



**MINUTES**  
**CITY OF NORCO**  
**STREETS, TRAILS AND UTILITIES COMMISSION**  
**REGULAR MEETING**  
**CITY COUNCIL CHAMBERS – 2820 CLARK AVENUE**  
**OCTOBER 7, 2013**

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1. CALL TO ORDER: 7:00 P.M.
  2. ROLL CALL: **Chair Showalter, Commission Members Hoffman, Mauro, Turpin and Walker; Vice Chair Gregory and Commission Member Burttt absent**
  3. STAFF PRESENT: **Public Works Director Askew, Public Works Superintendent Piorkowski and Engineering Assistant Dahl**
  4. PLEDGE OF ALLEGIANCE: **Commission Member Hoffman**
  5. PUBLIC COMMENTS OR QUESTIONS:

**Ray McCormick:** Mr. McCormick stated his concerns with parking issues on Stallion Drive by college students. He suggested permit parking for Stallion Drive and Belgian Drive.

**Glenn Hedges:** Mr. Hedges, on behalf of the Norco Horsemen's Association, requested an update on the 2013 NHA Trail Improvement List previously provided to council. Director Askew addressed the request and directed Mr. Hedges to contact her office during regular business hours.

6. TO BE READ BY THE CHAIR: "All discretionary actions before the Streets, Trails and Utilities Commission are advisory in nature and final actions will be confirmed, modified, or deleted by the City Council."
7. APPROVAL OF MINUTES:
  - A. Minutes of Regular Meeting on August 5, 2013 **Recommended Action: Approval** (Engineering Assistant Dahl)  
**M/S Hoffman/Mauro** to approve the minutes of Streets, Trails and Utilities Commission Regular Meeting of August 5, 2013, as written.  
**AYES: SHOWALTER, HOFFMAN, MAURO, TURPIN, WALKER**  
**NOES: NONE**  
**ABSENT: GREGORY, BURTT**

8. NEW DISCUSSION ITEMS:
  - A. Discussion of Site Plan 2013-17 (Omni Norco, LLC) **Recommended Action: Provide recommendation on the stop conditions at the proposed entrances/exits and the proposed utilities associated with the project.**

Public Works Director Askew presented the staff report on file in the Public Works/Engineering Division.

**Commission Member Walker** inquired whether a traffic signal is proposed and how many employees there will be.

**Director Askew** noted that the plan provided is conceptual. There is no traffic signal associated with this project. The City of Corona will be installing an unrelated traffic signal at First Street, Lincoln Avenue and Parkridge Avenue and noted that the traffic analysis recommends that traffic on Parkridge Avenue be free flowing in front of the project.

**Kip Dubbs, representing Omni Norco, LLC:** Mr. Dubbs commented that there will be 200 staff members at this facility. He stated that the Hamner Avenue entrance/exit will be a right in/right out only and will be gated with turn-around access.

**Commission Member Walker** commented that the plan looks satisfactory and that she approves of it.

**Commission Member Hoffman** stated his concern about the traffic along Hamner Avenue. He commented that he is not in favor of a left in/out of the property into Hamner Avenue and suggested a right in/right out only for the Hamner Avenue driveway. He stated that he is not in favor of the removal of the 3-way stop at Parkridge Avenue and Cota Street due to traffic exiting from the existing shopping center.

**Director Askew** noted that the developer will be required to do public improvements fronting the property allowing for a right turn only lane from Hamner Avenue onto the property.

**Commission Member Turpin** commented on the sewer connection and the drainage of the property; adding that he does not approve of a left turn onto the property from Hamner Avenue but would like to see the right turn only lane mentioned.

**Chair Showalter** commented on the grade along Parkridge Avenue and noted that it would need to be addressed due to visibility. He confirmed with Director Askew that full public improvements will be done on Parkridge Avenue also. He noted that there needs to be a minimum of a 3-way stop due to exiting traffic from the existing shopping center and further commented that he would also support no left turn in/out of property and agreed with the right in/right out from Hamner Avenue.

**M/S Hoffmann/Showalter to Planning Commission for further review and recommend no left turn in/out of the property from Hamner Avenue; right in/right out only onto Hamner Avenue; and a 4-way stop at Cota Street and Parkridge Avenue.**

**AYES: SHOWALTER, HOFFMAN, MAURO, TURPIN, WALKER**

**NOES: NONE**

**ABSENT: GREGORY, BURTT**

- B. Discussion of a Proposed Subdivision Map on Valley View Avenue (Lewis Operating Corporation) **Recommended Action: Provide recommendation to the Planning Commission regarding the proposed Subdivision Map on Valley View Avenue.**

Public Works Director Askew presented the staff report on file in the Public Works/Engineering Division. This project has not officially been submitted to the Planning Commission.

**Chair Showalter invited the appearance of those wishing to speak.**

**Greg Newton:** Mr. Newton noted his support of the circulation element stating trail should be on both sides of a cul-de-sac. He stated his concerns on the responsibility of the maintenance of the trail and access to the primary animal keeping area for the lot at the end of the cul-de-sac.

**Glenn Hedges:** Mr. Hedges stated his support of the trail being on both sides of the street and suggested openings in the fencing for accessibility.

**Chair Showalter brought the discussion back to the Commission.**

**Commission Member Turpin** stated his concern that the lots are under a half acre. Director Askew noted that the lots do meet the 20,000 square foot minimum requirement. He agreed with prior comments regarding the trail only being on one side of the street and confirmed with Director Askew that the street will be City maintained.

**Commission Member Hoffman** stated his concern with the aesthetics of the street. He noted that he is in favor of the trail being on the homeowner side in order for the trail to be maintained.

**Commission Member Walker** noted that she agrees that the trail should be on the homeowner side. She recommended that the developer include a wall for privacy on the north side of the properties.

**Commission Member Mauro** stated his concerns that the development meets the ADA requirements.

**Chair Showalter** stated that he favors the trail being on one side of the street due to the maintenance expense and would like to see breaks within the fencing for accessibility if it were to remain on the north side of the street. He would like to see street improvements on Valley View Avenue including asphalt curb to direct water flow to the existing storm drain on Valley View Avenue. He noted that he supports the proposed street lights and suggested that they should be a dim light that will be visible in the fog.

**Director Askew** commented that per the municipal code, the City can only condition street improvements fronting the development.

**Commission Member Turpin** inquired whether there will be a storm drain within the development.

**Brian Goodwin, representing Lewis Operating Corporation,** noted the storm drain is proposed at the end of the cul-de-sac and will connect to the channel to the north.

**Director Askew** noted that the natural flow of the properties is to the west. They will be proposing to attach to the existing easement in Mulberry Lane in order to drain to the North Norco Channel.

Discussion continued.

**Chair Showalter** suggested a sidewalk on the north side of the property inquired about putting a sidewalk on the non-trail side

**M/S Hoffmann/Walker** to recommend the trail be on the south side of the street fronting the properties with a privacy barrier placed on the north side of the street.

**AYES: HOFFMAN, TURPIN, WALKER**

**NOES: SHOWALTER, MAURO**

**ABSENT: BURTT, GREGORY**

**ABSTAIN: NONE**

**M/S Hoffman/Walker** to recommend all properties drain toward the front of the properties and to the west towards the Norco Channel.

**AYES: HOFFMAN, SHOWALTER, TURPIN, WALKER**

**NOES: MAURO**

**ABSENT: BURTT, GREGORY**

**ABSTAIN: NONE**

**M/S Showalter/Hoffman** to recommend street improvements be made fronting the entire length of the project on Valley View Avenue including asphalt curb and gutter directing water flow to the existing storm drain if possible.

**AYES: HOFFMAN, MAURO, SHOWALTER, TURPIN, WALKER**

**NOES: NONE**

**ABSENT: BURTT, GREGORY**

**ABSTAIN: NONE**

9. CONTINUED DISCUSSION ITEMS: **NONE**

10. VERBAL UPDATES: STREETS – TRAILS – UTILITIES:

**Director Askew** provided updates regarding the following:

- Waste Management Workshop Presentation
- Reservoir No. 8 – currently under design
- Bluff Street and Western Avenue Waterline Project to be awarded to RKA & Associates at October 16, 2013 City Council meeting
- Hamner Avenue Widening Project
- Norco MDP N-1A, N-1B and N-1E Storm Drain Line
- Kingman Drive; Temescal Avenue and Wrangler Way – Upcoming storm drain projects
- ADA Issue/Risk Management

- Third Street between Valley View Avenue and Temescal Avenue – Street/Storm Drain Improvements
- Crestview Drive/Mount Rushmore Drive Storm Drain – Riverside County Flood Control & Water Conservation District

11. COMMISSION REPORTS/REQUESTS FOR FUTURE AGENDA ITEMS:

A. Oral reports from Committees that Commission Members serve on: **NONE**

**Commission Member Walker** thanked the Public Works Department for the replacement of fencing on Western Avenue and for the trimming of the trees. She also complimented Valley Cities Fencing for their work.

**Commission Member Hoffman** submitted information to Director Askew regarding grant money available for ADA compliance in trails and information on trail material. He also inquired about trail improvements on Bluff Street between Vine Street and River Road.

Discussion continued regarding future trail improvements on Bluff Street between Vine Street and River Road.

**Commission Member Turpin** commented on the bike lane on Corydon Avenue. He confirmed that the project was grant funded and the funds will only go towards the upkeep of the bike lane.

Discussion continued regarding the bike lane and the restroom added on Corydon Avenue by the Parks and Recreation Department.

B. Request for Items on Future Agenda (within the purview of the Commission and requires a majority vote of the Commission): **NONE**

12. ADJOURNMENT: Chair Showalter adjourned the meeting at **9:10 P.M.**



Lori J. Askew  
Director of Public Works