



**AGENDA**  
**CITY OF NORCO**  
PLANNING COMMISSION  
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE  
REGULAR MEETING  
DECEMBER 12, 2012

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CALL TO ORDER: 7:00 p.m.

ROLL CALL:

STAFF PRESENT:

PLEDGE OF ALLEGIANCE: Commission Member Hedges

1. **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.
2. **PUBLIC COMMENTS:** Hearing from the audience on items not listed on the agenda. Please limit your comments to three (3) minutes. If you have an item that will require extended discussion, please request that the time be scheduled on a regular agenda.
3. **APPROVAL OF MINUTES:**
  - ❖ Minutes of November 14, 2012
  - Recommended Action: Approval** (Deputy City Clerk)
4. **CONTINUED ITEM:**
  - A. General Plan Amendment 2012-05, Update and Amendment to the Safety Element (City of Norco): A proposed amendment to the Seismic/Safety Element of the City of Norco General Plan **Recommended Action: Approval** (Planning Director)
5. **PUBLIC HEARINGS:**
  - A. Vacation of Cota Street: A proposal to vacate the Cota Street public right-of-way located between Hamner Avenue and Parkridge Avenue. This street identified in the City of Norco General Plan has excess right-of-way not required or used for street purposes. With the proposed street vacation, public utilities will be maintained on the property. **Recommended Action: Approval** (Planning Director)

- B. Conditional Use Permit 2012-15 (Rowland): A request for approval to allow an accessory building consisting of a 900 square-foot Recreational Vehicle (RV) cover at 229 Eighth Street located within the A-1-20 zone. **Recommended Action: Approval** (*Senior Planner*)
- C. Conditional Use Permit 2012-16 (Craig): A request for approval to allow an accessory building consisting of a 1,790 square-foot recreational vehicle (RV) garage and storage building at 1433 Foxtrotter Road located within the Norco Ridge Ranch Specific Plan (NRRSP). **Recommended Action: Approval** (*Senior Planner*)

6. BUSINESS ITEMS:

- A. Consideration for revisions to Norco Municipal Code (NMC) for on-site vehicle parking requirements on property zoned for residential uses. **Recommended Action: Provide Direction** (*Senior Planner*)
- B. Special Sign Permit 2012-02 (Norco Christian Church): A request for approval to allow a sign that exceeds the allowed height and sign area of freestanding signs that are allowed in the A-1-20 Zone for the Norco Christian Church located at 3625 Corona Avenue located within the A-1-20 Zone. **Recommended Action: Provide Direction** (*Senior Planner*)
- C. Consideration for a Zone Code Amendment to make provisions for cash for gold type of establishments in the City of Norco **Recommended Action: Provide Direction** (*Planning Director*)

7. CITY COUNCIL: Receive and File

- ❖ City Council Minutes dated November 7, 2012

8. PLANNING COMMISSION:

- a. Oral Reports from Various Committees
- b. Request for Items on Future Agenda (within the purview of the Commission)

9. 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**  
PLANNING COMMISSION  
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE  
REGULAR MEETING  
NOVEMBER 14, 2012

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CALL TO ORDER:           **7:03 PM**

ROLL CALL: **Chair Wright, Vice Chair Henderson, Commission Members Hedges, Jaffarian and Leonard**

STAFF PRESENT: **Planning Director King, Senior Planner Robles and Deputy City Clerk Germain**

PLEDGE OF ALLEGIANCE: **Vice Chair Henderson**

1.    **APPEAL NOTICE: Read by Planning Director King**

2.    **PUBLIC COMMENTS: NONE**

3.    **APPROVAL OF MINUTES:**

    ❖ **Minutes of October 10, 2012**

**Recommended Action: Approval (Deputy City Clerk)**

**M/S Leonard/Jaffarian** to approve the minutes of Planning Commission regular meeting of October 10, 2012 as written.

**AYES:           Unanimous**

**Motion Carried**

4.    **CONTINUED ITEM**

A. Zone Change 2012-11 and General Plan Amendment 2010-04 (City of Norco): A proposal to change zoning from M-1 (Heavy Commercial/Light Manufacturing) to C-G (Commercial General) with the corresponding General Plan Amendment 2012-04 to change the Land Use designation from I (Industrial) to CC (Commercial Community) on 22.9 acres located on the southwest corner of Fifth Street and Horseless Carriage Drive (APN 129-200-011) **Recommended Action: Continue off Calendar (Planning Director)**

Planning Director King stated that this item is being continued off calendar. No further action is needed.

5.    **PUBLIC HEARINGS:**

A. Zone Code Amendment 2012-05, Specific Plan 90-01 (Gateway), Amendment No. 11, Specific Plan 85-1 (Norco Auto Mall) Amendment No. 7, and Specific Plan 91-02 (Norco Hills) Amendment No.4 (City of Norco):

A City-initiated proposal to amend the text of Chapter 18.29 of the Norco Municipal Code entitled Commercial General (CG) zone, the text of the Gateway Specific Plan, the text of the Norco Auto Mall Specific Plan, and the text of the Norco Hills Specific Plan to remove the provision for allowing car washes as permitted and/or conditionally permitted uses in each of their corresponding zones. **Recommended Action: Approval** (*Senior Planner*)

Planning Director King presented the staff report on file in the Planning Division. He noted that this action is being brought forth by direction of the City Council. Staff recommends approval of the resolutions.

In response to Commission Member Hedges, Planning Director King stated that current car wash businesses have a Conditional Use Permit and will become non-conforming uses. He further explained that the C.U.P. will stay with the land. If a business should close another can replace it at the same location, with no time limit on time between closure and re-opening of a new similar business.

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

Vice Chair Henderson noted his concerns about completely removing car washes, creating a non-conforming use, from the Norco Municipal Code and the Specific Plans throughout the City; he asked that his concern be noted to the City Council.

Discussions ensued.

**M/S Henderson/Jaffarian** to adopt Resolution 2012-44, to recommend to the City Council that Zone Code Amendment 2012-05 be approved amending Section 18.29.20 (C-G Zone) of the Norco Municipal Code to remove car washes as conditionally permitted uses.

**AYES: Henderson, Hedges, Jaffarian, Leonard** **Motion Carried**  
**NOES: Wright**

**M/S Henderson/Jaffarian** to adopt Resolution 2012-45, to recommend to the City Council that Specific Plan 90-01 (Gateway) Amendment 11 be approved to remove car washes as conditionally permitted uses.

**AYES: Henderson, Hedges, Jaffarian, Leonard** **Motion Carried**  
**NOES: Wright**

**M/S Henderson/Jaffarian** to adopt Resolution 2012-46, to recommend to the City Council that Specific Plan 85-01 (Norco Auto Mall) Amendment 7 be approved to remove car washes as permitted and/or conditionally permitted uses.

**AYES: Henderson, Hedges, Jaffarian, Leonard** **Motion Carried**  
**NOES: Wright**

**M/S Henderson/Jaffarian** to adopt Resolution 2012-47, to recommend to the City Council that Specific Plan 91-02 (Norco Hills) Amendment 4 be approved to remove car washes as permitted and/or conditionally permitted uses.

**AYES: Henderson, Hedges, Jaffarian, Leonard** **Motion Carried**  
**NOES: Wright**

- B. General Plan Amendment 2012-05: A City-initiated proposal to update the Seismic/Safety Element of the General Plan **Recommended Action: Continue to the next scheduled Planning Commission Regular Meeting** (Planning Director)

Planning Director King stated that this item is being continued to the next scheduled Planning Commission regular meeting. He provided the Commission with exhibits to review.

**M/S Jaffarian/Leonard** to continue the General Plan Amendment 2012-05 – Seismic/Safety Element of the General Plan to the next scheduled Planning Commission regular meeting.

**AYES: Unanimous** **Motion Carried**

6. BUSINESS ITEMS:

- A. Site Plan 2012-14 (Andresen/Gougeon): A request for approval to allow an accessory building consisting of a 450 square-foot tack room at 1320 Hillkirk Avenue located within the A-1-20 (Agricultural Low-Density) Zone. **Recommended Action: Approval** (Senior Planner)

Senior Planner Robles presented the staff report on file in the Planning Division. She noted that the property owner just purchased the residence, and per conditions of their bank loan they must get the proper permits for the existing structure. Staff recommends approval.

The property owner confirmed that the accessory building will be used strictly for storage.

**M/S Jaffarian/Henderson** to adopt Resolution 2012-48, to allow an accessory building consisting of a 450 square-foot tack room at 1320 Hillkirk Avenue.

**AYES: Unanimous** **Motion Carried**

7. CITY COUNCIL:

**Received and Filed**

- ❖ City Council Minutes dated October 3, 2012
- ❖ City Council Minutes dated October 17, 2012

8. PLANNING COMMISSION:

- a. Oral Reports from Various Committees: **NONE**

- b. Request for Items on Future Agenda (within the purview of the Commission):
  - Commission Member Hedges requested that staff provide an update on the building near the North-West corner of Temescal Avenue and Sixth Street.
  - Chair Wright inquired about a discussion item on the parking of trailers (non-motorized vehicles) in residential front yards.

9. **ADJOURNMENT:** Chair Wright adjourned the meeting at **7:30 PM**

Respectfully submitted,

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Steve King  
Secretary  
Planning Commission

/di

## **CITY OF NORCO STAFF REPORT**

**TO:** Honorable Chairman and Members of the Planning Commission

**FROM:** Planning Division

**PREPARED BY:** Steve King, Planning Director

**DATE:** December 12, 2012

**SUBJECT:** General Plan Amendment 2012-05 Update and Amendment to the Safety Element (City of Norco) - A proposed amendment to the Seismic/Safety Element of the City of Norco General Plan.

**RECOMMENDATION:** Staff recommends that the Planning Commission adopt Resolution 2012-52 recommending that the City Council approve General Plan Amendment 2012-05.

**SUMMARY:** The Safety Element is one of seven elements required by state law to be included in a jurisdiction's General Plan. State Law also requires periodic updates to the General Plan (at least five of the required elements every ten years). The Safety Element has not been updated since the original General Plan was adopted in 1976.

**BACKGROUND/ANALYSIS:** Originally adopted as the Seismic/Public Safety Element the Safety Element includes seismic safety as well as addressing flood and fire hazards. The Safety Element combined with the Housing, Circulation, Land Use, Conservation, Noise, and Open Space Elements is the General Plan for the City. As with the other elements of the General Plan, the Safety Element works in conjunction with the Land Use Element to direct development so that it does not unduly place population and development where there is a high propensity for injury or damage due to natural hazards, without appropriate mitigation efforts in place.

The aim of the Safety Element is to reduce the potential of risk of death, injuries, property damage and economic and social dislocation in the event of a natural disaster due to earthquakes, flooding, or wildfire. Other issues can include airport land uses, emergency response, hazardous material spills, and crime reduction. All of these are addressed in the draft Safety Element update with the exception of airport land uses since Norco is not within an Airport Land Use Plan jurisdictional area.

Though not required, the guidelines recommend that a Safety Element address the following:

December 12, 2012

1. Geologic and seismic history of the area.
2. Potential for seismically-induced effects including surface rupture, ground shaking, ground failure, seiches and tsunamis, dam failure, mudslides, and liquefaction.
3. Potential for flooding.
4. Risk of wildland fires.
5. Risk of urban fires.
6. Emergency evacuation routes.
7. Peakload water supply requirements.

The Land Use Element last updated in 2009 includes a Land Use Map upon which the Zoning Map is based, and which takes into account potential hazard areas as identified in the Safety Element.

The document is prepared in the same format as the other elements of the General Plan:

Introduction

This section explains in detail the intent and purpose of the Safety Element.

Safety Element Goals and Policies

This section addresses the goals that the City hopes to achieve with the implementation tools described above.

Safety Plan Implementation

This section lists the implementation measures and which departments/agencies will be responsible.

Glossary of Terms

New text has been added to the draft that was delivered to the Planning Commission on November 14, 2012. It is italicized in the updated draft document attached.

Attachments:

Planning Commission Resolution 2012-52 (provided at meeting)

Draft Safety Element Update

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## **1.0 INTRODUCTION TO THE SAFETY ELEMENT**

The California State Legislature has placed specific responsibilities on local government for identification and evaluation of natural hazards and formation of programs and regulations to reduce risk. Specific authority is derived from Government Code Sections 65302(f) and 65302.1 which require Seismic Safety and Public Safety Elements of all city and county general plans, as follows:

“A Seismic Safety Element consisting of an identification and appraisal of seismic hazards such as susceptibility to surface ruptures from faulting, to ground shaking, to ground failures, or to the effects of seismically induced waves such as tsunamis and seiches.”

“The Seismic Safety Element shall also include an appraisal of mudslides, landslides, and slope stability as necessary geologic hazards that must be considered simultaneously with other hazards such as possible faulting, ground shaking, ground failure, and seismically induced waves.”

“A Safety Element for the protection of the community from fires and geologic hazards including features necessary from such protection such as evacuation routes, peak load water supply requirements, minimum road widths, clearances around structures, and geologic hazard mapping in areas of known geologic hazards.”

*The effect of these sections was to require cities and counties to take seismic and other natural hazards into account in land use planning. The goals and policies addressing these have been combined into the Safety Element of the City of Norco General Plan. The City was incorporated to preserve a small plot agricultural/animal keeping/equestrian lifestyle. The Land Use Element establishes the primary land use goals of the community designed to maintain that lifestyle, and all other elements of the General Plan must be consistent. The Safety Element works in conjunction with the Land Use Element in providing the life quality standards that will maintain the health, safety and welfare of the City, its citizens, and the animal-keeping community. Land use based on Safety Element guidelines directs development so as not to unduly place population and development in areas with high propensities for damage due to natural disasters, without appropriate mitigation efforts in place.*

### **1.1 PURPOSE OF THE SAFETY ELEMENT**

The purpose of the Safety Element is to prevent the loss of life and property and minimize injuries and property damage in the event of hazards such as floods, fires, earthquakes, landslides, and other hazards. Natural disasters and crime safety are major concerns for any community. Norco’s setting with steep hillsides to the east, the Santa Ana River to the north, and the Prado Dam basin to the west, within a seismically active region makes the Safety Element critical to buffer against the impacts of disasters



(natural or man-made) and avoid potentially disruptive effects to City government and economic and social dislocation.

## 1.2 SCOPE AND FORMAT OF ELEMENT

The element is composed of four sections. The first section includes a description of the Element's purpose and background. The second section contains the City's goals and policy statements in the event of disasters. The third section is the implementation measures. The fourth section is a glossary of terms.

## **2.0 SAFETY ELEMENT GOALS AND POLICIES**

### 2.1 SAFETY ISSUES AND PROBLEMS

*The Safety Element provides the goals and policies for responding to potential natural hazards from earthquakes, flooding and fire to providing community protection services. Goals and policies for each of these public safety issues offer a specific framework that allows the City to monitor and evaluate its efforts in the provision of public safety services.*

**2.1.1 SEISMIC HAZARDS:** *The Safety Element must establish policies to minimize the loss of property and life as a result of earthquakes. The Alquist-Priolo Earthquake Fault Zoning Act, the Seismic Hazards Mapping Act, and the Unreinforced Masonry Law in addition to map resources and information from the state Department of Conservation, Division of Mines and Geology, provide the base regulations for establishing local policies. The Alquist-Priolo Act restricts development on surface traces of known active faults. The Seismic Hazards Mapping Act directs the State Geologist to map soils susceptible to earthquake effects and the Unreinforced Masonry Law directs governments to identify susceptible buildings for abatement through retrofitting or destruction.*

There are several types of seismic hazards that can be grouped in a cause-and-effect classification that is the basis for the order of their consideration. Earthquakes originate as a shock waves generated by movement along an active fault. The primary seismic hazards are ground shaking and the potential for ground rupture along the surface trace of the fault. Secondary seismic hazards result from the interaction of ground shaking with existing soil and bedrock conditions, and include liquefaction, settlement, landslides, tsunamis or "tidal waves", and seiches (oscillating waves in lakes and reservoirs).

There are no active or potentially active faults in the Norco area. However, moderately strong shaking can still be expected in the City as a result from faults in the Chino/Elsinore zone. There is also potential for liquefaction and landslides due to slope instability in the event of any strong earthquake. This potential is



relatively minor in Norco relative to other areas in California because of the hard bedrock that underlies most of the City and the absence of clay- coated bedding that is typical in most California landslides.

Thin alluvium that amplifies earthquake shaking also contributes to a moderately high liquefaction potential and can occur in Norco where the bedrock is shallow and retards the downward flow of groundwater. The only area where this is an issue is along the Santa Ana River channel. In terms of slope instability caused by ground-shaking most of the City is in an area of either Low or Very Low potential. The only area where there is a Moderate potential for slope instability is on vacant land immediately adjacent to the river in the northeast corner of the City (See Exhibit 1- Seismic Hazards Map). Nonetheless, the City can help minimize risks and have quick response to emergencies in the aftermath of seismic events when they do occur.

*In 1933 unreinforced masonry commercial buildings were prohibited statewide and in 1986 the Unreinforced Masonry Law (URML) was passed requiring identification of all existing unreinforced masonry structures for seismic retrofitting (or ultimate destruction). In a report provided by the City to the California Seismic Safety Commission in 2003 there were three identified non-historic unreinforced masonry buildings in the City. In a status update report submitted in 2004 all three structures had been brought into substantial compliance with the URML so the City is considered 100 percent compliant.*

- 2.1.2 **FIRE HAZARDS:** *A Safety Element should identify urban fringe and rural residential areas prone to wildland fire hazards. The Element should also identify adequate evacuation routes and establish peakload water supplies to reduce impacts from fire hazards. The goals and policies should form the basis for fire safe ordinances and a strategic fire defense system of zoning for the community. The state Office of Emergency Services has prepared the Fire Hazard Mitigation Plan that maps basic statewide fire hazard areas as well as basic recommendations for reducing risk. The State Board of Forestry has also adopted the California Fire Plan which describes the environment at risk and establishes the State Responsibility Areas as a means of reducing fuel loads. Baseline Fire Hazard Severity Zones are established for adoption by local districts and agencies.*

Portions of Norco are under some threat of potential wildland fires especially along the hillside areas. *From the State Fire Hazard Severity Zone Maps the Local Response Area (LRA) Zones have been developed to determine the significance of local fire hazards based on fuels, terrain, weather, and other relevant factors. These zones, then define the mitigation strategies to provide a system of fire protection for urban uses and protection from wildland fires (See Exhibit 2- Fire Zones Map). LRA Zones I and II are the areas with the highest potential for wildfire impacts and as a result should incorporate additional*



**Exhibit 1**

**Seismic  
Hazards  
Map**



Exhibit 2

Flood  
Zones  
Map



fire protection strategies including increased setbacks for development from fire hazard areas, better use of inflammable building and landscaping materials, vegetation clearance around structures, and maintained fuel modification zones.

The potential fire hazard situation in the City is closely related to its land use and development patterns. Residential land use constitutes a major consideration in determining fire hazard; however, due to the low density nature of the community the potential for fire hazards spreading from dwelling to dwelling is low. This same land use type, though, can also increase potential fire hazards due to excessive improper storage of flammables, old barns which contain combustible materials, limited access due to deep setbacks, improper parking in alleys and roadways, undisposed animal feces which inhibit the movement of fire personnel and equipment, wood shingle roofs, and other types of fire hazards common to residential areas.

Fire in the City's principal commercial and industrial areas can have a large financial impact on the community in terms of property taxes, sales revenue, employment, and convenience. Fire hazards in these areas are often a result of improper storage of materials or electrical failures. These types of uses require massive and immediate fire control forces if fire loss is to be kept within acceptable limits.

Open areas surrounding and within the City are a potentially dangerous fire hazards due to established and dry vegetation communities, slopes that hamper fire personnel and equipment, and development adjacent to the open areas that increase the potential for loss. The risk is further exasperated by conservation areas designed to maintain important habitat for which there are restrictions against the removal of vegetation regardless of nearby development. Approximately 20% of the City is within an open space, conservation, or limited development area.

The availability of water is a critical component to fire protection. The City is the water purveyor. The Insurance Services Office has rated the fire protection system of the City as Class 1 for its water delivery system. Class 1 is the best possible rating. The water flow requirements for single-family residential land uses is 1,500 gallons per minute (gpm). For multi-family the rate is 2,500 gpm and for commercial/industrial it is 3,000 gpm.

- 2.1.3 FLOOD HAZARD: *The hydrologic setting for the City of Norco is atop the moderately elevated Temescal Plateau with a mean elevation of 1,620 feet. The average rainfall is 10.85 inches most of which occurs in the rainy season from late winter to early spring (December, January, February). The Santa Ana River along the City's northern edge is the primary drainage for a basin measuring over 2,000 square miles and extends from the San Bernardino mountains down to the Orange County coast.*



*The Safety Element should identify flood hazard areas and establish the goals and policies to avoid unreasonable flood risks. Floodplains should be mapped with restrictions against intensive new development with mitigations against flood impacts for development that does occur. The Element should minimize flood impacts to existing development by establishing a capital improvement program to build the facilities needed to ensure flood protection.*

*Flooding is usually a regional problem crossing jurisdictional boundaries and needs to be addressed cooperatively with area local, state and federal agencies. The City of Norco is a participating city under the jurisdiction of the Riverside County Regional Flood Control and Water Conservation District which constructs and maintains facilities region-wide for flood control. The Master Drainage Plan for the City of Norco is shown on Exhibit 3. The Federal Emergency Management Agency (FEMA) maintains and periodically updates Flood Insurance Rate Maps (FIRM) that are used to set the flood insurance rates for communities that adopt regulations that limit development in flood zones which Norco has done. The FIRM identify where the zones are located to help guide land use development and policies.*

Flooding hazards in the *Safety Element* are considered in two categories: natural flooding and dam inundation. Natural flooding hazards are those associated with major atmospheric events that result in the inundation of developed areas due to overflows of nearby stream course, or inadequacies in local storm drain facilities. Dam inundation hazards are those associated with the downstream inundation that would occur given a major structural failure in a nearby water impoundment.

The City is naturally insulated against extensive natural flooding hazards from the Santa Ana River by steep bluffs that exist along the south bank of the river. In the event of a 1% Annual Flood (100-year) storm, the only areas likely susceptible to flooding would be limited to the Silverlakes Equestrian Center located in the north side of the City, a portion of the Santa Ana Riverbed along the west border, and small pockets of land around the City's flood control channels. The Safety Element identifies flood hazard areas in Exhibit 4 (Flood Hazards Map) and provides for land uses and facilities which will minimize risk to lives and property.

Remaining areas of the City are relatively flat, and in the past, this aspect of local topography has created substantial drainage problems. To help alleviate this problem, the North Norco Channel was excavated to a nominal drainage capacity, and has proven marginally adequate for storms of moderate size. However, the channel's capacity during a 1% Annual Flood storm would be inadequate and resultant flooding in the area of Sierra Avenue could be anticipated. The South Norco Channel, much like the North Norco facility, has a nominal capacity, and would also be expected to flood in the event of a 1% Annual Flood storm.



**Exhibit 3**

**Master  
Drainage  
Plan**



Exhibit 4

Flood  
Hazards  
Map



The City is not subject to inundation from failure of nearby dams and/or reservoirs. Even though the upper reaches of the Prado Basin would extend up the Santa Ana River channel adjacent to Norco during capacity flood conditions, the water would stay within the established river channel. The City does not lie in the inundation pathway of any major dams or reservoirs. Failure of the Seven Oaks Dam located approximately six miles upstream from Redlands in the San Bernardino Mountains should not cause significant inundation as far south as Norco.

- 2.1.4 **SECURITY, POLICE, AND MEDICAL SERVICE:** Like in all communities, residents are desirous of feeling secure and protected in their homes and community. For the City to maintain its equestrian/animal-keeping lifestyle in addition to enhancing its image as a desirable place to live and work there needs to be a plan that ensures public safety. The General Plan Safety Element assists by providing infrastructure to provide adequate response in the event of disasters and by encouraging development standards that minimize crime potential.
- 2.1.5 **DAMAGE OR LOSS OF PROPERTY:** During emergency events City personnel through the Emergency Operation Center (EOC), along with local emergency response groups and agencies should establish, and continually monitor and update locations throughout the City where damage has occurred, the extent of the damage, and the loss of property to aid individuals and businesses to re-establish and normalize conditions as quickly as possible using state and federal funds that may become available.
- 2.1.6 **LAND USE AND DEVELOPMENT IN HAZARD PRONE AREAS:** Development in hazard-prone areas shall include review by the appropriate agencies with jurisdiction over the types of hazards that could occur and affect the development being considered, so as to include appropriate mitigation measures to minimize to the extent feasible, potential damage from events.
- 2.1.7 **EVALUATION AND RESTORATION OF LOST SERVICES:** During emergency events City personnel through the EOC will establish contact as quickly as possible connections to local utility providers to provide a list of locations where service has been interrupted with updates, as available, as to when services are anticipated to be restored.
- 2.1.8 **EVACUATION AND SHELTER:** The City will maintain, in cooperation with the Corona-Norco Unified School District, local churches, and other places of assembly locations where evacuation centers and temporary shelters can be established during emergency events. Should they be needed, evacuation routes should be established based on the location and magnitude of an event. The City's main evacuation routes are the I-15 Freeway and Hamner Avenue. Secondary routes include Second Street and River Rd./Archibald Ave., California Ave./North Dr., and Mountain Ave. and Hidden Valley Pkwy./McKinley Ave.



**2.1.9 MANAGEMENT OF HAZARDOUS MATERIALS:** Many businesses transport, store, use, and dispose of hazardous materials. Extensive federal, state, and local regulation of these materials are established to ensure that such chemicals are not released into the environment. Even with the extensive regulations on the use and transport of these materials, there is still the potential for an accidental release into the environment. And requirements change regularly so those involved in the use or transport of hazardous materials need to maintain updated permits and information from the appropriate agencies.

The U.S. Environmental Protection Agency and Riverside County Health Department are the primary agencies that regulate the use and transport of hazardous materials in Norco. The U.S. Department of Transportation, California Department of Health Services, and Caltrans also get involved in tracking shipments, marking vehicles, and performing periodic vehicle inspections. The Fire Department maintains an updated list of businesses that store hazardous materials on-site so as to provide the appropriate response for containment during times of emergencies.

**2.2 SEISMIC SAFETY GOAL – TO CREATE A SECURE PUBLIC ENVIRONMENT WHICH MINIMIZES SOCIAL, ECONOMIC, ENVIRONMENTAL AND PROPERTY LOSSES DUE TO SEISMIC HAZARDS**

**2.2.1 SEISMIC SAFETY POLICY:** Preparedness for primary seismic hazards (earthquakes, ground shaking) and secondary seismic hazards (liquefaction, landslides) shall continue to be promoted through the enforcement of the latest building and safety codes in both old and new structures.

Policy 2.2.1a. Continue to require all new development to conform to the currently adopted Uniform Building Code and seismic safety regulations.

Policy 2.2.1b. Maintain a program to systematically mitigate existing seismic-related structural hazards (i.e. mitigation program for unreinforced masonry buildings).

Policy 2.2.1c. Give special consideration to hazardous structures deemed to be of historical value when determining whether alteration or destruction of these facilities is necessary in mitigating the identified geologic hazards.

Policy 2.2.1d. Require site-specific geologic engineering studies in accordance with the Alquist-Priolo Earthquake Fault Zoning Act as part of the development review process, especially in areas of high potential for liquefaction as presented in Exhibit 1 (Seismic Hazards Map).



Policy 2.2.1e. Not permit an emergency or critical facility in an area of potential liquefaction and seismic geologic hazards without requiring a detailed site analysis that determines that the location of such facility will not be hazardous.

Policy 2.2.1f. Require site specific soils and geologic engineering studies to assess natural and graded slope stability for proposed developments in any areas which may be found to be of moderate to high landslide risk. Slope stability calculations should incorporate the groundshaking parameters (i.e., soil depth, groundshaking potential, and liquefaction potential) presented in Exhibit 1 (Seismic Hazards Map).

Policy 2.2.1g. Make available to the public pertinent information regarding earthquake safety, damage prevention, mitigation measures, and appropriate responses to seismic events.

Policy 2.2.1h. Continue monitoring new construction techniques and materials designed for earthquake safety and resistance to include in the design review process and incorporate into the City Municipal Code as feasible.

Policy 2.2.1i. Evaluate the risks to emergency and critical facilities from seismic activity. Take measures to minimize the risks to these facilities and ensure their continuous operation during seismic events.

## **2.3 FIRE HAZARD SAFETY GOAL.**

**2.3.1 FIRE SAFETY POLICY** – The City shall maintain adequate fire protection in both urban and hillside areas through the enforcement of the latest fire codes, encouraging cooperation between the Fire department, Planning, and building divisions, and coordinating with neighboring fire departments.

Policy 2.3.1a. Coordinate with other fire protection agencies to provide adequate levels of fire protection throughout the General Plan Area, through a combination of both aggressive prevention and suppression activities.

Policy 2.3.1b. Pursue mutual response agreements between area fire districts and departments. These agreements should provide equal and reciprocal benefits and enhance the ability of local entities to provide levels of adequate fire protection.

Policy 2.3.1c. The minimum fireflow standard for low density residential construction should be 1,000 gallons of water per minute.

Policy 2.3.1d. The minimum fireflow standard for multiple-family residential construction should be 1,500 gallons of water per minute.



Policy 2.3.1e. The minimum fireflow standard for commercial and industrial developments should be 2,500 gallons per minute.

Policy 2.3.1f. Endeavor to meet and maintain adequate fire response time for all residents and businesses.

Policy 2.3.1g. Evaluate all new development to be located in or adjacent to wildland areas to assess vulnerability to fire and the potential as a source of fire. Specific design and landscaping requirements may be established to reduce fire risks to development in these areas.

Policy 2.3.1h. Encourage all fire prevention measures taken in rural or wildland areas to meet the functional needs for fire prevention, while maintaining the aesthetic character of the natural area.

Policy 2.3.1i. Consider the needs of fire prevention and suppression during project review of development projects. These include, but are not limited to, providing adequate access to buildings, adequate separation between buildings, and adequate building setbacks from fuel modification areas. Fire suppression measures also include continued implementation of adopted fire and building codes (Title 15) pertaining to the installation of automatic fire extinguishing systems in new buildings.

Policy 2.3.1j. The City Fire Department should provide input to the Planning Division for all developments that require site plan or subdivision review prior to hearings before official commissions or the City Council. Street and driveway widths shall be adequate to provide access to sites and buildings shall be configured to provide sufficient clearances for fire suppression and other emergency access needs.

Policy 2.3.1k. During project review, include conditions of approval as warranted to mitigate projects that will be within wildland urban interface fire areas.

Policy 2.3.1l. Consider wildland fire potential and the incorporation of necessary fire prevention measures when establishing habitat conservation areas that might otherwise prohibit those measures once the area has been established as a condition of approval for project development.

Policy 2.3.1m. Continuously and systematically mitigate existing fire hazards related to existing development or patterns of development as they are identified and as resources permit.

Policy 2.3.1n. Maintain evacuation plans for areas subject to wild fires.



Policy 2.3.1o. Regularly test fire hydrants throughout the City to determine their pressures and capacities. Replace or repair faulty fire hydrants, color code hydrants by capacity and schedule improvements to portions of a system that do not meet the fire flow standards established herein.

Policy 2.3.1p. Make available to the public information regarding the prevention of wildland fires along with standard fire prevention and hazard abatement practices for all land uses.

## **2.4 FLOOD SAFETY GOAL – TO REDUCE POTENTIAL FLOOD HAZARDS FOR RESIDENTS AND BUSINESSES IN THE CITY OF NORCO**

**2.4.1 FLOOD SAFETY POLICY:** Property damage and loss of life in the event of flooding shall be minimized through the construction of flood control facilities, and ensuring that structures built on the floodplain can withstand a 1% annual chance flood (100-year flood).

Policy 2.4.1a. Exhibit 3 (Flood Hazards Map) identifies the location of potential areas subject to inundation due to dam failure or a 1% annual chance flood as determined by the Federal Emergency Management Agency (FEMA). Evaluate all developments proposed in these areas to minimize the risks of life or property.

Policy 2.4.1b. Maintain compliance with FEMA's rules for development in regulatory floodplains and floodways. Establish and maintain guidelines for development of additional areas subject to periodic inundation.

Policy 2.4.1c. Relocate or protect all existing emergency or critical facilities determined to be in the 1% annual chance flood area, as shown in Exhibit 3 (Flood Hazards Map), or as later defined through specific engineering studies, as funds are available.

Policy 2.4.1d. Prohibit the placement of emergency facilities in the 1% chance annual flood area, as shown in Exhibit 3 (Flood Hazards Map) or as later defined through specific engineering studies. Critical facilities should only be permitted if adequate flood protection measures are taken.

Policy 2.4.1e. Encourage the continued construction of flood control facilities to protect areas threatened by inundation, emphasizing underground channels or facilities that give the appearance of natural water courses.

Policy 2.4.1f. Maintain evacuation plans for areas that could be affected by flooding or dam failure (As shown in Exhibit 3 - Flood Hazards Map) with special emphasis on critical and emergency facilities.



Policy 2.4.1g. Permit development in a floodplain only if it possesses minimal risk to lives and property and is adequately designed so that all structures are capable of withstanding a 1% annual chance flood or greater.

Policy 2.4.1h. Discourage the construction of schools and other places of public assembly in areas subject to inundation as shown in Exhibit 3 (Flood Hazards Map).

Policy 2.4.1i. During project review require drainage studies (as needed) by a qualified engineer to certify that new development will be adequately protected and that project development will not create new downstream flood hazards.

Policy 2.4.1k. Require erosion and flood control improvements to be consistent with Regional Water Quality Control Board Best Management Practices (BMP's) and encourage the incorporation of natural landscaping and pervious surfaces in site design review.

**2.5 SECURITY, POLICE, AND SAFETY GOAL- THE ENSURE THAT EQUIPMENT AND STRUCTURES DESIGNED TO PROVIDE EMERGENCY DISASTER SERVICES ARE LOCATED AND DESIGNED TO FUNCTION AFTER A DISASTER OR EMERGENCY EVENT.**

**2.5.1 SECURITY AND SAFETY POLICY:** Reliable and timely emergency response during emergencies shall be maintained by ensuring the integrity of emergency facilities.

Policy 2.5.1a. Mitigate deficiencies, if any, in the location or construction of the City's disaster and relief equipment and structures in accordance with the policies and recommendations for implementation in this Plan.

Policy 2.5.1b. Subject all future disaster relief equipment and structures to careful locational and engineering scrutiny based upon the currently adopted Uniform Building Code and other applicable regulations.

Policy 2.5.1c. Prepare, implement, and maintain a Local Hazard Mitigation Plan, which will incorporate a plan regarding the specific roles of different emergency facilities in case of a flood, fire, or seismic related disaster.

**2.5.2 POLICE SERVICE POLICY:** The City shall endeavor to provide a safe, low-crime environment through neighborhood watch programs, citizen patrols, and ensuring adequate police response times.

Policy 2.5.2a. Endeavor to provide a minimum response time of 5 minutes on all priority 1 calls and 12 minutes on all priority 2 calls. Priority 1 calls include those of a life-threatening nature such as: robbery in progress, accident involving bodily



injury, death-threatening situation, a person unable to breathe, and violent crimes in process. Priority 2 calls include those that are not life threatening such as: burglary past, petty theft, shoplifting.

Policy 2.5.2b. Maintain inter-agency cooperation with other policing agencies within the General Plan Area to provide adequate levels of protection through a combination of crime prevention and law enforcement activities.

Policy 2.5.2c. Maintain a decentralized and neighborhood level police service with community volunteer groups such as citizen/equestrian patrols and neighborhood watch programs.

**2.5.3 SECURITY DESIGN PROGRAM POLICY:** The City will work to reduce crime potential in the urban environment by making sure that any input regarding crime-reduction strategies from the Planning Division and the Sherriff's Department are considered in all development plans.

Policy 2.5.3a. Through zoning, subdivision and building regulations, and environmental assessment practices, the City should encourage development that will increase or better ensure the public's safety.

Policy 2.5.3b. Encourage and implement appropriate utilization of defensible space design concepts in new developments.

Policy 2.5.3c. Encourage community crime prevention measures, such as building security hardware that could result in a reduction in insurance premiums and other economic incentives.

Policy 2.5.3d. Consider public security policies in the development of specific and community plans.

Policy 2.5.3e. Promote land use and design policies and regulations which encourage a mixture of compatible uses to promote and increase the safety of public use areas and pedestrian/equestrian travel.

Policy 2.5.3f. Systematically mitigate crime hazards related to urban development or patterns of urban development as they are identified and as resources permit.

Policy 2.5.3g. Advocate and support regional efforts to accelerate the adoption of crime reduction measures incorporating physical planning techniques, such as those of the Southern California Association of Governments and the California Council on Criminal Justice.



Policy 2.5.3h. Encourage and support continued research efforts, such as those funded by the Federal Law Enforcement Assistance Administration, to implement design/planning crime prevention strategies.

**2.6 EVACUATION AND EMERGENCY MANAGEMENT GOAL- PROVIDE ADEQUATE LEVELS OF EMERGENCY RESPONSE TO ALL RESIDENTS IN NORCO.**

**2.6.1 MEDICAL EMERGENCY RESPONSE POLICY:** The City will ensure adequate medical response times by continuing to pursue mutual response agreements, and making sure that medical responders coordinate with the Sherriff and Fire Departments.

Policy 2.6.1a. Maintain appropriate emergency response levels for medical emergencies. Maintain mutual response agreements among public service agencies that support interagency cooperation in response to medical emergencies.

Policy 2.6.1b. Establish working relationships with local amateur radio clubs and service organizations that can provide assistance in disaster assessment and recovery efforts.

**2.6.2 EVACUATION POLICY:**

Policy 2.6.2a. In the event of an outbreak of a major emergency, the EOC shall establish evacuation routes immediately to implement should they become needed.

**2.7 ANIMAL SAFETY GOAL- PROTECT THE ANIMAL COMMUNITY BOTH IN TERMS OF ON-GOING ANIMAL SAFETY PRACTICES AND IN EVACUATION AND RESCUE OPERATIONS DURING EMERGENCY SITUATIONS.**

**2.7.1 ON-GOING ANIMAL PROTECTION POLICY:** The City will maintain adequate resources to monitor animal-keeping conditions with appropriate enforcement actions where animal safety is a concern.

Policy 2.7.1a. Maintain standards for the evaluation and intervention as needed to maintain animal-safety community-wide.

**2.7.2 ANIMAL RESCUE POLICY:** The City should continue to work with community volunteers and Animal Control for the safe evacuation of animals during emergency situations.

Policy 2.7.2a. Continue to work with community volunteers and Animal Control to ensure that animal safety is maintained to the extent feasible during emergency situations and operations.



Policy 2.7.2b. Maintain and update a list of locations available for the evacuation of animals during emergency situations.

Policy 2.7.2c. The City should offer inter-agency cooperation its experience, knowledge, and facilities for the rescue and evacuation of animals in area jurisdictions during emergency events.

**2.8 HAZARDOUS MATERIAL MANAGEMENT GOAL- PROTECT LIFE AND PROPERTY FROM ADVERSE RISK FROM THE TRANSPORTING, STORING, TREATING, AND DISPOSING OF HAZARDOUS MATERIALS AND WASTE MATERIALS WITHIN THE CITY.**

**2.8.1 HAZARDOUS MATERIAL MANAGEMENT POLICY:** Through the annual business license renewal program ensure that businesses involved in the use of hazardous materials are in compliance with federal, state, and local regulations.

Policy 2.8.1a. For businesses or individuals involved in the use of hazardous materials require proof of compliance with all jurisdictional agencies (federal, state, and local) prior to issuance or renewal of a business license.

Policy 2.8.1b. When determined feasible and/or necessary by the Fire Department require established routes of transport or disposal of hazardous materials to avoid potential impact to sensitive land uses from materials being routinely transported.

Policy 2.8.1c. Make available to the public information on the proper use and storage of hazardous materials.

Policy 2.8.1d. The Fire Department, through project and business license reviews, should maintain a list of locations with known storages of hazardous materials along with appropriate evacuation, response, and clean-up that may have to occur during emergency events that can cause spillage.

Policy 2.8.1e. The Fire Department should maintain a list of known locations with hazardous materials for the protection of citizens and businesses in the event of spillage due to and emergency situation.

### **3.0 SAFETY PLAN IMPLEMENTATION**

*The Safety Element addresses a range of potential hazardous situations and what measures are needed to ensure maximum safety for citizens in the time of an event, minimum loss of property, and with minimal social and economic dislocation impacts. Implementation measures are summarized below:*



### **3.1 MITIGATION TO POTENTIAL GEOLOGIC HAZARDS**

- 3.1.1 DEVELOPMENT STANDARDS FOR GEOLOGIC HAZARDS:** *Establish and implement standards prior to site development and land division ensuring geotechnical safety measures as needed, specific for the site in question, in terms of the potential for ground-shaking and secondary seismic impacts from liquefaction, slope failure, subsidence, mudslides, and seiches. Standards should also address other potential geologic hazards as needed, such as cliff erosion.*

*Responsible Agency: Building Division, Planning Division*

*Funding Source: Development impact fees, exactions; application fees.*

*Time Frame: Ongoing*

- 3.1.2 REHABILITATION/REPLACEMENT OF PUBIC INFRASTRUCTURE:** *Periodically perform inspections of primary circulation features, bridges, water delivery facilities, public safety facilities, and other critical facility infrastructure to ensure that structures built prior to current standards designed to withstand earthquake impacts, are replaced when there is reasonable concern of collapse if such an event were to occur.*

*Responsible Agency: Public Works Department, Building Division, Riverside County Flood Control and Water Conservation District, and Riverside County Department of Transportation and Land Use Management.*

*Funding Source: Development impact fees/exactions, City and County capital improvement programs, and available State and Federal funds.*

*Time Frame: Ongoing*

### **3.2 MITIGATION TO POTENTIAL FLOOD HAZARDS**

- 3.2.1 DEVELOPMENT STANDARDS FOR FLOOD HAZARDS** *Establish and implement standards prior to site development or land division, for the site in question, in terms of the potential for flooding due to a 1% Annual Flood Occurrence, or inundation from other types of events including dam failure.*

*Responsible Agency: Building Division, Planning Division, Public Works Department, and Riverside County Flood Control and Water Conservation District.*

*Funding Source: Development impact fees/exactions, application fees.*

*Time Frame: Ongoing*



### **3.2.2 MAINTENANCE OF FLOOD CONTROL FACILITIES**

*Periodically perform inspections of flood control facilities for maintenance cleaning and repairing on an as-needed basis.*

*Responsible Agency: Public Works Department and Riverside County Flood Control and Water Conservation District.*

*Funding Source: City water funds and County capital improvement and maintenance programs, and available State and Federal funds.*

*Time Frame: Ongoing*

### **3.2.3 FLOODPLAIN MANAGEMENT**

*Maintain non-structural approaches and cooperative alliances with area jurisdictions to support zoning and regulations needed to maintain qualification for FEMA's National Flood Insurance Program.*

*Responsible Agency: Public Works Department and Riverside County Flood Control and Water Conservation District.*

*Funding Source: Water Department and County general funds, and available State and Federal funds.*

*Time Frame: Ongoing*

## **3.3 MITIGATION TO POTENTIAL FIRE HAZARDS**

### **3.3.1 DEVELOPMENT STANDARDS FOR FIRE HAZARDS**

*Establish and implement policies, standards, and restrictions to reduce the risk from urban fire hazards in new development and land divisions.*

*Responsible Agency: Calfire, Planning Division, Building Division.*

*Funding Source: City general fund, and available State and Federal funds.*

*Time Frame: Ongoing*

### **3.3.2 DEVELOP STRATEGIES TO PREVENT OR MITIGATE WILDLAND FIRE HAZARDS**

*Establish the different strategies for the protection and maintenance of property based on the fire hazard levels identified in the Fire Zones Map.*

*Responsible Agency: Calfire.*



*Funding Source: City general fund, and available State and Federal funds.*

*Time Frame: Ongoing*

### **3.4 EMERGENCY CONTINGENCY PLANS**

- 3.4.1 EMERGENCY RESPONSE AND EVACUATION:** *Establish and be familiar with post-event contingency plans for emergency response and evacuation scenarios. Responsible Agency: Calfire, Sheriffs Department, City Emergency Operation Center staff.*

*Funding Source: City general fund, and available State and Federal recovery funds.*

*Time Frame: On-going for preparedness.*

- 3.4.2 EMERGENCY HOUSING AND RECONSTRUCTION:** *Establish contingency plans for post event short term emergency housing and long term reconstruction scenarios.*

*Responsible Agency: Calfire, Sheriffs Department, City Emergency Operation Center staff.*

*Funding Source: City general fund, and available State and Federal recovery funds.*

*Time Frame: Event specific and on-going for evacuation preparedness.*

## **4.0 GLOSSARY OF TERMS**



## **CITY OF NORCO STAFF REPORT**

**TO:** Honorable Chairman and Members of the Planning Commission

**FROM:** Steve King, Planning Director

**DATE:** December 12, 2012

**SUBJECT:** Vacation of Cota Street: A proposal to vacate the Cota Street public right-of-way located between Hamner Avenue and Parkridge Avenue. This street identified in the City of Norco General Plan has excess right-of-way not required or used for street purposes. With the proposed street vacation, public utilities will be maintained on the property.

**RECOMMENDATION:** That the Planning Commission recommends approval by adopting the following motion:

Motion: to Adopt Resolution 2012-54 recommending that the City Council approve the vacation of Cota Street.

**SUMMARY:** The City of Norco is being requested to vacate Cota Street from Parkridge Avenue to Hamner Avenue.

**BACKGROUND/ANALYSIS:** In mid – 1991, the City of Norco adopted the Gateway Specific Plan which is located in the southern portion of the community. The Specific Plan was approved with circulation system modifications, including a recommended vacation of Cota Street between Parkridge Avenue and Hamner Avenue.

Cota Street exists as an unimproved 60-foot wide roadway, within the City of Norco, extending from the west right-of-way of Hamner Avenue southwesterly to Parkridge Avenue. Cota Street continues into the City of Corona and eventually ends on the south side of the 91 Freeway. The portion in Norco has existing utility development (electrical, telephone, cable, water, sewer, etc.) that will remain in place with the benefit of a utility easement being created to protect their existence should the street be vacated.

Cota Street was improved as a road prior to City incorporation, but has not been maintained or used for circulation purposes for over twenty years. In 2002, the City of Norco placed “enviro blocks” (concrete blocks to impede traffic) at both ends of Cota Street to eliminate through traffic and illegal dumping that was occurring. The City approved the closure of the street as a temporary measure until a determination could be made on the future road.

## Vacation of Cota Street between Parkridge Avenue and Hamner Avenue

Page 2

December 12, 2012

The portion of Cota Street under discussion, is located entirely within the City of Norco. The southeasterly right-of-way of the street is also the boundary between the cities of Norco and Corona. Thus the property that is adjacent to the southeasterly right of way is within the City of Corona. Corona has been contacted regarding the vacation of this portion of the street and has expressed no opposition. Processing the revised City boundary would be coordinated between the two Cities by one of the adjacent property owners. Any costs associated with this would be borne by the initiating party.

In 2007, the City Engineer prepared a memo to the Director of Community Development indicating that Cota Street was dedicated as a street easement prior to the City of Norco incorporating. With the vacation of the street, public right-of-way will be required to be granted back to the adjacent properties, with 30 feet granted to the private property in Norco and the other 30 feet granted to the private property located in Corona.

This creates a situation where property lines will not correspond to City boundary lines. The portion of the right-of-way that is given to the property in Corona will technically still be within Norco. Typically, City and lot boundaries are the same. This situation presents concerns that police and fire services may have potential difficulties with responding to emergencies within this area (relating to responsibility of situations), as well as how the Assessor's Office will assess property improvements. If the street is vacated, 30 feet would have to be detached from Norco and annexed to the City of Corona, to ensure that the property lines are consistent with the corporate City boundaries.

In the past, the City has received requests from the adjacent property owners to proceed with the street vacation. The Streets and Highways Code Section 8334 allows for vacation of right-of-way under the condition where the property is not being used for street purposes and the City's general plan does not require the public right-of-way. Thus, the public right-of-way dedicated for street purposes should be declared excess and should be vacated back to the adjacent property owners.

The Planning Commission considered the street vacation at their meeting of March 28, 2007 and adopted Resolution No. 2007-11 recommending approval of the vacation to the City Council. The Commission expressed concern regarding the disposition of the vacated right-of-way, feeling that it should be given to the property located in Norco. It was noted that the City does not have the authority to dictate who receives the property but that it must be provided back to the property from which it was dedicated.

The vacation of Cota Street had been agendaized to be presented to City Council on June 6, 2007 and July 5, 2007 with both times the item being recommended to be tabled, by the adjoining owner in Norco.

In the recent past, staff was contacted by various developers regarding development of the properties on the north and south sides of Cota Street and questioned if the

vacation of Cota Street was an option. As a result of these current inquiries, in June of 2011, staff contracted with W.G. Zimmerman Engineering, Inc. to give an opinion on vacating or keeping Cota Street. Their analysis indicated that extending Cota Street to Hamner Avenue would enhance circulation for the area west of Hamner Avenue. However, it needs to be noted that signal and intersection re-configuration can also occur at the Hamner Avenue/Parkridge Avenue intersection to accommodate future traffic impacts.

On July 30, 2012 the City received a letter from a private engineering firm, representing the property owner of the parcel of land in Corona on the south side of Cota Street, to again initiate proceedings for the vacation of Cota Street.

On October 1, 2012, the Streets, Trails and Utilities Commission recommended the approval of the vacation of Cota Street.

/adr

Attachments:           Resolution 2012-57  
                              Exhibit "A" – Vicinity Map

## **RESOLUTION NO. 2012-54**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL THE VACATION OF COTA STREET PUBLIC RIGHT-OF-WAY**

WHEREAS, Division 9, Part 3, Chapter 4 of the Streets and Highways Code, Section 8334 allows for vacation of excess right-of-way of a street not required or used for street purposes; and

WHEREAS, the City of Norco has initiated proceeding for the vacation of Cota Street public right-of-way generally described as follows:

Generally described as dedicated public right-of-way with a width of 60 feet and a length of approximately 600 feet extending from the intersection of the centerline of Hamner Avenue to the centerline of Parkridge Avenue; and

WHEREAS, the proposed vacation of Cota Street public right-of-way has been duly submitted to the City of Norco Planning Commission for decision at a public hearing for which proper notice was given; and

WHEREAS, the proposed vacation of Cota Street public right-of-way was scheduled for public hearing on December 12, 2012 on or about 7 p.m., in the Council Chambers at 2820 Clark Avenue, Norco, California 92860; and

WHEREAS, at the public hearing held on December 12, 2012, the Planning Commission received both oral and written testimony pertaining to the proposed vacation; and

WHEREAS, the City of Norco acting as the Lead Agency, has determined that the proposed vacation of Cota Street public right-of-way will not have a significant effect on the environment.

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

1. That the City of Norco no longer requires the Cota Street public right-of-way, as herein described and attached, for street purposes per the Gateway Specific Plan and the City's Circulation Element of the General Plan.

2. That the dedicated public right-of-way is excess, has never been fully improved to City standards for streets or used for street purposes, and is no longer necessary for present or prospective public street purposes.
3. The street does have existing utility development (electrical and telephone, cable, water, sewer, etc.) that will have to be maintained and preserved with utility easements on the property after the vacation.
4. With the vacation of the street, the public right-of-way will be granted back to the adjacent properties, with 30 feet granted to the private property each side of the existing right-of-way.
5. That it is the recommendation of the Planning Commission that the excess public right-of-way known as Cota Street be vacated for the above reasons.

PASSED AND ADOPTED by the Planning Commission of the City of Norco at a regular meeting held on December 12, 2012

Resolution No. 2012-54  
Page 3  
December 12, 2012

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

ATTEST:

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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 December 12, 2012 by the following roll call vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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Steve King, Secretary  
Planning Commission  
City of Norco, California

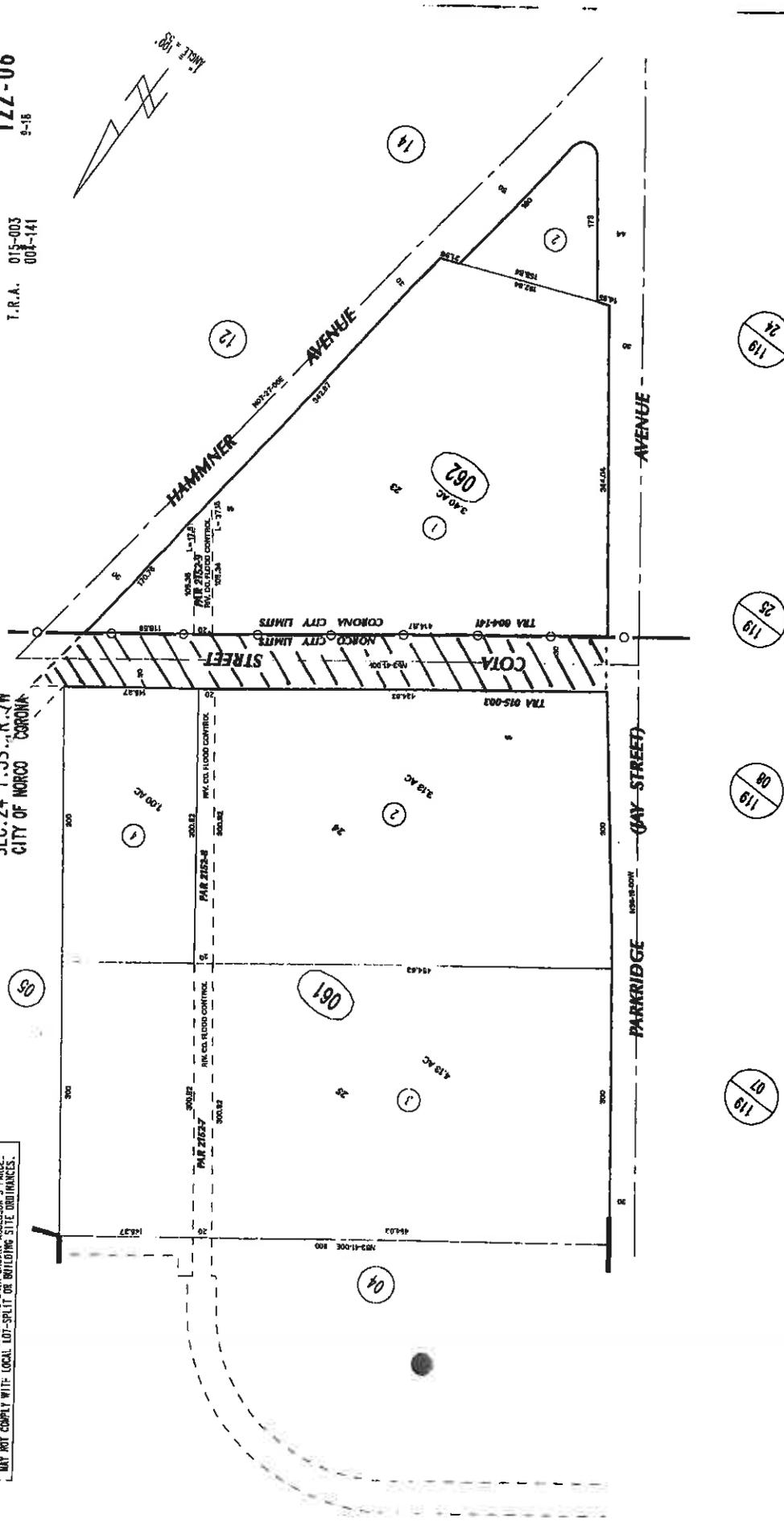
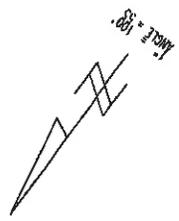
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THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SOURCES OR SAMPLES. MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

SEC. 24 T. 3S., R. 7W  
CITY OF NORCO, CALIFORNIA

T.R.A. 015-003  
001-141

122-06  
9-16



DATE: INST. NO. 32706-7/14

ASSESSOR'S MAP BK 27 PG. 06  
Riverside County, Calif.

3827

MB 8/24 CORONA CITRUS TRACT

May 2000

DATE	OLD NUMBER	NEW NUMBER
1/1/00	081-1	4-11
1/1/00	081-3	5-7
1/1/00	081-1	8-8
1/1/00	081-4	9-9

# EXHIBIT "A" - VICINITY MAP

**CITY OF NORCO  
STAFF REPORT**

**TO:** Honorable Chair and Members of the Planning Commission

**FROM:** Alma Robles, Senior Planner

**DATE:** December 12, 2012

**SUBJECT:** Conditional Use Permit 2012-15 (Rowland): A request for approval to allow an accessory building consisting of a 900 square-foot Recreational Vehicle (RV) cover at 229 Eighth Street located within the A-1-20 zone.

**RECOMMENDATION:** Staff recommends that the Planning Commission adopt Resolution 2012-50, approving Conditional Use Permit 2012-15.

Conditional Use Permit 2012-15 is a request for approval to allow an accessory building consisting of a 900 square-foot RV cover at 229 Eighth Street located within the A-1-20 zone (ref. Exhibit "A" – Location Map). The property consists of about .53 acres/23,086 square feet (ref. Exhibit "B" – APN Map).

Accessory buildings that exceed 864 square feet require approval of a conditional use permit by the Planning Commission. The site plan and building elevations for the proposed building are attached (ref. Exhibit "C" – Site Plan, and Exhibit "D" – Building Elevations). The proposed RV cover is a metal building with three sides and open at the front (ref. Exhibit "E" – RV Cover Pictures). The subject building was installed without permits and this application is the first step towards obtaining permits for this existing structure.

The following is required of accessory buildings:

- A minimum of 5 feet from property lines and 10 feet from any other structure is required for accessory buildings. **The proposed building will meet these requirements.**
- The maximum height of any accessory structure that exceeds 864 square feet is 20 feet, or as approved by the Planning Commission. **The structure is proposed with a maximum height of about 15 feet.**
- The maximum lot coverage of all structures shall be not more than 40% of the total pad area. The pad area is defined as the "flat" part of the lot (4% grade or less). **The subject property is approximately 23,086 square feet and the entire property has an average grade of 4% or less. The lot/pad coverage for the property is approximately 20%, which takes into account the existing and proposed structures.**
- A contiguous open animal area must be shown on the site plan which must be rectangular in shape with a minimum of 24 feet on any side. The total open area must be equal to the allowed number of animal units multiplied by 576 square feet. **Based on the size of the property, a total of five animal units would be allowed which would require an open area of at least 2,880 square feet. There is an open area of over 2,880 square feet towards the rear of the property on the west side of the proposed structure (ref. Exhibit "F" – Aerial and Site Photos).**



## **RESOLUTION NO. 2012-50**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO APPROVING A CONDITIONAL USE PERMIT TO ALLOW AN ACCESSORY BUILDING CONSISTING OF A 900 SQUARE-FOOT RECREATIONAL VEHICLE (RV) COVER AT 229 EIGHTH STREET LOCATED WITHIN THE A-1-20 ZONE. (CONDITIONAL USE PERMIT 2012-15)**

WHEREAS, an application to the City of Norco, California has been submitted for a conditional use permit under the provisions of Chapter 18.45, Title 18 of the Norco Municipal Code by RICHARD AND SHIRLEY ROWLAND for property located at 229 Eighth Street (APN 153-080-008); and

WHEREAS, notice of a 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 December 12, 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 proposed project is exempt from environmental assessment.

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

I. FINDINGS:

- A. The requested Conditional Use Permit will not adversely affect the general welfare of persons residing or working in the neighborhood thereof.
- B. The requested use will not adversely affect the adjoining land uses.
- C. The size and shape of the site proposed for the use is adequate to allow full development of the proposed use.
- D. The traffic generated by the proposed use will not impose an undue burden.

E. The City of Norco, acting as lead agency, has determined that the project is categorically exempt from environmental assessment per Section 3.13, Class 3 of the City of Norco Environmental Guidelines.

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled December 12, 2012 that the aforesaid application for a conditional use permit is granted, subject to the conditions provided in Section 18.45.14 of the Municipal Code of Norco, including, but not limited to the following conditions:

1. Approval is based on Exhibit "C" – Site Plan and Exhibit "D" – Building Elevations dated November 15, 2012 and incorporated herein by reference and on file with the Planning Division. Development shall occur as shown unless otherwise noted in these conditions.
2. The recorded owner of the property shall submit to the Planning Division for record purposes, written evidence of agreement with all conditions of this approval before said permit shall become effective.
3. The project shall be in compliance with all City of Norco Municipal Codes, Ordinances and Resolutions. Non-compliance with any provisions of the Norco Municipal Code (NMC) not specifically waived in compliance with City procedures shall constitute cause for revocation and/or termination of the approvals granted under authority of this permit.
4. In the event conditions for approval by the Planning Commission, or City Council (as the case may be) require the revision of plans as submitted, the applicant shall submit four copies of the approved plan (revised to incorporate conditions for approval) to the Planning Division for record purposes for approval of any grading and/or building permits.
5. No occupancy of any building and/or structure shall be permitted which is not in compliance with approved plans and excepting upon specific review and approval of any "as built" modifications by the Planning Director as appropriate. Provided further, that no expansion of use beyond the scope and nature described in this application which would tend to increase the projected scale of operations shall be permitted except upon application for, and approval of, modification of this application in compliance with all procedures and requirements thereof.

6. The applicant shall obtain building permits and pay all applicable fees for the subject building.
7. The applicant shall comply with all requirements from the Planning, Engineering, and Building Divisions; and the Fire and Sheriff's Departments; and all other applicable departments and agencies.
8. A home occupation business shall not be permitted from the subject building.
9. This approval is for an accessory RV cover. It is hereby established that it shall be grounds for revocation of this conditional use permit if the property owner has:
  - A. Violated any rule, regulation or condition of approval adopted by the Planning Commission relating to the conditional use permit; or
  - B. Conducted the operation permitted hereunder in a manner contrary to the peace, health, safety and general welfare of the public or in a manner which either generates or contributes to noise and/or health/sanitation nuisances, or which results in undesirable activities or creating an increased demand for public services.
10. Building permits for this accessory building are issued within the confines of this Conditional Use Permit. Any violation of a condition resulting in a revocation of this Conditional Use Permit may result in an order to remove the accessory building at the owner's expense.

Resolution No. 2012-50  
Page 4  
December 12, 2012

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on December 12, 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 adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held on December 12, 2012 by the following roll call vote:

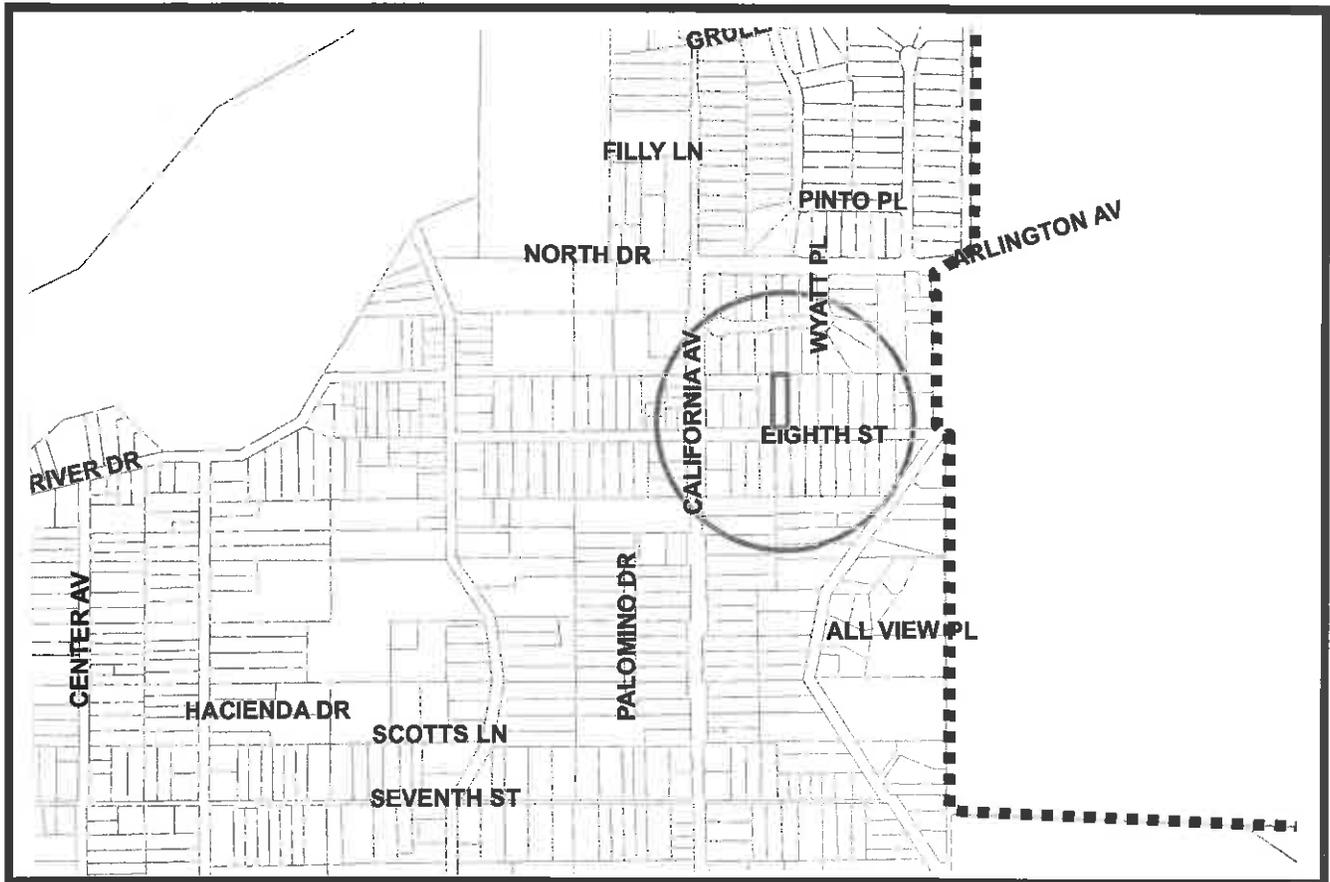
AYES:  
NOES:  
ABSENT:  
ABSTAIN:

---

Steve King, Secretary  
Planning Commission  
City of Norco, California

/adr-82329

# LOCATION MAP



Not to Scale



**PROJECT:** Conditional Use Permit 2012-15

**APPLICANT:** Richard and Shirley Rowland

**LOCATION:** 229 Eighth Street

## Exhibit "A"

# ASSESSOR'S PARCEL MAP

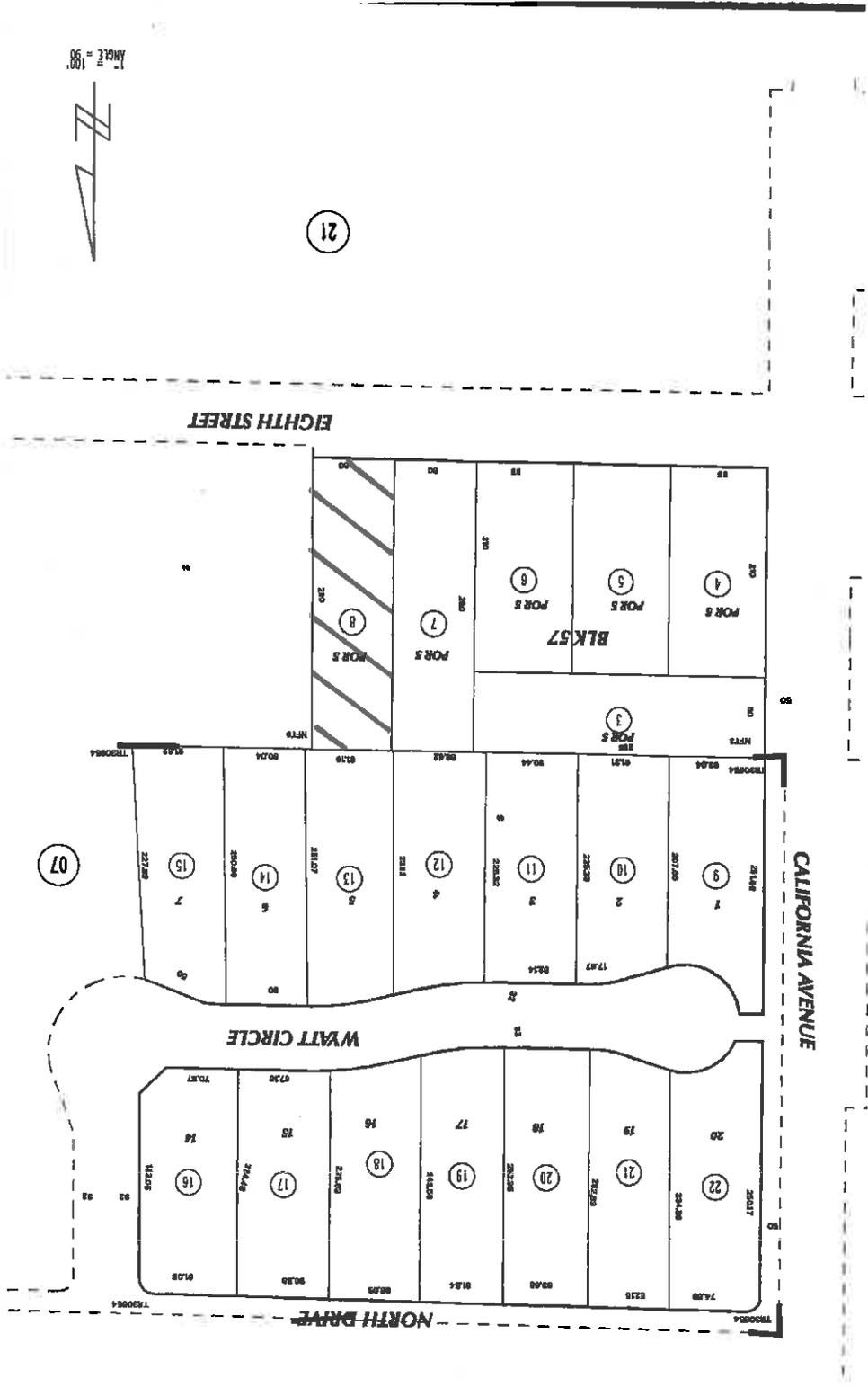
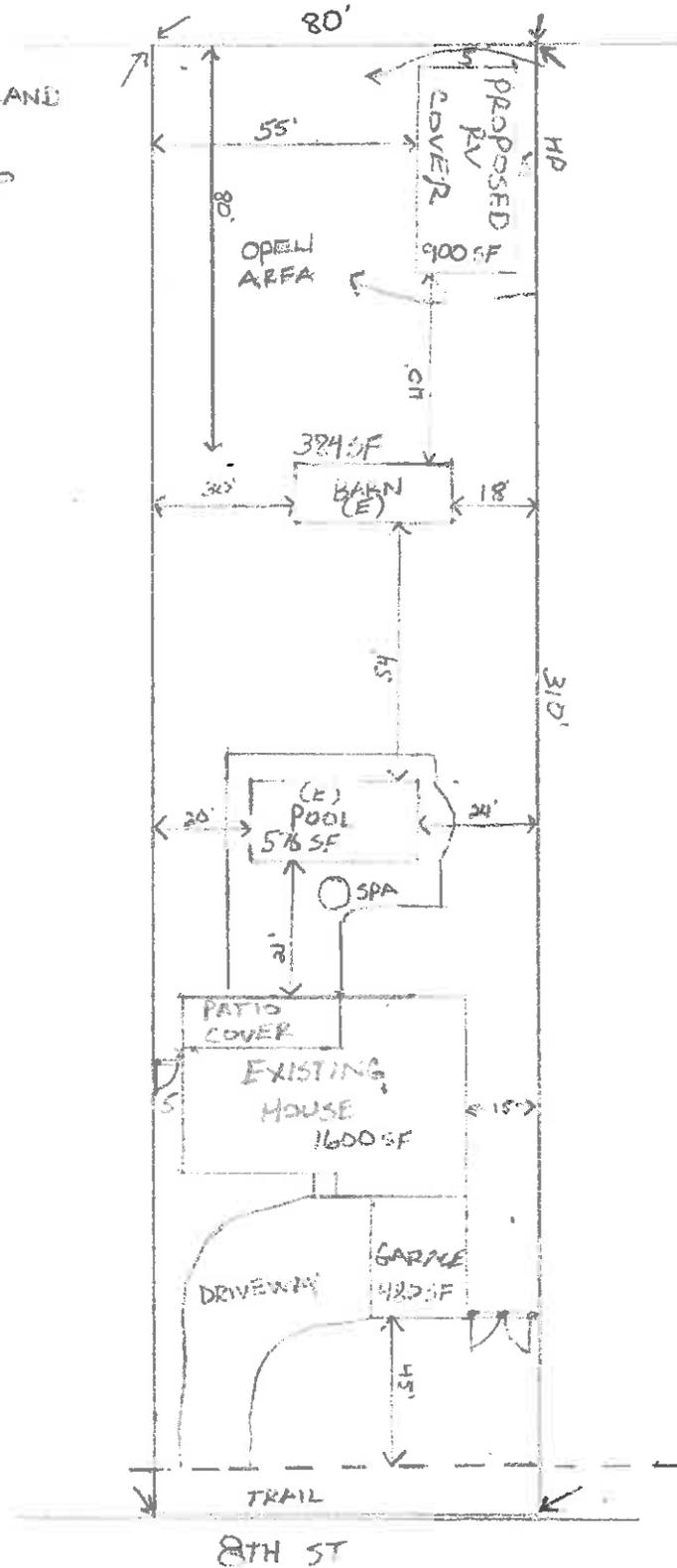


Exhibit "B"

RICHARD ROWLAND  
229 8TH ST  
NORCO, CA 92860  
951 755-4193



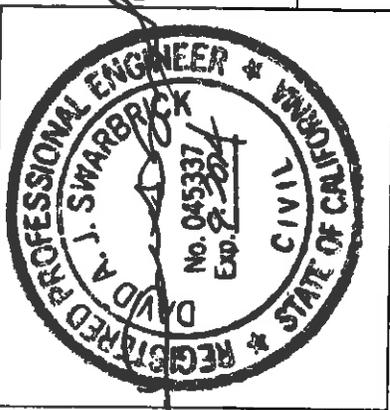
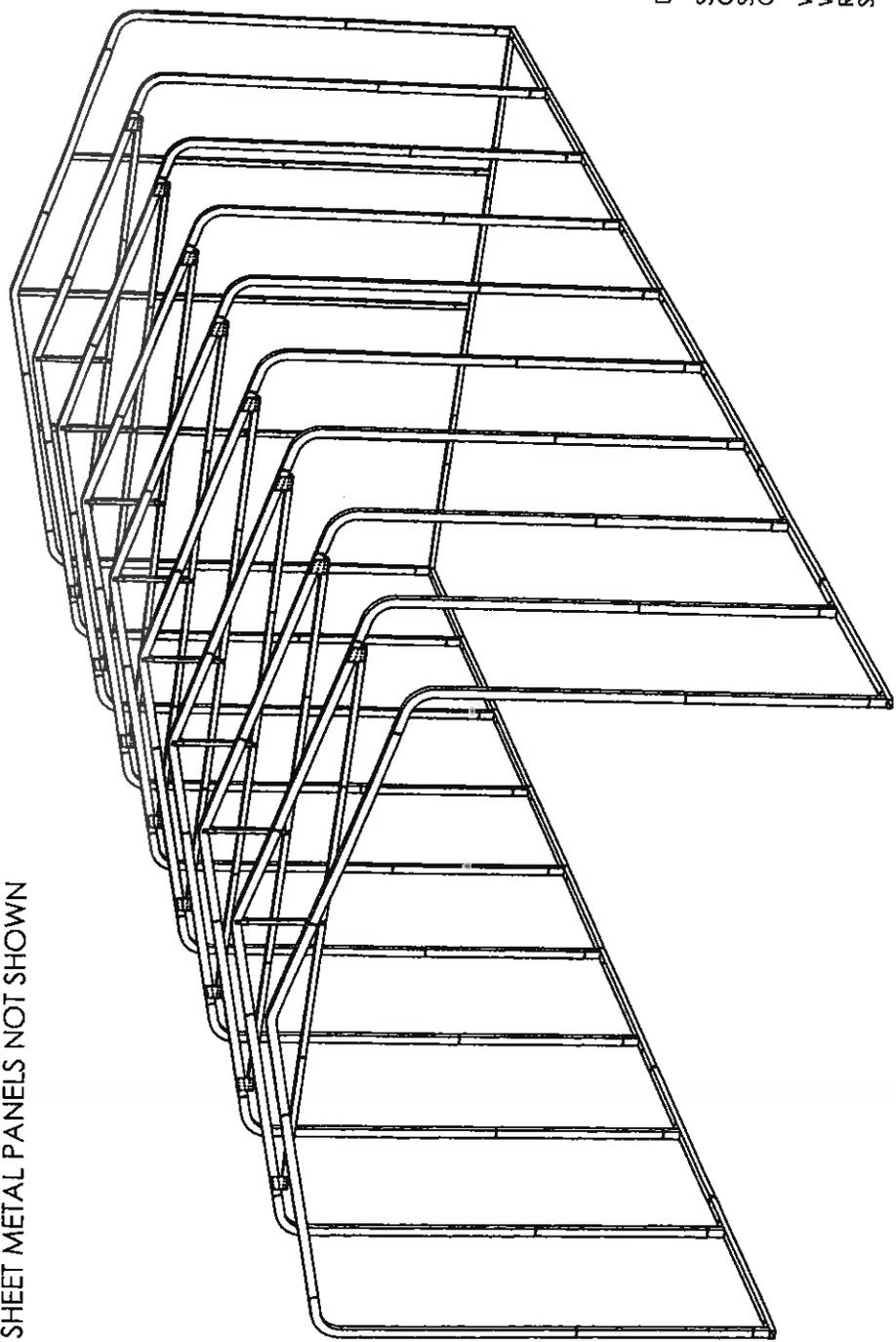
SCALE: 1" = 40'

EXHIBIT "C"

11-15-12

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF VERSATUBE BUILDING SYSTEMS. ANY REPRODUCTION IN PART OR WHOLE WITHOUT THE WRITTEN PERMISSION OF VERSATUBE BUILDING SYSTEMS IS PROHIBITED.

SHEET METAL PANELS NOT SHOWN



DESIGN CRITERIA:

- STRUCTURE SIZE: 20' X 45' X 13'
- ON CENTER SPACING: 5'
- SHEET METAL: 29GA, 80KSI, STEEL
- OCCUPANCY GROUP: U-1
- WIND LOAD: 85MPH, V3S, EXPOSURE (C)
- WIND IMPORTANCE FACTOR: 1
- ROOF LIVE LOAD: 20PSF
- SEISMIC CATEGORY: D

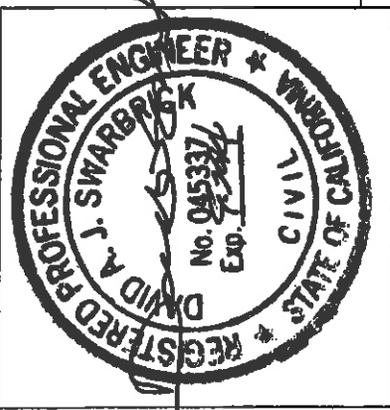
CODE COMPLIANCE: CBC 2010

<b>PROJECT:</b> VERSATUBE 3- SIDED BUILDING
<b>TITLE:</b> 20' X 45' X 13' 3-SIDED BUILDING
<b>DWG NO:</b> C3E220451305
<b>DRAWN BY:</b> M. OLIVER
<b>DATE:</b> 11/8/12



EXHIBIT 'D'  
1 OF 4

11-15-12



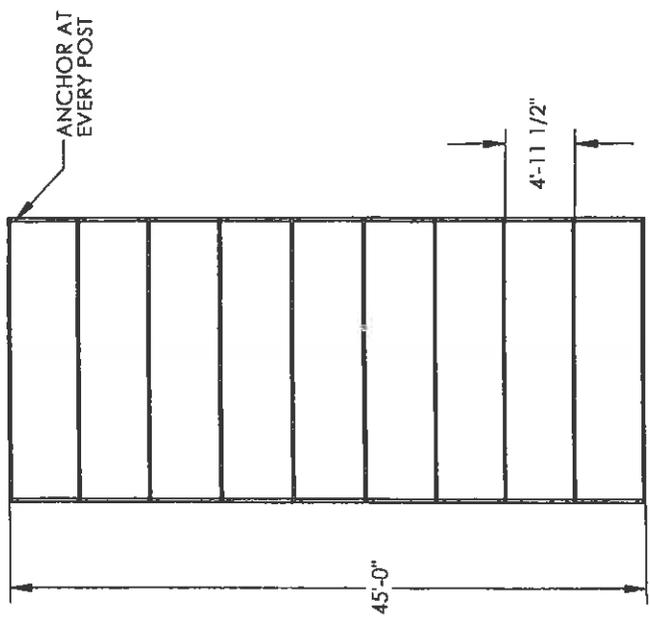
**MATERIALS:**  
 BASE RAILS, HEIGHT EXTENSIONS:  
 2" X 3" 15 GA 1018 STEEL, 60 KSI, ASTM A500-B  
 SIDE POSTS, RAFTERS, PEAKS:  
 2" X 3" 14 GA 1018 STEEL, 60 KSI, ASTM A500-B  
 END WALL VERTICALS & BASE RAILS:  
 2" SQ 15 GA 1010 STEEL, 50 KSI, ASTM A500-A  
 TRUSS BRACE:  
 2" X 2" 15 GA, 1010 SEEL, 50 KSI, ASTM A500-A

**BRACKETS:**  
 COLLAR TIE, END WALL VERTICAL: 14GA, 50 KSI STEEL, ASTM A500-A  
 BK-10, BK-20, BK-30, BK-40, BK-61

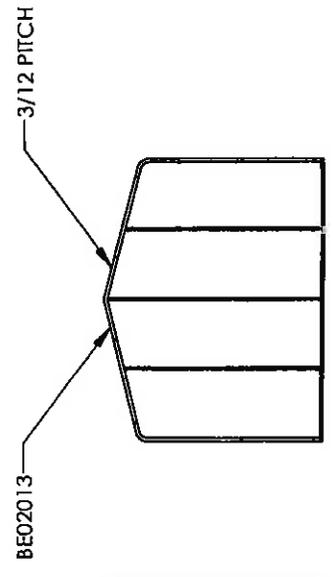
**SHEET METAL:** 29 GA, 80 KSI STEEL  
 ALLOWABLE WIND PRESSURE LOAD ON 4' CENTERS: 37 PSF  
 ALLOWABLE GRAVITY LOAD ON 3' CENTERS: 50 PSF  
 CAN BE INCREASED BY 1/3 FOR WIND LOADING.  
 PANELS ARE CLASS (A) FIRE RATED

SHEET METAL NOT SHOWN

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF VERSATUBE BUILDING SYSTEMS AND SHALL BE USED WITHOUT THE WRITTEN PERMISSION OF VERSATUBE BUILDING SYSTEMS & PRODUCTS



8 INTERIOR FRAMES  
 HAVE TYPE 2  
 TRUSS BRACE



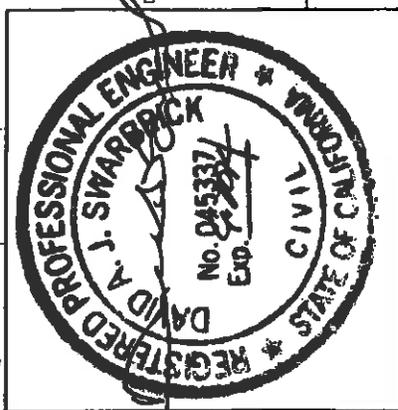
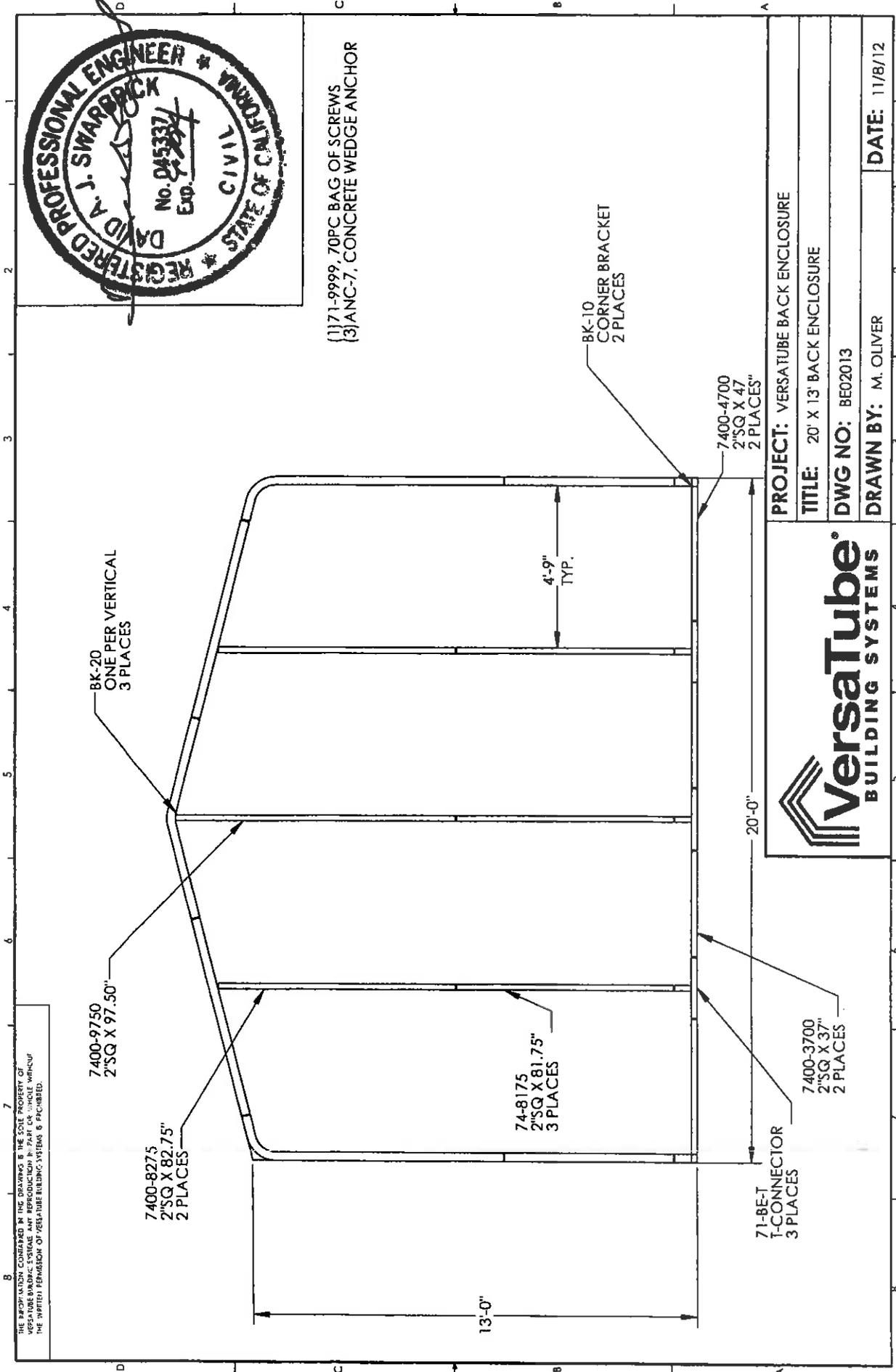
**NOTE TO BUILDING DEPARTMENT OFFICIAL:**  
 THESE DRAWINGS AND/OR CALCULATIONS ARE VALID  
 ONLY FOR STRUCTURES MANUFACTURED BY VERSATUBE  
 BUILDING SYSTEMS. VERIFICATION IS RECOMMENDED  
 PRIOR TO BUILDING APPROVAL.



**PROJECT:** VERSATUBE 3-SIDED BUILDING  
**TITLE:** 20' X 45' X 13' 3-SIDED BUILDING  
**DWG NO:** C3E220451305  
**DRAWN BY:** M. OLIVER  
**DATE:** 11/8/12

EXHIBIT 2 OF 4

11-15-12



(1) 71-9999, 70PC BAG OF SCREWS  
 (3) ANC-7, CONCRETE WEDGE ANCHOR

<b>PROJECT:</b> VERSATUBE BACK ENCLOSURE	
<b>TITLE:</b> 20' X 13' BACK ENCLOSURE	
<b>DWG NO:</b> BE02013	
<b>DRAWN BY:</b> M. OLIVER	<b>DATE:</b> 11/8/12

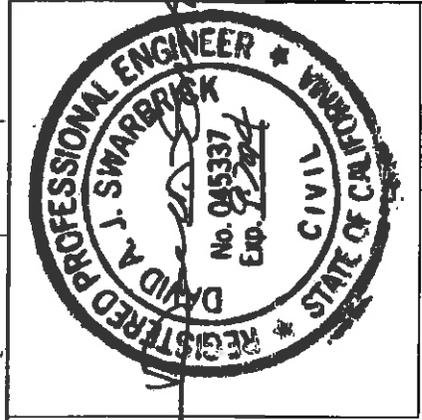


THE INFORMATION CONTAINED IN THE DRAWINGS IS THE SOLE PROPERTY OF VERSATUBE BUILDING SYSTEMS AND REPRODUCTION IN PART OR WHOLE WITHOUT THE WRITTEN PERMISSION OF VERSATUBE BUILDING SYSTEMS IS PROHIBITED.

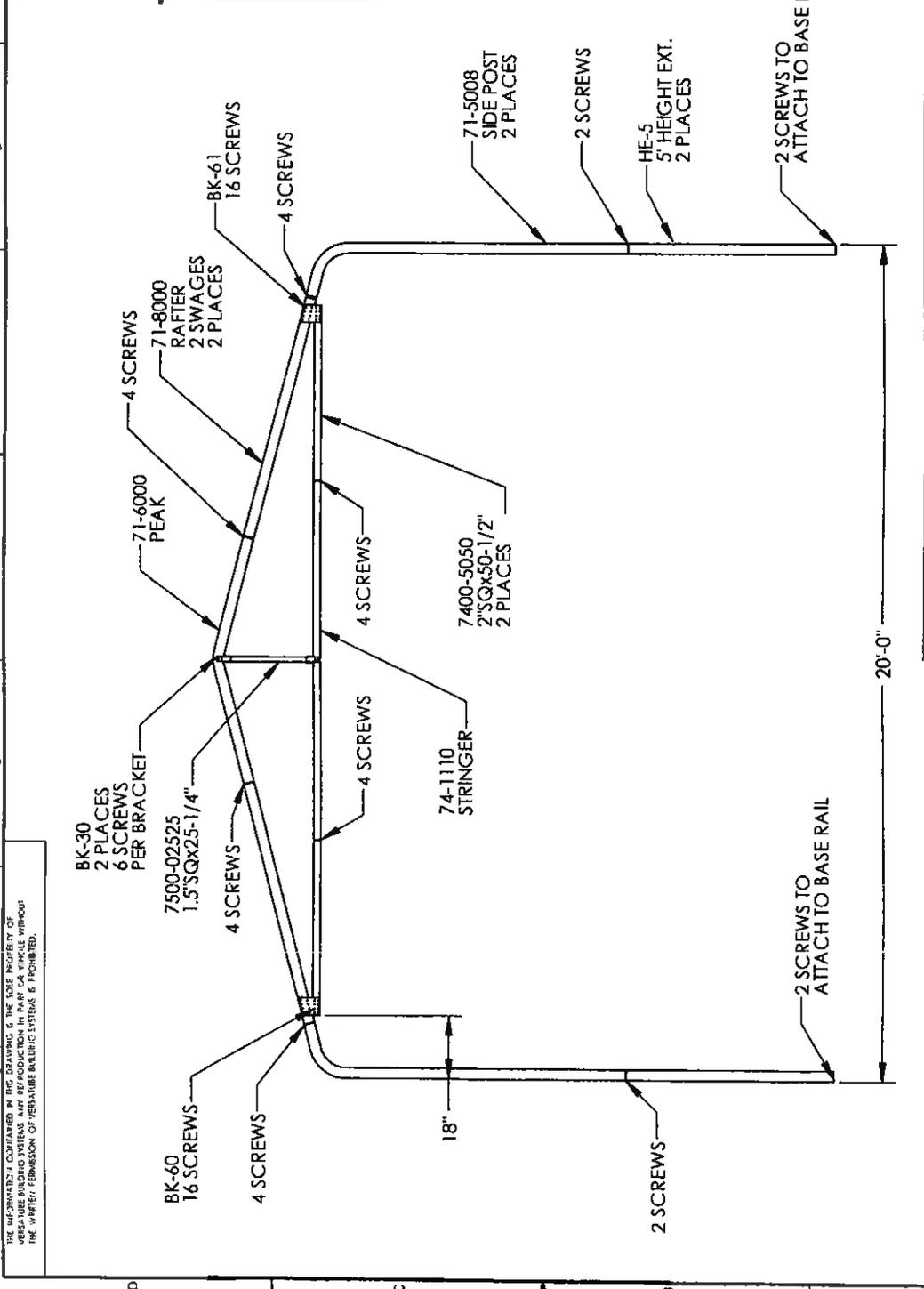
11-15-12

EXHIBIT "D" 3 OF 4

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF VERSATUBE BUILDING SYSTEMS. ANY REPRODUCTION IN PART OR IN WHOLE WITHOUT THE WRITTEN PERMISSION OF VERSATUBE BUILDING SYSTEMS IS PROHIBITED.



APPROX. 88 SCREWS PER FRAME



<b>PROJECT:</b> VERSATUBE ROOF WALL SECTION
<b>TITLE:</b> 20' x 13' RWS WITH TYPE 2 TRUSS BRACE
<b>DWG NO:</b> 20X13 RWS TB2
<b>DRAWN BY:</b> A. STRICKER
<b>DATE:</b> 3/8/12



# BUILDING PHOTOS



Exhibit "E"



229

EXHIBIT "F"  
1 OF 2

229 8<sup>th</sup> Street



Side access from street to proposed structure



Required open animal area



Existing/ proposed structure

**CITY OF NORCO  
STAFF REPORT**

**TO:** Honorable Chair and Members of the Planning Commission

**FROM:** Alma Robles, Senior Planner

**DATE:** December 12, 2012

**SUBJECT:** Conditional Use Permit 2012-16 (Craig): A request for approval to allow an accessory building consisting of a 1,790 square-foot recreational vehicle (RV) garage and storage building at 1433 Foxtrotter Road located within the Norco Ridge Ranch Specific Plan (NRRSP).

**RECOMMENDATION:** Staff recommends that the Planning Commission adopt Resolution 2012-51, approving Conditional Use Permit 2012-16.

Conditional Use Permit 2012-16 is a request for approval to allow an accessory building consisting of a 1,790 square-foot recreational vehicle (RV) garage and storage building at 1433 Foxtrotter Road located within the NRRSP (ref. Exhibit "A" – Location Map). The property consists of about .67 acres/29,309 square feet (ref. Exhibit "B" – APN Map).

Accessory buildings that exceed 864 square feet require approval of a conditional use permit by the Planning Commission. The site plan, floor plan, and building elevations for the proposed building are attached (ref. Exhibit "C" – Site Plan, Exhibit "D" – Floor Plan and Exhibit "E" – Building Elevations). The building is wood-framed construction and will complement the existing house in material and color. The property includes a Primary Animal-Keeping Area (PAKA) of 3,139 square feet and the proposed building will be located towards the rear of the property behind the PAKA. The same access way that is provided to the PAKA will all be used to access the proposed structure.

The following is required of accessory buildings:

- A minimum of 5 feet from property lines and 10 feet from any other structure is required for accessory buildings. **The proposed building will meet these requirements.**
- The maximum height of any accessory structure that exceeds 864 square feet is 20 feet, or as approved by the Planning Commission. **The structure is proposed with a maximum height of 22 feet 4 inches as measured to the top of the highest ridge. However, the majority of the building has a height of 20 feet or less. Staff is in support of the proposed height since it allows for roof line variation that complements the existing home.**
- The maximum lot coverage of all structures shall be not more than 40% of the total pad area. The pad area is defined as the "flat" part of the lot (4% grade or less). **The subject property is approximately 29,309 square feet, with a pad of at least 18,867 square feet. The lot coverage for the property is approximately 31%, which takes into account the existing and proposed structures.**



## **RESOLUTION NO. 2012-51**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO APPROVING A CONDITIONAL USE PERMIT TO ALLOW AN ACCESSORY BUILDING CONSISTING OF A 1,790 SQUARE-FOOT RECREATIONAL VEHICLE (RV) GARAGE AND STORAGE BUILDING AT 1433 FOXTROTTER ROAD LOCATED WITHIN THE NORCO RIDGE RANCH SPECIFIC PLAN. (CONDITIONAL USE PERMIT 2012-16)**

WHEREAS, an application to the City of Norco, California has been submitted for a conditional use permit under the provisions of Chapter 18.45, Title 18 of the Norco Municipal Code by SCOTT CRAIG for property located at 1433 Foxtrotter Road (APN 168-320-003) and

WHEREAS, notice of a 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 December 12, 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 proposed project is exempt from environmental assessment.

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

I. FINDINGS:

A. The requested Conditional Use Permit will not adversely affect the general welfare of persons residing or working in the neighborhood thereof.

B. The requested use will not adversely affect the adjoining land uses.

C. The size and shape of the site proposed for the use is adequate to allow the full development of the proposed use.

D. The traffic generated by the proposed use will not impose an undue burden.

E. The City of Norco, acting as lead agency, has determined that the project is categorically exempt from environmental assessment per Section 3.13, Class 3 of the City of Norco Environmental Guidelines.

II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled December 12, 2012 that the aforesaid application for a conditional use permit is granted, subject to the conditions provided in Section 18.45.14 of the Municipal Code of Norco, including, but not limited to the following conditions:

1. Approval is based on Exhibit "C" – Site Plan, Exhibit "D" – Building Elevations and Exhibit "E" – Floor Plan dated November 20, 2012 and incorporated herein by reference and on file with the Planning Division. Development shall occur as shown unless otherwise noted in these conditions.
2. The recorded owner of the property shall submit to the Planning Division for record purposes, written evidence of agreement with all conditions of this approval before said permit shall become effective.
3. The project shall be in compliance with all City of Norco Municipal Codes, Ordinances and Resolutions. Non-compliance with any provisions of the Norco Municipal Code (NMC) not specifically waived in compliance with City procedures shall constitute cause for revocation and/or termination of the approvals granted under authority of this permit.
4. In the event conditions for approval by the Planning Commission, or City Council (as the case may be) require the revision of plans as submitted, the applicant shall submit four copies of the approved plan (revised to incorporate conditions for approval) to the Planning Division for record purposes for approval of any grading and/or building permits.
5. No occupancy of any building and/or structure shall be permitted which is not in compliance with approved plans and excepting upon specific review and approval of any "as built" modifications by the Planning Director as appropriate. Provided further, that no expansion of use beyond the scope and nature described in this application which would tend to increase the projected scale of operations shall be permitted except upon application for, and approval of, modification of this application in compliance with all procedures and requirements thereof.

6. The applicant shall obtain building permits and pay all applicable fees before beginning construction of the structure on the subject property.
7. The applicant shall comply with all requirements from the Planning, Engineering, and Building Divisions; and the Fire and Sheriff's Departments; and all other applicable departments and agencies.
8. A home occupation business shall not be permitted from the subject building.
9. The subject building shall complement the existing house in color.
10. This approval is for an accessory RV garage and storage building. It is hereby established that it shall be grounds for revocation of this conditional use permit if the property owner has:
  - A. Violated any rule, regulation or condition of approval adopted by the Planning Commission relating to the conditional use permit; or
  - B. Conducted the operation permitted hereunder in a manner contrary to the peace, health, safety and general welfare of the public or in a manner which either generates or contributes to noise and/or health/sanitation nuisances, or which results in undesirable activities or creating an increased demand for public services.
11. Building permits for this accessory building are issued within the confines of this Conditional Use Permit. Any violation of a condition resulting in a revocation of this Conditional Use Permit may result in an order to remove the accessory building at the owner's expense.
12. This garage/storage building is for storage of personal items and vehicles. Storage of goods or vehicles for a commercial use or business operation is not allowed.

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on December 12, 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 adopted by the Planning Commission of the City of Norco at a regular adjourned meeting thereof held on December 12, 2012 by the following roll call vote:

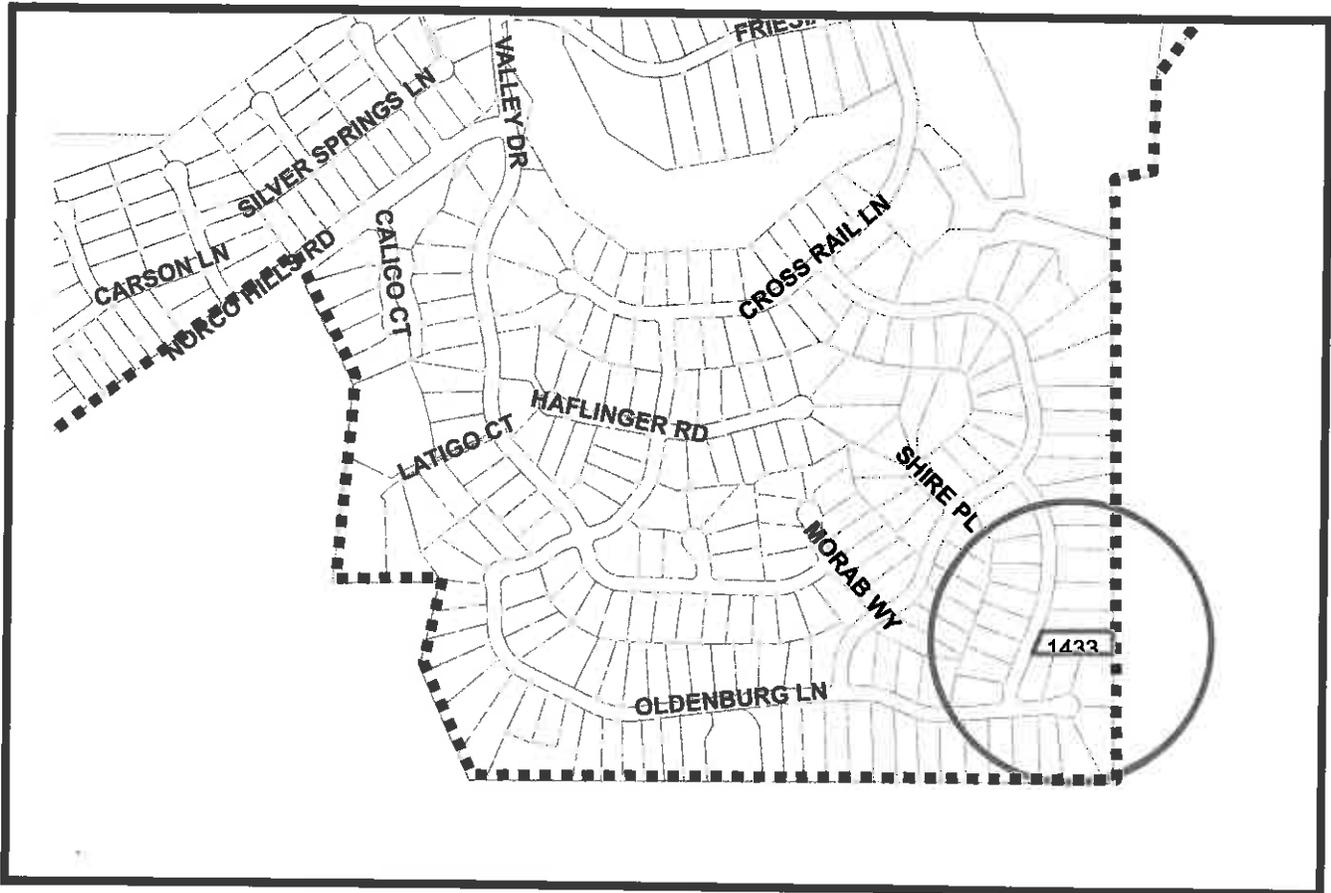
AYES:  
NOES:  
ABSENT:  
ABSTAIN:

---

Steve King, Secretary  
Planning Commission  
City of Norco, California

/adr

# LOCATION MAP



Not to Scale



**PROJECT:** Conditional Use Permit 2012-16

**APPLICANT:** Beau Michael Ledbetter

**LOCATION:** 1433 Foxtrotter Road

## Exhibit "A"

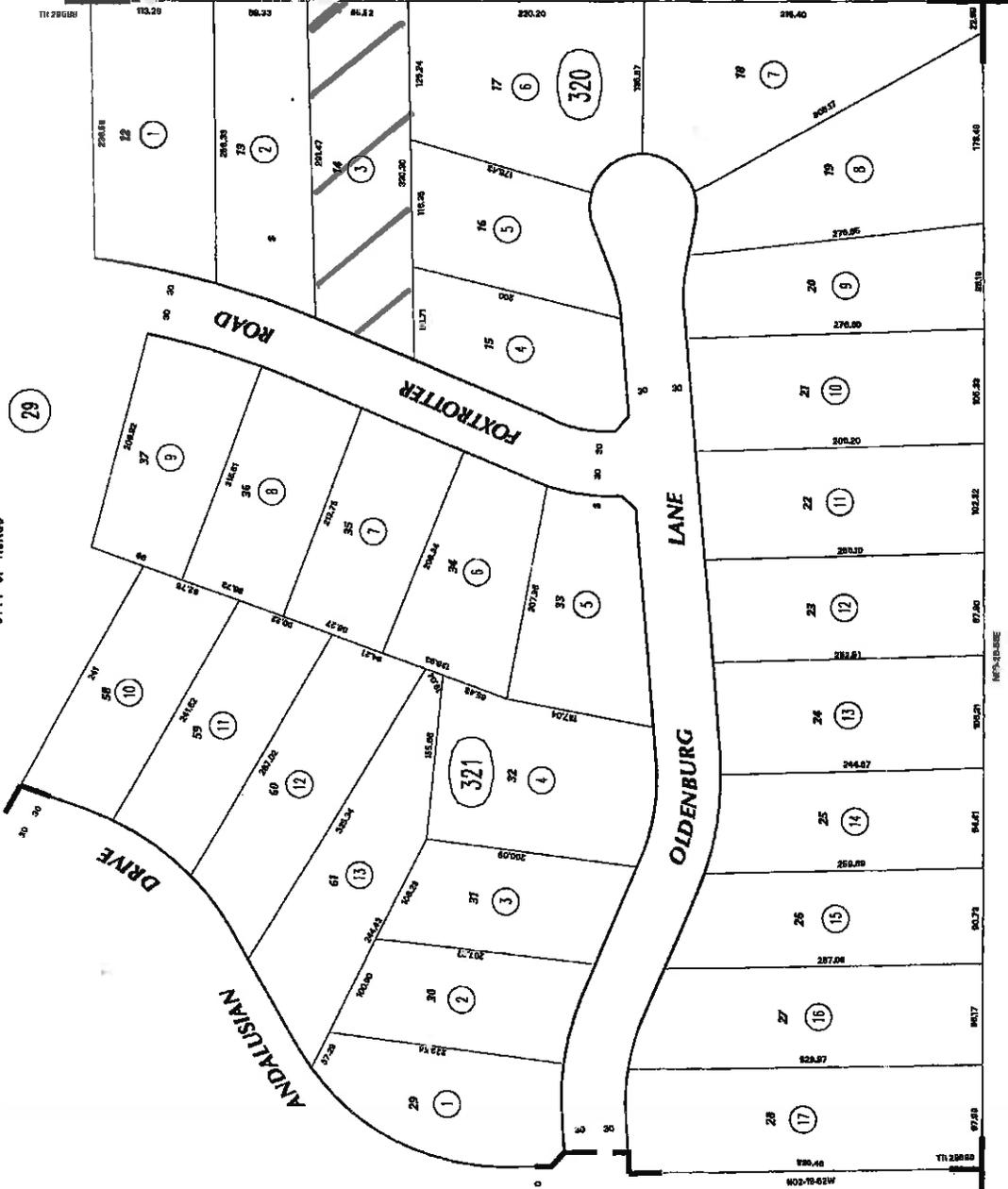
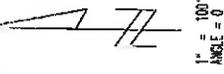
# ASSESSOR'S PARCEL MAP

DATA SHOWN, ASSESSOR'S PARCEL  
MAP OR BUILDING SITE ORDINANCES.

THURSDAY, JULY 11, 2008, 11:00 AM  
CITY OF NORCO

T.R.A. 015-000

139-82



32

MB 338/98-107 TRACT MAP NO 29589

April 2014

## Exhibit "B"

City of Corona

Foxroffer

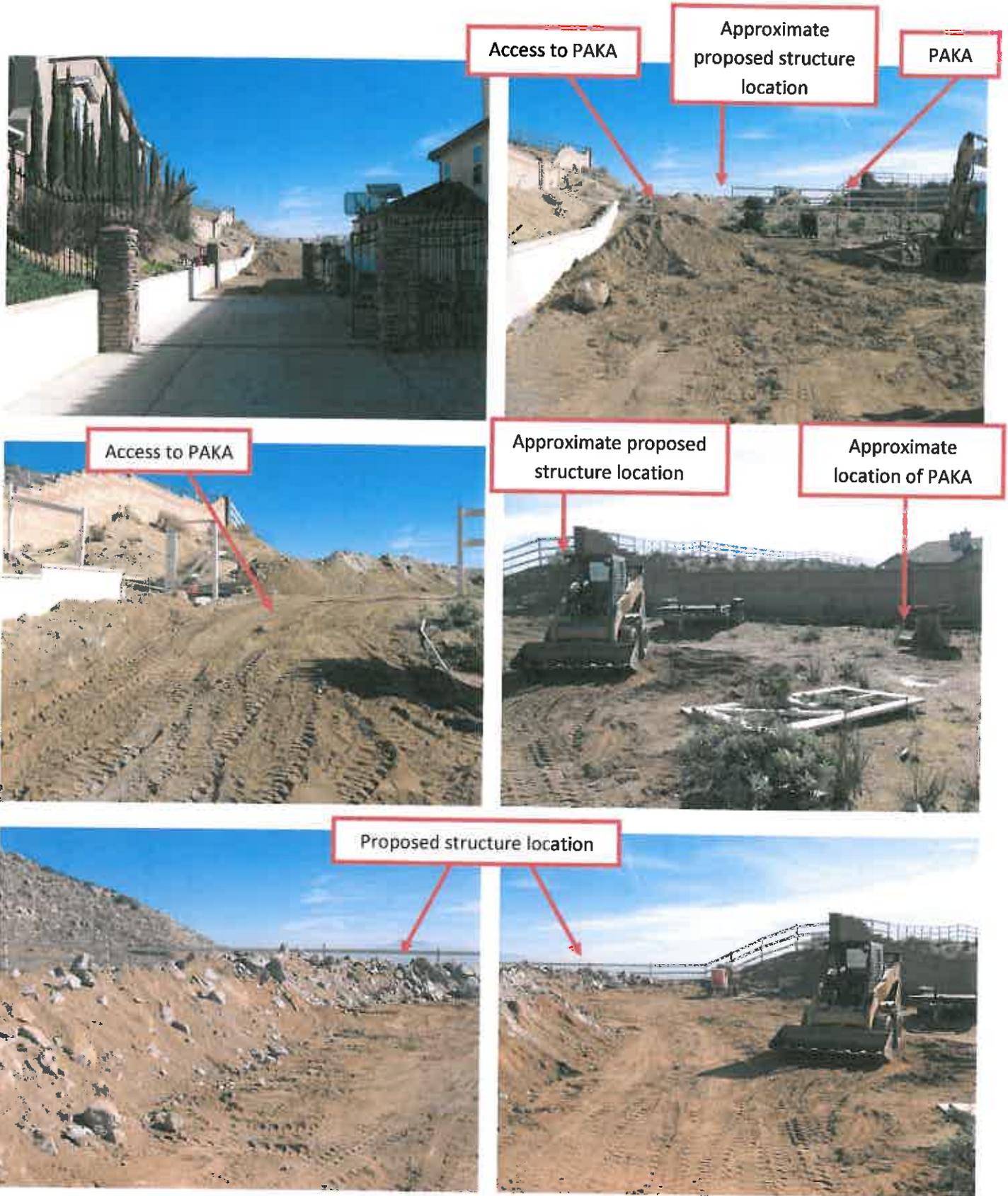
1433

← Z

EXHIBIT "F"

1 OF 2

# 1433 Foxtrotter Road



**Exhibit "F"**

2 of 2

# CITY OF NORCO STAFF REPORT

TO: Honorable Chairman and Members of the Planning Commission

FROM: Planning Division

PREPARED BY: Alma Robles, Senior Planner

DATE: December 12, 2012

SUBJECT: Consideration for revisions to Norco Municipal Code (NMC) for on-site vehicle parking requirements on property zoned for residential uses.

RECOMMENDATION: Staff recommends that the Planning Commission provide direction on the necessary revisions to the NMC for on-site vehicle parking requirements on property zoned for residential uses.

SUMMARY: The City Council has directed the Planning Commission to review the requirements for on-site vehicle parking in the NMC for property zoned for residential uses, to make a recommendation on revisions that the Planning Commission deems necessary.

BACKGROUND: Currently, the NMC has the following requirements for on-site vehicle parking on property zoned for residential uses:

**Section 18.31.08 Yard Requirements--Walls, Fences, and Structures in Setback Areas.**

**(9) Storage of Recreational Vehicles and Boats:** Except as otherwise approved under site plan review or conditional use permit in the Commercial and Manufacturing zones, recreational vehicles and boats shall not be stored in required front yards or corner side yards. In agricultural and residential zones, no more than a total of three recreational vehicles or boats may be stored on any lot. For lots greater than one half acre, one additional vehicle per each additional half acre may be stored. The maximum number of vehicles that may be stored shall not exceed ten. Further, said recreational vehicles and boats may not be used as a habitable space or dwelling. All such vehicles and boats approved for storage shall be maintained in a neat appearance and be in readily operable condition. The proposed storage area for the vehicles or boats shall not become a nuisance to neighboring properties.

**18.38.22 On –Site Location of Parking Facilities.**

On-site parking facilities for residential uses shall not be permitted to occupy any portion of a required front yard or any portion of a required side yard.

ANALYSIS: Based on the Section 18.38.22, no parking is allowed in the front yard, which would mean no parking is allowed within the first 25 feet of a property located in the A-1-20 zone. As currently written, the Code does not make provision for driveway parking. A property owner parking on a drive way, in front of their garage that is within the front yard 25-foot setback, is technically in violation of the NMC per Section 18.38.22. Parking of vehicle in the side yard would also be a violation per this Section.

It is staff's understanding that the intent of this Section 18.38.22 was to require property owners to park in a garage and not on a driveway, but this is not a written policy. This would ensure that the required parking spaces (minimum two parking spaces in a garage) would always be maintained and therefore, eliminate the possibility of garages being converted into non-permitted habitable structures. As the Planning Commission is aware, strict enforcement of no parking in the required front yard or side yard setback has not been applied.

Furthermore, there is an inconsistency with the Sections of the Code mentioned above. Storage of recreational vehicles and boats is allowed on the side yard, provided it is not a street side yard per Section 18.31.08. However, per Section 18.38.22 storage of recreational vehicles and boats would not be allowed on a side that is not on a street side. Because of this inconsistency, the application of the Code with respect to each of these sections is impossible because one invalidates the other.

CONCLUSION: It is staff recommendation that the Planning Commission reviews the above listed Sections 18.31.08 and Section 18.38.22 of the Code and provide direction on revisions that are necessary to eliminate inconsistencies, and make parking requirements more enforceable. With the direction from the Planning Commission on this matter, staff will be able to put a Zone Code Amendment on the Agenda for approval at a later date.

/adr

**CITY OF NORCO  
STAFF REPORT**

**TO:** Honorable Chair and Members of the Planning Commission

**FROM:** Alma Robles, Senior Planner

**DATE:** December 12, 2012

**SUBJECT:** Special Sign Permit 2012-02 (Norco Christian Church): A request for approval to allow a sign that exceeds the allowed height and sign area of freestanding signs that are allowed in the A-1-20 zone for the Norco Christian Church located at 3625 Corona Avenue.

**RECOMMENDATION:** Staff recommends that the Planning Commission provide direction on whether the proposed design of Special Sign Permit 2012-01 warrants approval or if revisions are needed.

**SUMMARY:** The proposed sign exceeds the allowed height and sign area of monuments signs in the A-1-20 zone for the Norco Christian Church at 3625 Corona Avenue (ref. Exhibit "A" – Location Map). The proposed height exceeds the maximum height allowed by seven feet (does not include the height of a future Cross) and exceeds the allowed area allowed by 11 square feet. The property in question consists of about 2.25 acres. Sign provisions in the Norco Municipal Code do allow the Planning Commission to approve additional height and sign area.

**BACKGROUND:** The Sign Ordinance makes the following provisions for freestanding signs in the A-1 zone:

1. Monument Sign. One freestanding monument sign shall be allowed, with a maximum sign area of 20 square feet and maximum height of five feet from street or natural grade of the property.
  - a. If site is 20 acres or more, sign may increase one square foot for each additional acre to a maximum of 80 square feet.
  - b. Sign shall be located at least five feet from street right-of-way and five feet from interior property line or driveway.
  - c. All monument signs shall contain a site address and shall adhere to the design standards in this section.
  - d. For sites under 20 acres, a freestanding sign taller than five feet and/or with a sign area larger than 20 square feet may be approved by the Planning Commission.
  - e. Monument signs are limited to business identification only.
  
2. Readerboard. One wall or freestanding non-electronic readerboard shall be allowed, with a maximum sign area of 20 square feet, and must be installed below the roof line on a wall, or within the five-foot height limitation for a freestanding sign. Readerboard sign area must be incorporated into the allowed sign area and design of

a wall or freestanding sign. Larger and/or electronic readerboards may be permitted by the Planning Commission with the approval of a special sign permit.

The above listed regulations are from the recently amended Sign Ordinance. It should be noted that only monument signs are allowed in the A-1 zone as freestanding signs. Pole signs are not allowed. The definition of a monument sign is a low -profile freestanding sign, incorporating the design and building materials accenting the architectural theme of the building(s) on the same property. Also, while not included in the definition, a readerboard is typically a sign with changeable copy. The adopted sign criteria in the A-1 zone make provisions for a waiver in the height and sign area of a monument sign with the approval by the Planning Commission.

Each sign is required to be designed to be architecturally compatible with the main building or buildings upon the site, and, to the extent possible, consistent with improvements upon lots adjacent to the site and must incorporate elements that reflect a western or equestrian theme. Freestanding signs must be located in a planted landscaped area which is of a size equal to at least twice the sign area to provide a compatible setting and ground definition to the sign. Landscaping immediately adjacent to a freestanding sign shall be maintained so that it does not obstruct the visibility of the sign and the ability of the traveling public to view the sign.

**PROJECT DESCRIPTION:** The applicant is proposing a freestanding sign with a setback of approximately six feet from street right-of-way (ref. Exhibit "B" – Site Plan). The sign is being proposed as a monument sign with a height of about 12 feet (as measured to the top of the frame, but not including a future Cross), with a sign area for business identification (Norco Christian Church) of 16 square feet. The proposed sign structure includes another panel with verbiage that is typically included in a readerboard (service hours and website address) of 15 square feet (Exhibit "C" –Sign Elevations). The sign is proposed to go in the same location as the existing sign on the property within a small planter located at the front of the property (ref. Exhibit "D" Existing Sign/Site Photos).

**ANALYSIS:** The sign being proposed meets the minimum setbacks. It also meets the maximum sign area square-footage for business identification if only the name of the church is considered the "business identification." As noted, verbiage (service hours and website address) totaling 15 square feet is being proposed on a separate panel. What is uncertain, is if that the proposed verbiage can be classified as a readerboard (since this is verbiage you typically see in a readerboard even though it is proposed as permanent signage). Staff is requesting that the Planning Commission determine if this sign area can be considered a readerboard. As a readerboard the sign meets the allowed sign square-footage. If the panel containing the service hours is not considered a readerboard the proposed sign exceeds the allowed square-footage by 11 square feet.



## **RESOLUTION NO. 2012-52**

### **A RESOLUTION OF THE CITY OF NORCO PLANNING COMMISSION APPROVING A 12-FOOT TALL FREESTANDING SIGN ON PROPERTY AT 3625 CORONA AVENUE LOCATED WITHIN THE A-1-20 ZONE. SPECIAL SIGN PERMIT 2012-02.**

WHEREAS, NORCO CHRISTIAN CHURCH submitted an application to the Planning Commission of the aforesaid City, pursuant to the provisions of Section 18.37.06 (F) of the Norco Municipal Code, for approval of Special Sign Permit 2012-02 to allow a free-standing, sign structure to be located on property located at 3625 Corona Avenue (APN 131-260-041) .

WHEREAS, at the time set, at 7 p.m. on December 12, 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 pertaining to said application; and

WHEREAS, the City of Norco acting as Lead Agency has determined that the project is exempt from the California Environmental Quality Act and the City of Norco Environmental Guidelines; and

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

**I. FINDINGS:**

A. The requested sign will not adversely affect the General Plan or the public convenience or general welfare of the community or persons residing or working in the neighborhood thereof.

B. The requested sign will not adversely affect land uses or property in the same proximity in which the sign is proposed to be located.

C. The location or configuration of the requested sign will not cause visual interference for the traveling public nor interfere with sighting of other signs or nearby buildings.

D. The sign dimensions including height and area are in proportion to the site and the viewing needs.

- E. The requested sign is designed so the business identification is easily determined.
- F. The requested sign meets all sign standards as contained in Section 18.37.12 of the Norco Municipal Code.
- G. The requested sign is consistent with other signs on the site and/or the adopted Sign Program for the site.

## II. DETERMINATION:

NOW THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled December 12, 2012 that after due consideration of the evidence and testimony presented at the public meeting, does hereby grant approval of Special Sign Permit 2012-02, subject to compliance with all applicable provisions of the Norco Municipal Code and the following conditions:

1. Approval is based on Exhibit "B" – Site Plan and Exhibit "C" – Sign Elevations dated November 20, 2012 and incorporated herein by reference and on file with the Planning Division. Development shall occur as shown unless otherwise noted in these conditions.
2. The recorded owner of the property shall submit to the Planning Division for record purposes written evidence of agreement with all conditions of this approval before said permit shall become effective.
3. The project shall be in compliance with all City of Norco Municipal Codes (NMC), Ordinances and Resolutions. Noncompliance with any provisions of the NMC not specifically waived in compliance with City procedures must constitute cause for revocation and/or termination of the approvals granted under authority of this permit.
4. In the event conditions for approval by the Planning Commission, or City Council (as the case may be) require the revision of plans as submitted, the applicant must submit four copies of the approved plan (revised to incorporate conditions for approval) to the Planning Division for record purposes for approval of any building permits.
5. The sign structure shall not be constructed prior to the issuance of building permits. The applicant shall obtain building permits and pay all applicable fees for the said sign.

6. The applicant shall comply with all requirements from the Planning, Engineering, and Building Divisions; and the Fire and Sheriff's Departments; and all other applicable departments and agencies.
7. All details of the sign plan, including but not limited to; dimensions, area, copy, colors, materials, location, and lighting shall be subject to review and approval by the Planning Division prior to issuance of building permits for said sign.
8. The approval of this permit shall be suspended in the event of non-compliance with any of the conditions of approval, or compliance with City of Norco sign standards.
9. No modifications to the sign structure shall be made, unless a modification to the sign permit(s) has first been approved by the Planning Division and/or the Planning Commission.
10. The sign structure shall be maintained in aesthetically pleasing conditions.

Resolution 2012-53  
Page 4  
December 12, 2012

APPROVED AND ADOPTED by the Planning Commission at a regular meeting held December 12, 2012.

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Robert Wright, Chairman  
Planning Commission  
City of Norco, California

ATTEST:

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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 December 12, 2012 by the following roll call vote:

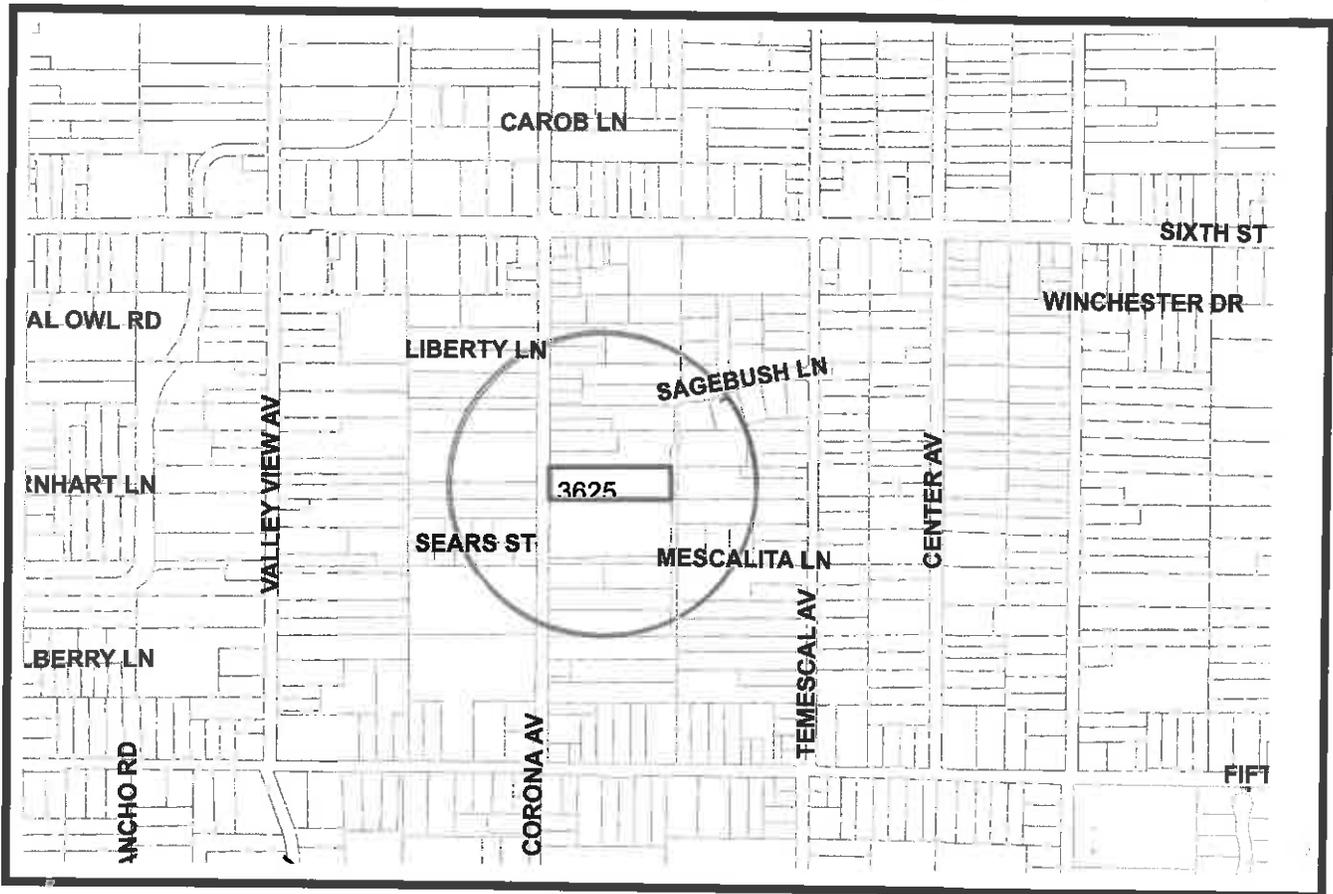
AYES:  
NOES:  
ABSENT:  
ABSTAIN:

---

Steve King, Secretary  
Planning Commission  
City of Norco, California

/adr

# LOCATION MAP



Not to Scale



<b>PROJECT:</b>	Special Sign Permit 2012-02
<b>APPLICANT:</b>	Norco Christian Church
<b>LOCATION:</b>	3625 Corona Avenue

**Exhibit "A"**

3625 Corona Avenue



Exhibit "D"

## **CITY OF NORCO STAFF REPORT**

**TO:** Honorable Chairman and Members of the Planning Commission

**FROM:** Planning Division

**PREPARED BY:** Christina M. Michaelis, Planning Intern

**DATE:** December 12, 2012

**SUBJECT:** Consideration for a Zone Code Amendment to make provisions for cash for gold businesses in the City of Norco.

**RECOMMENDATION:** Staff recommends that the Planning Commission provide direction for cash for gold businesses.

**SUMMARY:** Currently there is no provision in the Norco Municipal Code for cash for gold businesses. The purpose for this agenda item is for the Planning Commission to provide direction to staff on whether these establishments should be allowed, and how they should be regulated in the City.

**BACKGROUND:** As indicated, there is no provision in the Code for cash for gold businesses. Staff has allowed cash for gold establishments as long as they apply as a jewelry store and the cash for gold operation is an ancillary part of the jewelry store. However, once these establishments are in operation there is no way to ensure they remain jewelry stores, and staff has seen some instances where these establishments have become solely cash for gold businesses. In addition, the Sheriff's Department has encountered incidences where these establishments have not been operating in accordance with the law.

**ANALYSIS:** The cities of Chino, Ontario, Corona, Riverside and Rancho Cucamonga all allow the cash for gold businesses. The City of Pomona also allows these businesses, however; the establishment must be attached to an existing jewelry store or pawn shop. There are various classifications for these establishments. These classifications are: second hand store, retail outlet, pawn shop or jewelry store. Conditional Use Permits are required in Ontario, Riverside and Rancho Cucamonga. In the City of Chino, Conditional Use Permits are only required if cash for gold businesses are located in their regional commercial zone. If such an establishment is located in a general commercial zone, the City of Chino only requires administrative approval. In both Corona and Pomona, cash for gold businesses do not require a Conditional Use Permit.

Direction on cash for gold businesses

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December 12, 2012

<b>Surveyed Cities</b>	<b>Allowed</b>	<b>Classification</b>	<b>CUP</b>
Chino	✓	Second hand store	✓
Ontario	✓	No classification	✓
Corona	✓	Retail outlet	No
Riverside	✓	Pawn shop	✓
Pomona	Only allowed attached to existing jewelry store or pawn shop	Ancillary to jewelry store or pawn shop	No
Rancho Cucamonga	✓	Pawn Shop	✓

**CONCLUSION:** Staff recommends that cash for gold businesses be allowed to operate with a Conditional Use Permit as a stand-alone operation or as a permitted use within an already existing jewelry store or pawn shop. If a Zone Code Amendment is determined to be necessary, staff will advertise for a public hearing at a later date.

/cmm



**MINUTES**  
**CITY OF NORCO**  
CITY COUNCIL/SUCCESSOR AGENCY  
REGULAR MEETING  
CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE  
NOVEMBER 7, 2012

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CALL TO ORDER: Mayor Bash called the meeting to order at 6:03 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 WILL RECESS TO CLOSED SESSION (SECTION 54954) TO CONSIDER MATTERS:

**Conference with Legal Counsel – Anticipated Litigation**

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

Initiation of Ligation Pursuant to Section 54956.9(c): 2 Potential Cases

RECONVENE PUBLIC SESSION: Mayor Bash reconvened the meeting at 7:05 p.m.

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

PLEDGE OF ALLEGIANCE: Council Member Sullivan

INVOCATION: Calvary Chapel – Norco  
*Pastor Louie Monteith*

PROCLAMATION: Pancreatic Cancer Awareness Month  
*Jennifer Luna*  
*Pancreatic Cancer Action Network*

COMMENDATIONS: Deputy David Coronado  
Riverside County Sheriff's Department  
  
Joseph Visser (and his horse -- Meet My Dust)  
*17 Year Old Accomplished Competitor*

PRESENTATION: Mattheus Zoetemelk  
*Mr. Zoetemelk sang a song about Norco that he wrote with words put to a traditional Dutch waltz melody.*

**AGENDA ITEM 7**

REGULAR CITY COUNCIL AGENDA AS FOLLOWS:

1. CITY COUNCIL CONSENT CALENDAR ITEMS:

**Mayor Bash pulled Item 1.C. for City Council discussion.**

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

**AYES: AZEVEDO, BASH, HANNA, HIGGINS, SULLIVAN**

**NOES: NONE**

**ABSENT: NONE**

**ABSTAIN: NONE**

- A. City Council Minutes:  
Regular Meeting of October 17, 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 to Reinstate and Update a Three-Year Lease Agreement with Vandermolen Investments, Inc. and the Corona-Norco Unified School District for Overflow Parking on the Vacant Parcel Known as APN 129-251-006-2 Located Adjacent to City Hall. **Recommended Action: That the City Council grant authority to the City Manager to negotiate and approve the following agreements: 1.) Reinstate and update the terms of a three-year Lease Agreement with Vandermolen Investments, Inc. for overflow parking on APN 129-251-006-2; and 2.) Reinstate and update the terms of a three-year Overflow Parking Agreement with the Corona Norco Unified School District on said APN for cost-sharing purposes.** (City Manager)  
**PULLED FOR DISCUSSION**
- D. Acceptance of Bids and Award of Contract for the Traffic Signal at Hamner Avenue and Detroit Street. **Recommended Action: Accept bids submitted for the installation of a Traffic Signal at Hamner Avenue and Detroit Street and award a contract to New West Signal, Inc. in the amount of \$139,624; and authorize the City Manager to approve contract change orders up to 10 percent of the bid contract amounts.** (Deputy Public Works Director/Senior Engineer)
- E. Approval of a Resolution Adding an Administrative Analyst Position to the Middle Management, Professional, and Confidential Service of the City of Norco. **Recommendation: Adopt Resolution No. 2012-71, adding the Class Specification of Administrative Analyst to the classifications in the Middle Management, Professional, and Confidential Service of the City of Norco.** (Deputy City Manager/Director of Finance)

November 7, 2012

- F. Acceptance of Bids and Award of Contract for the LMD No. 4 Equestrian Trail Drainage Improvements, Phase II Project. **Recommended Action: Accept bids submitted for the installation of Phase II drainage devices in LMD No. 4 (Norco Ridge Ranch) and award a contract to Valley Crest Landscape Maintenance, Inc. in the amount of \$218,585; and authorize the City Manager to approve contract change orders up to 10 percent of the contract amount.** (City Engineer)

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

**Item 1.C.** Approval to Reinstate and Update a Three-Year Lease Agreement with Vandermolen Investments, Inc. and the Corona-Norco Unified School District for Overflow Parking on the Vacant Parcel Known as APN 129-251-006-2 Located Adjacent to City Hall.

**Mayor Bash** asked for clarification regarding the agreement(s). City Manager Groves responded that currently the agreements have expired and if the Lease Agreement moves forward, the Overflow Parking Agreement will be presented to the District for its approval.

**M/S Bash/Sullivan to grant authority to the City Manager to negotiate and approve the following agreements: 1.) Reinstate and update the terms of a three-year Lease Agreement with Vandermolen Investments, Inc. for overflow parking on APN 129-251-006-2; and 2.) Reinstate and update the terms of a three-year Overflow Parking Agreement with the Corona Norco Unified School District on said APN for cost-sharing purposes. 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 ITEMS:

- A. Approval to Lift the Suspension of the Issuance of Permits for Pavers in the Pedestrian/Equestrian Trail in Commercial and Residential Driveways. **Recommended Action: That the City Council lift the suspension on the issuance of permits for pavers in the pedestrian/equestrian trails and approve the modifications to the equestrian trail standard and right-of-way encroachment permit for commercial and residential driveways as recommended by the Streets, Trails and Utilities Commission.** (Deputy Public Works Director/Senior Engineer)

**Deputy Public Works Director/Senior Engineer Askew** presented the item as stated in the staff report. She pointed out the changes made to the Equestrian Trail Standard 700, as recommended by the Streets, Trails and Utilities Commission.

**Kathleen Kay.** Ms. Kay commented in opposition of the use of pavers. She further commented on specific addresses in the Norco hills area where pavers are placed.

**Danny Azevedo.** Mr. Azevedo commented as the President of the Norco Horsemen's Association and noted that they do not want any pavers in the City, with the exception of commercial locations.

**Ted Hoffman.** Mr. Hoffman commented in opposition of the use of pavers, with the exception of steep grades. He further noted that the pavers placed without permits should be removed.

**Karen Leonard.** Ms. Leonard commented in opposition of the use of pavers, with the exception of commercial locations.

**Don Bowker.** Mr. Bowker commented in opposition of the use of pavers, noting the elimination of the erosion problem in the Norco hills with the new drains that were installed. He added that he is in favor of commercial locations on Sixth Street only.

**Roy Hungerford.** Mr. Hungerford commented in opposition of the use of pavers. He noted that his horse previously slipped on the pavers.

**Bobbie Pope.** Ms. Pope commented in opposition of the use of pavers, noting the safety concerns. She added that the pavers that have been illegally placed should be removed.

**Mayor Pro Tem Azevedo** stated that she is also opposed to the pavers and agrees with the public comments made, adding that they should be banned completely require all illegal pavers be removed.

**Council Member Hanna** stated that he does not want to approve any more pavers in town and require all illegal pavers to be removed.

**Council Member Higgins** stated that he has a concern regarding the trails and animal-keeping rights, adding that he does not want pavers and wants illegal pavers removed.

**Council Member Sullivan** commented on the past history of materials used on the trails, noting the pavers on Sixth Street and the uniformity created. He further commented on other materials available to use and that have been tried in the past. He stated that he is willing to have the Streets, Trails and Utilities Commission continue to look at other alternatives to pavers and people should have the right to continue to put pavers in. He further stated that the illegal pavers put in without a permit should be removed and put in again with a permit.

**Mayor Bash** commented on the history of the pavers, adding that we need to listed to the Norco Horsemen's Association because they are the arm to maintaining the City's lifestyle.

**Deputy Public Works Director/Senior Engineer Askew** commented on what is currently included in the Norco Municipal Code, siting Chap. 18.28.

**M/S Higgins/Bash to deny lifting the suspension of pavers and bring back language for an ordinance; and, require all non-permitted pavers be removed. The motion was carried by the following roll call vote:**

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

- B. Discussion of Available Services and Resources for Norco Senior Citizens.  
**Recommended Action: That the City Council discuss the issues.** (Mayor Bash)

**Mayor Bash** stated that this discussion was prompted following discussions with senior citizens at the most recent Senior Town Hall event.

The Council Members briefly commented on the remaining unspent housing money, knowing that it is not available to appropriate for any expenditures. The all voiced concerns over the many needs in the senior community and commented on their desire to assist in some way.

**Darleen Williamson.** Ms. Williamson commented on her water bill, noting that it has doubled. She asked that her water meter be evaluated.

**Rose Eldridge.** Ms. Eldridge commented on her concerns regarding the needs of the seniors in the community.

**Mayor Bash** stated that he would draft a letter to the State commenting on the financial hit the seniors took with the elimination of the redevelopment agency funding.

**Council Member Sullivan** requested to look at all the Housing contracts. City Manager Groves responded that this should be requested through the public records request process.

5. JOINT CITY COUNCIL/SUCCESSOR AGENCY ACTION ITEM:

- A. Resolutions Approving the Transfer of the Former Norco Community Redevelopment Agency Governmental Purpose Property/Assets to the City of Norco

**Recommended Actions: Staff recommends that the City Council, as Grantee, and the Successor Agency, as Grantor, adopt the following resolutions transferring the former Norco Community Redevelopment Agency governmental purpose property to the City of Norco:**

- 1.) Adopt SA Resolution No. 2012-01 and Resolution No. 2012-72, approving the governmental purpose property Quitclaim Deed transfer of APN 131-112-016 from the former Norco Community Redevelopment Agency to the City of Norco;

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2.) Adopt SA Resolution No. 2012-02 and Resolution No. 2012-73, approving the governmental purpose property Quitclaim Deed transfer of APN 125-180-007 from the former Norco Community Redevelopment Agency to the City of Norco;

3.) Adopt SA Resolution No. 2012-03 and Resolution No. 2012-74, approving the governmental purpose property Quitclaim Deed transfer of APN 125-150-041 from the former Norco Community Redevelopment Agency to the City of Norco;

4.) Adopt SA Resolution No. 2012-04 and Resolution No. 2012-75, approving the governmental purpose property transfer of the mobile home-storage trailer asset from the former Norco Community Redevelopment Agency to the City of Norco; and

5.) Adopt SA Resolution No. 2012-05 and Resolution No. 2012-76, approving the governmental purpose property transfer of the Auto Mall Sign asset from the former Norco Community Redevelopment Agency to the City of Norco.

(Executive Director)

**M/S Higgins/Sullivan to adopt the resolutions as recommended. 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:**

**Tara Kelly.** Ms. Kelly commented as a representative of Corona's Solar Program.

**Kathy Walker.** Ms. Walter invited everyone to a party on November 10<sup>th</sup> at her business.

**David Sandidge.** Mr. Sandidge commented on the flood drainage problem where he resides on Crestview and also commented on the traffic problem on Crestview Drive.

**Roy Hungerford.** Mr. Hungerford thanked staff for the meeting hosted for the residents that live in LMD No. 4.

**7. CITY COUNCIL COMMUNICATIONS:**

A. Reports on Regional Boards and Commissions / Announcements

**Council Member Sullivan:**

- Commented on the Hall of Fame induction ceremony to be held on Saturday.
- Noted that he is meeting with City staff on the 14<sup>th</sup> regarding the one million dollar challenge for the Extreme Mustang Makeover.
- Recommended, and unanimously approved by the City Council, to place an item on the next agenda to discuss adopting the song sung tonight by Mr. Zoetemelk.

**Council Member Higgins:**

- Requested that a report be provided once a month on trail citations issued.

**Council Member Hanna:**

- Reported on the most recent RCTC meeting, noting the bullet train discussion held and the costs involved.

**Mayor Pro tem Azevedo:**

- Commented on the Parade of Lights and Winter Festival to be held on December 1st, noting that the festivities begin at 2 p.m. this year.
- Reported on the WRCOG Executive Committee meeting, noting the presentations made on the City of Jurupa Valley and the Riverside County School District awareness program regarding the education needs in the County.
- Commented on an event she attended at the Naval Surface Warfare Center presenting the new Captain on the Base. She further commented on the Navy smart grid that is being constructed.
- Recommended, and unanimously approved by the City Council, that a discussion be sent to the Planning Commission regarding parking horse trailers on private property.

**Mayor Bash:**

- Stated that he was receiving positive comments regarding the improved traffic at the schools in Norco. In response, Lt. Hedge noted that the grant program has begun.
- Noted that filming was completed for advertising the City.
- Commented on the December 7<sup>th</sup> event honoring the Pearl Harbor veterans.
- Commented on the proposed Veterans Memorial at the George Ingalls Equestrian Event Center.

**8. CITY MANAGER REPORTS:**

**City Manager Groves:**

- Stated that the plan for the Veterans Memorial will be brought to the Council at its December meeting.

**Director of Parks, Recreation & Community Services Petree:**

- Invited everyone to attend the dedication of the Bob and Karlene Allen Community Room which will be held on Friday, November 16<sup>th</sup> at 10 a.m.
- Commented on the opportunity to submit work orders on the City's website for LMD repairs.

- 9. ADJOURNMENT:** There being no further business to come before the City Council, Mayor Bash adjourned the meeting at 9:21 p.m.