CONFIRMING THE REPORT OF COSTS FOR ABATEMENT OF WEEDS AND HAZARDOUS VEGETATION AS A PUBLIC NUISANCE AND IMPOSING SPECIAL ASSESSMENT LIENS ON VACANT PARCELS WITHIN THE CITY

WHEREAS, the City Council declared that seasonal and recurring weeds and hazardous vegetation, growing upon and in front of vacant property in the City of Norco, constitute a public nuisance and also declared its intent to provide for abatement by adopting Resolution No. 2012-16 on March 7, 2012; and

WHEREAS, the Notice to Destroy Weeds and Hazardous Vegetation was given to property owners of vacant property in accordance with Chapter 13, Article 2, Section 39567.1 of the State of California Government Code and Resolution No. 2012-16; and

WHEREAS, the City Council held a Public Hearing on May 2, 2012, and all objections to the proposed abatement of weeds and hazardous vegetation on vacant parcels were heard and considered in accordance with the State of California Government Code and Resolution No. 2012-35; and

WHEREAS, the City Council ordered the Fire Chief to have such nuisances abated by adopting Resolution No. 2012-35 on May 2, 2012; and

WHEREAS, an itemized report showing the cost to abate the nuisances that were on or in front of vacant parcels has been prepared and submitted to the City Council for confirmation; and

WHEREAS, a copy of the report of costs was posted near the door of the Council Chamber at least three days prior to the Public Hearing; and

WHEREAS, the Public Hearing being held by City Council is for the purpose of receiving and considering the report of costs showing abatement costs and hearing objections from property owners liable to be assessed for such costs.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Norco, California, does hereby find and declare that the 2012 Spring Weed Abatement Report of Costs, Exhibit "A" on nuisance abatement for vacant parcels is confirmed, and that the costs are also confirmed as special assessment property liens against the vacant parcels whose property owners do not pay the invoiced amount.

PASSED AND ADOPTED by the City Council of the City of Norco at a regular meeting held on June 20, 2012.

Mayor of the City of Norco, California

ATTEST:

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

I, BRENDA K. JACOBS, City Clerk of the City of Norco, California, do hereby certify that the foregoing Resolution was adopted by the City Council of the City of Norco, California, at a regular meeting thereof held on June 20, 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 June 20, 2012.

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

/mb-81059

NORCO/RIVERSIDE COUNTY FIRE DEPARTMENT

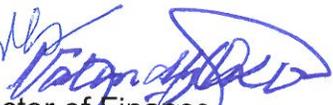
2012 SPRING WEED ABATEMENT REPORT OF COSTS
Exhibit "A"

PARCEL NO.	OWNER OF RECORD	PARCEL ACREAGE	CONTRACTOR'S FEE	ADMIN FEE	TOTAL CHARGE
122050027-1	R&T Garcia Family LTD Partnership c/o Roneilio San Diego Garcia 1947 237th Pl Torrance CA 90501	0.40	70.00	70.00	140.00
122050028-2	Syed Gilani 1260 Mountain Av Norco CA 92860	0.07	70.00	70.00	140.00
125030057-7	Harley Weed 3287 Crystal Ridge Cr Corona CA 92882	0.96	170.00	170.00	340.00
125270012-8	Eugene Eustaquio 3 Dogwood South Irvine CA 92612	1.08	159.40	159.40	318.80
130250004-7	Ashok Patel & Kamal Bawa Norco Hospitality LLC 12453 Andy St Cerritos CA 90703	1.40	70.00	70.00	140.00
131070014-7	George Sinichak 13814 Walnut St Whittier CA 90602	4.44	294.20	294.20	588.40
131090034-7	Kadva Patinar 102 E Eucalyptus Dr Anaheim Hills CA 92808	1.17	104.35	104.35	208.70
133090010-9	George Callaway c/o Tom Rohde 2058 N Mills Av Claremont CA 91711-2812	2.18	119.90	119.90	239.80
Total Charges			\$ 1,057.85	\$ 1,057.85	\$ 2,115.70

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: June 20, 2012

SUBJECT: Rate Adjustments Proposed by Waste Management of the Inland Empire

RECOMMENDATION: Adopt **Resolution No. 2012-____**, amending the Agreement between the City of Norco and USA Waste of California, Inc., DBA Waste Management of the Inland Empire, for the collection, transportation, recycling, and disposal of solid waste and approving rates therefore.

SUMMARY: The existing fifteen-year Franchise Agreement provides that Waste Management is entitled to receive rate adjustments for inflation (based on the Consumer Price Index) and “pass through” disposal cost increases. The Agreement further provides that such rate adjustments shall not be unreasonably withheld. The rate adjustments include a Consumer Price Index (CPI) increase of 2.02 percent from March 2011 to March 2012. The Riverside County tipping fee will also increase 2.15 percent for the 2012/2013 year.

BACKGROUND/ ANALYSIS: The existing Agreement between the City and Waste Management of the Inland Empire was executed on April 15, 1998. The fifteen-year term of the Agreement will expire in the year 2013. The Agreement provides that the franchisee is entitled to adjust rates on an annual basis to cover increased costs due to inflation based on increases in the CPI and to “pass-through” costs incurred by the franchisee for disposal of the solid waste. The Agreement further provides that such CPI adjustments and “pass-through” increases will not be unreasonably withheld. Any disputes, including the withholding of rate adjustments, are to be resolved before a third party neutral hearing officer.

Waste Management submitted its proposed rate adjustments in a letter dated May 7, 2012, attached and marked as Exhibit “A”. The proposed rates reflect a CPI adjustment of 2.02 percent from March 2011 to March 2012 and will be applied to all service components and ancillary fees in the rate exhibit. The Riverside County tipping fee will increase 2.15 percent for the 2012/2013 year. The disposal component of the rates will increase 2.16 percent from \$34.37 to \$35.11 per ton.

June 20, 2012

It is the City Attorney's opinion that this CPI rate adjustment does not trigger Proposition 218 provisions as the existing agreement provides that the franchisee is entitled to adjust rates on an annual basis to cover increased costs due to inflation based on increases in the CPI. Therefore, following the public hearing process, staff is recommending approval of the proposed rates. The new rates will become effective on July 1, 2012.

/bj-81302

Attachments: Exhibit "A" – Letter from Waste Management
Exhibit "B" – Rate Comparison Chart
Resolution No. 2012-____

Exhibit "A"



May 7, 2012

Mr. Andy Okoro
Deputy City Manager
City of Norco
2870 Clark Avenue
Norco, CA 92860

RE: 2012/2013 Rate Adjustment

Dear Andy,

Pursuant to Section 18 of our current franchise agreement, Waste Management of Inland Empire respectfully requests your favorable consideration of the enclosed annual rate adjustment. Our adjustment is comprised of the changes in the Consumer Price Index (CPI) and disposal costs for green waste and municipal solid waste.

Based on the current methodology outlined in the agreement, we would like to propose the following adjustments:

Summary of Proposed Adjustments

- **CPI** –The change in the CPI for the effective twelve-month period, March to March, was 2.02%. This percentage increase will be applied to all service components and ancillary fees in the rate exhibit.
- **Solid Waste Disposal Cost** – The Riverside County tipping fee will increase 2.15% for the 2012/2013 year. The disposal component of the rates will increase from \$34.37 to \$35.11 per ton.

Waste Management respectfully requests your approval of our proposed rate adjustment. Detailed calculations of the rate adjustment are included in the attached document. Thank you in advance for your review and consideration. If you have any additional questions, please contact me at (951) 232-7123.

Sincerely,

A handwritten signature in black ink, appearing to read "Julie Reyes".

Julie Reyes
Manager of Community Relations

RESOLUTION NO. 2012-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORCO, CALIFORNIA, AMENDING THE AGREEMENT BETWEEN THE CITY OF NORCO AND USA WASTE OF CALIFORNIA, INC. DBA WASTE MANAGEMENT OF THE INLAND EMPIRE FOR THE COLLECTION, TRANSPORTATION, RECYCLING, AND DISPOSAL OF SOLID WASTE AND APPROVING RATES THEREFORE

WHEREAS, the City's franchise agreement with USA Waste of California, Inc., DBA Waste Management of the Inland Empire, ("Waste Management") provides for an annual adjustment of rates based on changes in the Consumer Price Index (CPI) and disposal "pass-through" costs; and

WHEREAS, Waste Management has completed a review of the cost components of the contracted rates; and

WHEREAS, the CPI increased 2.02 percent from March 2011 to March 2012; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Norco does hereby resolve as follows provided that a majority of property owners in the City do not protest against these rates:

SECTION 1. Effective July 1, 2012, the single family Residential Services Basic rate shall be \$20.36 per month per unit. One 96-gallon wheeled cart for Greenwaste, one 96-gallon cart for Trash and one 96-gallon cart for Recycle will be provided and picked up once per week.

Income qualified senior citizens, age 62 or older and disabled persons, may apply at the Department of Fiscal and Support Services for a reduced residential service Income Qualified Senior Rate at \$14.05 per month. To be eligible for the reduced rate, the annual gross household income for the preceding year must fall within the "Very Low" income category as established by the State of California Department of Housing and Community Development.

SECTION 2. Effective July 1, 2012, the Residential Services Manure Collection rate shall be \$23.80. One 96-gallon wheeled cart will be provided and picked up once per week.

SECTION 3. Effective July 1, 2012, the Residential Services Commingle (manure and mixed trash) Bin Service rates shall be as follows:

<u>2 Cubic Yard Bin</u> <i>One Pick-Up P/Week</i>	\$ 113.03/mo
<u>3 Cubic Yard Bin</u> <i>One Pick-Up P/Week</i>	\$ 158.97/mo
Extra Pick Up/2 Cubic Yard Commingle	\$ 47.02/p/pick-up
Extra Pick Up/3 Cubic Yard Commingle	\$ 65.27/p/pick-up

SECTION 4. Effective July 1, 2012, the Other Residential Services rates shall be as follows:

CRT Curbside Pickup	\$ 23.44/mo
Extra 96-gal Trash Cart	\$ 7.33/mo
Extra 96-gal Greenwaste Cart	\$ 4.76/mo
Extra 96-gal Recycling Cart	\$ 2.29/mo
Bulky Pick Up (over 3 free per year)	\$ 20.96/p/pick-up

SECTION 5. Effective July 1, 2012, the Residential Services Manure Bin Service rates shall be as follows:

<u>2 Cubic Yard Bin</u> <i>Every Other Week</i>	\$ 52.48/mo
<i>1 Pick-Up P/Week</i>	\$ 83.01/mo
<i>2 Pick-Ups P/Week</i>	\$ 149.58/mo
<i>3 Pick-Ups P/Week</i>	\$ 216.13/mo
<i>4 Pick-Ups P/Week</i>	\$ 282.67/mo
<i>5 Pick-Ups P/Week</i>	\$ 349.23/mo
Extra Pick Up	\$ 33.82/p/pick-up

SECTION 6. Effective July 1, 2012, the Commercial Can Service rates shall be as follows:

<u>2-35 Gallon Carts</u> <i>1 Pick-Up P/Week</i>	\$ 27.73/mo
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SECTION 7. Effective July 1, 2012, the Commercial Services Trash Service rates shall be as follows:

<u>2 Cubic Yard Bin</u>	
<i>One Pick-Up P/Week</i>	\$ 95.61/mo
<u>3 Cubic Yard Bin</u>	
<i>1 Pick-Up P/Week</i>	\$ 131.73/mo
<i>2 Pick-Ups P/Week</i>	\$ 263.45/mo
<i>3 Pick-Up P/Week</i>	\$ 395.18/mo
<i>4 Pick-Ups P/Week</i>	\$ 526.89/mo
<i>5 Pick-Ups P/Week</i>	\$ 658.60/mo
<i>6 Pick-Ups P/Week</i>	\$ 790.32/mo
<u>6 Cubic Yard Bin</u>	
<i>1 Pick-Up P/Week</i>	\$ 239.78/mo
<i>2 Pick-Ups P/Week</i>	\$ 479.59/mo
<i>3 Pick-Ups P/Week</i>	\$ 719.38/mo
<i>4 Pick-Ups P/Week</i>	\$ 959.17/mo
<i>5 Pick-Ups P/Week</i>	\$1,198.96/mo
<i>6 Pick-Ups P/Week</i>	\$1,438.77/mo

SECTION 8. Effective July 1, 2012, the Commercial Services Compactors rates shall be as follows:

<u>2 Cubic Yard Bin</u>	
<i>1 Pick-Up P/Week</i>	\$ 190.67/mo
<i>2 Pick-Ups P/Week</i>	\$ 377.15/mo
<i>3 Pick-Ups P/Week</i>	\$ 577.21/mo
<u>3 Cubic Yard Bin</u>	
<i>1 Pick-Up P/Week</i>	\$ 268.56/mo
<i>2 Pick-Ups P/Week</i>	\$ 528.62/mo
<i>3 Pick-Ups P/Week</i>	\$ 792.93/mo
<i>4 Pick-Ups P/Week</i>	\$1,057.24/mo
<i>5 Pick-Ups P/Week</i>	\$1,329.00/mo
<i>6 Pick-Ups P/Week</i>	\$1,585.86/mo
<u>6 Cubic Yard Bin</u>	
<i>1 Pick-Up P/Week</i>	\$ 388.30/mo
<i>2 Pick-Ups P/Week</i>	\$ 771.33/mo
<i>3 Pick-Ups P/Week</i>	\$1,157.02/mo
<i>4 Pick-Ups P/Week</i>	\$1,542.68/mo
<i>5 Pick-Ups P/Week</i>	\$1,928.34/mo
<i>6 Pick-Ups P/Week</i>	\$2,314.02/mo

SECTION 9. Effective July 1, 2012, the Commercial Services Recycle Service rates shall be as follows:

96 Gallon Cart, 1 P/Week	\$ 4.57/mo
<u>2 Cubic Yard Bin</u> 1 Pick-Up P/Week	\$ 61.58/mo
<u>3 Cubic Yard Bin</u> 1 Pick-Up P/Week	\$ 82.05/mo
2 Pick-Ups P/Week	\$ 164.03/mo
3 Pick-Ups P/Week	\$ 246.11/mo
4 Pick-Ups P/Week	\$ 328.24/mo
5 Pick-Ups P/Week	\$ 410.23/mo
<u>6 Cubic Yard Bin</u> 1 Pick-Up P/Week	\$ 142.40/mo
2 Pick-Ups P/Week	\$ 284.99/mo
3 Pick-Ups P/Week	\$ 427.40/mo
4 Pick-Ups P/Week	\$ 569.91/mo
5 Pick-Ups P/Week	\$ 706.26/mo
6 Pick-Ups P/Week	\$ 858.62/mo
Extra Pick-Up-Recycle	\$ 48.43 p/pick-up

SECTION 10. Effective July 1, 2012, the Other Commercial Services rates shall be as follows:

Extra Pick-Up – 2 Yard Trash	\$ 41.97 p/pick-up
Extra Pick-Up – 3 Yard Trash	\$ 59.16 p/pick-up
Extra Pick-Up – 6 Yard Trash	\$ 110.74 p/pick-up
Bin Scout Service	\$ 34.80 p/mo./bin/serv.
Locked Lid	\$ 13.94
Bin Overage Fee	\$ 40.60
<u>Temporary 3 Cubic Yard Bin</u> 1 Month	\$ 205.43
3 Day	\$ 101.16

SECTION 11. Effective July 1, 2012, the Roll-Off Service rates shall be as follows:

Open Top with 5.9 Tons/Per Load	\$ 449.01
Compactor with 8 Tons/Per Load	\$ 640.35
Open Top with 5.9 Tons/Per Load (Hard to Handle)	\$ 514.53
Compactor with 8 Tons/Per Load (Hard to Handle)	\$ 729.48
Roll-Off Recycle/Per Load	\$ 260.53
10 Yard Manure Low Boy (Disposal Not Included)	\$ 218.78

Other Roll-Off Fees

<i>Delivery/Relocate/Trip Charge</i>	\$ 68.89/Per Occurrence
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SECTION 12. This resolution hereby rescinds Resolution No. 2011-62.

PASSED AND ADOPTED by the City Council of the City of Norco at a regular meeting held on June 20, 2012.

Mayor of the City of Norco, California

ATTEST:

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

I, BRENDA K. JACOBS, City Clerk of the City of Norco, California, do hereby certify that the foregoing Resolution was adopted by the City Council of the City of Norco, California, at a regular meeting thereof held on July 20, 2011 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 July 20, 2011.

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

/bj-81300

**City of Norco Rate Comparison
July 2012**

Residential		
Service Description	11/12	10/11
Residential Collection - 96 Gallon Trash/Recycle/Greenwaste	\$ 20.36	\$ 19.99
Residential Collection - Senior	\$ 14.05	\$ 13.81
Residential Manure Collection	\$ 23.80	\$ 23.68
Extra 96 Gallon Recycling Cart	\$ 2.29	\$ 2.25
Extra 96 Gallon Greenwaste Cart	\$ 4.76	\$ 4.66
Extra 96 Gallon Trash Cart	\$ 7.33	\$ 7.18

Commercial		
Service Description	11/12	10/11
2-Yrd Manure Collection - 1X per week	\$ 83.01	\$ 81.91
2-Yrd Manure Collection - 2X per week	\$ 149.58	\$ 147.70
2-Yrd Manure Collection - 3X per week	\$ 216.13	\$ 213.48
2-Yrd Manure Collection - 4X per week	\$ 282.67	\$ 279.25
2-Yrd Manure Collection - 5X per week	\$ 349.23	\$ 345.04
2-Yrd Manure Collection - EOW	\$ 52.48	\$ 51.71
3-Yrd Trash Collection - 1X per week	\$ 131.73	\$ 129.05
3-Yrd Trash Collection - 2X per week	\$ 263.45	\$ 258.10
3-Yrd Trash Collection - 3X per week	\$ 395.18	\$ 387.15
3-Yrd Trash Collection - 4X per week	\$ 526.89	\$ 516.19
3-Yrd Trash Collection - 5X per week	\$ 658.60	\$ 645.23
3-Yrd Trash Collection - 6X per week	\$ 790.32	\$ 774.27

Industrial		
Service Description	11/12	10/11
Rolloff Container - Service	\$ 449.01	\$ 439.75
Rolloff Container - Manure - Service	\$ 218.78	\$ 214.44
Rolloff Container - Manure - Disposal	\$ 17.25	\$ 17.25