



AGENDA
CITY OF NORCO
PLANNING COMMISSION
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
REGULAR MEETING
JULY 25, 2012

CALL TO ORDER: 7:00 p.m.

ROLL CALL:

STAFF PRESENT:

PLEDGE OF ALLEGIANCE: Commission Member Leonard

1. ELECTION OF NEW CHAIR AND VICE CHAIR
2. APPEAL NOTICE: In the event that you disagree with the action taken by the Planning Commission in regards to your application, or with any condition for approval of the application which is not a specific requirement of the Norco Municipal Code, you are entitled to appeal such determination or conditions to the Norco City Council, provided that such appeal is filed with the Norco City Clerk within ten calendar days after the requirements for appeals, inclusive of payment of an appeal fee. Please contact City planning staff at (951) 270-5661 if you have any questions regarding any item you may wish to appeal.
3. HEARING FROM THE AUDIENCE ON ITEMS NOT LISTED ON THE AGENDA: Please limit your comments to three minutes. If you have an item that will require extended discussion, please request that the time be scheduled on a regular agenda.
4. APPROVAL OF MINUTES:
 - ❖ Special Joint City Council/Planning Commission Minutes dated May 30, 2012
 - ❖ Planning Commission Minutes of June 13, 2012**Recommended Action: Approval (Deputy City Clerk)**
5. CONTINUED ITEM: None
6. PUBLIC HEARINGS:
 - 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).
Recommended Action: Recommend Approval (PD King)

7. BUSINESS ITEMS:
 - A. Appointment of Two Commission Members to serve on the Zoning and Development Issues Working Group. **Recommended Action: Appoint Two Planning Commission Members to serve on a Zoning and Development Issues Working Group.** (PD King)
8. CITY COUNCIL: Receive and File
 - ❖ Recap of Actions Taken at the July 18, 2012 City Council Meeting
 - ❖ City Council Minutes dated June 6, 2012 (Special Meeting)
 - ❖ City Council Minutes dated June 6, 2012
 - ❖ City Council Minutes dated June 20, 2012
9. PLANNING COMMISSION: Oral Reports from Various Committees
10. STAFF: Current Work Program dated July 19, 2012
11. OTHER MATTERS
 - A. Follow-up on Items from Previous Meetings (Director King)
12. ADJOURNMENT

Staff reports are on file in the Planning Division.

Additionally, any writings or documents provided after distribution of the Planning Commission's agenda packet to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection at the Planning Division counter at City Hall located at 2870 Clark Avenue.

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 at (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)



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.



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

1. CALL TO ORDER: **7:03 PM**
2. ROLL CALL: **Chair Wright, Vice Chair Henderson, Commission Members Hedges, Jaffarian and Leonard**
3. STAFF PRESENT: **Planning Director King, Senior Planner Robles, and Deputy City Clerk Germain**
4. PLEDGE OF ALLEGIANCE: **Commissioner Jaffarian**
5. APPEAL NOTICE: **Read by Planning Director King**
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)
M/S Jaffarian/Leonard to approve the minutes of Regular Meeting of May 9, 2012 as written
AYES: Unanimous Motion Passed
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
Recommended Action: Recommend Approval (PD King):
Heard under Agenda Item 9
 - B. **Second Review of Draft Sign Ordinance.** Continued from May 9, 2012.
Recommended Action: Provide Comments and Provide Direction (SP Robles):

Senior Planner Robles presented the staff report on file in the Planning Division. She summarized changes made to the draft sign ordinance based on the recommendations by the sign group committee and the Planning Commission. She noted that other adjustments included removing outdated items, adding sample depictions of signs and easy to read graphs.

In response to Commission Member Jaffarian, Planning Director King explained that the City cannot regulate text on any given sign, with the exception of profanity, as advised by the City Attorney based on the freedom of speech rights; adding that through code regulations only the design, size and its location can be regulated. Commission Member Jaffarian stated that the Commission should be able to regulate text when the applicant is addressing the Commission.

Discussion ensued resulting in a few additional revisions requested by the Commission Members.

In closing, Senior Planner Robles stated that a public hearing will be set for a future Planning Commission meeting for final discussions before it is presented to the City Council.

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; re-noticed.
Recommended Action: Recommend Approval (PD King):

Planning Director King presented the staff report on file in the Planning Division. He noted a correction on the lot size to read 6.4 acres. Staff recommends approval to the City Council.

Chair Wright and Commission Member Leonard questioned the traffic study provided, each noted that it is not accurate based on the proposed plan presented tonight.

Planning Director King noted that the traffic study was done three years ago with driveways off of Valley View Avenue, explaining that based on recent discussions the staff recommends only one driveway on Valley View Avenue for emergency purposes only.

In response to Commission Member Hedges, Planning Director King stated that the residential lots added are to buffer the current residents on Valley View and that the new homeowners of these lots will know what they are moving next to.

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

Rob Was: Mr. Was commented on the proposed plan; adding that he is speaking on behalf of Mr. An as he was out of town. He asked that this item be approved, noting that the City is in need of rooms and revenue, and a good steak house.

John Kort: Mr. Kort, a resident neighboring the proposed project, noted his concerns that the development will invite vagrants, taggers and bring other problems to Second Street.

Brian McCormick: Mr. McCormick, a neighbor to the proposed project, stated that the proposed plan presented tonight is not the same as what had been presented to him by Mr. An. He opposes this proposition.

Marisol Kourt: Ms. Kourt stated her concerns for the safety of students walking to and from the area schools and the additional congestion to the school traffic on Second Street.

Larry Cusamano: Mr. Cusamano noted that he has opposed this type of plan at this property from the start; adding that it will add to the current bothersome situation with the lights and sounds from the Auto Mall.

Chair Wright CLOSED the public hearing, bringing the discussion back to the Commission

Commission Member Hedges stated that she has many concerns, adding that she does not want a hotel next to residences. She noted that if this project must happen she recommends that there are no exits on Valley View and that the hotel be moved closer to the street.

Commission Member Leonard reiterated his concerns with the traffic study provided, adding that he is against this proposed project.

Commission Member Jaffarian suggested that egress/ingress must be limited to Second Street only due to the project's location. He stated that although the scale of the building doesn't seem intrusive it could be scaled down, adding that a larger landscape buffer is needed.

Vice Chair Henderson noted his concern that a four-lane entrance/exit is enough for this size project. He stated that this corner property, along with the property across Second Street, is an ideal location for commercial based on its proximity to the freeway. He added that he likes the changes made from a previous presentation of this property, but additional guidelines are needed.

Chair Wright is opposed to this proposition; adding that this is a residential area and should remain as such. He stated that he cannot accept today's presentation, noting that more buffering and isolation is needed such as additional residences along Valley View Avenue. Also stated his concerns over what this project may do to traffic.

Planning Director King noted that a revised traffic study is needed to show egress/ingress on Second Street only as recommended. He suggested that this item be continued to give staff time to revise the proposed plan based on suggestions presented by the Commission and allow for re-advertising.

M/S Jaffarian/Henderson to continue this item to a future Planning Commission meeting.

AYES: Unanimous Motion Passed

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 dated June 7, 2012: **Received and Filed**

14. OTHER MATTERS

A. Follow-up on Items from Previous Meetings (Director King): **NONE**

➤ Commission Member Hedges asked for an update status on property at 3946 Temescal Avenue, a non-conforming residence doing re-roofing construction.

➤ Vice Chair Henderson noted his concern on the grading activity at the new development at Sixth Street and Hamner Avenue; Planning Director King stated that the grading is still at its beginning stages that it will be completed correctly once the building begins.

➤ Commission Member Leonard asked for a status update on property at 1520 Fourth Street, as there has been no activity in recent weeks; Planning Director King noted that the cleanup has been completed; he will check the status of the building permits.

15. ADJOURNMENT: Chair Wright adjourned the meeting at **8:40 PM**

Respectfully submitted,

Steve King
Planning Secretary

CITY OF NORCO STAFF REPORT

TO: Honorable Chairman and Members of the Planning Commission

FROM: Planning Division

PREPARED BY: Steve King, Planning Director

DATE: July 25, 2012

SUBJECT: A City-initiated proposal for a zone change and a change in the corresponding General Plan Land Use designation to apply the Hospitality Development Specific Plan zone on approximately 6.75 acres on the southwest corner of Valley View Avenue and Second Street with the corresponding Hospitality Development Specific Plan 2 (A.P.N. 125-180-010, -007).

RECOMMENDATION: That the Planning Commission recommends approval with the following motions:

Motion 1: Adopt a Negative Declaration

Motion 2: Adopt Resolution 2012 – 29 recommending that the City Council approve Zone Change 2012-09 and General Plan Amendment 2012-02 to apply the Hospitality Development Specific Plan zone (HDSP – 2) on 6.4 acres on the southwest corner of Second Street and Valley View Avenue.

Motion 3: Adopt Resolution 2012 – 30 recommending that the City Council approve Hospitality Development Specific Plan 2.

SUMMARY: This item was heard by the Planning Commission on June 13, 2012 and was continued off-calendar. It has been re-advertised for this meeting. Zone Change 2012-09 would change the existing A-1 zone to Hospitality Development Specific Plan (HDSP – 2) on the southwest corner of Second Street and Valley View Avenue. HDSP – 2 is based on the development standards of other commercial zones in the Norco Municipal Code but with a different list of allowed uses designed to encourage and sustain the development of hospitality uses at this site. HDSP – 2 requires approval of a concept site plan which is attached. The zone change requires a general plan amendment to change the corresponding land use designation on the General Plan Land Use Map from Residential Agricultural to Commercial Community.

PLANNING COMMISSION MEETING RECAP/RESPONSE:
Resident Issues:

- For one of the adjacent homes the bedroom is only eight feet from the property line. *There would be an additional home built to the north of the last residence going north on the west side of Valley View Avenue (south of Second Street) so the distance would be to another residence which is allowed now.*
- This type of use will bring vagrants and decrease surrounding property values. *The Draft Specific Plan as contained in Resolution 2012-30 has been amended to allow only a hotel development (internal room access) as opposed to allowing motels and motor hotels (external room access) which should significantly reduce reasons for people to be on the exterior of the building.*
- Negative light impact to the neighborhood. *It is a standard City requirement that a lighting plan be submitted for any new project. Since no "project" is being approved there is no lighting plan. A requirement has been added under "Site Plan Review" requiring all lighting to incorporate latest technologies available to prevent spillage onto adjacent properties and streets.*
- Impact to the safety of children walking along Second Street to school. *Ultimate project design and development will include a sidewalk on Second Street which will increase safety for children walking this stretch of Second Street. Any other design features to increase safety will be incorporated.*
- Property owner to the north spoke in favor of the project as the City is going to need more hotel rooms.

Planning Commission Issues:

- Traffic study based on a design that shows an access onto Valley View Avenue. *Staff requested an update report from the consultant that prepared the traffic study which was provided by email (ref. Exhibit "E"). The number of vehicles projected to use Valley View was so small there was no measurable increase to Second Street as a result of eliminating the Valley View access.*
- Hotel behind residences not the best scenario, maybe move hotel farther north to Second Street so that hotel is not looking into back yards. *A provision was added to the "Approved Concept Plan" section of the Draft Specific Plan to require moving the hotel as far north to Second Street, and as far west to the off-ramp as possible so as to provide greatest distance possible to existing residences.*
- A berm is a good feature but what is there to prevent it from coming down in the future. *A clause has been added to the "Landscaping" section requiring that berms be a condition of approval such that removal is a violation of the approved project unless the owner has received prior approval from the Planning Commission through the standard project modification review process.*
- Access should only be on Second Street. *A section was added to "Approved Concept Plan" section requiring final site design to either eliminate access to Valley View Avenue or only allow exiting to make left-turns through control of a pork chop island.*
- In the concept plan parking dominates the site.

The amount of parking will ultimately be determined by the site plan submitted for review.

- There should be a middle-ground between maxing out the site (concept plan) and something less intense.

A clause was added to the "Approved Concept Plan" section stating that the Concept Plan is based on maximum utilization of land taking into account parking and landscaping requirements and that ultimate development plans need to show something less intense. This could include the addition of another single family home on Valley View Avenue.

- Larger landscape buffers should be considered in the ultimate design.
The required setback for buildings and parking was increased to 40 feet along Valley View Avenue.

- Is a 4-lane access appropriate?

Ultimate site plan designs will determine the needed access requirements. A clause has been added to the "Approved Concept Plan" section requiring ultimate site design to limit this access to two lanes separated by a landscaped median with a long queuing length before interior driveway intersections if safe access can be maintained.

- Grading should be required to lower the site to street grade depending on the proposed height of the structure.

Provisions were added to "Approved Concept Plan" and "Landscaping" sections to require grading to lower the elevation of the site to street level or to a level such that visibility of structures is not possible from residences on Valley View Avenue.

- This is not a suitable site for residential development.
- Concern with changing A-1 zoning to commercial, maybe consider more residential along Valley View.
- Is there enough queuing space for a signal at the entrance on Second Street.
Will provide signal information at the meeting.

- An access on Valley View could work with a pork chop median that would force exiting traffic to go only north on Valley View.

A section was added to "Approved Concept Plan" section requiring final site design to either eliminate access to Valley View Avenue or only allow exiting to make left-turns through control of a pork chop island.

BACKGROUND: The Hospitality Development (H-D) zone was established to encourage development of hospitality-related uses at locations in the City that are conducive to drawing tourist traffic but are not appropriate for all uses typically allowed in a general commercial zone such as the C-G zone. The intent at this site is to attract integrated facilities in attractive settings for retail businesses that are directly related to lodging and lodging services for tourists and visitors in a way that protects the equestrian, animal-keeping nature of the surrounding neighborhood.

RESOLUTION 2012-29

A RESOLUTION BY THE PLANNING COMMISSION OF THE CITY OF NORCO, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONE CHANGE 2012-08 CHANGING EXISTING ZONING FROM AGRICULTURAL-LOW DENSITY (A-1-20) TO HOSPITALITY DEVELOPMENT AND CHANGE THE GENERAL PLAN LAND USE DESIGNATION FROM RESIDENTIAL AGRICULTURAL (RA) TO COMMERCIAL COMMUNITY (CC) ON 6.4 ACRES ON THE SOUTHWEST CORNER OF SECOND STREET AND VALLEY VIEW AVENUE. ZONE CHANGE 2012-08; GENERAL PLAN AMENDMENT 2012-02 (APN 125-180-010)

WHEREAS, the City of Norco, California initiated Zone Change 2012-08 and General Plan Amendment 2012-02 on property generally described as:

A Portion of a PSEC 13 T.3S., R. 7W SEC. 18 T. 3S., R. 6W of Map Book 6/74 Riverside Orange Heights Tract in Maps, Records of Riverside County, California.

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

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

WHEREAS, at the time set at 7 p.m. on May 9, 2012, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was advertised for hearing before the Planning Commission for the City of Norco; and

WHEREAS, said petition was continued to June 13, 2012 for re-advertising before the public hearing was opened; and

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

WHEREAS, at the time set at 7 p.m. on June 13, 2012, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was heard by the Planning Commission for the City of Norco; and

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

July 25, 2012

WHEREAS, at said time and place the Planning Commission closed the public hearing and continued the project off-calendar, and

WHEREAS, said public hearing was re-noticed in the manner and for times required by law; and

WHEREAS, at the time set at 7 p.m. on July 25, 2012, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was heard by the Planning Commission for the City of Norco; and

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

WHEREAS, the City of Norco, acting as the Lead Agency, has determined that the project will not create a significant negative impact pursuant to the California Environmental Quality Act and the City of Norco Environmental Guidelines and a Negative Declaration has been adopted.

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

I. FINDINGS:

- A. The proposed zone change complies with all applicable requirements of the Norco Municipal Code, the Zoning Ordinance and the General Plan in that the proposed zoning is consistent with the proposed General Plan Land Use Designation of Community Commercial.
- B. The proposed zone change and general plan amendment is reasonably compatible with the area immediately surrounding the project site in that development on the property requires approval of a specific plan to insure compatibility to surrounding areas.
- C. The proposal is not detrimental or non-desirable to the public convenience or general welfare of the persons residing or working in the surrounding neighborhood because of the requirement for a specific plan.
- D. The proposal is not injurious to surrounding properties, nor does the project significantly adversely impact the use of adjoining parcels.
- E. The City of Norco has been determined to be the lead agency for environmental reporting purposes pursuant to State and local environmental guidelines, and has determined that the project will not

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have a significant negative impact pursuant to the California Environmental Quality Act and the City of Norco Environmental Guidelines and Negative Declaration has been adopted.

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Norco, California, in session assembled July 25, 2012, does recommend to the City Council that Zone Change 2012-09 and General Plan Amendment 2012-02 are approved.

#

APPROVED AND ADOPTED by the Planning Commission at a regular meeting held July 25, 2012.

Robert E. Wright, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held on July 25, 2012, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/sk-81536

RESOLUTION 2012-30

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL APPROVE HOSPITALITY DEVELOPMENT SPECIFIC PLAN 2 ON APPROXIMATELY 6.4 ACRES LOCATED ON THE SOUTHWEST CORNER OF SECOND STREET AND VALLEY VIEW AVENUE. HOSPITALITY DEVELOPMENT SPECIFIC PLAN 2 (APN 125-180-010)

WHEREAS, the City of Norco, California initiated Zone Change 2012-08 and General Plan Amendment 2012-02 which requires approval of Hospitality Development Specific Plan (HDSP) 2 on property generally described as:

A Portion of a PSEC 13 T.3S., R. 7W SEC. 18 T. 3S., R. 6W of Map Book 6/74 Riverside Orange Heights Tract in Maps, Records of Riverside County, California.

WHEREAS, said application for HDSP 2 has been duly submitted to said City's Planning Commission for decision at a public hearing for which proper notice was given; and

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

WHEREAS, at the time set at 7 p.m. on June 13, 2012, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was heard by the Planning Commission for the City of Norco; and

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

WHEREAS, at said time and place the Planning Commission closed the public hearing and continued the project off-calendar, and

WHEREAS, said public hearing was re-noticed in the manner and for times required by law; and

WHEREAS, at the time set at 7 p.m. on July 25, 2012, within the Council Chambers at 2820 Clark Avenue, Norco, California, 92860, said petition was heard by the Planning Commission for the City of Norco; and

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

WHEREAS, the City of Norco, acting as the Lead Agency, has determined that the project will not create a significant negative impact pursuant to the California Environmental Quality Act and the City of Norco Environmental Guidelines and a Negative Declaration has been adopted.

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

I. FINDINGS:

- A. The proposed Hospitality Development Specific Plan 2 (HDSP-2) complies with all applicable requirements of the Norco Municipal Code, the Zoning Ordinance and the General Plan in that the proposed specific plan is a requirement of the Hospitality Development zone.
- B. The proposed HDSP-2 is reasonably compatible with the area immediately surrounding the project site in that measures have been established for the design of the an ultimate project in HDSP-2 to insure compatibility to surrounding areas.
- C. The proposed HDSP-2 is consistent with the intent of the Hospitality Development zone.
- D. The proposal is not detrimental or non-desirable to the public convenience or general welfare of the persons residing or working in the surrounding neighborhood because of development standards established with HDSP-2.
- E. The proposal is not injurious to surrounding properties, nor does the project adversely impact the use of adjoining parcels.
- F. The City of Norco has been determined to be the lead agency for environmental reporting purposes pursuant to State and local environmental guidelines, and has determined that the project will not have a significant negative impact pursuant to the California Environmental Quality Act and the City of Norco Environmental Guidelines and Negative Declaration has been adopted.

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Norco, California, in regular session assembled July 25, 2012 does recommend to the City Council that Hospitality Development Specific Plan – 2 be approved.

Chapter 18.63:2

HOSPITALITY DEVELOPMENT SPECIFIC PLAN: 2 HDSP-2

Sections:

- 18.63:2.02 Intent and Purpose.
- 18.63:2.04 Permitted Uses.
- 18.63:2.06 Uses or Structures Permitted by Conditional Use Permit.
- 18.63:2.08 Approved Concept Plan.
- 18.63:2.10 Conduct of Uses.
- 18.63:2.12 Lot Requirements.
- 18.63:2.14 Yards.
- 18.63:2.16 Height.
- 18.63:2.18 Coverage.
- 18.63:2.20 Distance between Buildings.
- 18.63:2.22 Walls, Fences, and Structures in the Setback Areas.
- 18.63:2.24 Outdoor Storage
- 18.63:2.26 Off-Street Parking and Loading.
- 18.63:2.28 Air Conditioning Equipment.
- 18.63:2.30 Signs.
- 18.63:2.32 Trash Areas.
- 18.63:2.34 Landscaping.
- 18.63:2.36 Street Sections
- 18.63:2.38 Site Plan Review.

18.63:2.02 Intent and Purpose.

Hospitality Development Specific Plan 2 is intended to provide for the coordinated development of a planned commercial project oriented to the traveling public in an orderly and aesthetically pleasing manner that buffers surrounding land uses as needed and preserves the City's equestrian lifestyle and promotes the western design theme. This specific plan establishes a more comprehensive review procedure with flexibility in development standards to accommodate the distinct features, constraints, and opportunities for this particular site. It is intended that development reflects the surrounding neighborhood by blending the built environment with the rural equestrian characteristics. Development should be designed to encourage visible public landscaping and buffering, pedestrian walks, equestrian trails, carefully sited parking areas, discreet signage, a western motif in building design, and/or other such amenities as determined desirable to carry out the western and equestrian theme.

Development of the Specific Plan shall be in two land use categories. The first will be the construction of one single-family residence on a lot to be created north of the most northerly existing home on the west

side of Valley View Avenue adjacent to the project (residential site). The remainder portion of the property will be developed as a master-planned hospitality commercial project (commercial site).

18.63:2.04 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. Ancillary and accessory uses which are clearly incidental and subordinate to a primary use, are permitted. These uses will be reviewed concurrently with the development plans of the primary use or as an amendment to an approved project through standard City review procedures.

COMMERCIAL SITE

(1) Master-planned hospitality commercial project (does not include agricultural, work, or recreational camps). Uses include, but are not limited to:

(a) Hotel (interior room access)

i. Minimum one overnight stay required.

~~(b) Motels (exterior room access)~~

~~i. Minimum one overnight stay required.~~

(c) Bed and breakfast inns

i. May include one permanent on-site inn-keeper residence with no more than 10 rooms available and advertised for tourist-related overnight stays in addition to the operators' residence rooms.

ii. Length of stay in a bed and breakfast shall not exceed 14 consecutive overnight stays.

iii. Minimum one overnight stay required.

(d) Hotel/vacation ownership resort

i. May include up to 50% of available units in a hotel (~~motel, and~~ bed and breakfast uses not included) for fractional ownership with an annual limitation on the number of days in residence. When not in residence, the fractional ownership units shall be available for standard room rental.

(e) Full-service restaurants

- i. Servers take orders and deliver food and drinks to customers at tables.
 - ii. Counter and/or bar seating does not account for more than 10 percent of the total seating.
 - iii. May include the service of alcohol as an ancillary use (ABC Type 41 and 47 Licenses).
 - iv. Does not include drive-through service or car-serve restaurants.
 - v. Take-out service allowed as an ancillary use only.
- (f) Fast casual restaurants
- i. Servers deliver food or drinks to customers at tables, or the ordering and payment of food is done at different stations along a preparation line while food is prepared.
 - ii. Restaurant contains on-premise seating for on-premise dining for a minimum of 40 customers at one time.
 - iii. May include the service of alcohol as an ancillary use (ABC Type 41 and 47 Licenses).
 - iv. Does not include drive-through service or car-serve restaurants.
 - v. Take-out service may be allowed as an ancillary use only.
- (g) Buffet restaurants
- i. Self-service of food and/or drinks. Does not require service of food or drinks to customers at tables.
 - ii. Restaurant contains on-premise seating for on-premise dining for a minimum of 80 customers at one time.
 - iii. May include the service of alcohol as an ancillary use (ABC Type 41 and 47 Licenses)
 - iv. Does not include drive-through service, take-out service, or car-serve restaurants
- (h) Theater or entertainment restaurants not otherwise prohibited by this Code
- i. May include the service of alcohol as an ancillary use (ABC Type 41 and 47 Licenses)
 - ii. Theater or other entertainment not otherwise prohibited by this Code shall be part of the dining experience.

- iii. Does not include drive-through service, take-out service, or car-serve restaurants.

(2) Ancillary uses when built in conjunction with a hotel or vacation ownership resort. The following accessory uses may be conducted where clearly incidental to and integrated with either of a hotel or vacation ownership resort:

The following are interior hotel access only:

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

The following recreational uses may include exterior access:

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

RESIDENTIAL SITE:

(1) Single-family detached dwelling. No more than one primary dwelling shall be permitted on the residential lot. This lot is subject to the same permitted and conditionally-permitted uses and development standards of the A-1 zone.

18.63:2.06 Uses or Structures Permitted by Conditional Use Permit.

(1) For the Commercial Site buildings that exceed the development standards of this specific plan. Allowance for additional height shall generally only be considered for architectural purposes such as finishing the height of a roof pitch.

(2) For the Residential Site the same allowed uses (by conditional use permit) as the A-1 zone.

18.63:2.08 Approved Concept Plan.

Development shall be in substantial conformance with the Approved Concept Site Plan for HDSP-2. In the actual development plan designs, however, the hotel location should be placed as close to Second Street on the north, and as close to the off-ramp on the west, as possible without any other buildings in between. Prior to application for building permits the developer shall submit applications, including payment of all applicable application fees, for approval of the finalized site plan, building elevations, floor plans, architectural plans, lighting plans, landscaping plans, and tentative map by the Planning Commission.

Ultimate site design should eliminate project access to Valley View Avenue (excepting emergency access) or access to Valley View Avenue should only be allowed restricting outbound traffic to left-turns only with the installation of a pork chop control median.

The approved Concept Plan is based on maximum development in accordance with parking and landscaping requirements. This is not an approval for development of the site or design of entitlement application plans. Ultimate development plans shall be designed to be less intense either through a reduction of the number of hotel rooms or elimination of a restaurant. Less intensity could also be accomplished with another single-family residential unit on the west side of Valley View Avenue.

The approved Concept Plan shows a 4-lane access on Second Street. Ultimate site design should restrict this to two lanes separated by a landscaped median with a long queuing length before interior driveway intersections if that can be achieved and still maintain safe access.

Development of the property should include grading to lower the elevation of the site to street level, or to a level that will allow effective screening by the required berming to buffer any proposed buildings from residences on Valley View Avenue.

Minor deviations to the Approved Concept Site Plan for HDSP-2 can be approved without modification of HDSP-2. However, substantial changes, at the discretion of the Planning Director, may require a new public hearing for reconsideration of the Specific Plan, or a modification thereto.

18.63:2.10 Conduct of Uses.

(1) **Accessory Use Processing (Commercial Site):** Processing, treatment, storage, or repair of products which is clearly incidental to the primary uses conducted on the premises is permitted provided that no more than 25 percent of the ground floor area shall be used for such purposes:

(2) **Performance Standards:** The Planning Commission or City Council on appeal, may, as a part of the Site Plan Review procedure, impose any or all of the Performance Standards as specified in Section 18.25.14 of the M-2 zone. (Ord. 802, 2003; Added by Ord. 539 Sec. 1 (part), 1985)

18.63:2.12 Lot Requirements.

(1) **Area:** The minimum lot size for HDSP-2 Commercial Site is the remainder acreage after the Residential Site, approximately 5.4 acres. Smaller lots for financing purposes can be created after development of the 5.4 acres has occurred.

The minimum lot size for HDSP-2 Residential Site is .53 acre and should match, at a minimum, the lot width and depth of the existing A-1 lots to the southeast of the site.

(2) **Width:** Commercial Site: no requirement; Residential Site: 82' frontage width along the street, average 80' lot width behind the front yard setback.

(3) **Depth:** Commercial Site: no requirement; Residential Site: same as lots immediately adjacent to the south that exist at the time the lot is created.

(4) **Common areas:** Driveway and parking easements used in common between two or more commercial lots shall be considered as part of the lot dimension standards. (Ord. 802, 2003; Added by Ord. 539 Sec. 1 (part), 1985)

18.63:2.14 Yards.

(1) **Commercial Site: Street-Front Yards:** Minimum of ~~30~~ 40 feet landscaped from the right-of-way to parking and buildings. The minimum front yard along Second Street may be varied by the Planning Commission to 10 feet from the right-of-way if in the opinion of the Planning Commission, sufficient features are incorporated into the site and architectural plans to warrant the increased exposure to accent the City's western and/or equestrian theme.

(2) **Commercial Site: Interior Yards Adjacent to A-1 Zones:** Minimum 30 feet to parking and buildings.

(3) **Residential Site:** Same setback standards of the A-1 zone.

18.63:2.16 Height.

Commercial Site: The maximum height of any building or structure shall not exceed 35 feet unless otherwise approved through a conditional use permit and generally only for architectural purposes such as finishing the peak of a roof.

Residential Site: Same height restrictions of the A-1 zone.

18.63:2.18 Coverage.

Commercial Site: No requirement.

Residential Site: Same requirements as the A-1 zone.

18.63:2.20 Distance between Buildings.

Buildings on the same lot shall be separated by a distance not less than 10 feet. (Ord. 802, 2003; Added by Ord. 539 Sec. 1 (part), 1985)

18.63:2.22 Walls, Fences, and Structures in the Setback Areas.

The provisions of Section 18.31.08 (Walls, Fences, and Structures in the Setback Areas) shall apply. In addition, where the Commercial Site (regardless of any future subdivisions) abuts an A-1 zone, a masonry wall six feet in height shall be erected and maintained along the abutting lot line separating the Commercial Site from the A-1 zone.

18.63:2.24 Outdoor Storage. Commercial Site: No open storage areas are allowed.

18.63:2.26 Off –Street Parking and Loading.

Off-street parking and loading facilities shall be provided in accordance with the provisions of Chapter 18.38 of the Norco Municipal Code (OFF-STREET PARKING AND LOADING REQUIREMENTS).

18.63:2.28 Air Conditioning Equipment.

All air conditioning equipment shall be so designed and located so as to be architecturally integrated into the design of the building being served and transmit no noise or vibration to adjacent properties, insofar as practicable. Furthermore, such equipment shall be screened from view from adjacent properties or public street by use of landscaped screens, walls or other devices; and such screening shall consider the view of air conditioning equipment from adjacent multi-story building. Determination of the adequacy of screening shall be made at the time of Site Plan Review. (Ord. 802, 2003; Added by Ord. 539 Sec. 1 (part), 1985)

18.63:2.30 Signs.

The provisions of Chapter 18.37 of the Norco Municipal Code (SIGNS) shall apply. No signs oriented to the east shall be permitted with the exception of one monument sign at the intersection of Second Street and Valley View Avenue.

18.63:2.32 Trash Areas.

Commercial Site: A special trash pick-up area shall be provided for each building at a location and of a certain size as established after Site Plan Review and approval. Said trash area shall be completely enclosed in such a manner as to prevent the attraction of flies thereto, unless the trash receptacle in such area is a dumpster, having a volume of fifty (50) cubic feet or more, and is kept shut in a manner as to prevent the attraction of flies. Any such dumpster shall be screened from view by the public on adjacent streets, which screening may include buildings and structures on the site. The final determination as the adequacy of the proposed screening as to height and component materials shall be determined by the Planning Commission during Site Plan Review.

18.63:2.34 Landscaping.

Commercial Site: Notwithstanding anything to the contrary contained in the Norco Municipal Code, site development shall have landscaping in an amount equal to not less than fifteen percent (15%) of the total area of the property having land improvements thereon. At least twenty-five percent (25%) of such required landscaping shall be located in that portion of the property being used for off-street parking. These minimum requirements may be varied if the architectural review subcommittee determines that an amount lesser or greater is appropriate for the site as it relates to the uses of the site, its location and relationship with land on adjacent developments and public rights-of-way. In addition to said amount of landscaping there shall be additional landscaping installed to a depth not less than five feet (5') immediately adjacent to any lot line that abuts a public right-of-way. Any landscaping installed immediately adjacent to a public right-of-way shall provide for appropriate vehicular site distance from any driveway or street. Any portion of and all of said required landscaped area shall be separated from any portion of the property which is used for parking or movement of vehicles, or public equestrian trail, by a wall or curb not less than six inches higher in elevation than the adjacent area being used for vehicular parking or movement.

A permanent irrigation system shall be installed and maintained in an operable conditional at all time for irrigation of all such required landscaped areas and said landscaped area shall at all times be maintained in a clean, neat and health condition which maintenance shall include but not be limited to pruning, weeding, fertilizing, moving of lawns, removal of litter, regular watering and replacement of landscaping when it has become incurable unhealthy or had died.

No building permit shall be issued for any building or structure until landscaping plans for the property on which a building or structure is proposed has been submitted for review and approval by the city's Planning Division and/or Planning Commission pursuant to Site Plan approval. Such plans shall include, but not be limited to showing the following information on drawings and plans:

- (1) The size and dimension of all landscaped area;
- (2) The type and location of irrigation system to be installed and maintained;

(3) The type, size and support of proposed plant material for each area to be landscaped including a balance of trees, shrubs, and ground cover;

(4) Manner of constructing planter curbs, including location thereof, height, width and type of materials therefor.

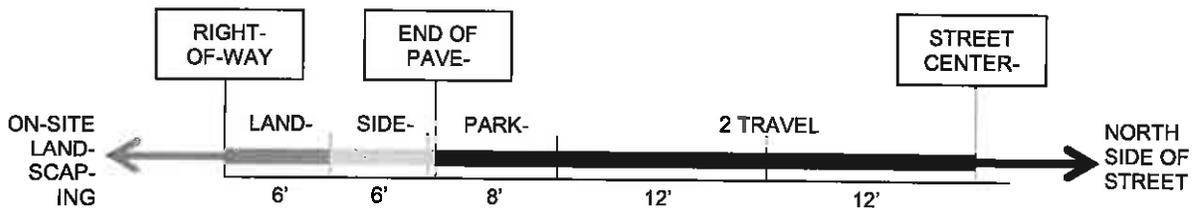
Landscaped buffering including berms to a minimal height of 10 feet shall be incorporated along the eastern project boundary (except the Residential Site). The berms shall be a condition of approval on any future development plans such that removing them would be a violation of the approved project unless the owner has received prior approval from the Planning Commission through the standard project modification review process. The height of the berms should be the minimum necessary (but not less than 10 feet) such that viewsheds from residences on Valley View Avenue cannot see any project structures. Site-line analyses should be included as part of project entitlement development plans.

Commercial Development Design Standard Illustrations are incorporated into HDSP – 2.

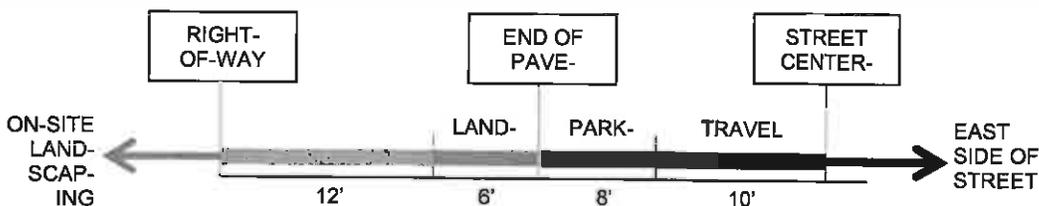
18.63:2.36 Street Sections.

Second Street is categorized as a Collector Street (88' right-of-way) where the project fronts between the freeway and Valley View Avenue. Valley View Avenue is categorized as a Local Street (60' right-of-way). The horse trail on Valley View Avenue is on the west side of the street per the Horse Trail Plan which is the same side as the project. There is no designated trail on the Horse Trail Plan for Second Street between Mountain Avenue west of the freeway and Valley View Avenue east of the freeway.

The standard half-street section for the south side of Second Street where the project fronts is:



The standard half-street section for the west side of Valley View Avenue where the project fronts is:



18.63:2.38 Site Plan Review. The provisions of Chapter 18.40 (SITE PLAN REVIEW) shall apply. All lighting shall be designed with the best shielding and cut-off designs feasible to prevent light spillage onto adjacent properties and streets.

#

APPROVED AND ADOPTED by the Planning Commission at a regular meeting held July 25, 2012.

Robert E. Wright, Chair
Planning Commission
City of Norco, California

ATTEST:

Steve King, Secretary
Planning Commission
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held on July 25, 2012 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Steve King, Secretary
Planning Commission
City of Norco, California

/sk-81534

The Silverlakes Equestrian and Sports Park and the city's location within the I-15 corridor south of the LA-Ontario Airport creates an opportunity for the City to cater to the demand of hospitality related businesses. Given that most of the available land for development in the City is mostly smaller infill properties, new development in the H-D zone will help provide a stable tax base for the community.

The H-D zone was previously considered by the Planning Commission for this site on August 31, 2011 along with two other sites. The Planning Commission recommended denial of all three sites. Since it was an application initiated by staff it was withdrawn without going to City Council. The basis for the Planning Commission recommendation for denial was the lack of a site plan upon which to base the required specific plan. The H-D zone requires approval of a specific plan before any building permits can be issued for development. The draft specific plan (H-D Specific Plan 2) is included in Resolution 2012-30.

ANALYSIS: The property being considered is vacant and currently zoned A-1-20 on the southwest corner of Second Street and Valley View Avenue (ref. Exhibit "C" – General Plan Designation and Zone Change Map). The property is adjacent to the northbound freeway off-ramp at Second Street. The high traffic volume of the area surrounding the freeway interchange and the noise created by the freeway itself creates a condition where new residential zoning is not necessarily the highest and best use of the property. In contrast the traffic volumes make the parcel in question highly suitable for hospitality uses. A traffic impact analysis was prepared for the site and is attached (ref. Exhibit "C" – Traffic Impact Analysis). The conclusion of the traffic impact analysis is that the additional trip generation from a development consisting of a hotel and two restaurants will not create a significant impact to surrounding streets. A landscape/buffer treatment plan was also prepared to help buffer adjoining residences to the west and south. That plan is included as part of the Draft HDSP – 2.

The Draft HDSP – 2 is based off of the development standards of other commercial zones in the City but with a different list of allowed uses designed to promote only the development of hospitality-related uses on this site. The intent of the list is to allow retail that only serves as ancillary uses to the primary intent of HDSP 2 which is the development of a hotel. A strip center for the listed allowed uses without a hotel would not be allowed. Restaurants are also a primary permitted use so a restaurant could be developed prior to a hotel being built based on HDSP 2 Concept Plan. The proposed HDSP – 2 zone is written to require approval of a Concept Plan which is attached and which would be part of HDSP – 2. Final site plans, architecture, landscaping, a tentative map, and conditions of approval will still need approval by the Planning Commission through the normal application submittal and review procedures.

Attachment: Resolution 2012-29 ZC 2012-09/GPA 2012-02
Resolution 2012-30 Hospitality Development Specific Plan 2
Exhibit "A" – Location Map

Zone Change 2012- 09, GPA 2012-02

Page 5

June 13, 2012

Exhibit "B" – Hospitality Development Specific Plan 2 Concept Plan

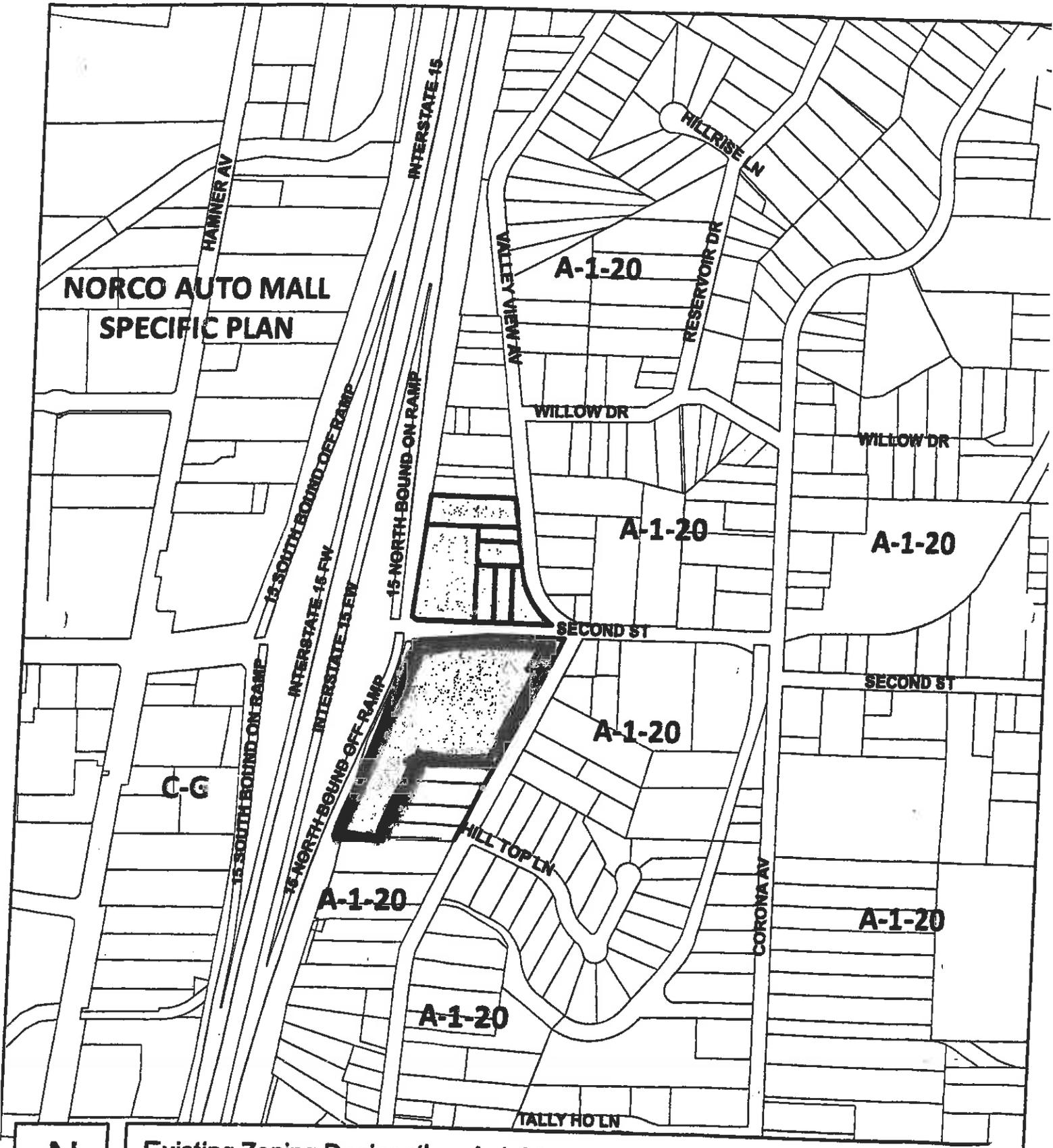
Exhibit "C" – Commercial Development Design Standard Illustrations

Exhibit "D" – Traffic Impact Analysis

Exhibit "E" – Traffic Impact Analysis Update (Eliminating Valley View Access)

/sk-81553

EXISTING AND PROPOSED ZONING DESIGNATIONS



**NORCO AUTO MALL
SPECIFIC PLAN**

A-1-20

A-1-20

A-1-20

A-1-20

C-G

A-1-20

A-1-20

A-1-20



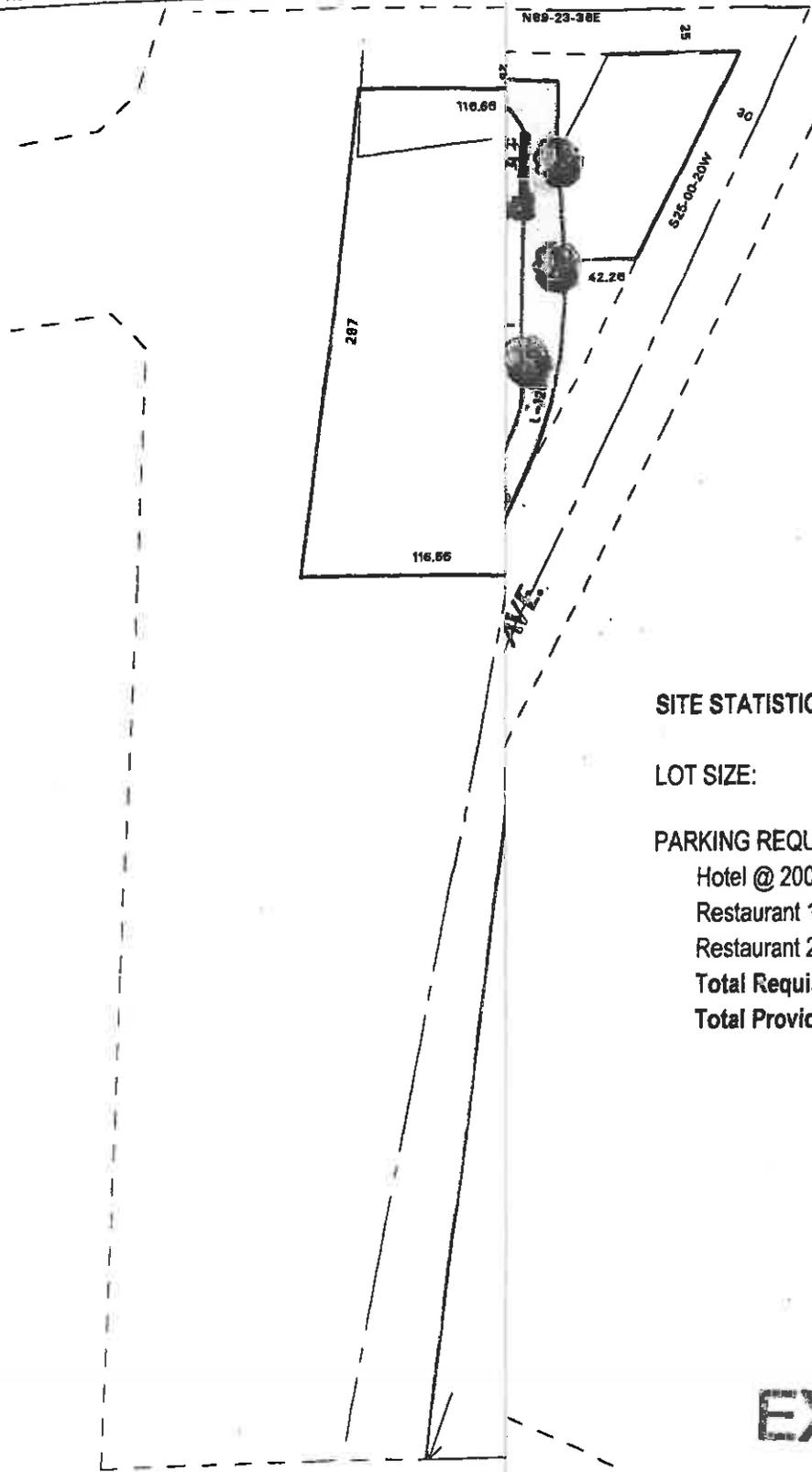
Existing Zoning Designation: A-1-20
(Agricultural Low Density)

Proposed Zoning Designation: HD
(Hospitality Development Zone)

Exhibit **A**

T.R.A. 015-007
015-003

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S OFFICE MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.



SITE STATISTICS

LOT SIZE:

PARKING REQUIRED:

- Hotel @ 200 Rooms: 240
- Restaurant 1 @ 5000 sq. ft.: 50
- Restaurant 2 @ 5000 sq. ft.: 50
- Total Required: 340**
- Total Provided: 382**

17

EXHIBIT 'B'

RIGHTS TRACT

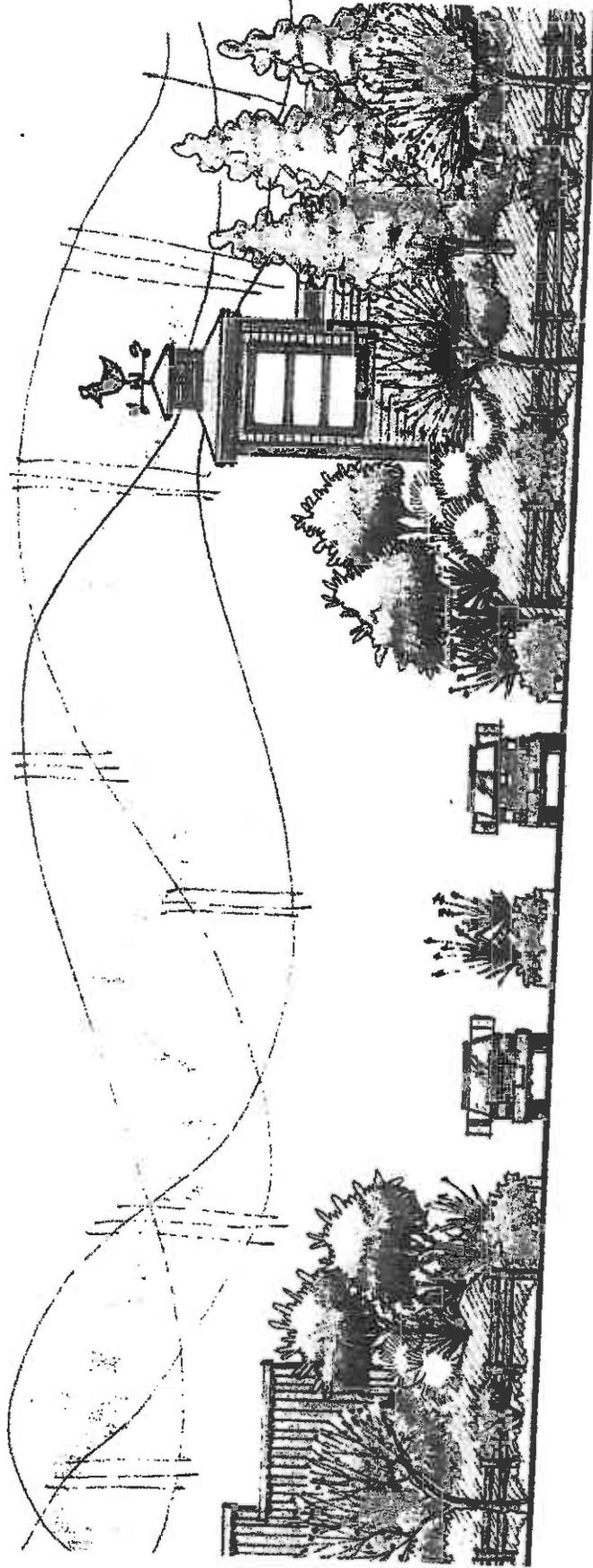
24

Feb 2008

DATE	OLD NUMBER	NEW NUMBER
08/04	2	8,9
08/08	3	10,51

D.J.T.

City of Norco - Commercial Development Design Standard Illustrations



EXHIBIT

C

TIBIA
Landscape Architecture
763 Chardonnay Place, Healdsburg, CA 95524
(707) 638-7990 (951) 260-8003 License 8650
www.tibialand.com email: todd@tibialand.com

DESIGN STANDARDS

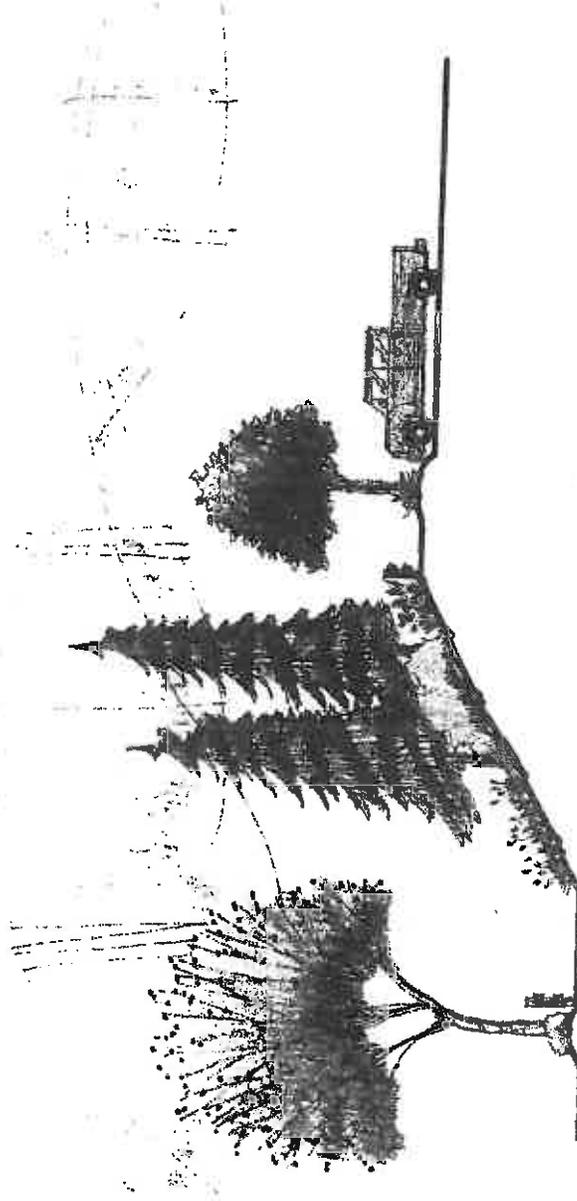
It is the intent of these design standards and sketches to provide an expression of the intended design for streetscape, parkways, slopes, buffering and screening. The accompanying sketches show the intended placement of trees, shrubs, groundcovers to provide screening, buffering and beautification to commercial developments. The sketches and standards have been developed to direct the design and development of screening and buffering of commercial developments which interface with existing and proposed residences.

Project designs shall incorporate buffering and edge treatments as depicted in the design standards drawings. Whenever feasible, commercial landscape buffering shall incorporate both vertical and horizontal separation / buffering of the street edge and or horse trail. Plant material selections shall be comprised of water wise trees, shrubs, perennials and groundcovers. Inert landscape materials such as crushed stone fines, cobble or mulch shall be combined with plant materials.

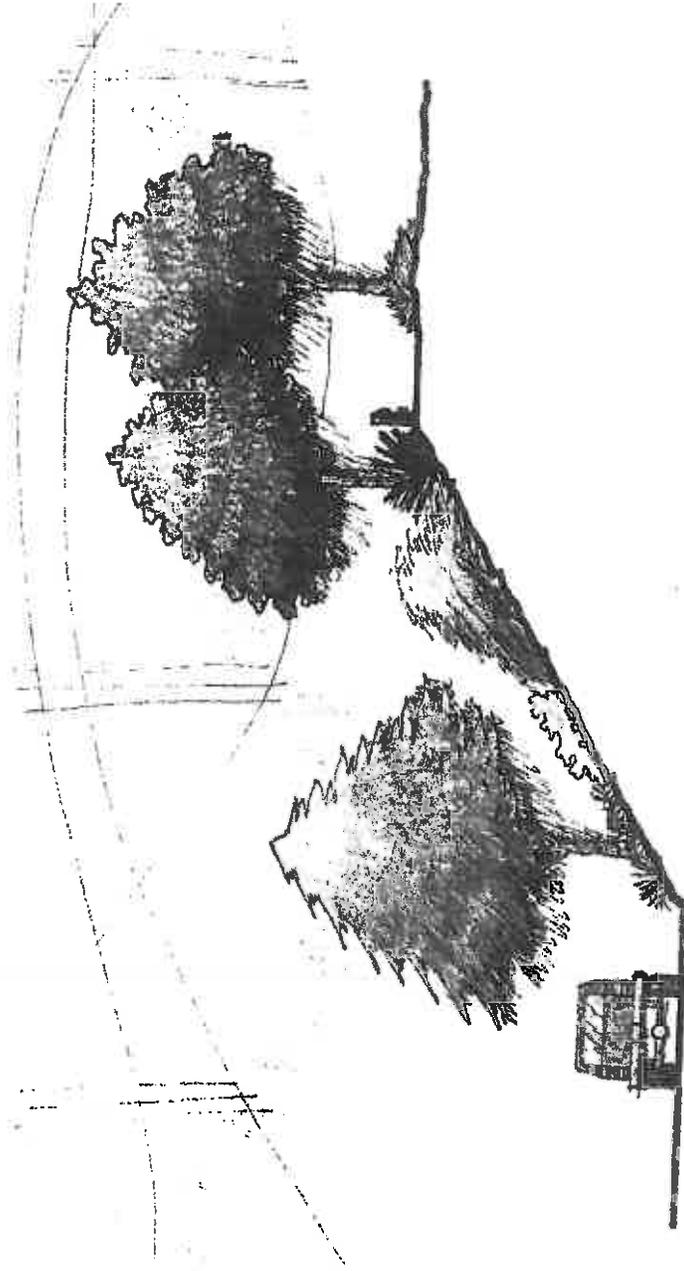
Placement of commercial, business and shopping center signs coordinated with the placement of trees and plant materials to allow visual access to signs. Signs shall not dominate the landscape, but be located to function within the landscape.

The sketches illustrate three landscape planting zones. Zone A is the landscape area which occurs within the parkway strip between the edge of the street and the edge of the horse trail. Zone B is the slope planting between the edge of the horse trail and the top of the slope or for projects without a slope. Zone C is the landscape area at the top of the slope to the face of the buildings.



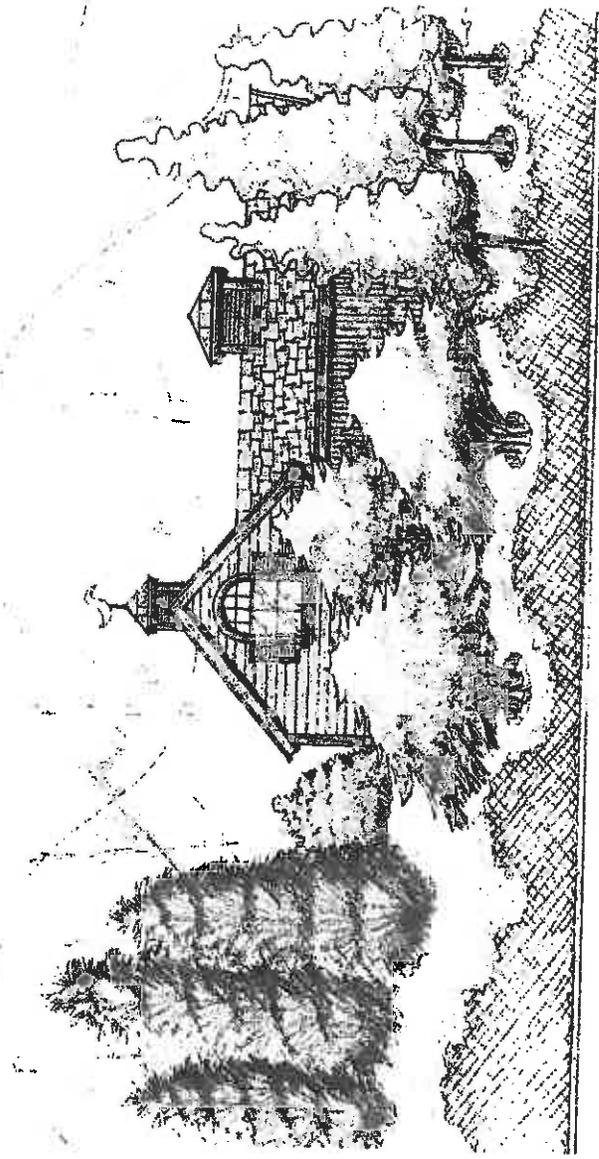


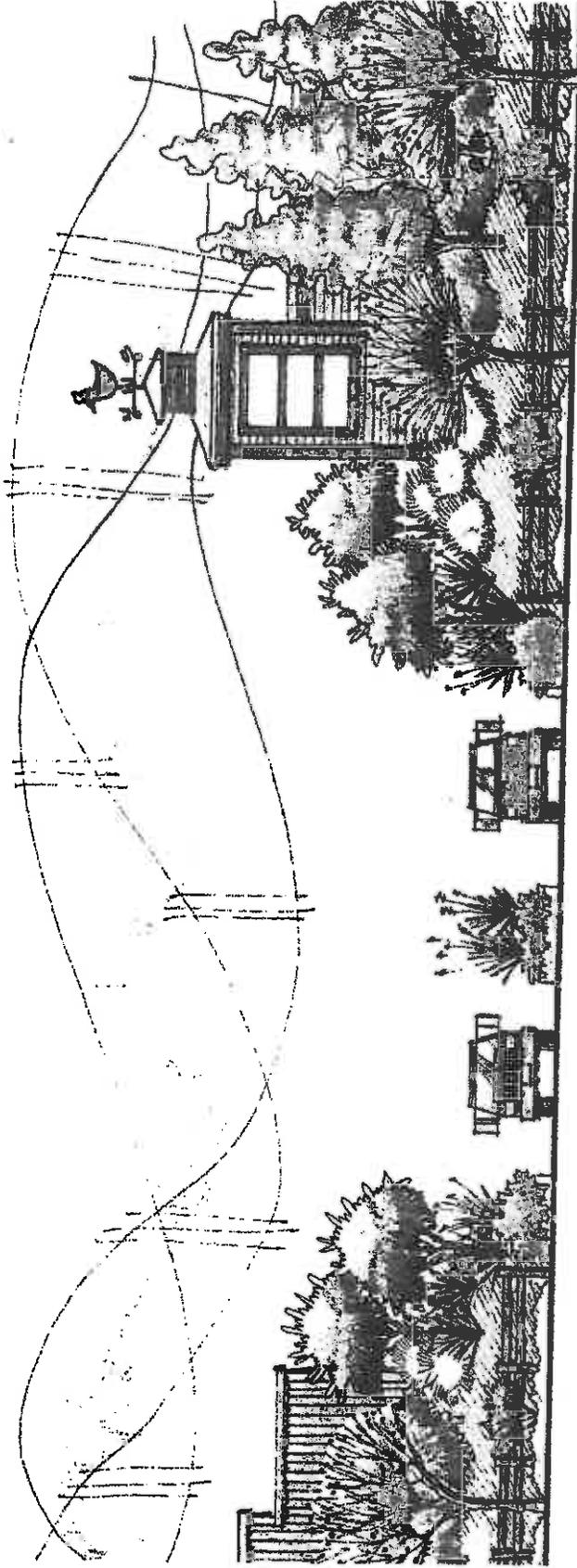
For landscapes where the horse trail is located on the commercial site side of the road. The horse trail is separated from the street by a 4' to 6' wide parkway planting strip. Within the parkway strip street trees are placed, groundcover and flowering vines placed on the horse trail fence. The pedestrian path is placed at the top of slope. The pedestrian path services the commercial area. Trees, shrubs and groundcovers are placed on the slope to provide a buffer for the commercial development. Parking areas will be screened by planting.



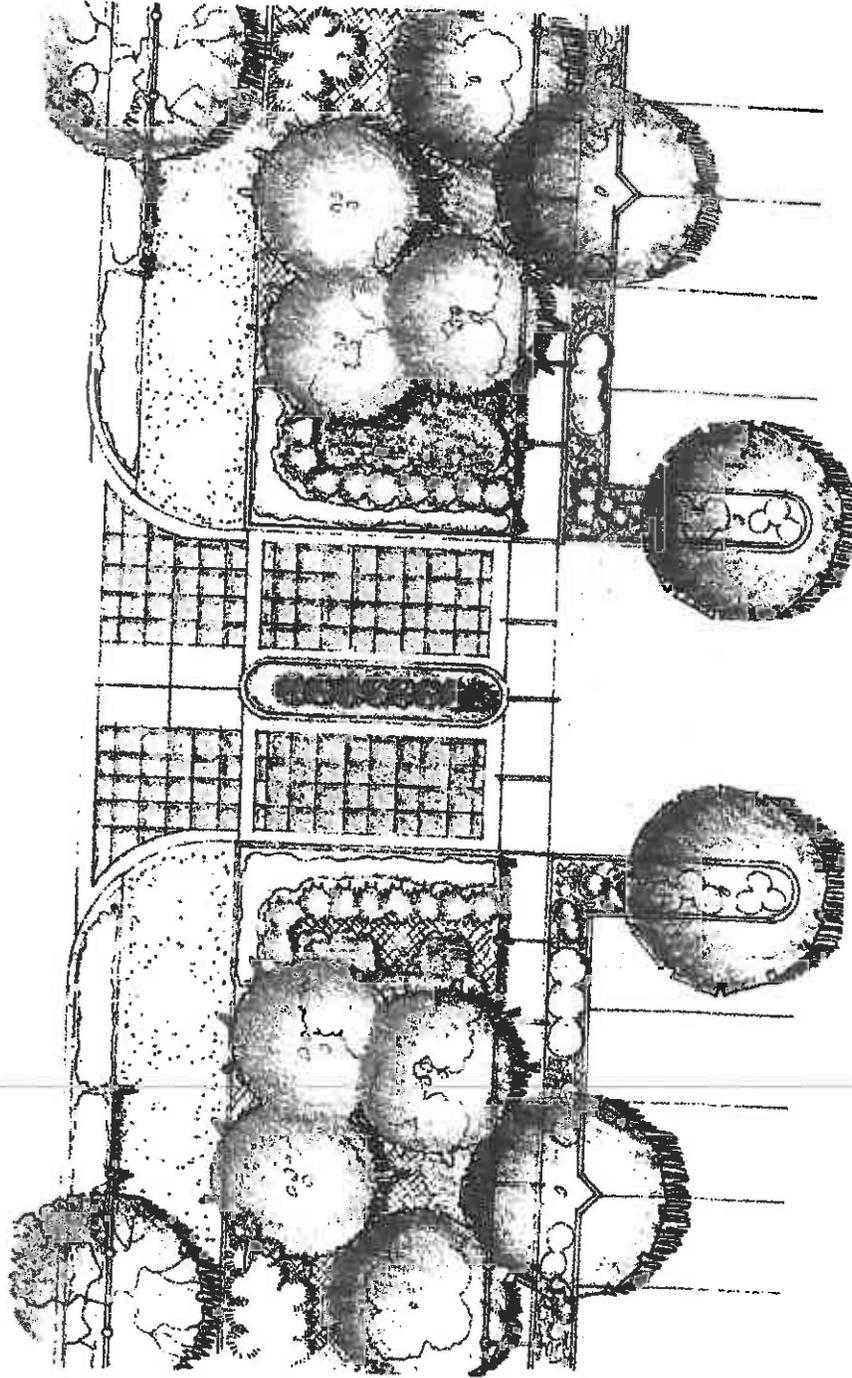
For landscapes where the horse trail is located on the residential site side of the road. The pedestrian path is placed at the top of slope. The pedestrian path services the commercial area. Trees, shrubs and groundcovers are placed on the slope to provide a buffer for the commercial development.

Plantings of trees, shrubs and groundcovers shall screen the lower portions of the building from the street. The building edges shall be softened by plant materials. Lower growing trees shall be used in front to of the building façade.



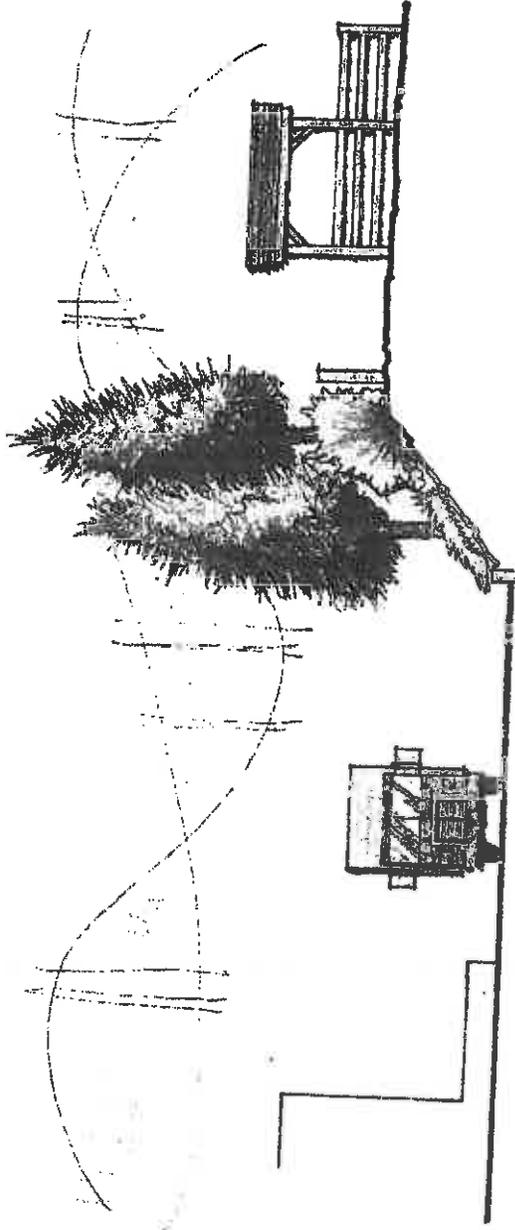


Center entries shall be enhanced with small flowering trees, shrubs, perennials and annuals. Slope plantings adjacent to the entries shall be planted with ornamental flowering shrubs, groundcovers and ornamental grasses. Buildings shall be set at the top of the slopes.



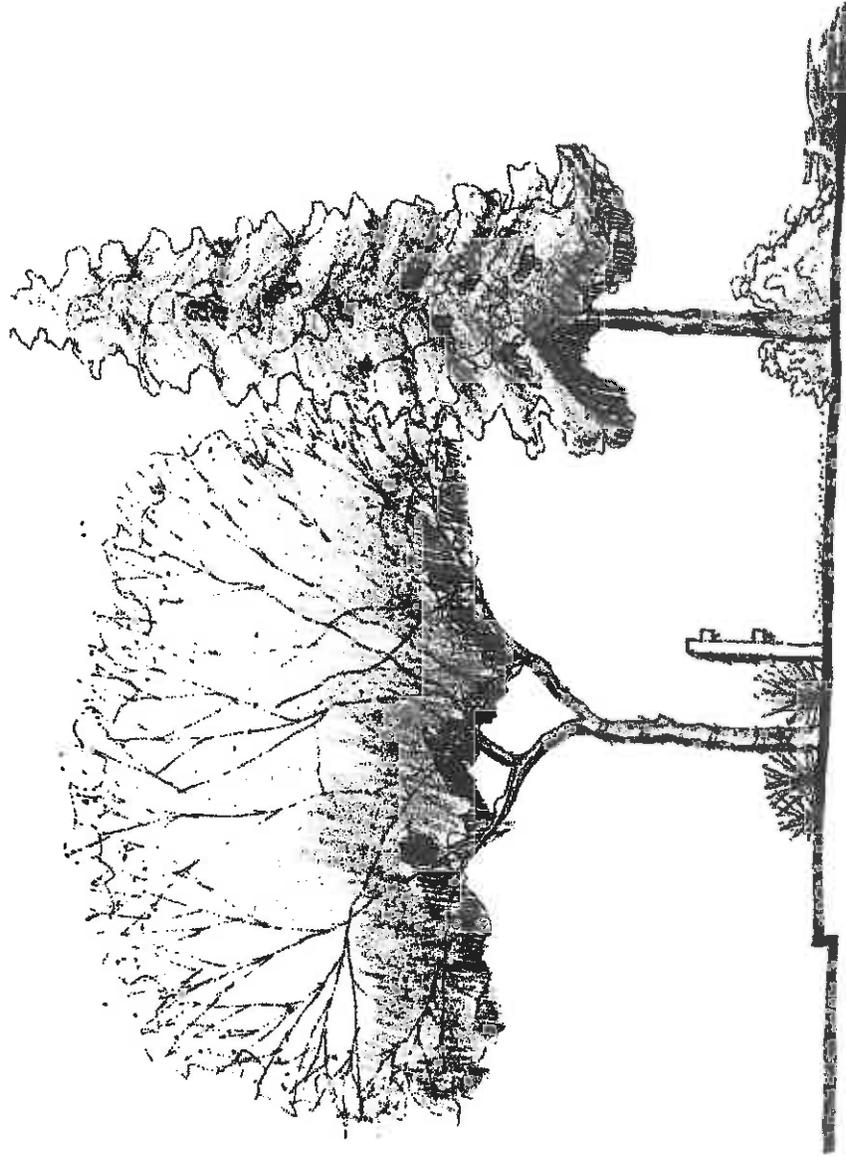
Enhanced paving such as colored concrete or concrete pavers shall be used at entries. Small flowering trees, flowers, perennials and annuals shall be used to enhance entries.

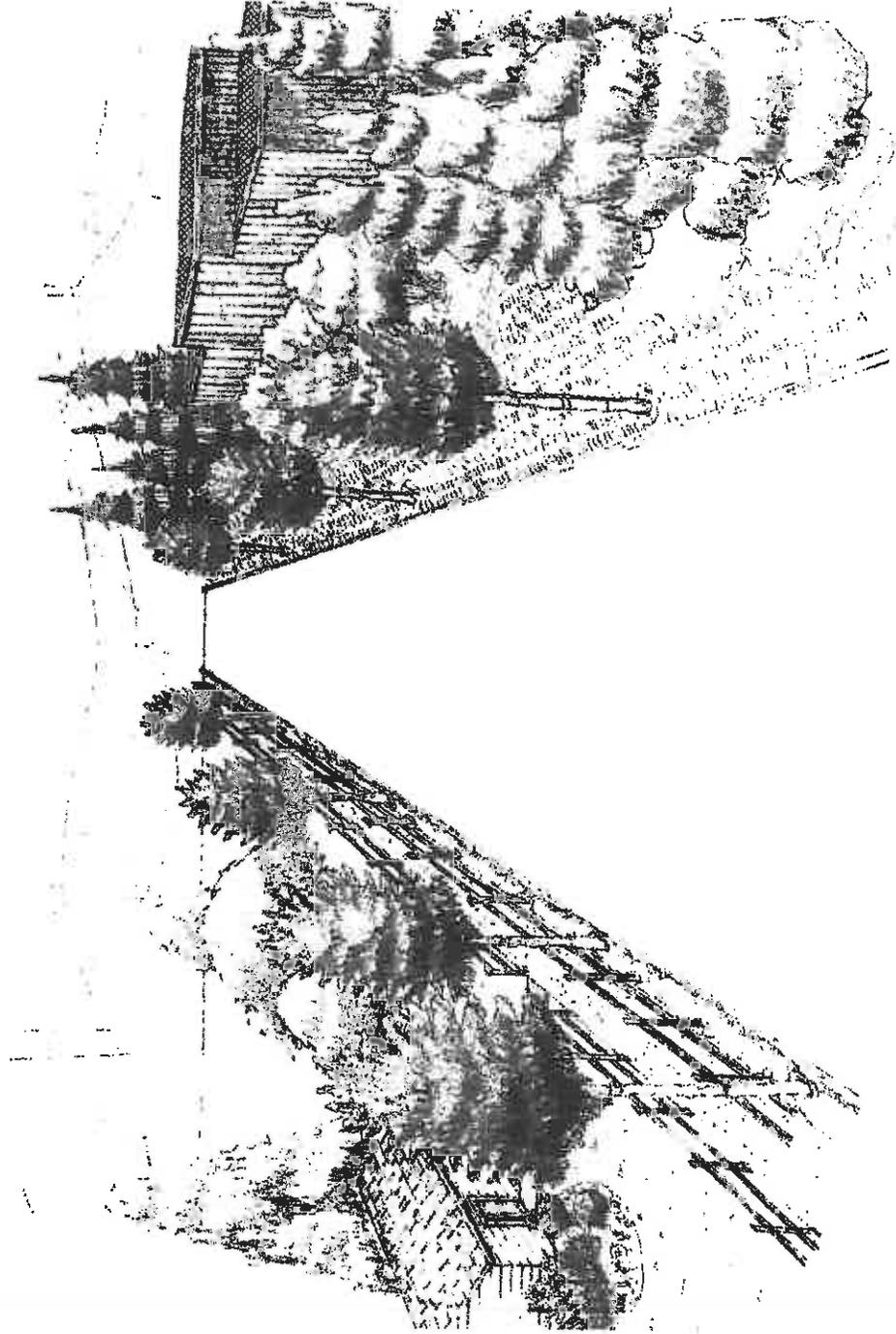
Small median planters shall be used at entries.



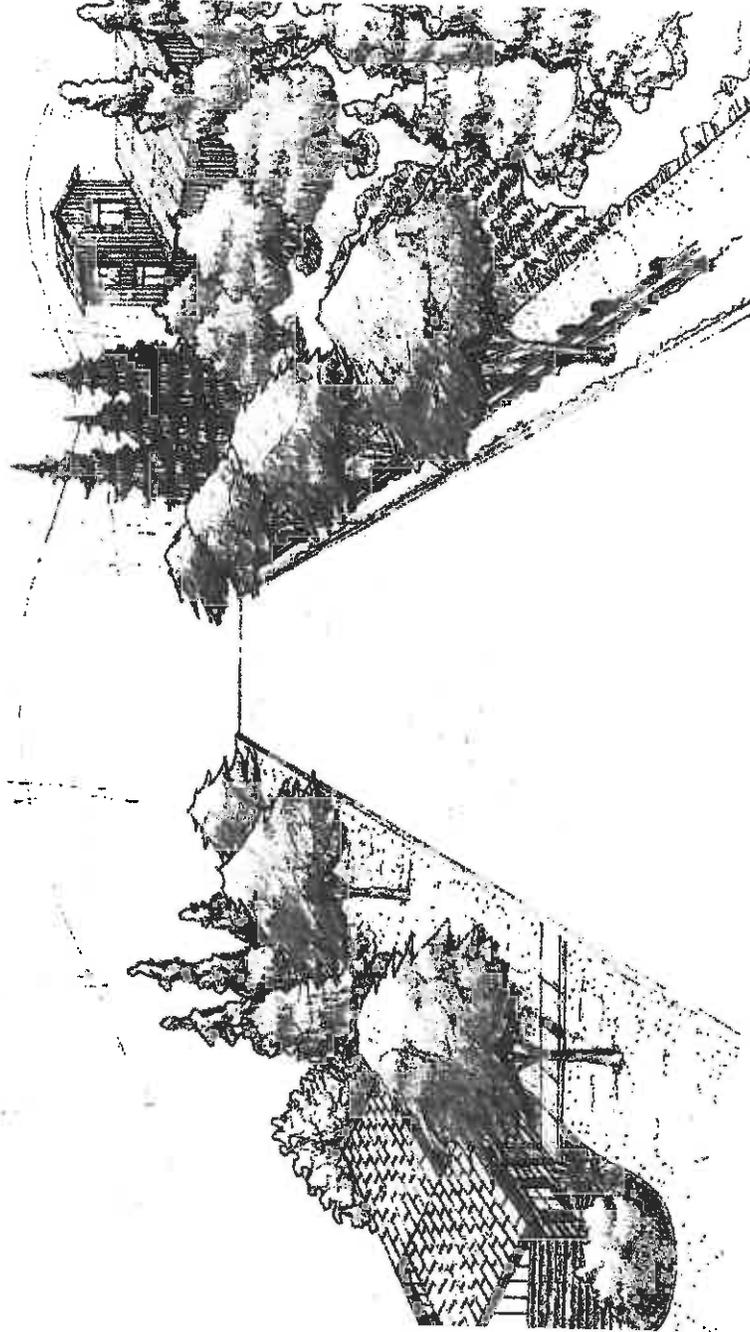
Delivery and service areas shall be screened by evergreen trees and shrubs. When possible the site shall be graded to provide a grade separation between residential lots adjoining the commercial development.

Provide a landscape screen and buffer between the edge of the horse trail and the commercial building and / or the parking area. Screen the parking lot with medium shrubs.





Sketch indicates a grade separation between the street grade and commercial development. Buildings are screened by trees and shrubs. Buildings are visible through the vegetation.



A mixture of trees, shrubs are used on the slope to screen and buffer raised commercial buildings, offices or shops.

Planting General Stipulations:

Slope planting areas shall be designed with trees providing a 40% coverage of the total slope planting area. Shrub materials shall cover 60% of the total planting area. Areas adjacent to entries and building may have an increased plant density.

Planting Pallet

Zone A - Parkway Landscape Strip

Street Tree: Refer to the approved City of Norco street tree list

Groundcover / Shrubs:

Abelia x grandiflora 'Prostrata' / Prostrate Abelia – space plants 3' oc *

Cotoneaster dammeri 'Lowfast' / Lowfast Contoneaster – place plants at 3' oc *

Mahonia repens / Creeping Mahonia – place plants at 2 ½' oc *

Myoporum parvifolium / Myoporium – place plants at 4' oc *

Vines (to be places on fence):

Bougainvillea -- Place on every third fence section *



Gelsemium sempervirens / Carolina Jessamine – place every third fence section *

Zone B – Slope Stabilization / Landscape Buffer Zone

Slope Entry Accent Trees:

Bauhinia variegata / Orchid Tree

Cercis occidentalis / Western Redbud

Cionanthus retusus / Chinese Fringe Tree

Chorisia speciosa / Floss Silk Tree (use on slopes only)

Lagerstroemia x fauriei / Grape Myrtle

Malus 'Prairiefire' / Crabapple

Slope / Buffer Zone Trees:

Brachydon acerifolius / Flame Tree

Brachydon populneus / Bottle Tree

x Chitalpa tashkentensis / Chitalpa

Geijera parvilora / Australian Willow

Olea europaea 'Swan Hill' / Fruitless Olive

Pinus canariensis / Canary Island Pine

Pinus eldarica / Eldarica pine

Podocarpus gracilior / Fern Pine

Quercus agrifolia / Coast Live Oak

Quercus ilex / Holly Oak



Slope / Buffer Shrubs:

Acacia redonlens 'Lowboy' / Carpet Acacia (place 6' oc)

Baccharis pilularis / Coyote Brush (place 4' oc)

Bougainvillea 'La Jolla' / La Jolla Bougainvillea (place 6' oc)

Dietes bicolor / Peacock Iris (place 5' oc)

Elaeagnus pungens 'Fruitlandii' / Silverberry (place 8' oc)

Heteromeles arbutifolia / Toyon or California Christmas Berry (place 10' oc)

Plumbago auriculata / Cape Plumbago (place 10' oc)

Punica grantum / Pomegranate (place 12' oc)

Rhamus californica / California Coffeeberry (place 6' oc)

Slope Groundcovers:

Slope Saver Grass Hydro Seed Mix

Lonicera / Honeysuckle (place 6' oc)

Myoporum parvifolium / Myoporum (place 6' oc)

Entry Accent Shrubs:

Agapanthus / Lilly of the Nile (place 18" to 3' oc as required by species used)

Anigozanthus / Kangaroo Paws (place 18" to 4' oc as required by species used)

Hemorcallis evergreen species / Daylily (place 12" oc)

Iris douglasiana / Pacific Iris (place 12" oc)

Miscanthus 'Variegatus' / Variegated Silver Grass (place 3' oc)

Pennisium 'Rubrum' / Red Fountain Grass (place 3' oc)

Lantana montevidensis / Trailing Lantana (place 3' oc)

Phorium / New Zealand Flax (space as is suitable for the species selected)

Rhaphiolepis indica / Indian Hawthorne (place 4' oc)

Rose – Carpet Rose / Carpet Rose (place 3 ½' oc)

Salvia leucaphylla 'Midnight' / Midnight Sage (place 3' oc)

Salvia greggii 'Furmans Red' / Furmans Red Sage (place 2' oc)

Zone C – Adjacent to the Commercial Building

Agapanthus / Lilly of the Nile (place 18" to 3' oc as required by species used)

Anigozanthus / Kangaroo Paws (place 18" to 4' oc as required by species used)

Arbutus unedo compacta / Dwarf Strawberry Tree (place 8' oc)

Hemorcallis evergreen species / Daylily (place 12" oc)

Iris douglasiana / Pacific Iris (place 12" oc)

Miscanthus 'Variegatus' / Variegated Silver Grass (place 3' oc)

Pennisetum 'Rubrum' / Red Fountain Grass (place 3' oc)

Lantana montevidensis / Trailing Lantana (place 3' oc)

Mahonia aquafolium / Oregon Grape Holly (place 5' oc)

Phorium / New Zealand Flax (space as is suitable for the species selected)

Puncia grantum 'Nana' / Dwarf Pomegranate (place 4' oc)

Raphiolepis indica / Indian Hawthorne (place 4' oc)

Rose – Carpet Rose / Carpet Rose (place 3 ½' oc)

Salvia leucaphylla 'Midnight' / Midnight Sage (place 3' oc)

Salvia greggii 'Furmans Red' / Furmans Red Sage (place 2' oc)

TRAFFIC IMPACT ANALYSIS

NORCO ZONE CHANGE

CITY OF NORCO

RIVERSIDE COUNTY, CALIFORNIA

Prepared for:

City of Norco
2870 Clark Avenue
Norco, California 92860

Prepared by:

LSA Associates, Inc.
1500 Iowa Avenue, Suite 200
Riverside, California 92507
(951) 781-9310

LSA Project No. NOR1001

LSA

December 8, 2010

EXHIBIT

"D"

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INTRODUCTION AND SUMMARY

This traffic impact analysis (TIA) has been prepared to assess the potential circulation impacts associated with the potential zone change of approximately 9.85 acres of land currently zoned for Agriculture Low Density (A-1-20) to Commercial (C-G). The site under consideration is west of Valley View Avenue, with approximately 6.51 acres located on the north of Second Street and approximately 3.34 acres located south of Second Street. Currently, there are 16 residential units located on the subject property. This report is intended to satisfy the requirements for the disclosure of potential impacts and mitigation measures per the California Environmental Quality Act (CEQA), and generally follows the Riverside County Transportation Department *Traffic Impact Analysis Preparation Guide*, dated April 2008. Figure 1 illustrates the regional and project location.

This report analyzes existing traffic conditions and traffic impacts attributed to the potential zone change. Specifically, this study addresses the following four scenarios:

- Existing conditions;
- Existing plus project conditions;
- Opening Year (2013) without project conditions; and
- Opening Year (2013) with project conditions.

This TIA analyzes a.m. and p.m. peak hour conditions. Based on consultation with City staff, the a.m. peak hour is defined as the one hour of highest traffic volumes occurring between 7:00 a.m. and 9:00 a.m. while the p.m. peak hour is defined as the one hour of highest traffic volumes occurring between 4:00 p.m. and 6:00 p.m.

Project Description

CEQA defines a "project" as any activity that has a potential to directly change or lead to a foreseeable indirect change in the physical environment. Therefore, even though the zone change does not have a discrete development project attached to it, it is considered a project under CEQA. The proposed project is for the potential zone change of approximately 9.85 acres of land currently zoned for A-1-20 to C-G. There are currently no development plans proposed in conjunction with the potential zone change. However, based on consultation with City staff, this analysis uses a worst-case build out approach and assumes that a 95-room hotel will be constructed on 3.34 acres north of Second Street, and an 85,000-square foot shopping center will be constructed on 6.51 acres south of Second Street.

This study assumes that access to the site will be provided via three driveways. One full-access driveway on Second Street will serve both the hotel and commercial components of the project. Additionally, the hotel and commercial components of the project will each have a right-in/right-out driveway on Valley View Avenue. As part of the project design feature, a signal will be installed at the full-access driveway on Second Street.

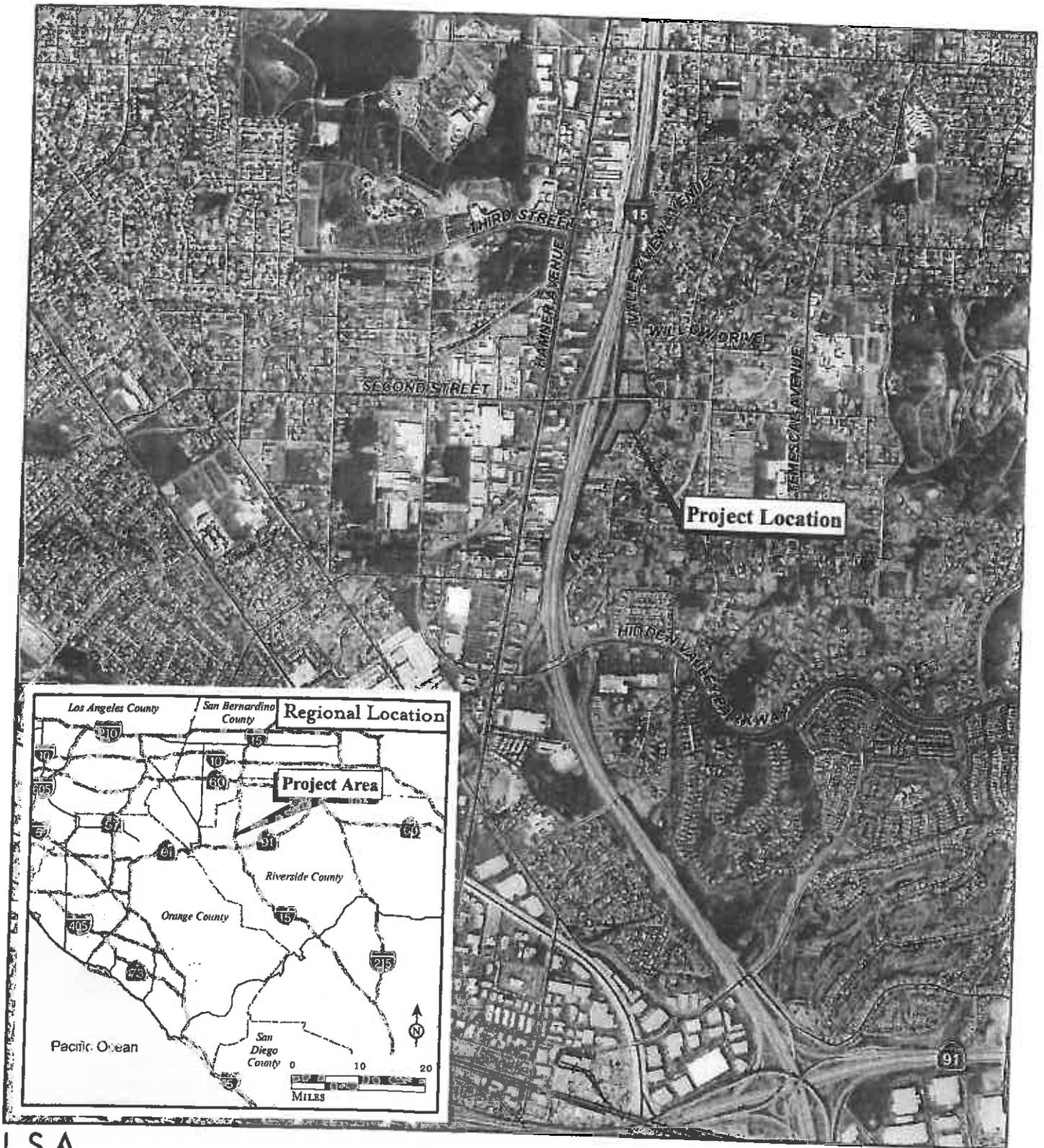
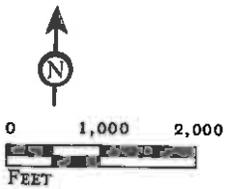


FIGURE 1

LSA



SOURCE: AirPhotoUSA, 2008; Thomas Bros., 2009

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Norco Zone Change
Traffic Study
Regional and Project Location

Study Area

The study area for the TIA was determined based on consultation with City staff. The study area includes the following nine intersections:

1. Hamner Avenue/Second Street;
2. Interstate 15 (I-15) Southbound Ramps/Second Street;
3. I-15 Northbound Ramps/Second Street;
4. Project Driveway 1/Second Street;
5. Valley View Avenue/Third Street;
6. Valley View Avenue/Willow Drive;
7. Valley View Avenue/Project Driveway 2;
8. Valley View Avenue/Second Street; and
9. Valley View Avenue/Project Driveway 3.

Figure 2 illustrates the locations of study intersections.

In addition, a freeway merge diverge analysis was conducted at the I-15 Northbound and Southbound Ramps on Second Street for disclosure to Caltrans.

LEVEL OF DEFINITIONS AND PROCEDURES

Roadway operations and the relationship between capacity and traffic volumes are generally expressed in terms of levels of service (which are defined using the letter grades A through F). These levels recognize that, while an absolute limit exists as to the amount of traffic traveling through a given intersection (the absolute capacity), the conditions that motorists experience rapidly deteriorate as traffic approaches the absolute capacity. Under such conditions, congestion is experienced. There is general instability in the traffic flow, which means that relatively small incidents (e.g., momentary engine stall) can cause considerable fluctuations in speeds and delays. This near-capacity situation is labeled Level of Service (LOS) E. Beyond LOS E, capacity has been exceeded, and arriving traffic will exceed the ability of the intersection to accommodate it. An upstream queue will then form and continue to expand in length until the demand volume again declines.

A complete description of the meaning of level of service can be found in the Transportation Research Board Special Report 209, *Highway Capacity Manual*. The Manual establishes levels of service A through F. Table A provides brief descriptions of the six levels of service, as abstracted from the Manual.

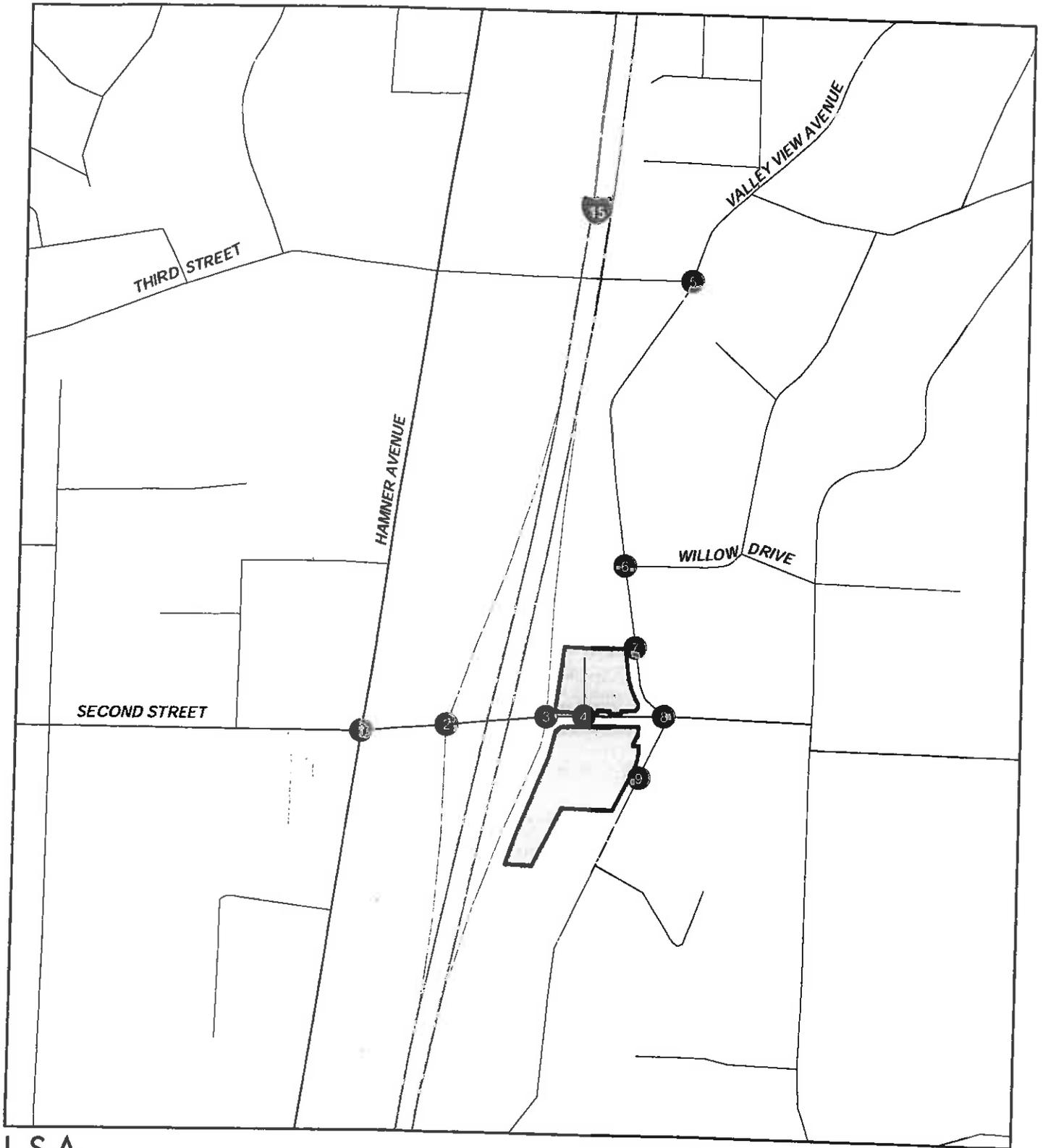
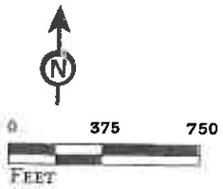


FIGURE 2

LSA



- Project Location
- Study Area Intersection

Norco Zone Change
Traffic Study

Study Area Intersections

Table A: Level of Service Definitions

LOS	Description
A	No approach phase is fully utilized by traffic and no vehicle waits longer than one red indication. Typically, the approach appears quite open, turns are made easily, and nearly all drivers find freedom of operation.
B	This service level represents stable operation, where an occasional approach phase is fully utilized and a substantial number are approaching full use. Many drivers begin to feel restricted within platoons of vehicles.
C	This level still represents stable operating conditions. Occasionally drivers may have to wait through more than one red signal indication, and backups may develop behind turning vehicles. Most drivers feel somewhat restricted, but not objectionably so.
D	This level encompasses a zone of increasing restriction approaching instability at the intersection. Delays to approaching vehicles may be substantial during short peaks within the peak period; however, enough cycles with lower demand occur to permit periodic clearance of developing queues, thus preventing excessive backups.
E	Capacity occurs at the upper end of this service level. It represents the most vehicles that any particular intersection approach can accommodate. Full utilization of every signal cycle is seldom attained no matter how great the demand.
F	This level describes forced flow operations at low speeds, where volumes exceed capacity. These conditions usually result from queues of vehicles backing up from a restriction downstream. Speeds are reduced substantially and stoppages may occur for short or long periods of time due to the congestion. In the extreme case, both speed and volume can drop to zero.

Table B shows the level of service criteria for unsignalized and signalized intersections.

Table B: Level of Service Criteria for Unsignalized and Signalized Intersections

Level of Service	Unsignalized Intersection Average Delay per Vehicle (sec.)	Signalized Intersection Average Delay per Vehicle (sec.)
A	≤ 10	≤ 10
B	> 10 and ≤ 15	> 10 and ≤ 20
C	> 15 and ≤ 25	> 20 and ≤ 35
D	> 25 and ≤ 35	> 35 and ≤ 55
E	> 35 and ≤ 50	> 55 and ≤ 80
F	> 50	> 80

For all study area intersections, the 2000 *Highway Capacity Manual* (HCM 2000) analysis methodologies were used to determine intersection levels of service. Levels of service at all intersections were calculated using the Traffix version 8.0 software and Synchro 7.0 software, which use the HCM 2000 methodologies. Saturation flow rates consistent with Riverside County Congestion Management Plan (CMP) guidelines for existing conditions and opening year analyses were used in the calculations of intersection capacity. In accord with Riverside County CMP guidelines, any intersection at which the volume-to-capacity ratio is greater than 1.0 is considered to be operating at LOS F, regardless of delay.

Level of Service Standard

All ramp terminus intersections and State highways are under the jurisdiction of Caltrans. The remaining study intersections are under the jurisdiction of the City of Norco. Caltrans endeavors to maintain LOS E for freeway segments and a level of service between C and D at all intersections under its jurisdiction; this has been interpreted to mean that a maximum average delay at a Caltrans intersection exceeding 45 seconds is considered an impact. The City of Norco uses LOS D as the minimum level of service standard for intersection operations.

For the disclosure of potential impacts and mitigation measures per the California Environmental Quality Act (CEQA), the City of Norco has requested that project-related impacts at study intersections be identified. The City has requested that impacts be identified using a sliding scale from the City of Riverside *Traffic Impact Analysis Preparation Guide*, dated May 2009. The sliding scale helps identify specific project-related impacts and mitigation measures. Based on the City of Riverside Guidelines, an impact occurs at a study intersection when addition of project-generated trips causes either the peak hour LOS (A through D) to deteriorate to unacceptable LOS (E or F), or causes the peak hour delay to increase as follows: For LOS A/B, a decrease of 10.0 seconds; LOS C, a decrease of 8.0 seconds; LOS D, a decrease of 5.0 seconds; LOS E, a decrease of 2.0 seconds; and LOS F, a decrease of 1.0 second.

EXISTING CONDITIONS

Existing Traffic Controls and Intersection Geometrics

LSA conducted an inventory of the existing study area street system in November 2010. In the project vicinity, Second Street is an east/west undivided roadway that is four lanes west of the I-15 interchange and two lanes east of the I-15 interchange. Valley View Avenue is a north/south undivided roadway that is two lanes north and south of Second Street. Figure 3 illustrates existing intersection geometrics and stop controls.

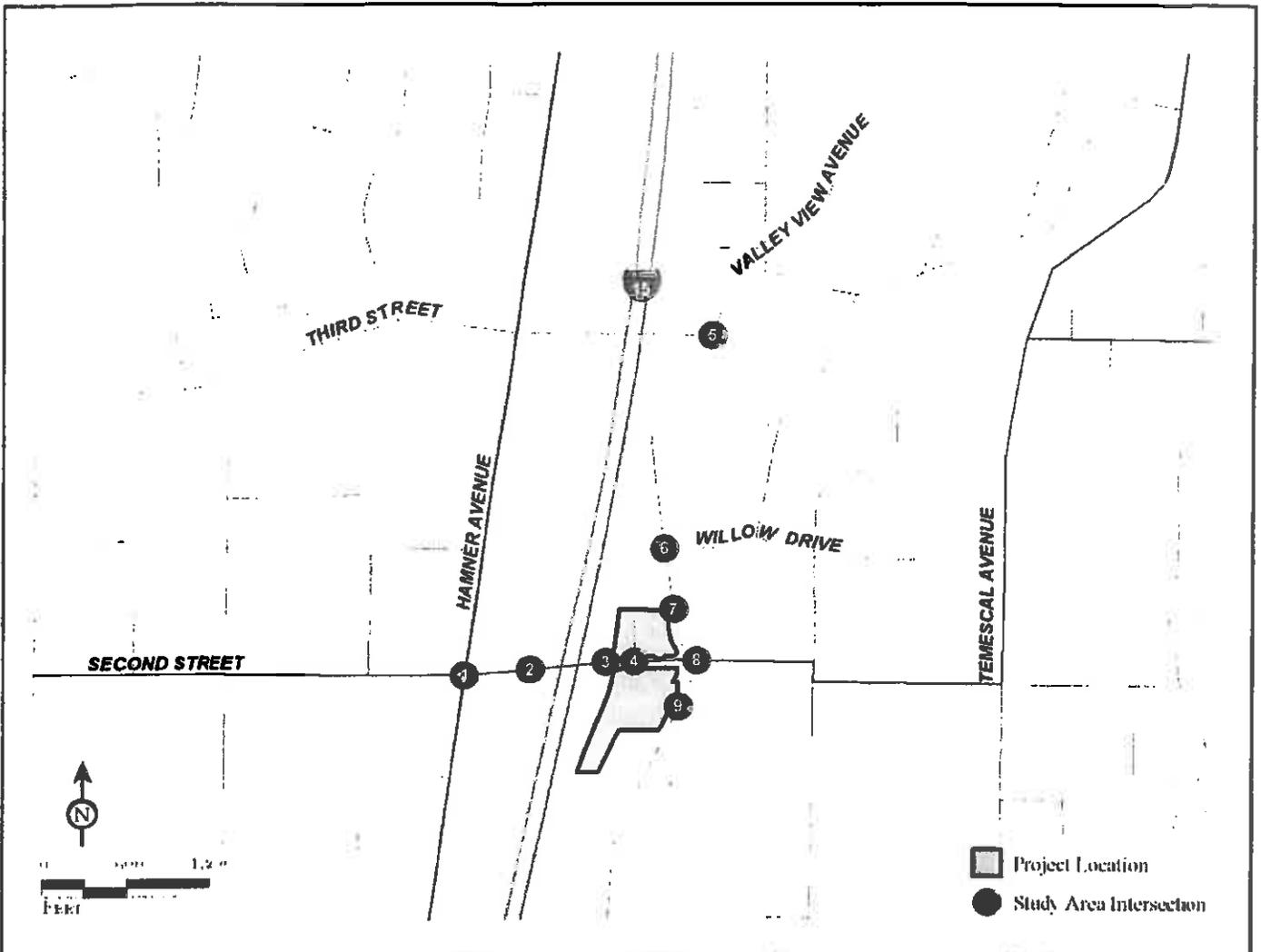
Existing Traffic Volumes

Existing traffic volumes at study area intersections are based on peak hour intersection turn movement counts collected by National Data and Surveying Services (NDS) in November 2010. Figure 4 illustrates existing a.m. and p.m. peak hour intersection traffic volumes. Count sheets are contained in Appendix A.

For freeway segments, existing freeway segment bidirectional volumes are derived from the Annual Average Daily Traffic (AADT) volume data published by the Caltrans in 2009.

For ramp influence areas, vehicles entering and exiting I-15 at Second Street are based on peak hour turning movement counts collected by NDS in November 2010. Table C shows existing volumes at study area freeway segments and ramps during the a.m. and p.m. peak hours.

Detailed volume development worksheets are included in Appendix B.



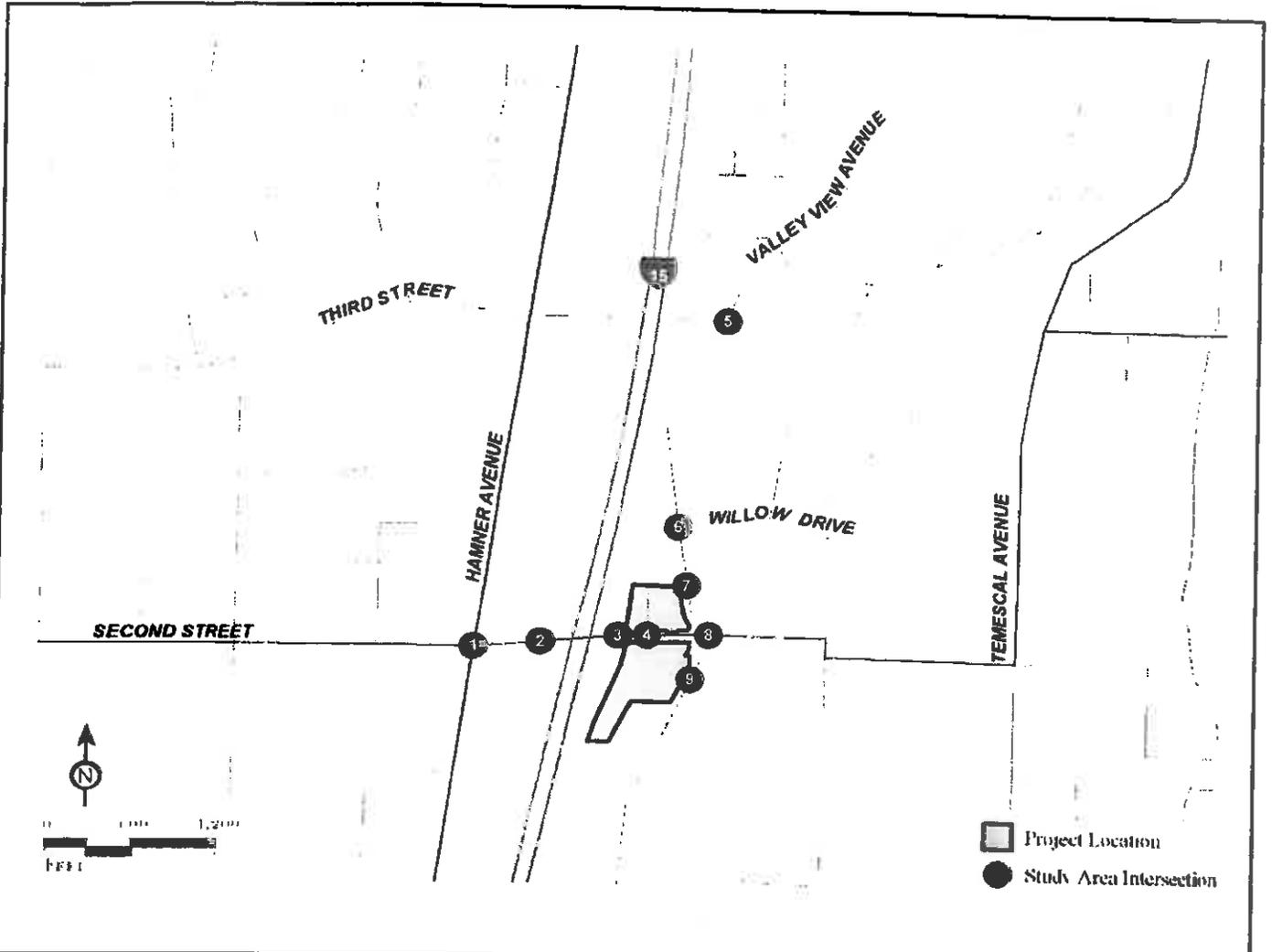
			<p><i>Future Intersection</i></p>	
<p>1 Hamner Avenue/Second Street</p>	<p>2 I-15 Southbound Ramps/Second St.</p>	<p>3 I-15 Northbound Ramps/Second St.</p>	<p>4 Project Dwy 1/Second Street</p>	<p>5 Valley View Avenue/Third Street</p>
	<p><i>Future Intersection</i></p>		<p><i>Future Intersection</i></p>	
<p>6 Valley View Avenue/Willow Drive</p>	<p>7 Valley View Avenue/Project Dwy 2</p>	<p>8 Valley View Avenue/Second Street</p>	<p>9 Valley View Avenue/Project Dwy 3</p>	

FIGURE 3

LSA

- Legend
- Signal
 - Stop Sign
 - ◻ Defacto right turn

Norco Zone Change
Existing Intersection Geometrics and Stop Control



<p>1 Hamner Avenue/Second Street</p> <table border="1"> <tr> <td>141/182</td> <td>455/847</td> <td>220/413</td> <td>667/464</td> </tr> <tr> <td>259/243</td> <td>380/424</td> <td>24/37</td> <td>392/234</td> </tr> <tr> <td>23/39</td> <td>708/697</td> <td>131/414</td> <td></td> </tr> </table>	141/182	455/847	220/413	667/464	259/243	380/424	24/37	392/234	23/39	708/697	131/414		<p>2 I-15 Southbound Ramps/Second St.</p> <table border="1"> <tr> <td>445/275</td> <td>1/1</td> <td>55/65</td> <td>959/681</td> </tr> <tr> <td>353/642</td> <td></td> <td></td> <td>166/172</td> </tr> <tr> <td>390/617</td> <td></td> <td></td> <td></td> </tr> </table>	445/275	1/1	55/65	959/681	353/642			166/172	390/617				<p>3 I-15 Northbound Ramps/Second St.</p> <table border="1"> <tr> <td>132/496</td> <td>277/215</td> <td>65/47</td> <td>439/327</td> </tr> <tr> <td></td> <td></td> <td>705/531</td> <td>13/2</td> </tr> <tr> <td></td> <td></td> <td></td> <td>334/294</td> </tr> </table>	132/496	277/215	65/47	439/327			705/531	13/2				334/294	<p>4 Project Dwy 1/Second Street</p> <p><i>Future Intersection</i></p>	<p>5 Valley View Avenue/Third Street</p> <table border="1"> <tr> <td>169/74</td> <td>104/85</td> <td>0/1</td> <td></td> </tr> <tr> <td>126/81</td> <td>0/1</td> <td>208/81</td> <td>126/108</td> </tr> <tr> <td>53/55</td> <td></td> <td></td> <td>0/1</td> </tr> </table>	169/74	104/85	0/1		126/81	0/1	208/81	126/108	53/55			0/1
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248/181	299/285	14/40	5/1																																																	
	25/26	15/10	5/2																																																	

LSA

XXX/YY AM/PM Peak Hour Volumes

FIGURE 4

Norco Zone Change
Existing Without Project Conditions

Table C - Existing I-15 Freeway Segment and Ramp Volumes

Freeway Segment	Northbound					
	AM Peak Hour			PM Peak Hour		
	Without Project	Project Trips	With Project	Without Project	Project Trips	With Project
<u>I-15</u>						
North of Second St.	5,938	26	5,964	5,776	61	5,837
Second St. On-Ramp	210	26	236	545	61	606
Between Second St. Ramps	5,728		5,728	5,231		5,231
Second St. Off-Ramp	1,052	37	1,089	827	54	881
South of Second St.	6,780	37	6,817	6,058	54	6,112

Freeway Segment	Southbound					
	AM Peak Hour			PM Peak Hour		
	Without Project	Project Trips	With Project	Without Project	Project Trips	With Project
<u>I-15</u>						
North of Second St.	6,308	37	6,345	6,885	54	6,939
Second St. Off-Ramp	501	37	538	341	54	395
Between Second St. Ramps	5,807		5,807	6,544		6,544
Second St. On-Ramp	557	26	583	790	61	851
South of Second St.	6,364	26	6,390	7,334	61	7,395

Existing Levels of Service

A level of service analysis was conducted to evaluate existing a.m. and p.m. peak hour traffic operations at study area intersections. Table D summarizes the results of this analysis. Level of service worksheets are included in Appendix C. As shown in Table D, all study area intersections are currently operating at satisfactory levels of service with the exception of the following:

- Hamner Avenue/Second Street (a.m. and p.m. peak hours); and
- I-15 Northbound Ramps/Second Street (a.m. and p.m. peak hours).

Table E summarizes existing a.m. and p.m. peak hour freeway segment and ramp levels of service. As shown in Table E, the following freeway segments/ramps are projected to operate at unsatisfactory levels of service:

- I-15 Northbound: Second Street On-Ramp (a.m. peak hour);
- I-15 Southbound: Segment north of Second Street (a.m. and p.m. peak hours);
- I-15 Southbound: Second Street Off-Ramp (a.m. and p.m. peak hours); and
- I-15 Southbound: Segment between Second Street Off-Ramp and Lane Addition (p.m. peak hour).

PROJECTED FUTURE TRAFFIC

Project Trip Generation

Trip generation for the proposed project was developed using rates for Land Use 820 "Shopping Center" and Land Use 310 "Hotel" from the Institute of Transportation Engineers (ITE) *Trip Generation*, 8th Edition. Table F summarizes the a.m. and p.m. peak hour and daily project trip generation. As Table F indicates, the project is expected to generate a total of 4,497 gross daily trips, with 149 trips occurring during the a.m. peak hour and 384 trips during the p.m. peak hour. However, retail establishments typically draw some trips from traffic passing the site on an adjacent street. These trips are not "new" trips made for the sole purpose of visiting the site but are trips made as an intermediate stop en route to an ultimate destination. These trips are referred to as "pass-by" trips and only affect traffic at the project driveways and on streets adjacent to the project. Pass-by rates were developed using rates for Land Use 820 "Shopping Center" and Land Use 310 "Hotel" from the ITE, *Trip Generation Handbook*, 2nd Edition. Because there are no data available on a.m. and daily pass-by trips, no reduction has been taken for a.m. and, for daily, the p.m. numbers have been used. After accounting for pass-by trips the project is expected to generate a total of 4,411 net new daily trips, with 149 net new trips occurring in the a.m. peak hour and 298 net new trips in the p.m. peak hour.

Project Trip Distribution

Trip distribution patterns for project trips were developed based on consultation with City staff. Figure 5a illustrates project trip distribution for the Hotel Component at each of the study

Table D - Existing Intersection Levels of Service

Intersection	Control	AM Peak Hour			PM Peak Hour		
		V/C	Delay	LOS	V/C	Delay	LOS
1 . Hamner Avenue/Second Street	Signal	1.08	69.4	F *	1.08	64.3	F *
2 . I-15 Southbound Ramps/Second Street	Signal	0.62	13.1	B	0.57	9.7	A
3 . I-15 Northbound Ramps/Second Street	Signal	1.00	59.1	E *	1.00	61.4	E *
4 . Project Driveway 1/Second Street	Signal	<i>Future Intersection</i>			<i>Future Intersection</i>		
5 Valley View Avenue/Third Street	AWSC	0.47	10.7	B	0.33	9.2	A
6 Valley View Avenue/Willow Drive	AWSC	0.41	9.5	A	0.35	9.0	A
7 Valley View Avenue/Project Driveway 2	TWSC	<i>Future Intersection</i>			<i>Future Intersection</i>		
8 Valley View Avenue/Second Street	AWSC	0.93	29.3	D	0.77	16.6	C
9 Valley View Avenue/Project Driveway 3	TWSC	<i>Future Intersection</i>			<i>Future Intersection</i>		

*Exceeds level of service standard

Notes:

TWSC = Two-Way Stop Control

V/C = Volume/capacity ratio

Delay = Average control delay in seconds. At TWSC intersections, worst-case approach is reported.

LOS = Level of Service

Table E - Existing Freeway Segment and Ramp Levels of Service

Segment/Ramp	Type	Mainline Lanes	Without Project			With Project								
			AM Peak Hour		PM Peak Hour	AM Peak Hour		PM Peak Hour						
			Speed (m/hr)	Density (pc/m/in)	LOS	Speed (m/hr)	Density (pc/m/in)	LOS	Speed (m/hr)	Density (pc/m/in)	LOS			
Interstate 15 Northbound														
1 . North of Second St.	Basic	3	57.6	39.6	E	59.6	37.2	E	57.3	40.0	F *	58.9	38.1	E
2 . Second St. On-Ramp	1 Lane On	3	48.0	34.5	F *	48.0	34.6	D	48.0	34.7	F *	48.0	35.1	E
3 . Lane Drop to Second St. On-Ramp	Basic	3	60.1	36.6	E	64.7	31.1	D	60.1	36.6	E	64.7	31.1	D
4 . Second St. Off -Ramp to Lane Drop	Basic	4	69.2	23.9	C	69.8	21.6	C	69.2	23.9	C	69.8	21.6	C
5 . Second St. Off-Ramp	2 Lane off	4	48.1	4.0	A	48.4	0.5	A	48.0	4.3	A	48.3	1.1	A
6 . South of Second St.	Basic	4	65.7	29.7	D	68.4	25.5	C	65.5	30.0	D	68.3	25.8	C

Segment/Ramp	Type	Mainline Lanes	Without Project			With Project								
			AM Peak Hour		PM Peak Hour	AM Peak Hour		PM Peak Hour						
			Speed (m/hr)	Density (pc/m/in)	LOS	Speed (m/hr)	Density (pc/m/in)	LOS	Speed (m/hr)	Density (pc/m/in)	LOS			
Interstate 15 Southbound														
7 . North of Second St.	Basic	3	†	†	F *	†	†	F *	†	†	F *	†	†	F *
8 . Second St. Off-Ramp	1 Lane Off	3	48.8	39.6	F *	49.0	41.5	F *	48.7	39.8	F *	48.9	41.8	F *
9 . Second St. Off-Ramp to Lane Addition	Basic	3	59.2	37.7	E	†	†	F *	59.2	37.7	E	†	†	F *
10 . Lane Addition to Second St. On-Ramp	Basic	4	69.0	24.2	C	66.8	28.2	D	69.0	24.2	C	66.8	28.2	D
11 . Second St. On-Ramp	Lane Addition ¹	4	Lane Addition ¹											
12 . South of Second St.	Basic	5	69.9	21.0	C	68.9	24.5	C	69.9	21.1	C	68.8	24.8	C

Notes:

† Volume exceeds capacity; speed and density not defined for over capacity segment

¹ As stated in the HCM 2000, where a single-lane on-ramp results in a lane addition, the capacity of the ramp is governed by the ramp geometry itself, and not by the ramp-freeway junction. The downstream segment is simply considered to be a basic freeway segment with an additional lane.

Table F - Project Trip Generation

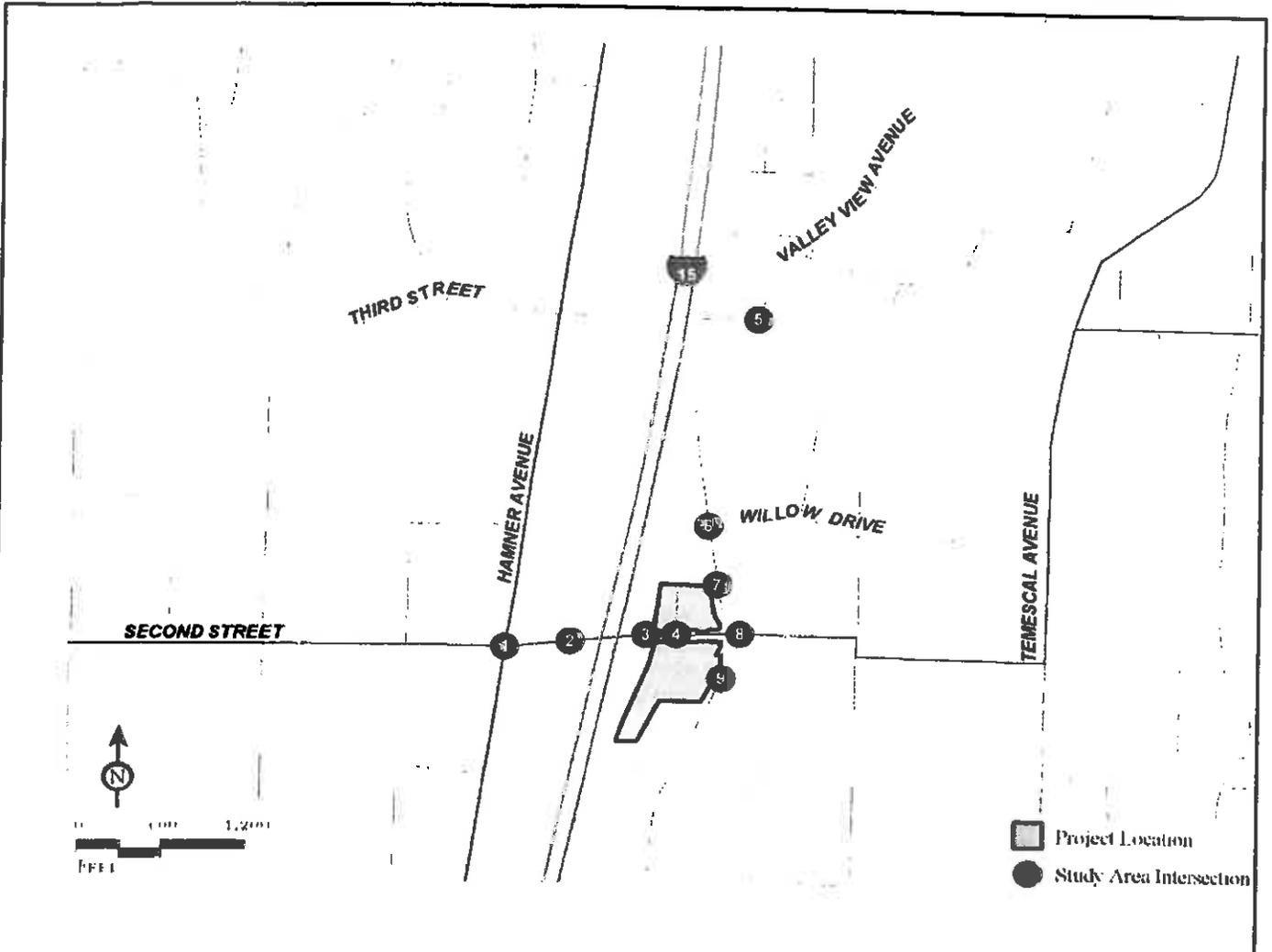
Land Use	Units	A.M. Peak Hour			P.M. Peak Hour			Daily
		In	Out	Total	In	Out	Total	
Shopping Center	85.00 TSF ¹							
Trips/Unit ²		0.61	0.39	1.00	1.79	1.94	3.73	42.94
Trip Generation		52	33	85	152	165	317	3,650
Pass-by Trips ³	27%				(43)	(43)	(86)	(86)
Net New Trips		52	33	85	109	122	231	3,564
Hotel	95 Rooms							
Trips/Unit ⁴		0.39	0.28	0.67	0.34	0.36	0.70	8.92
Trip Generation		37	27	64	32	35	67	847
Total Trip Generation		89	60	149	141	157	298	4,411

¹ Thousand Square feet

² Rates for Land Use 820 - "Shopping Center" from Institute of Transportation Engineers (ITE) *Trip Generation*, 8th Edition.

³ Pass-by rates based on rates for Land Use 820 - "Shopping Center" from ITE *Trip Generation Handbook*, 2nd Ed. Because there are no data available on AM and daily pass-by trips, no reduction has been taken for AM, and for daily the PM numbers have been used.

⁴ Rates for Land Use 310- "Hotel" from the ITE *Trip Generation*, 8th Edition.



<p>1 Hammer Avenue/Second Street</p>	<p>2 I-15 Southbound Ramps/Second St.</p>	<p>3 I-15 Northbound Ramps/Second St.</p>	<p>4 Project Dwy 1/Second Street</p>	<p>5 Valley View Avenue/Third Street</p>
<p>6 Valley View Avenue/Willow Drive</p>	<p>7 Valley View Avenue/Project Dwy 2</p>	<p>8 Valley View Avenue/Second Street</p>	<p>9 Valley View Avenue/Project Dwy 3</p>	

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FIGURE 5A

XX% (YY%) Inbound (Outbound) Distribution

Norco Zone Change
Hotel Trip Distribution

intersections. Figure 5b illustrates project trip distribution for the Commercial Component at each of the study intersections.

Project Trip Assignment

Trip assignment for project trips is the trip generation multiplied by the trip distribution percentages. Figure 6 illustrates total project trips at study area intersections during the a.m. and p.m. peak hours.

Existing with Project Traffic Volumes

Existing with peak hour traffic volumes in the project vicinity were developed by adding the project traffic to existing volumes. In addition, trips generated by the 16 residential units currently on the project site were reduced from the project traffic volumes, as these trips are already accounted for in the existing traffic counts. Residential credits are illustrated in Figure 7. Figure 8 illustrates existing with project traffic volumes at study area intersections during the a.m. and p.m. peak hours.

For study area freeway segments and ramps, project trips were also added to existing volumes at study area freeway segments and ramps. Previously referenced Table C shows existing with project volumes at study area freeway segments and ramps during the a.m. and p.m. peak hours.

Detailed volume development worksheets are included in Appendix B.

Opening Year (2013) Background Traffic Volumes

To forecast Opening Year (2013) traffic volumes, a 1.42 percent per annum growth rate was derived from ADT counts on Second Street collected on by the City in 2000 and 2006. The growth rate was applied to existing without project traffic volumes to develop opening year without project traffic volumes at study area intersections. No cumulative projects were identified by the city. Figure 9 illustrates opening year without project traffic volumes during the a.m. and p.m. peak hours.

For freeway segments, a 2.4% per annum growth rate was derived from AADT data collected by Caltrans in 2000 and 2009. This growth rate was applied for three years (9.7 percent) and then applied to 2009 peak hour traffic volumes derived from the AADT. Opening year without project a.m. and p.m. peak hour volumes at study area freeway segments and ramps are shown in Table G.

Detailed volume development worksheets are included in Appendix B.

Opening Year (2013) with Project Traffic Volumes

Opening year with project traffic volumes in the project vicinity were developed by adding project traffic to the year 2013 background traffic volumes. In addition, trips generated by the 16 residential units currently on the project site was reduced from the project traffic volumes, as these trips are already accounted for in the existing traffic counts. Residential credits are illustrated in previously referenced Figure 7. Figure 10 illustrates opening year with project a.m. and p.m. peak hour traffic volumes at study area intersections.

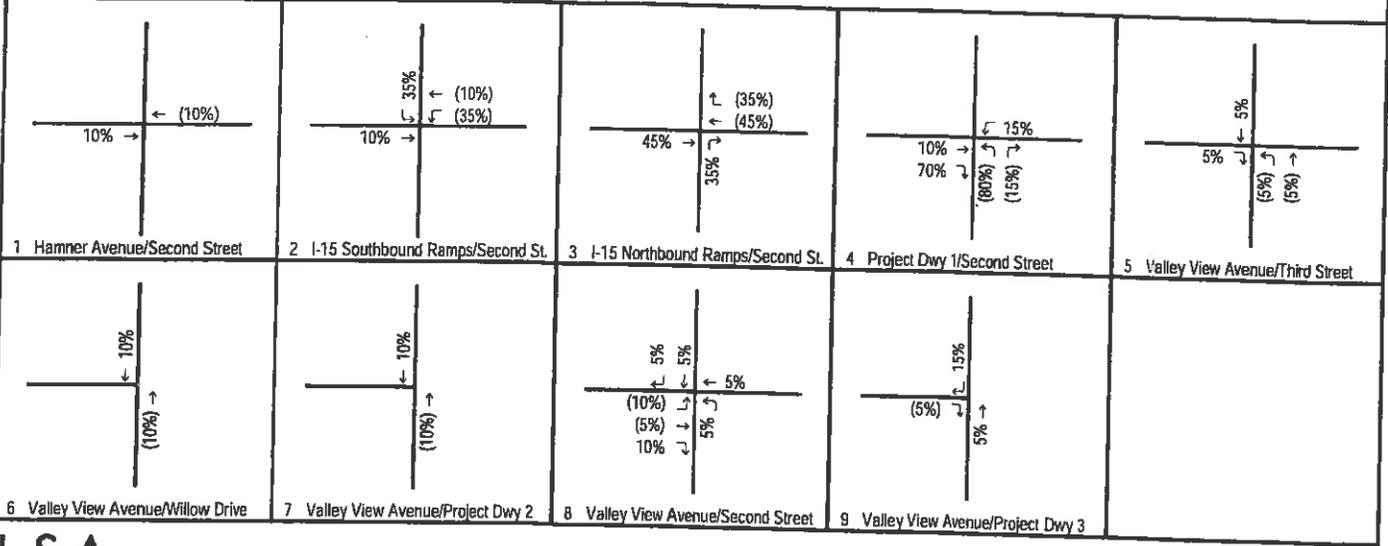
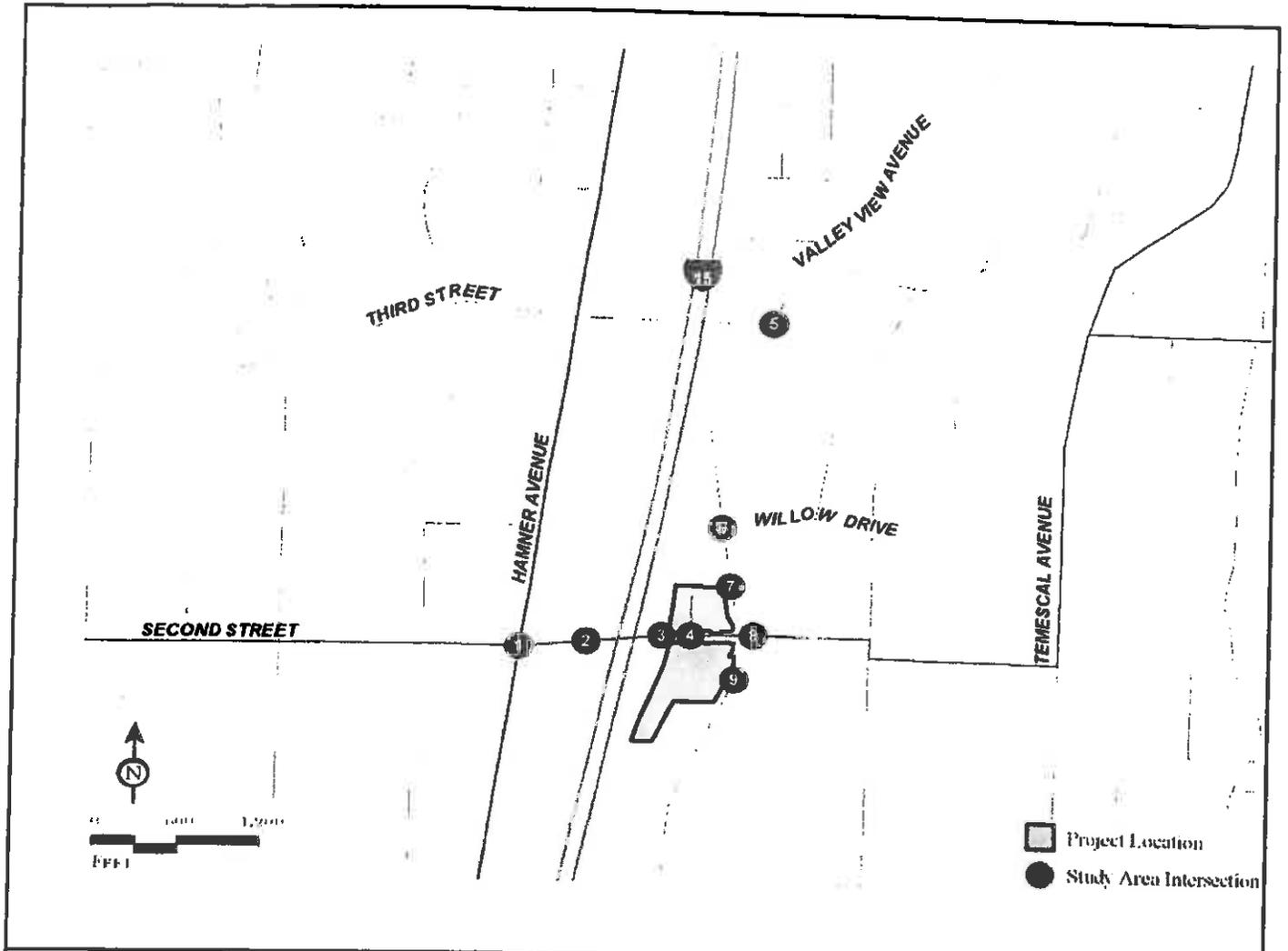
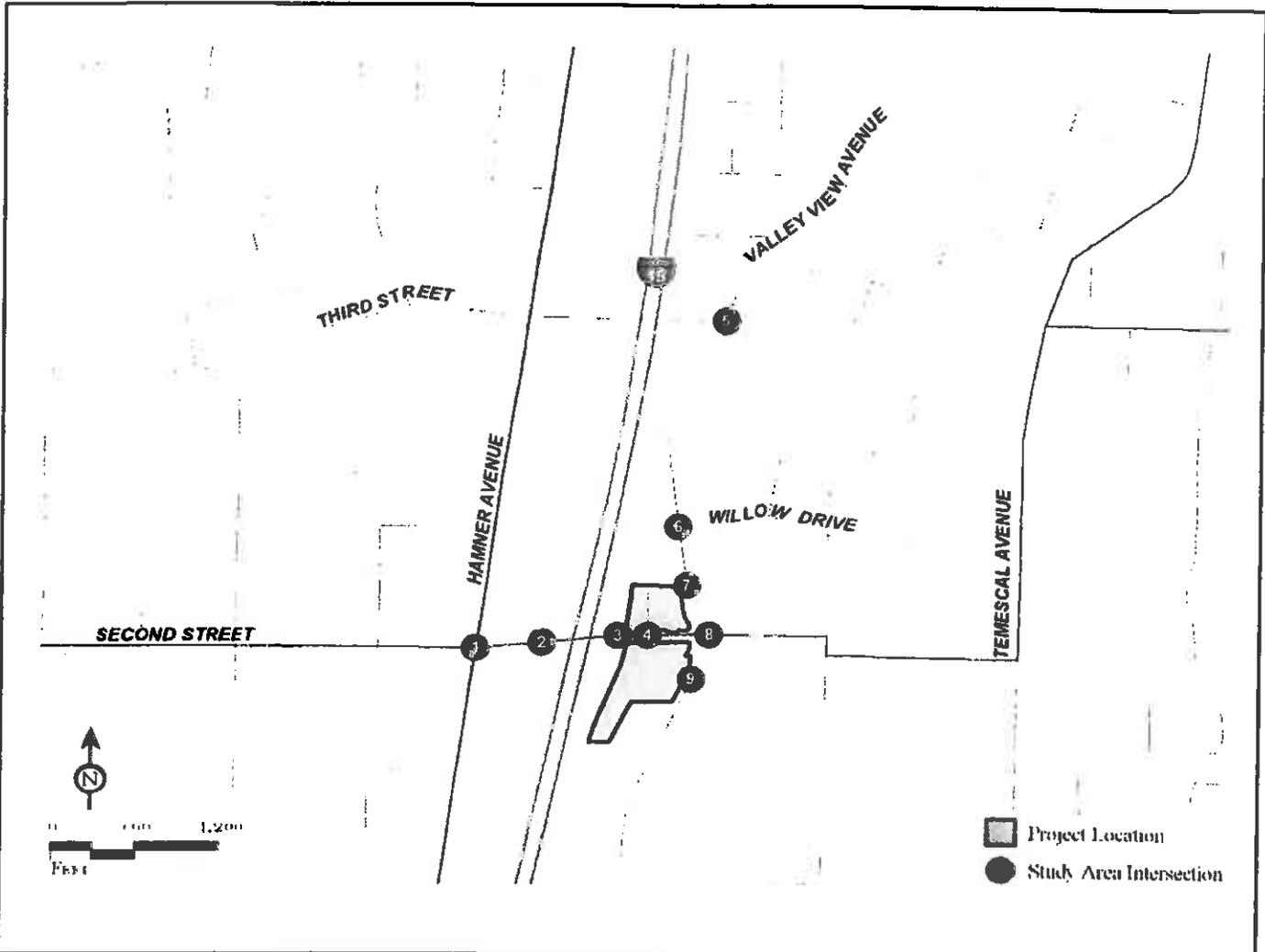


FIGURE 5B

LSA

XX% (YY%) Inbound (Outbound) Distribution

Norco Zone Change
Commercial Trip Distribution



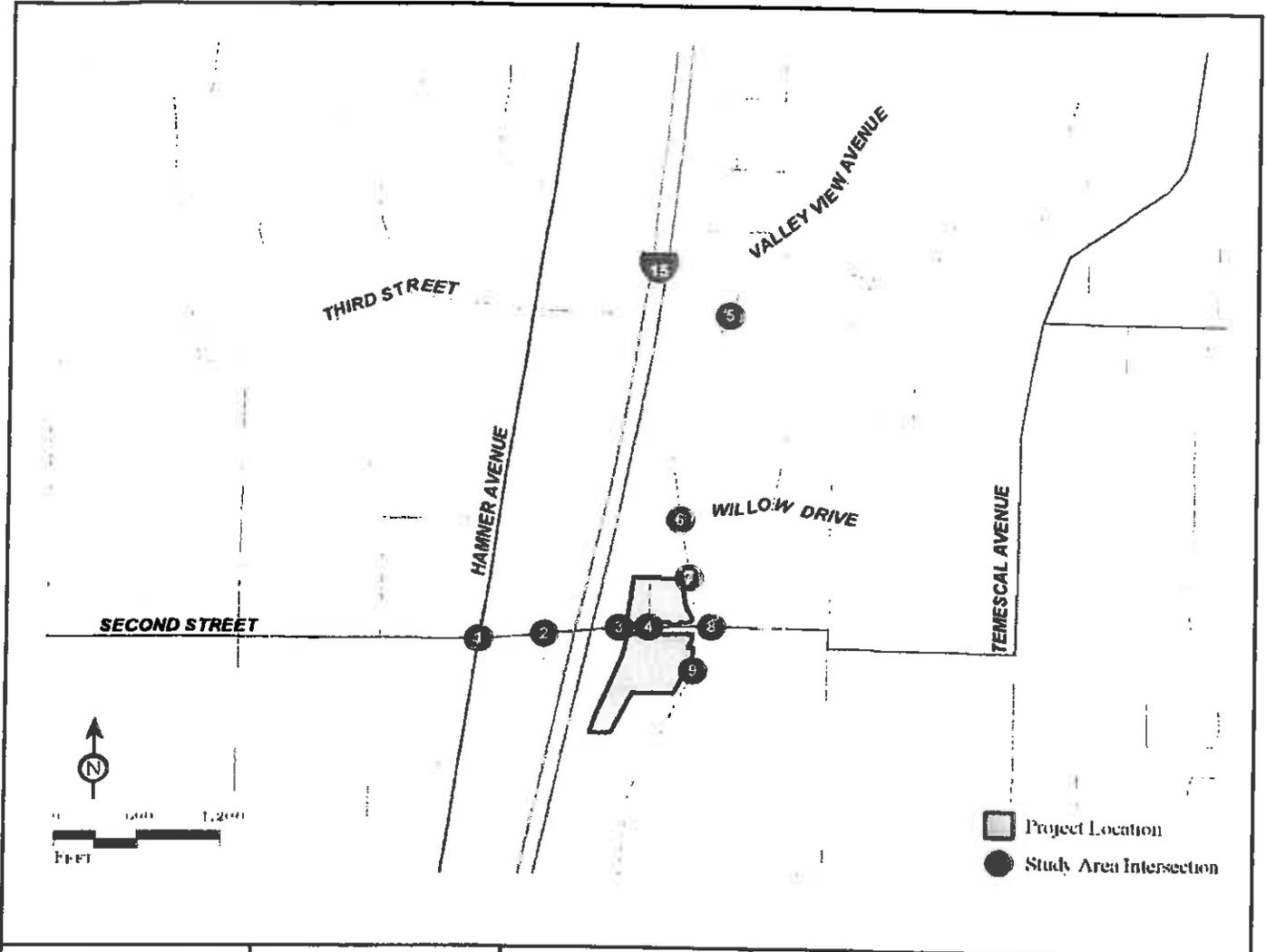
<p>1 Hammer Avenue/Second Street</p>	<p>2 I-15 Southbound Ramps/Second St.</p>	<p>3 I-15 Northbound Ramps/Second St.</p>	<p>4 Project Dwy 1/Second Street</p>	<p>5 Valley View Avenue/Third Street</p>
<p>6 Valley View Avenue/Willow Drive</p>	<p>7 Valley View Avenue/Project Dwy 2</p>	<p>8 Valley View Avenue/Second Street</p>	<p>9 Valley View Avenue/Project Dwy 3</p>	

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FIGURE 6

XXX/YYY AM/PM Peak Hour Volumes

Norco Zone Change
Total Project Trips



Project Location
 Study Area Intersection

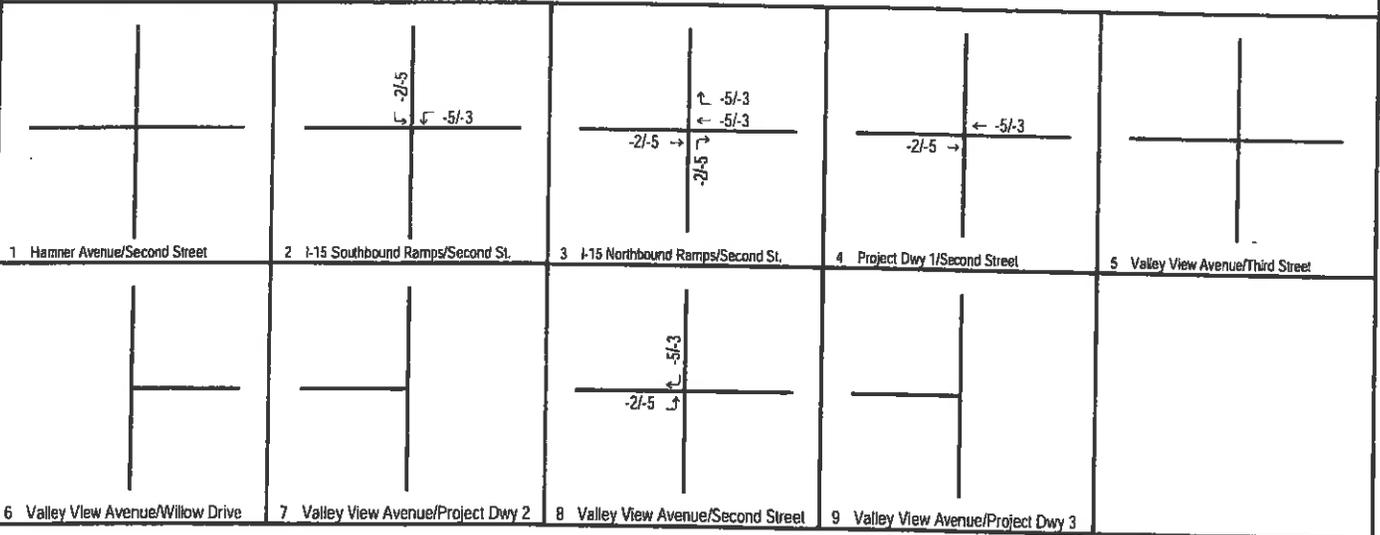
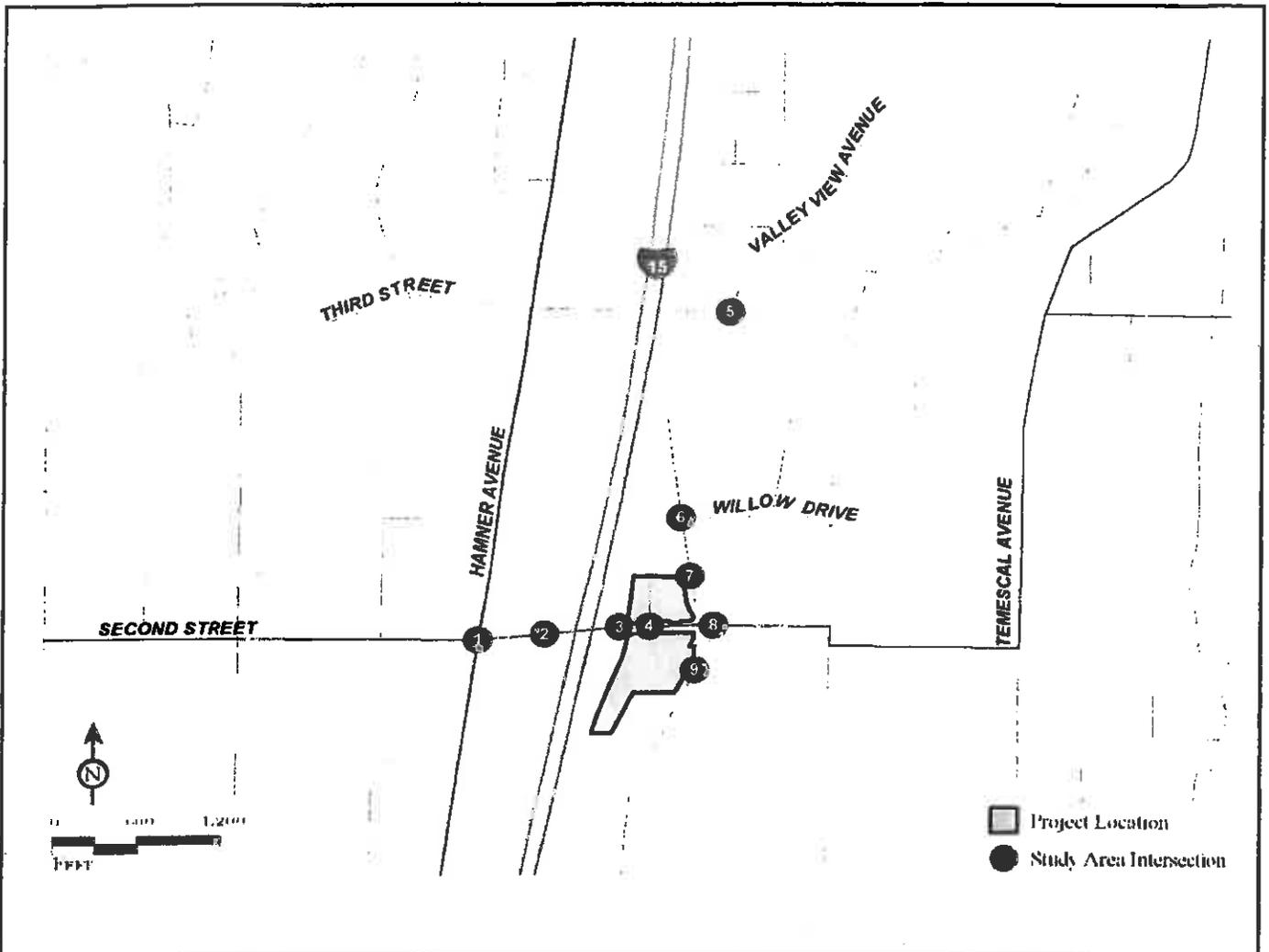


FIGURE 7

LSA

XXX/YYY AM/PM Peak Hour Volumes

Norco Zone Change
Residential Credits



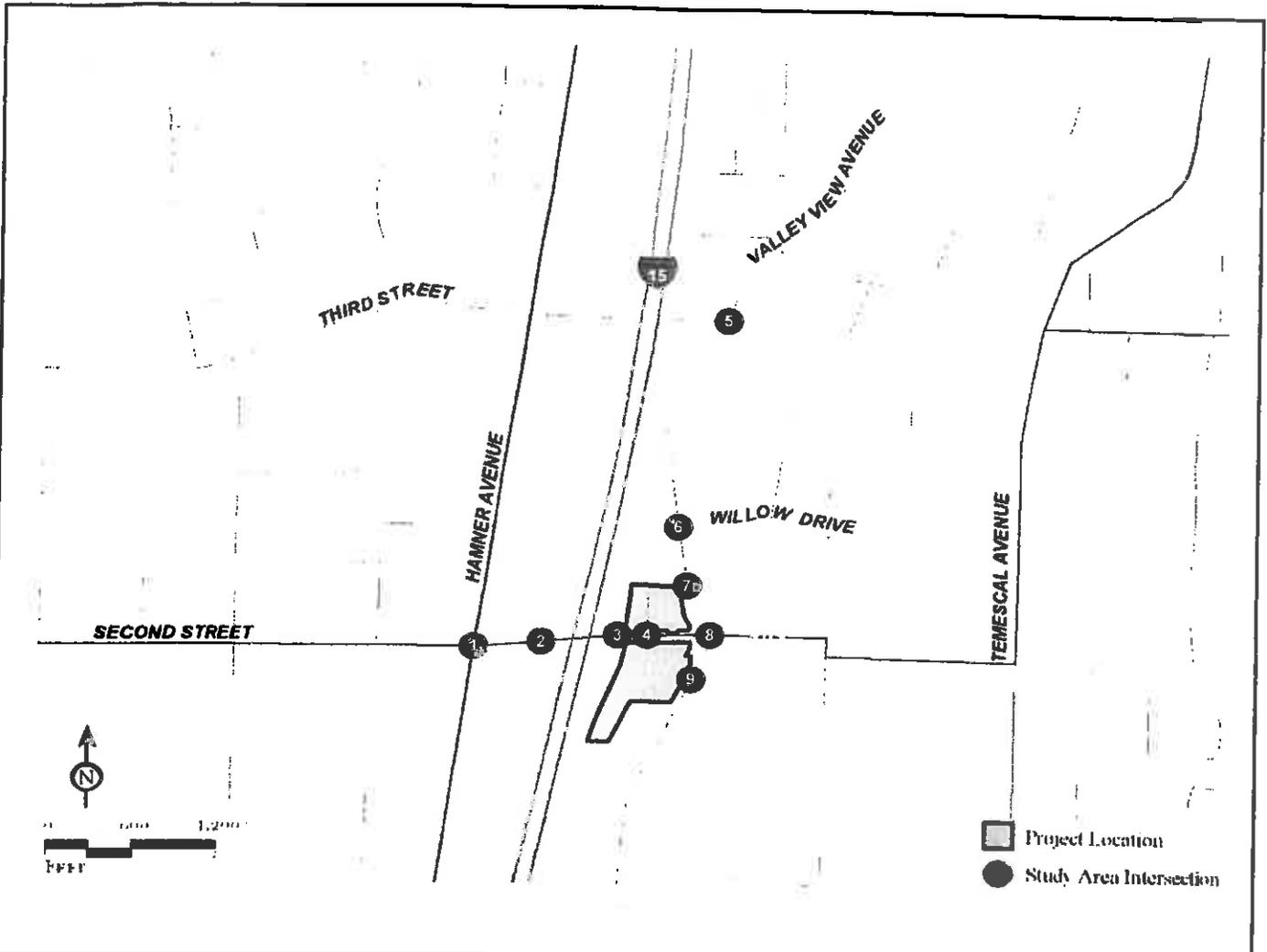
<p>1 Hamner Avenue/Second Street</p> <table border="1"> <tr><td>141/182</td><td>667/464</td></tr> <tr><td>455/847</td><td>349/276</td></tr> <tr><td>220/413</td><td>392/234</td></tr> <tr><td>259/243</td><td>24/37</td></tr> <tr><td>385/435</td><td>706/697</td></tr> <tr><td>23/39</td><td>131/414</td></tr> </table>	141/182	667/464	455/847	349/276	220/413	392/234	259/243	24/37	385/435	706/697	23/39	131/414	<p>2 I-15 Southbound Ramps/Second St.</p> <table border="1"> <tr><td>445/275</td><td>962/693</td></tr> <tr><td>171</td><td>90/114</td></tr> <tr><td>358/653</td><td>187/230</td></tr> <tr><td>390/617</td><td></td></tr> </table>	445/275	962/693	171	90/114	358/653	187/230	390/617		<p>3 I-15 Northbound Ramps/Second St.</p> <table border="1"> <tr><td>86/105</td><td>463/397</td></tr> <tr><td>132/496</td><td>132</td></tr> <tr><td>317/275</td><td>705/531</td></tr> <tr><td></td><td>368/343</td></tr> </table>	86/105	463/397	132/496	132	317/275	705/531		368/343	<p>4 Project Dwy 1/Second Street</p> <table border="1"> <tr><td>19/25</td><td>532/341</td></tr> <tr><td>37/54</td><td>8/37</td></tr> <tr><td>564/490</td><td>27/120</td></tr> <tr><td>36/77</td><td>5/18</td></tr> </table>	19/25	532/341	37/54	8/37	564/490	27/120	36/77	5/18	<p>5 Valley View Avenue/Third Street</p> <table border="1"> <tr><td>169/74</td><td>0/1</td></tr> <tr><td>107/90</td><td>126/81</td></tr> <tr><td>0/1</td><td>0/1</td></tr> <tr><td>56/60</td><td>210/97</td></tr> <tr><td></td><td>128/114</td></tr> </table>	169/74	0/1	107/90	126/81	0/1	0/1	56/60	210/97		128/114
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<p>6 Valley View Avenue/Willow Drive</p> <table border="1"> <tr><td>115/142</td><td>49/4</td></tr> <tr><td>487</td><td>25/14</td></tr> <tr><td>290/199</td><td>17/24</td></tr> </table>	115/142	49/4	487	25/14	290/199	17/24	<p>7 Valley View Avenue/Project Dwy 2</p> <table border="1"> <tr><td>139/160</td><td>309/221</td></tr> <tr><td>8/11</td><td></td></tr> </table>	139/160	309/221	8/11		<p>8 Valley View Avenue/Second Street</p> <table border="1"> <tr><td>110/128</td><td>43/18</td></tr> <tr><td>17/16</td><td>403/218</td></tr> <tr><td>16/23</td><td>5/1</td></tr> <tr><td>249/188</td><td>28/31</td></tr> <tr><td>301/291</td><td>15/10</td></tr> <tr><td>19/51</td><td>5/2</td></tr> </table>	110/128	43/18	17/16	403/218	16/23	5/1	249/188	28/31	301/291	15/10	19/51	5/2	<p>9 Valley View Avenue/Project Dwy 3</p> <table border="1"> <tr><td>8/16</td><td>33/52</td></tr> <tr><td>2/6</td><td>48/43</td></tr> </table>	8/16	33/52	2/6	48/43																					
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8/16	33/52																																																	
2/6	48/43																																																	

FIGURE 8

LSA

XXX/YYY AM/PM Peak Hour Volumes

Norco Zone Change
Existing With Project Conditions



			<p><i>Future Intersection</i></p>	
<p>1 Hammer Avenue/Second Street</p>	<p>2 I-15 Southbound Ramps/Second St.</p>	<p>3 I-15 Northbound Ramps/Second St.</p>	<p>4 Project Dwy 1/Second Street</p>	<p>5 Valley View Avenue/Third Street</p>
	<p><i>Future Intersection</i></p>		<p><i>Future Intersection</i></p>	<p><i>Future Intersection</i></p>
<p>6 Valley View Avenue/Willow Drive</p>	<p>7 Valley View Avenue/Project Dwy 2</p>	<p>8 Valley View Avenue/Second Street</p>	<p>9 Valley View Avenue/Project Dwy 3</p>	

LSA

FIGURE 9

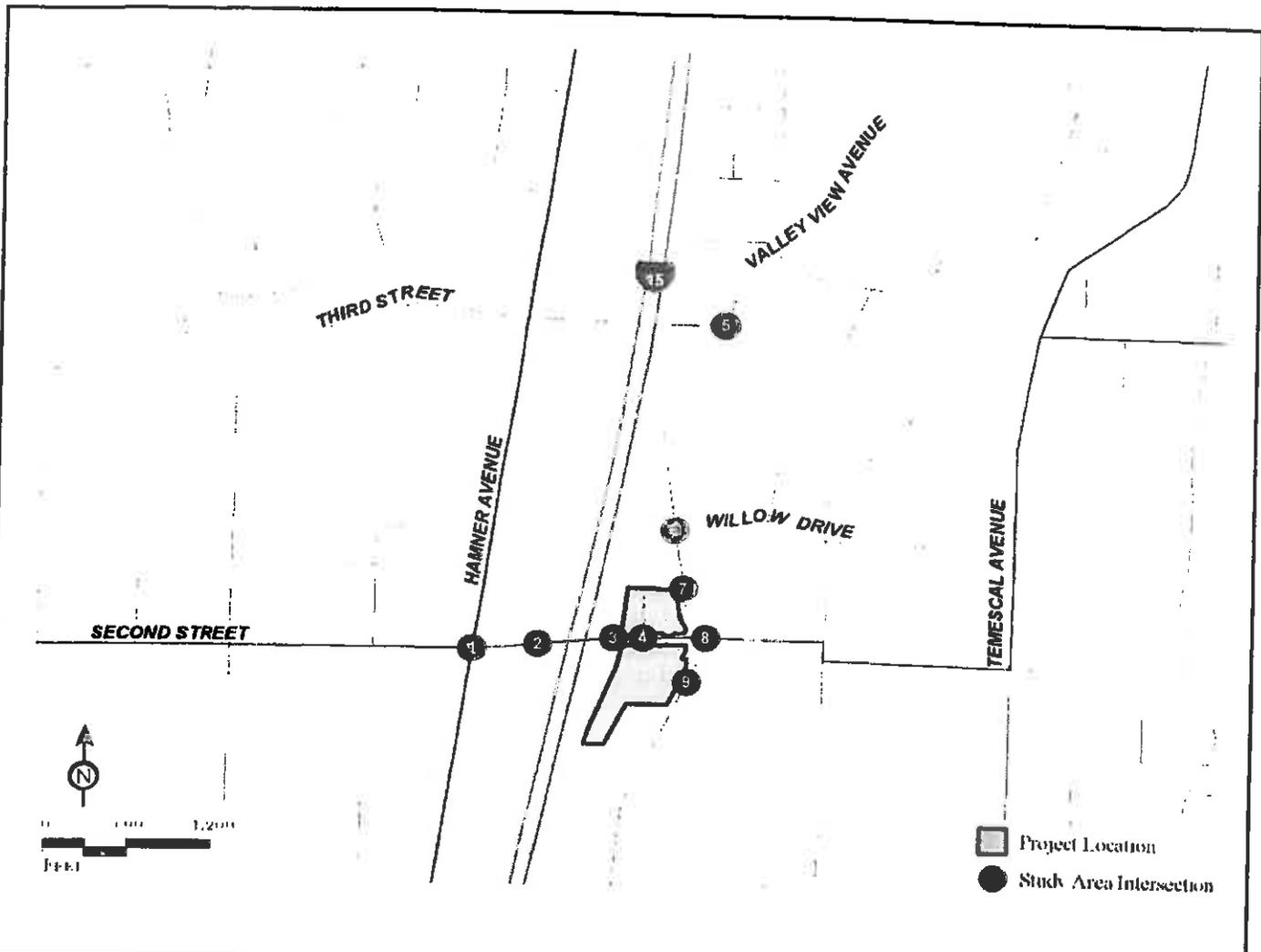
XXX/YYY AM/PM Peak Hour Volumes

Norco Zone Change
Opening Year Without Project Conditions

Table G - Opening Year Freeway Segment and Ramp Volumes

Northbound						
Freeway Segment	AM Peak Hour			PM Peak Hour		
	Without Project	Project Trips	With Project	Without Project	Project Trips	With Project
<u>I-15</u>						
North of Second St.	6,363	26	6,389	6,189	61	6,250
Second Street On-Ramp	219	26	245	568	61	629
Between Second St. Ramps	6,144		6,144	5,620		5,620
Second Street Off-Ramp	1,097	37	1,134	862	61	923
South of Second St.	7,240	37	7,277	6,483	61	6,544

Southbound						
Freeway Segment	AM Peak Hour			PM Peak Hour		
	Without Project	Project Trips	With Project	Without Project	Project Trips	With Project
<u>I-15</u>						
North of Second St.	6,759	37	6,796	7,377	54	7,431
Second Street Off-Ramp	522	37	559	356	54	410
Between Second St. Ramps	6,236		6,236	7,022		7,022
Second Street On-Ramp	581	26	607	824	61	885
South of Second St.	6,817	26	6,843	7,845	61	7,906



Project Location
 Study Area Intersection

<p>1 Hamner Avenue/Second Street</p> <pre> 147/190 474/883 229/431 695/484 364/287 409/244 270/253 401/453 24/41 25/39 736/727 137/432 </pre>	<p>2 I-15 Southbound Ramps/Second St.</p> <pre> 464/287 1/1 92/117 1003/722 194/237 373/680 407/643 </pre>	<p>3 I-15 Northbound Ramps/Second St.</p> <pre> 89/107 482/411 138/517 329/284 735/554 142 383/356 </pre>	<p>4 Project Dwy 1/Second Street</p> <pre> 19/25 555/356 8/37 37/54 588/512 36/77 27/120 5/78 </pre>	<p>5 Valley View Avenue/Third Street</p> <pre> 176/77 111/94 0/1 131/84 0/1 58/62 219/101 133/119 0/1 </pre>
<p>6 Valley View Avenue/Willow Drive</p> <pre> 120/148 507 51/4 26/15 302/207 18/25 </pre>	<p>7 Valley View Avenue/Project Dwy 2</p> <pre> 145/166 8/11 322/230 </pre>	<p>8 Valley View Avenue/Second Street</p> <pre> 114/133 18/16 17/24 45/19 420/227 5/7 260/196 314/303 20/53 28/32 16/10 5/2 </pre>	<p>9 Valley View Avenue/Project Dwy 3</p> <pre> 8/16 34/54 2/6 50/45 </pre>	

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XXX/YYY AM/PM Peak Hour Volumes

FIGURE 10

Norco Zone Change
Opening With Project Conditions

For study area freeway segments and ramps, project trips were also added to existing volumes at study area freeway segments and ramps. Opening year with project a.m. and p.m. peak hour traffic volumes at study area freeway segments and ramps are shown in previously referenced Table G.

Detailed volume development worksheets are included in Appendix B.

TRAFFIC ANALYSIS

Existing with Project Conditions

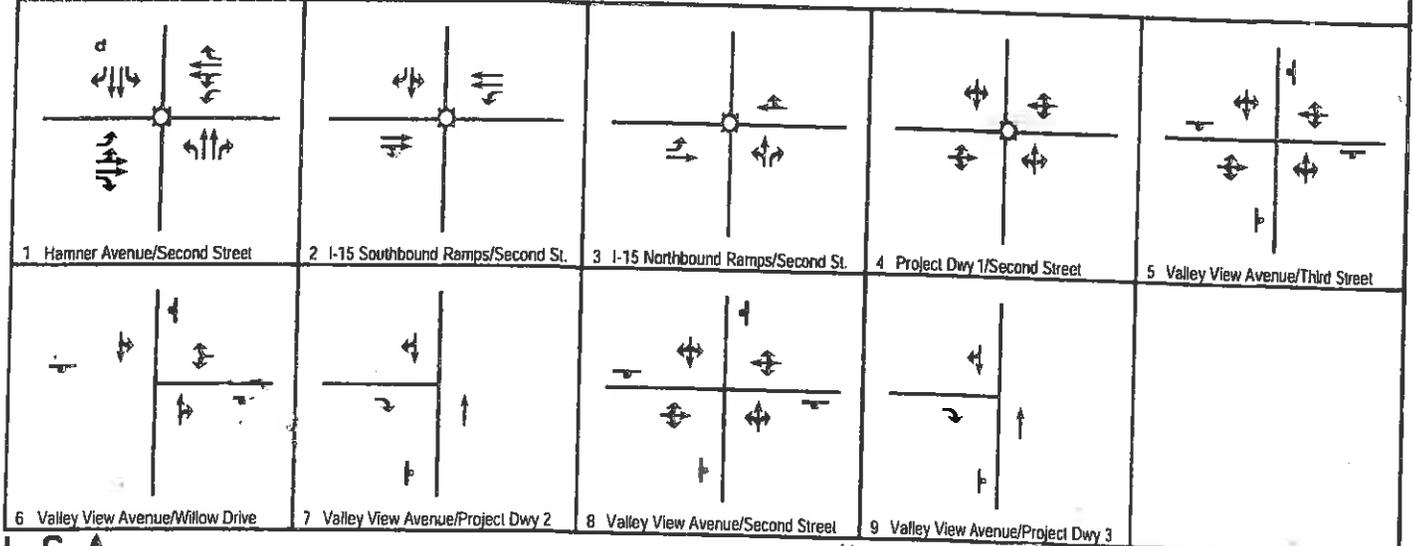
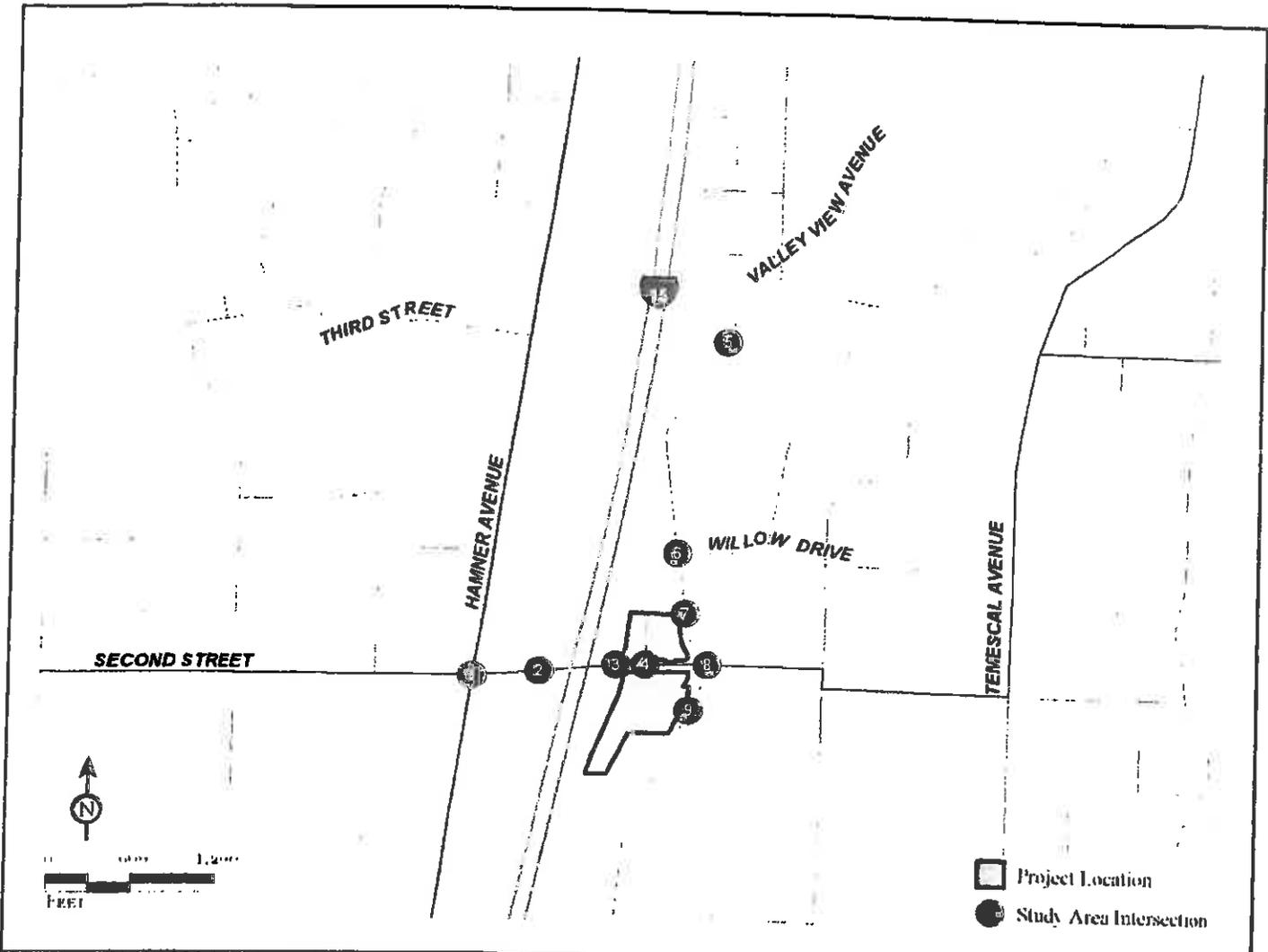
When the project site is developed, it is anticipated that a traffic signal will be installed on Second Street as a project design feature. Figure 11 illustrates existing with project geometrics. Existing with project traffic volumes are illustrated in previously referenced Figure 8. A level of service analysis was conducted to evaluate existing with project a.m. and p.m. peak hour traffic operations at study area intersections. Level of service worksheets are included in Appendix C. As shown in Table H, all study area intersections are projected to operate at satisfactory levels of service with the exception of the following:

- Hamner Avenue/Second Street (a.m. and p.m. peak hours): The project does not create an impact since the project does not increase delay by more than 1.0 second (this intersection is LOS F in existing conditions); and
- I-15 Northbound Ramps/Second Street (a.m. and p.m. peak hours). Although the project does not cause the deficiency at this intersection, an impact is created as result of the project since the delay increases by more than 2.0 seconds in the a.m. and p.m. peak hours with the addition of project traffic. However, the City currently has initiated the Second Street roadway improvement project which will widen Second Street to four lanes to east of the I-15 Interchange. The project is now underway and will be completed prior to construction of the project site. Implementation of this roadway project would improve the LOS and eliminate any impacts created by project traffic.

Previously referenced Table E summarizes existing with project a.m. and p.m. peak hour freeway segment and ramp levels of service. As shown in Table E, the following freeway segments/ramps are projected to operate at unsatisfactory levels of service:

- I-15 Northbound: Segment north of Second Street (a.m. peak hour);
- I-15 Northbound: Second Street On-Ramp (a.m. peak hour);
- I-15 Southbound: Segment north of Second Street (a.m. and p.m. peak hours);
- I-15 Southbound: Second Street Off-Ramp (a.m. and p.m. peak hours); and
- I-15 Southbound: Segment between Second Street Off-Ramp and Lane Addition (p.m. peak hour).

Project impacts on study area freeway segments and ramps were not examined since the freeway merge diverge analysis was conducted only for informational purposes and disclosure to Caltrans.



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FIGURE 11

- Legend
- Signal
 - ⊖ Stop Sign
 - ◻ Defacto right turn

Norco Zone Change
Existing With Project Intersection Geometrics and Stop Control

Table H - Existing With Project Intersection Levels of Service

Intersection	Control	AM Peak Hour			PM Peak Hour		
		V/C	Delay	LOS	V/C	Delay	LOS
1 . Hamner Avenue/Second Street	Signal	1.08	69.6	F *	1.08	64.7	F *
2 . I-15 Southbound Ramps/Second Street	Signal	0.63	13.4	B	0.64	11.2	B
3 . I-15 Northbound Ramps/Second Street	Signal	1.06	69.3	E *	1.09	74.4	E *
4 . Project Driveway 1/Second Street	Signal	0.41	3.5	A	0.51	11.2	B
5 Valley View Avenue/Third Street	AWSC	0.48	10.8	B	0.35	9.4	A
6 Valley View Avenue/Willow Drive	AWSC	0.42	9.5	A	0.38	9.2	A
7 Valley View Avenue/Project Driveway 2	TWSC	-	9.0	A	-	9.1	A
8 Valley View Avenue/Second Street	AWSC	0.95	32.1	D	0.82	19.0	C
9 Valley View Avenue/Project Driveway 3	TWSC	-	8.5	A	-	8.6	A

*Exceeds level of service standard

Notes:

TWSC = Two-Way Stop Control

V/C = Volume/capacity ratio

Delay = Average control delay in seconds. At TWSC intersections, worst-case approach is reported.

LOS = Level of Service

Opening Year (2013) without Project Conditions

Under opening year without project conditions, Second Street will be improved to a four-lane undivided roadway east of the I-15 interchange. Figure 12 illustrates opening year without project intersection geometrics and stop control. Opening year without project traffic volumes are illustrated in previously referenced Figure 9.

A level of service analysis was conducted to evaluate opening year without project a.m. and p.m. peak hour traffic operations at study area intersections. Level of service worksheets are included in Appendix C. As shown in Table I, all study area intersections are projected to operate at satisfactory levels of service with the exception of the intersection of Hamner Avenue/Second Street (a.m. and p.m. peak hours).

Table J summarizes opening year without project a.m. and p.m. peak hour freeway segment and ramp levels of service. As shown in Table J, the following freeway segments/ramps are projected to operate at unsatisfactory levels of service:

- I-15 Northbound: Segment north of Second Street (a.m. peak hour);
- I-15 Northbound: Second Street On-Ramp (a.m. and p.m. peak hours);
- I-15 Southbound: Segment north of Second Street (a.m. and p.m. peak hours);
- I-15 Southbound: Second Street Off-Ramp (a.m. and p.m. peak hours); and
- I-15 Southbound: Segment between Second Street Off-Ramp and Lane Addition (p.m. peak hour).

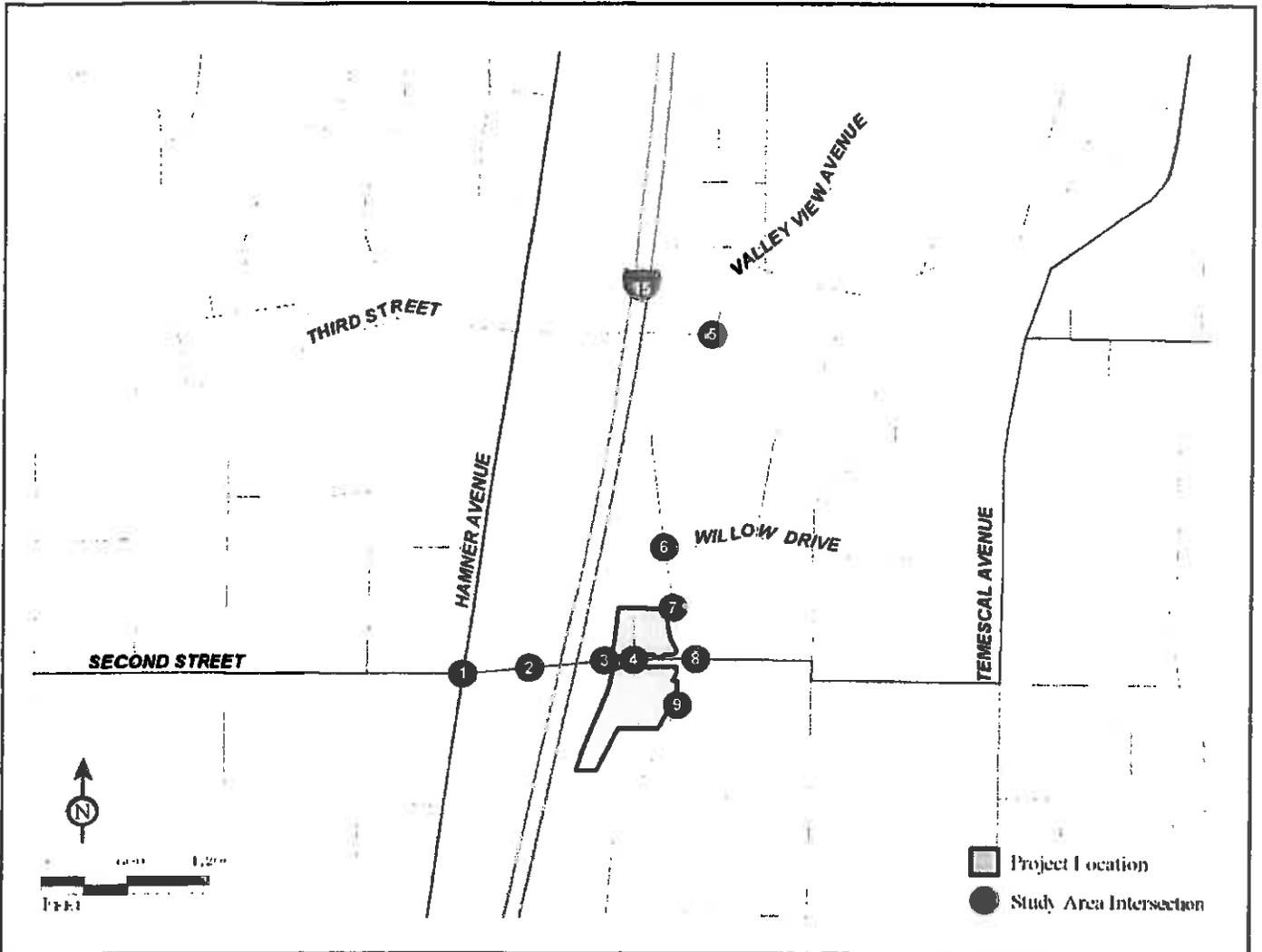
Opening Year (2013) with Project Conditions

Figure 13 illustrates opening year with project intersection geometrics and stop control. Opening year with project traffic volumes are illustrated in previously referenced Figure 9.

A level of service analysis was conducted to evaluate opening year with project a.m. and p.m. peak hour traffic operations at the study area intersections. Level of service worksheets are included in Appendix C. As shown in Table K, all study area intersections are projected to operate at satisfactory levels of service with the exception of the intersection of Hamner Avenue/Second Street (a.m. and p.m. peak hours). However, the project does not create an impact since it does not increase delay by more than 1.0 second.

Table J summarizes opening year with project a.m. and p.m. peak hour freeway segment and ramp levels of service. As shown in Table J, the following freeway segments/ramps are projected to operate at unsatisfactory levels of service:

- I-15 Northbound: Segment north of Second Street (a.m. peak hour);
- I-15 Northbound: Second Street On-Ramp (a.m. and p.m. peak hours);
- I-15 Southbound: Segment north of Second Street (a.m. and p.m. peak hours);



			<p><i>Future Intersection</i></p>	
<p>1 Hammer Avenue/Second Street</p>	<p>2 I-15 Southbound Ramps/Second St.</p>	<p>3 I-15 Northbound Ramps/Second St.</p>	<p>4 Project Dwy 1/Second Street</p>	<p>5 Valley View Avenue/Third Street</p>
	<p><i>Future Intersection</i></p>		<p><i>Future Intersection</i></p>	
<p>6 Valley View Avenue/Willow Drive</p>	<p>7 Valley View Avenue/Project Dwy 2</p>	<p>8 Valley View Avenue/Second Street</p>	<p>9 Valley View Avenue/Project Dwy 3</p>	

LSA

FIGURE 12

- Legend
- Signal
 - ⊖ Stop Sign
 - d Defacto right turn

Norco Zone Change

Opening Year Without Project Intersection Geometrics and Stop Control

Table I - Opening Year Without Project Intersection Levels of Service

Intersection	Control	AM Peak Hour			PM Peak Hour		
		V/C	Delay	LOS	V/C	Delay	LOS
1 . Hamner Avenue/Second Street	Signal	1.12	78.9	F *	1.12	72.2	F *
2 . I-15 Southbound Ramps/Second Street	Signal	0.63	12.7	B	0.59	11.4	B
3 . I-15 Northbound Ramps/Second Street	Signal	0.79	30.2	C	0.90	41.5	D
4 . Project Driveway 1/Second Street	Signal	<i>Future Intersection</i>			<i>Future Intersection</i>		
5 Valley View Avenue/Third Street	AWSC	0.49	11.0	B	0.35	9.4	A
6 Valley View Avenue/Willow Drive	AWSC	0.43	9.7	A	0.37	9.1	A
7 Valley View Avenue/Project Driveway 2	TWSC	<i>Future Intersection</i>			<i>Future Intersection</i>		
8 Valley View Avenue/Second Street	AWSC	0.57	13.9	B	0.48	11.5	B
9 Valley View Avenue/Project Driveway 3	TWSC	<i>Future Intersection</i>			<i>Future Intersection</i>		

*Exceeds level of service standard

Notes:

TWSC = Two-Way Stop Control

V/C = Volume/capacity ratio

Delay = Average control delay in seconds. At TWSC intersections, worst-case approach is reported.

LOS = Level of Service

Table J - Opening Year Freeway Segment and Ramp Levels of Service

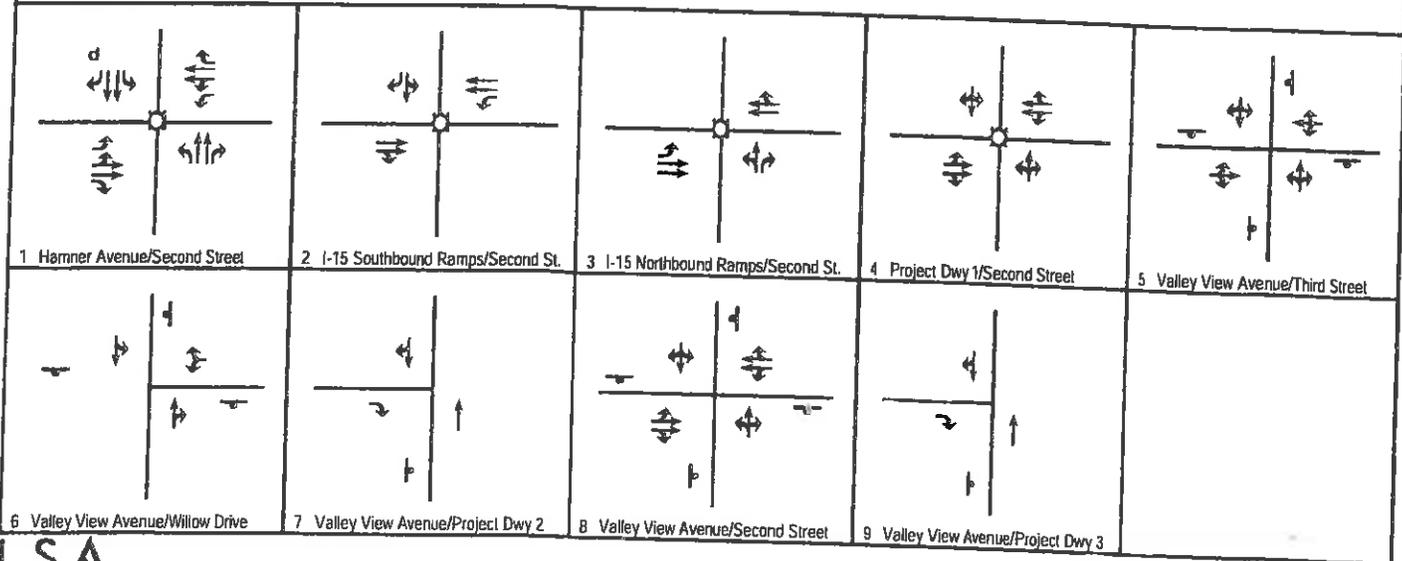
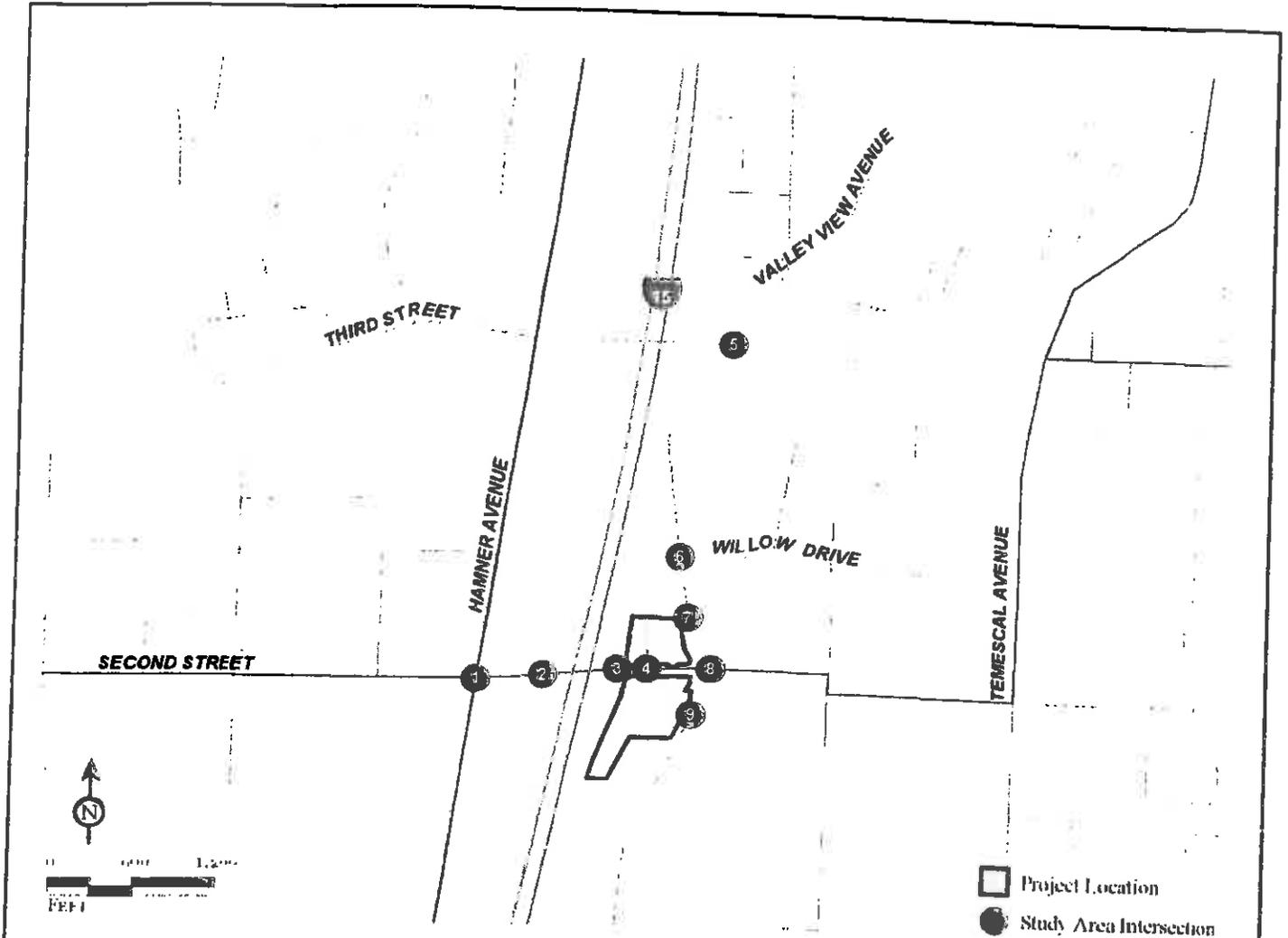
Segment/Ramp	Type	Mainline Lanes	Without Project				With Project							
			AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour					
			Speed (m/hr)	Density (pc/m/ln)	LOS	Speed (m/hr)	Density (pc/m/ln)	LOS	Speed (m/hr)	Density (pc/m/ln)	LOS			
Interstate 15 Northbound 1. North of Second St. 2. Second St. On-Ramp 3. Lane Drop to Second St. On-Ramp 4. Second St. Off-Ramp to Lane Drop 5. Second St. Off-Ramp 6. South of Second St.	Basic	3	†	†	F *	54.2	43.8	E	†	†	F *	53.3	45.0	E
	1 Lane On	3	†	†	F *	47.0	36.9	F *	47.0	37.0	F *	34.7	47.0	F *
	Basic	3	54.9	43.0	E	61.3	35.2	E	54.9	43.0	E	61.3	35.2	E
	Basic	4	68.2	26.0	C	69.3	23.4	C	68.2	26.0	C	69.3	23.4	C
	2 Lane off	4	48.0	5.5	A	48.3	1.9	A	48.0	5.8	A	48.2	2.4	A
	Basic	4	63.1	33.1	D	67.0	27.9	D	62.8	33.4	D	66.8	28.2	D

Segment/Ramp	Type	Mainline Lanes	Without Project				With Project								
			AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour						
			Speed (m/hr)	Density (pc/m/ln)	LOS	Speed (m/hr)	Density (pc/m/ln)	LOS	Speed (m/hr)	Density (pc/m/ln)	LOS				
Interstate 15 Southbound 7. North of Second St. 8. Second St. Off-Ramp 9. Second St. Off-Ramp to Lane Addition 10. Lane Addition to Second St. On-Ramp 11. Second St. On-Ramp 12. South of Second St.	Basic	3	†	†	F *	†	†	F *	†	†	F *	†	†	F *	
	1 Lane Off	3	48.8	41.3	F *	49.0	43.2	F *	48.7	41.5	F *	48.9	43.4	F *	
	Basic	3	53.5	44.7	E	†	†	F *	53.5	44.7	E	†	†	F *	
	Basic	4	67.9	26.5	D	64.4	31.4	D	67.9	26.5	D	64.4	31.4	D	
	Lane Addition ¹	4	Lane Addition ¹												
	Basic	5	69.6	22.6	C	67.8	26.7	D	69.5	22.7	C	67.6	27.0	D	

Notes:

† Volume exceeds capacity; speed and density not defined for over capacity segment

¹ As stated in the HCM 2000, where a single-lane on-ramp results in a lane addition, the capacity of the ramp is governed by the ramp geometry itself, and not by the ramp-freeway junction. The downstream segment is simply considered to be a basic freeway segment with an additional lane.



LSA

FIGURE 13

- Legend
- Signal
 - ⊖ Stop Sign
 - d Defacto right turn

Norco Zone Change
Opening Year With Project Intersection Geometrics and Stop Control

Table K - Opening Year With Project Intersection Levels of Service

Intersection	Control	AM Peak Hour			PM Peak Hour		
		V/C	Delay	LOS	V/C	Delay	LOS
1 . Hamner Avenue/Second Street	Signal	1.12	79.2	F *	1.13	72.7	F *
2 . I-15 Southbound Ramps/Second Street	Signal	0.68	13.0	B	0.67	13.2	B
3 . I-15 Northbound Ramps/Second Street	Signal	0.80	30.5	C	0.95	41.4	D
4 . Project Driveway 1/Second Street	Signal	0.25	3.5	A	0.35	12.4	B
5 Valley View Avenue/Third Street	AWSC	0.50	11.1	B	0.37	9.6	A
6 Valley View Avenue/Willow Drive	AWSC	0.44	9.7	A	0.39	9.3	A
7 Valley View Avenue/Project Driveway 2	TWSC	0.01	9.0	A	0.01	9.1	A
8 Valley View Avenue/Second Street	AWSC	0.59	14.2	B	0.51	12.0	B
9 Valley View Avenue/Project Driveway 3	TWSC	0.00	8.5	A	0.01	8.6	A

*Exceeds level of service standard

Notes:

TWSC = Two-Way Stop Control

V/C = Volume/capacity ratio

Delay = Average control delay in seconds. At TWSC intersections, worst-case approach is reported.

LOS = Level of Service

- I-15 Southbound: Second Street Off-Ramp (a.m. and p.m. peak hours); and
- I-15 Southbound: Segment between Second Street Off-Ramp and Lane Addition (p.m. peak hour).

Project impacts on study area freeway segments and ramps were not examined since the freeway merge/diverge analysis was conducted only for informational purposes and disclosure to Caltrans.

CIRCULATION IMPROVEMENTS

At intersections where the level of service is forecast to be unsatisfactory or where the project would have an impact, the City requires that improvements be identified to maintain conformance with City level of service standards or pre-project level of service conditions. Therefore, the following improvements have been recommended:

Existing With Project Conditions

- Hamner Avenue/Second Street: The modification of signal phasing to provide a westbound right-turn overlap. Please note that this impact is not created by the project and improvements are recommended to maintain the City's level of service standard.
- I-15 Northbound Ramps/Second Street: Add one eastbound through lane. This is a project impact. The City has already initiated the Second Street roadway improvement project, which will widen Second Street to four lanes to east of the I-15 Interchange. The project is now underway and will be completed prior to construction of the project site. Implementation of this improvement would improve the LOS and eliminate any impacts created by project traffic.

Table L summarizes existing with project with improvements levels of service and shows all study intersections would operate at a satisfactory LOS with the implementation of the recommended improvements under existing with project conditions.

Opening Year (2013) With Project Conditions

- Hamner Avenue/Second Street: The modification of signal phasing to provide a westbound right-turn overlap. Please note that this impact is not created by the project, and improvements are recommended to maintain the City's level of service standard.

Table M summarizes existing with project with improvements levels of service and shows all study intersections would operate at a satisfactory LOS with the implementation of the recommended improvements under existing with project conditions.

CONCLUSIONS

Based on the definition of a project impact described in the "Level of Service Standard" section of this report, the potential zone change of approximately 9.85 acres of land currently zoned for Agriculture Low Density (A-1-20) to Commercial (C-G) will create significant, but mitigable impact

Table L - Existing With Project With Planned Improvements Intersection Levels of Service

Intersection	Control	AM Peak Hour			PM Peak Hour		
		V/C	Delay	LOS	V/C	Delay	LOS
1 Hamner Avenue/Second Street	Signal	0.92	43.4	D	0.85	36.2	D
2 I-15 Southbound Ramps/Second Street	Signal	0.63	13.40	B	0.64	11.20	B
3 I-15 Northbound Ramps/Second Street	Signal	0.77	28.60	C	0.91	37.50	D
4 Project Driveway 1/Second Street	Signal	0.41	3.5	A	0.51	11.2	B
5 Valley View Avenue/Third Street	AWSC	0.48	10.8	B	0.35	9.4	A
6 Valley View Avenue/Willow Drive	AWSC	0.42	9.5	A	0.38	9.2	A
7 Valley View Avenue/Project Driveway 2	TWSC	0.01	9.0	A	0.01	9.1	A
8 Valley View Avenue/Second Street	AWSC	0.95	32.1	D	0.82	19.0	C
9 Valley View Avenue/Project Driveway 3	TWSC	0.00	8.5	A	0.01	8.6	A

Notes:

TWSC = Two-Way Stop Control

V/C = Volume/capacity ratio

Delay = Average control delay in seconds. At TWSC intersections, worst-case approach is reported.

LOS = Level of Service

Table M - Opening Year With Project With Improvements Intersection Levels of Service

Intersection	Control	AM Peak Hour			PM Peak Hour		
		V/C	Delay	LOS	V/C	Delay	LOS
1 . Hamner Avenue/Second Street	Signal	0.96	47.9	D	0.88	38.5	D
2 . I-15 Southbound Ramps/Second Street	Signal	0.68	13.0	B	0.67	13.2	B
3 . I-15 Northbound Ramps/Second Street	Signal	0.80	30.5	C	0.95	41.4	D
4 . Project Driveway 1/Second Street	Signal	0.25	3.5	A	0.35	12.3	B
5 Valley View Avenue/Third Street	AWSC	0.50	11.1	B	0.37	9.6	A
6 Valley View Avenue/Willow Drive	AWSC	0.44	9.7	A	0.39	9.3	A
7 Valley View Avenue/Project Driveway 2	TWSC	0.01	9.0	A	0.01	9.1	A
8 Valley View Avenue/Second Street	AWSC	0.59	14.2	B	0.51	12.0	B
9 Valley View Avenue/Project Driveway 3	TWSC	0.00	8.5	A	0.01	8.6	A

Notes:

TWSC = Two-Way Stop Control

V/C = Volume/capacity ratio

Delay = Average control delay in seconds. At TWSC intersections, worst-case approach is reported.

LOS = Level of Service

to traffic operations at the intersection of I-15 Northbound Ramps and Second Street under existing with project conditions. The City currently has initiated the Second Street roadway improvement project which will widen Second Street to four lanes east of the I-15 Interchange prior to construction on the project site. This roadway project would improve the LOS and eliminate any impacts created by the project under existing with project conditions. Therefore, if construction of the land uses on the project site occurs after the roadway improvement project, the project will not have a significant impact at this location.

The intersection of Hamner Avenue/Second Street operates at unsatisfactory conditions under both without and with project conditions. It is recommended that the signal phasing be modified to provide a westbound right-turn overlap. Please note that this impact is not created by the project and improvements are recommended to maintain the City's level of service standard.

Hi Steve,

Hope everything is well. We have reviewed the traffic volumes for the Norco Zone Change project to check what impacts would change if the Project Driveway 3 on Valley View Avenue were closed.

The number of trips turning at the intersection of Valley View Avenue/Second Street would decrease and use the driveway on Second Street. Therefore, traffic operations at the intersection of Valley View Avenue/Second Street would improve, and since Project Driveway 3 on Valley View Avenue will be closed, there will be no stopped delay for vehicles at that intersection.

The only intersection where traffic volumes are likely to increase is the intersection of Project Driveway 1/Second Street. Since that intersection is forecast to operate at LOS A, addition of 27 vehicles during the worst peak hour will not worsen traffic operations to less than acceptable operations.

Therefore, in summary, closing the driveway would not worsen traffic operations in the area and in fact is likely to improve overall operations in the area. Hope this helps in your decision. Please call me if you have any questions.

Thanks,
Sandipan

Sandipan Bhattacharjee, AICP
Associate
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Riverside, CA 92507
(951) 781-9310 (Phone)
(951) 781-4277 (Fax)

Exhibit "E"

CITY OF NORCO STAFF REPORT

TO: Honorable Chair and Members of the Planning Commission

FROM: Planning Division

PREPARED BY: Steve King

DATE: July 25, 2012

SUBJECT: Appointment of Two Planning Commission Members to Serve on the Zoning and Development Issues Working Group

RECOMMENDATION: Appoint Two Planning Commission Members to serve on the Zoning and Development Issues Working Group.

SUMMARY: As a result of discussions held at a Joint City Council/Planning Commission meeting, the City Council and the Planning Commission will each designate two members to serve on a working group to discuss zoning and development issues. The Zoning and Development Issues Working Group will address priorities to enable better communication between the City Council and the Planning Commission.

BACKGROUND/ANALYSIS: On May 30, 2012, the City Council and the Planning Commission held a joint meeting. At that meeting, several zoning issues were identified for further study and discussion. The City Manager requested that the City Council and the Planning Commission each appoint two of its members to be part of a staff working group to facilitate the review and discussion of zoning and development issues. The staff members serving on the working group would include the City Manager and the Planning Director and other staff will be utilized as needed.

At its regular meeting on July 18, 2012, the City Council has appointed Mayor Pro Tem Azevedo and Council Member Sullivan to serve on the Working Group.

/di-81513



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
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 Chrisp 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
REGULAR MEETING
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
JUNE 20, 2012

-
- CALL TO ORDER:** Mayor Bash called the meeting to order at 7:00 p.m.
- ROLL CALL:** Mayor Kevin Bash, **Present**
Mayor Pro Tem Kathy Azevedo, **Present**
Council Member Berwin Hanna, **Present**
Council Member Herb Higgins, **Present**
Council Member Harvey C. Sullivan, **Present**
- PLEDGE OF ALLEGIANCE:** Mayor Bash
- INVOCATION:** Calvary Chapel – Norco
Pastor Louie Monteith
- INTRODUCTION:** Lt. Dan Hedge
- PRESENTATION:** A check in the amount of \$500 was presented to Council Member Hanna from the Horseweek Committee for NART. They also presented Gift Cards in the Amount of \$3,136.09 for Animal Control.

REGULAR CITY COUNCIL AGENDA AS FOLLOWS:

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

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

1. CITY COUNCIL CONSENT CALENDAR ITEMS:
 - 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. 2012-46, 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. 2012-47, (Beazer); Resolution No. 2012-48, (Western Pacific); Resolution No. 2012-49, (Centex); Resolution No. 2012-50, (Norco Ridge Ranch); Resolution No. 2012-51, (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. 2012-52, (Beazer); Resolution No. 2012-53, (Western Pacific); Resolution No. 2012-54, (Centex); Resolution No. 2012-55, (Norco Ridge Ranch), Resolution No. 2012-56, (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: NONE**
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)

M/S Sullivan/Hanna to adopt Ordinance No. 951 for second reading The motion was carried by the following roll call vote:

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

- B. 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)

M/S Sullivan/Hanna to adopt Ordinance No. 952 for second reading. The motion was carried by the following roll call vote:

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

4. CITY COUNCIL 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)

City Manager Groves requested that this item be moved to the July 18, 2012 City Council Agenda. **Deputy Public Works Director/Senior Engineer Askew** presented an overview of the project, with no specifics addressed regarding the contract. **NO ACTION TAKEN BY THE CITY COUNCIL**

- 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)

Geoffrey Kahan. Mr. Kahan introduced himself and commented on his qualifications for service on the Parks and Recreation Commission.

M/S Sullivan/Bash to appoint Richard Boyle to the Parks and Recreation Commission. The motion was carried by the following roll call vote:

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

M/S Higgins/Sullivan to appoint Geoffrey Kahan to the Parks and Recreation Commission. The motion was carried by the following roll call vote:

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

Pat Overstreet. Ms. Overstreet Spoke in support of Pat Hedges to serve on the Planning Commission.

Pat Hedges. Ms. Hedges commented on her six (6) years of service on the Planning Commission and asked for the Councils to vote for her continued service on the Commission.

Jeanine Adams. Ms. Adams spoke in support of Richard Boyle to serve on the Parks and Recreation Commission and in support of Pat Hedges to serve on the Planning Commission.

M/S Sullivan/Bash to appoint Pat Hedges to the Planning Commission. The motion was carried by the following roll call vote:

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

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)

Fire Chief Pemberton presented the public hearing item.

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

M/S Hanna/Higgins to adopt Resolution No. 2012-57, 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. The motion was carried by the following roll call vote:

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

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)

Deputy City Manager/Director of Finance Okoro presented the public hearing item.

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

Vern Showalter. Mr. Showalter stated his opinion that this item should have been brought to the Street and Trails Commission prior to its approval by the City Council.

Mayor Bash CLOSED the public hearing.

M/S Hanna/Sullivan to adopt Resolution No. 2012-58, 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. The motion was carried by the following roll call vote:

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

6. PUBLIC COMMENTS OR QUESTIONS:

Diana Port. Ms. Port commented on her disfavor of the closure of the swimming pool.

Pat Overstreet. Ms. Overstreet commented on Council Member Sullivan's trip.

Pat Hedges. Ms. Hedges commented on the Memorial Service and reception for Frank Hall.

Julie Reyes. Ms. Reyes asked for sponsorships for the National Day of the American Cowboy event.

Karen Leonard. Ms. Leonard reminded everyone about the Norco Horsemen's Association Little Buckaroo Showdown to be held on June 30, 2012.

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

- A. City Council Updates from Regional Boards and Commissions and Other Matters:

Council Member Sullivan:

- Commented on Barry Scott and his work in clearing the trails. He noted that Mr. Scott is currently in the hospital and there will be a birthday party held for him on August 4. He requested that a certificate of appreciation be presented to Mr. Scott from the Mayor at that event.
- Reported on his trip where he learned about processing manure. He added that he will be presenting detailed information at a future City Council meeting.
- Noted the graffiti on "pumpkin rock".

Council Member Higgins:

- Commented on home occupancy businesses in the City that need to be addressed; noting diesel trucks parked all over where they are seen from the street. He also commented on storage areas in residential areas that are not located behind fencing, adding that there needs to be something done about this.

Council Member Hanna:

- Reported on the most recent NART rescue that took place.

Mayor Pro Tem Azevedo:

- Commended the Parks, Recreation & Community Services Department for the great job they did on the opening of the Norco Animal Shelter.
- Commented on the National Day of the Cowboy event.
- Congratulated the owner of the new Microbrewery in Norco.
- Thanked everyone for their support through her health challenges.

Mayor Bash:

- Stated that Norco High School softball player Emily Lockman was awarded the Gatorade Player of the Year. He also commented on the ESPN award ceremony he attended for the Norco High School Softball Team.
- Commented on the \$100,000 awarded to the local Hundred Mile Club.
- Noted that \$1,000 has been received in contributions for the Rose Eldridge Senior Center.
- Stated that the new President of Norco College will take over on July 1. He added that he would like to have a Council Member serve on the President's Advisory Board.
- Reported on the Norco College showing of Norco History in its art gallery on September 14.
- Commented on the December 7th event that will be held at the Navy Base.
- Reported on the California High School Rodeo finals, noting that Wade Brown will be advancing to the Nationals. Council Member Hanna added that all of the participants did a great job.

B. Staff Other Matters:

Beth Groves:

- Commented on the Summer Concerts in the Park encouraging everyone to attend.

8. ~~ADJOURNMENT: There being no further business to come before the City Council, Mayor Bash adjourned the meeting in honor of Frank Hall at 8:05 p.m.~~

BRENDA K. JACOBS, CMC
CITY CLERK



RECAP OF ACTIONS TAKEN
CITY OF NORCO
CITY COUNCIL/SUCCESSOR AGENCY
REGULAR MEETING
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE
JULY 18, 2012

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

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

PLEDGE OF ALLEGIANCE: Council Member Higgins

INVOCATION: Council Member Sullivan

PROCLAMATIONS: United Way
Allen Villalobos, Executive Director

Parks Make Life Better Month
Month of July

1. CITY COUNCIL CONSENT CALENDAR ITEMS:

- A. City Council Minutes:
Regular Meeting of June 20, 2012
Recommended Action: **Approve the City Council Minutes (City Clerk)**
APPROVED 5-0
- B. Procedural Step to Approve Ordinance after Reading of Title Only.
Recommended Action: Approval (City Clerk) APPROVED 5-0
- C. Ratification of the Fiscal Year 2012-2013 Western Riverside County Regional Wastewater Authority Budget. **Recommended Action: Adopt Resolution No. 2012-59, approving the 2012-2013 Western Riverside County Regional Wastewater Authority Budget.** (Director of Public Works) **APPROVED 5-0**
- D. 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 for the Base Bid and \$1,188,610.00 for Add Alternate Bid No. 1; 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 base bid and construction service contract amounts.** (Deputy Public Works Director/Senior Engineer) **APPROVED 5-0**

- E. Acceptance of Hemborg Ford's Low Bid to Replace Vehicle No. 432. **Recommended Action: Approval** (Deputy City Manager/Director of Finance) **APPROVED 5-0**
 - F. Ratification of a Change Order in the amount of \$3,000 to an Existing Contract for Environmental Services with Michael Brandman & Associates to Complete the Revised Scope of Work Related to the Widening of Hamner Avenue. **Recommended Action: Approval** (Planning Director) **APPROVED 5-0**
 - G. Award of Professional Services Contract to RKA Consulting Group for City Engineering Services through June 30, 2013. **Recommended Action: Approval** (Director of Public Works) **APPROVED 5-0**
 - H. Approval of Addendum No. 7 to the Western Riverside County Regional Wastewater Authority ("WRCRWA") Joint Exercise of Powers Agreement. **Recommended Action: Approve Addendum No. 7 to the WRCRWA Joint Exercise of Powers Agreement, subject to non-substantive changes and approval by all WRCRWA Member Agencies; and authorize the Mayor to execute the Amendment.** (Director of Public Works) **APPROVED 5-0**
 - I. Quarterly Investment Report for Quarter Ended June 30, 2012 **Recommended Action: Receive and File** (Deputy City Manager/Director of Finance) **APPROVED 5-0**
2. ITEM(S) PULLED FROM CITY COUNCIL CONSENT CALENDAR: **NONE**
3. CITY COUNCIL DISCUSSION/ACTION ITEMS:
- A. Designation of Voting Delegate and Alternate for the 2012 League of California Cities Annual Conference. **Recommended Action: Appoint one Voting Delegate and one Alternate Voting Delegate to represent the City of Norco at the 2012 League of California Cities Annual Conference.** (City Clerk) **APPROVED 5-0 to appoint Council Member Sullivan to serve as the City's Voting Delegate and Council Member Hanna to serve as the City's Alternate Voting Delegate**
 - B. Appointment of Two Council Members to Serve on the Zoning and Development Issues Working Group **Recommended Action: Appoint Two City Council Members to serve on a Zoning and Development Issues Working Group.** (City Manager) **APPROVED 5-0 to appoint Mayor Pro Tem Azevedo and Council Member Sullivan**

- C. Approval of the Striping of Certain Streets for Bikeway as Part of the Santa Ana River Trail and Parkway Program. **Recommended Action: That the City Council approve the striping of a Class II bikeway along Corydon Avenue/Norco Drive from River Road to Cedar Avenue; a Class III bikeway from Cedar Avenue to Crestview Drive along Alhambra Street, Taft Street, Old Hamner Road, Detroit Street, Sierra Avenue, Pedley Avenue and River Drive as part of the Santa Ana River Trail and Parkway Program and provide direction on the Alternative "By-Pass" Route.** (Deputy Public Works Director/Senior Engineer) **APPROVED 5-0 with the exception of sixth street as the "by-pass" route.**

4. CITY COUNCIL PUBLIC HEARING:

- A. Public Hearing Ordering the Continuation of Landscape Maintenance Districts and Confirming a Diagram and Assessment and Providing for an Annual Assessment Levy for Districts No. 1 - Beazer, Tract 28765; No. 2 – Western Pacific, Tract 25779; No. 3 – Centex, Tract 28626; No. 4 – Norco Ridge Ranch, Tracts 29588 and 29589; and No. 5 – Hawk's Crest, Tract 30230

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 allows 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%.

Recommended Actions: That the City Council open the Public Hearing and if no more than 50 percent of the property owners within the District protest, it would be appropriate to adopt Resolution No. 2012-60, (Beazer); Resolution No. 2012-61, (Western Pacific); Resolution No. 2012-62, (Centex); Resolution No. 2012-63, (Norco Ridge Ranch); Resolution No. 2012-64, (Hawk's Crest), Ordering the Continuation of a Landscaping Maintenance District and Confirming a Diagram and Assessment and Providing for Annual Assessment Levy, and further to amend the Engineer's Reports to reflect the reserves and identify the purpose for those reserves.. (City Engineer) **APPROVED 5-0**

5. PUBLIC COMMENTS OR QUESTIONS: **RECEIVED**

CITY COUNCIL AGENDA -- ACTING AS THE GOVERNING BODY OF THE SUCCESSOR AGENCY TO THE NORCO COMMUNITY REDEVELOPMENT AGENCY AS FOLLOWS:

6. SUCCESSOR AGENCY CONSENT CALENDAR ITEM:

- A. Former Norco Community Redevelopment Agency Housing Program Subordination Agreements. **Recommended Action: That the Successor Agency authorize the execution by the Executive Director of subordination agreements in the event of refinancing which do not increase principal sum of trust deeds in a superior position to the Agency's trust deed and do not result in a cash out to the borrower. (Successor Agency Legal Counsel) APPROVED 5-0**

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

- A. City Council Updates from Regional Boards and Commissions: **RECEIVED**
- B. City Council Other Matters: **RECEIVED**

APPROVED 5-0 to place an item on a future City Council agenda to discuss revisions to the code compliance regulations for the City.

APPROVED 5-0 to place an item on a future City Council agenda to discuss revising the mission statement for the Norco Citizens on Patrol to be able to write parking citations and parking on the trail enforcement regulations.

APPROVED 5-0 to hold a Council study session to receive information on and discuss the existing PERS retirement and health care plans, as well as existing laws.

- C. Staff Other Matters: **RECEIVED**

8. ADJOURNMENT: There being no further business to come before the City Council, Mayor Bash adjourned the meeting at 9:40.

DIVISION WORK PROGRAM

7/19/2012

Project #	Applicant	Submitted	PRB	STUC	PC	CC	Description
NEXT REGULAR STUC 09/17/12; PC 08/08/12; CC 08/08/12							
2012 Regional Transportation Plan	SCAG						SK; Riverside meetings; on-going
Cota Street Vacation	City of Norco			03/28/07	5/16/07, 6/6/07		SK
CUP 2012-04	Nexus for Sprint						AR; 3475 Second Street, communication tower modification
CUP 2012-05	Nexus for Sprint						AR; 1625 Hammer Avenue, communication tower modification
GPA _____	City of Norco						SK, AR; Update of Circulation Element
GPA _____	City of Norco						AR, VA; Update of Safety Element
PF 2008-07	Raab	9/11/08	9/24/08				SK; Paid pre-applicant review of grading/consuinction within natural conservancy area of Tract 25779 (Vortex Hill)
PF 2010-04	Town & Country Invest.	4/7/10	Routed				SK; Conversion of existing two-story office bldg. to office condos for sale
SP 2008-02, Mod. #1	Hawley		12/8/10	1/26/11, 2/23/11			SK; Second & River. Mod. of original approval; request to allow a grocery store; tabled
SP 2005-03	Cleanwire Wireless/Sprint	8/27/09	9/9/09				AR; 420 Cavaletti Lane, modifying existing communications tower; review and approval at staff level
SP 2012-05	Nexus for Sprint						AR; 3699 Hammer Avenue; modification communication tower
SP 2012-06	Nexus for Sprint						AR; 1900 Lampton Lane, communication tower modification
SP 2012-07	Nexus for Sprint	4/4/12					AR; 3364 Western Avenue, modification of existing cell site
TTM 35515	Armstrong & Brooks	4/12/07	5/9/07	7/11/07, 7/25/07, 8/29/07			SK; 517 Parkridge, depends on outcome of Cota vacation. Associated SP 2007-04 was approved. Continued off-calendar 8/8/07
ZC 2012-08	City of Norco			5/9/12, 6/13/12 7/25/12			SK, 6.7 acres at 1510 and 1550 Second Street; A-1-20 to HD; re-advertised for proposed specific plan
ZCA 2012-04	City of Norco			12/8/10, 12/14/11, 5/09/12, 6/13/12, 8/08/12			AR; PC to review draft of new signage ordinance; will advertise for public hearing