

## **ORDINANCE NO. 924**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORCO APPROVING AN AMENDMENT TO TITLE 18 OF THE NORCO MUNICIPAL CODE, BY AMENDING CHAPTERS 18.12 AND 18.13 WITH ANY RELATED CROSS-REFERENCES IN OTHER CHAPTERS AS NEEDED TO REGULATE THE SIZE, HEIGHT, AND APPROVAL PROCESS OF ACCESSORY STRUCTURES ALLOWED IN AGRICULTURAL-RESIDENTIAL ZONES. ZONE CODE AMENDMENT 2010-01.**

WHEREAS, the CITY OF NORCO initiated Zone Code Amendment 2010-01, an amendment to Norco Municipal Code Title 18 (Zoning Code), amending Chapters 18.12 and 18.13 to regulate the size, height, and approval process of accessory structures allowed in agricultural-residential zones; and

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

WHEREAS, the Zone Code Amendment was scheduled for public hearing on March 31, 2010 on or about 7 p.m. in the Council Chambers at 2820 Clark Avenue, Norco, California 92860; and

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

WHEREAS, the Planning Commission adopted Resolution 2010-02 recommending to the City Council that Zone Code Amendment 2010-01 be approved; and

WHEREAS, the Zone Code Amendment was duly submitted to the City Council for decision at a public hearing for which proper notice was given; and

WHEREAS, the Zone Code Amendment was scheduled for public hearing on May 19, 2010 on or about 7 p.m. in the Council Chambers at 2820 Clark Avenue, Norco, California 92860; and

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

WHEREAS, the City Council remanded said Zone Code Amendment to the Planning Commission with direction for clarification of certain issues; and

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

WHEREAS, the Zone Code Amendment was scheduled for public hearing on June 30, 2010 on or about 7 p.m. in the Council Chambers at 2820 Clark Avenue, Norco, California 92860; and

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

WHEREAS, based on findings of fact, the Planning Commission adopted Resolution 2010-07 recommending to the City Council that Zone Code Amendment 2010-01 be approved for reasons set forth in said Resolution; and

WHEREAS, hearing of said Zone Code Amendment was duly noticed and scheduled for public hearing by the City Council at its meeting of August 18, 2010, on or about 7 p.m. in the Council Chambers of the Norco City Hall, 2820 Clark Avenue, Norco, California, 92860; and

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

WHEREAS, the City of Norco acting as the Lead Agency has determined that the project is categorically exempt from California Environmental Quality Act (CEQA) and the City of Norco Environmental Guidelines pursuant to Section 3.13.

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

SECTION 1:

*Chapter 18.12*

*18.12.02 Intent and Purpose*

*This zone is intended to provide and encourage the development of agricultural estate areas designed to take advantage of the rural environment, as well as the outdoor recreation potential of the community by maintaining contiguous undeveloped open land on each and every residential lot.*

*18.12.06 Permitted Uses*

*(3) Accessory structures and uses:*

*(a) Private garages used by persons residing on the premises, cabanas, laundry rooms, workshops, stables, barns, tack rooms, covered corrals and pens, and similar animal-keeping/agricultural structures 864 square feet or smaller, provided these structures shall not be used as a habitable dwelling or space, as defined by the adopted Uniform Building Code. Approval shall be through a minor site plan review.*

*(b) (deleted)*

*18.12.08 Uses Which May be Permitted by Conditional Use Permit*

*(13) Accessory structures and uses:*

*(a) Private garages used by persons residing on the premises, cabanas, laundry rooms, workshops, stables, barns, tack rooms, covered corrals and pens, and similar animal-keeping/agricultural structures that exceed 864 square feet, provided these structures shall not be used as a habitable dwelling or space, as defined by the adopted Uniform Building Code. Approval shall be through a minor conditional use permit review.*

*18.12.18 Permitted Heights*

*The maximum height of any accessory structure 864 square feet or smaller shall be 14 feet or as approved by the Planning Commission.*

*The maximum height of any accessory structure larger than 864 square feet shall be 20 feet or as approved by the Planning Commission.*

*Chapter 18.13*

*18.13.02 Intent and Purpose.*

*This zone is intended to provide and encourage the development of agriculturally-oriented low-density living areas designed to take advantage of the rural environment, as well as the outdoor recreation potential of the community by maintaining contiguous undeveloped open land on each and every residential lot.*

*18.13.06 Permitted Uses.*

*(3) Accessory structures and uses:*

*(a) Private garages used by persons residing on the premises, cabanas, laundry rooms, workshops, stables, barns, tack rooms, pens, corrals, and similar animal-keeping/agricultural structures 864 square feet or smaller, provided these structures shall not be used as a habitable dwelling or space, as defined by the adopted Uniform Building Code. Approval shall be through a minor site plan review.*

*18.13.08 Uses Which may be Permitted by Conditional Use Permit.*

*(19) Accessory structures and uses:*

*(a) Private garages used by persons residing on the premises, cabanas, laundry rooms, workshops, stables, barns, tack rooms, pens, corrals, and similar animal-keeping/agricultural structures that exceed 864 square feet, provided these structures shall not be used as a habitable dwelling or space, as defined by the adopted Uniform Building Code. Approval shall be through a minor conditional use permit review.*

*18.13.18 Permitted Heights.*

*The maximum height of any accessory structure 864 square feet or smaller shall be 14 feet or as approved by the Planning Commission.*

*The maximum height of any accessory structure larger than 864 square feet shall be 20 feet or as approved by the Planning Commission.*

*18.13.20 Permitted Coverage.*

*For lots that do not have a primary animal-keeping area, the maximum lot coverage of all structures shall be not more than 40 percent of the total lot area.*

*The maximum pad coverage of all structures on the pad shall be not more than 40 percent of the total pad area. The pad area is defined as the "flat" part of the lot (4% grade or less).*

*For determining structural coverage on the lot in question:*

- (a) When a sloped area that is greater than four percent is graded to be four percent or less, the additional graded area is considered part of the pad if the new graded area meets the minimum primary animal-keeping area (PAKA) criteria established in this chapter.*
- (b) All site plans submitted for review of accessory structures as required in Sections 18.13.06(3) and 18.13.08(19) above, shall show all existing structures, the flat pad area, and the location of contiguous animal areas.*
- (c) A contiguous open animal area shall be rectangular in shape with a minimum of 24 feet on any side. The total open area shall be equal to the allowed number of animal units multiplied by 576 square feet. The contiguous open animal areas shall be free of any structures that require a building permit. On lots one acre or less, the contiguous open area shall be one contiguous area.*

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

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

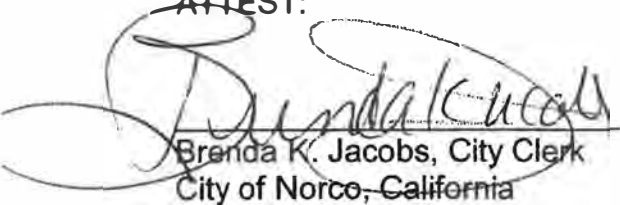
**SECTION 4: POSTING:** The Mayor shall sign this Ordinance and the City Clerk shall attest thereto and shall cause the same within 15 days of its passage to be posted at no less than five public places within the City of Norco.

PASSED AND ADOPTED by the City Council of the City of Norco at a regular meeting held September 1, 2010.



Mayor of the City of Norco, California

ATTEST:

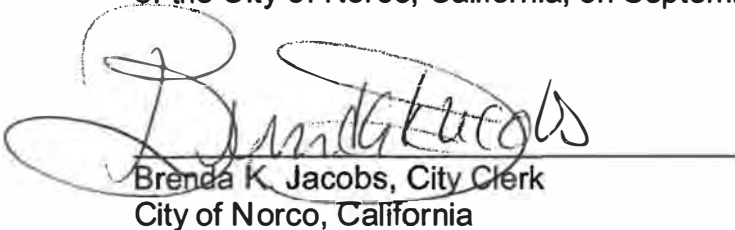


Brenda K. Jacobs, City Clerk  
City of Norco, California

I, BRENDA K. JACOBS, City Clerk of the City of Norco, California, do hereby certify that the foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Norco, California, duly held on August 18, 2010 and thereafter at a regular meeting of said City Council duly held on September 1, 2010, it was duly passed and adopted by the following vote of the City Council:

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Norco, California, on September 1, 2010.



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

/sk-76292

## ORDINANCE NO. 892

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORCO APPROVING AN AMENDMENT TO NORCO RIDGE RANCH SPECIFIC PLAN (NRRSP) SECTION III B2b(4), FURTHER DEFINING THE REQUIREMENTS FOR ACCESS TO PRIMARY ANIMAL-KEEPING AREAS (PAKA).**

WHEREAS, the City initiated Zone Code Amendment 2008-03, an amendment to NRRSP Section III B2b(4), to further define the requirements for access to PAKA's; and

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

WHEREAS, the Zone Code Amendment was scheduled for public hearing on March 26, 2008 on or about 7 p.m. in the Council Chambers at 2820 Clark Avenue, Norco, California 92860; and

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

WHEREAS, based on findings of fact, the Planning Commission adopted Resolution 2008-07 recommending to the City Council that Zone Code Amendment 2008-03 be approved for reasons set forth in said Resolution; and

WHEREAS, hearing of said Zone Code Amendment was duly noticed and scheduled for public hearing by the City Council at their meeting of April 16, 2008, on or about 7 p.m. in the Council Chambers of the Norco City Hall, 2820 Clark Avenue, Norco, California, 92860; and

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

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

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

SECTION 1: NRRSP Section III B2 "Residential Lot and Pad Standards" is hereby amended as follows.

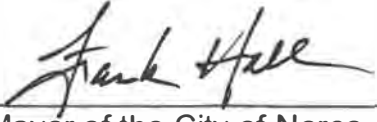
b(4) Each lot shall be designed to have a minimum 15-foot flat, clear, and direct vehicular access to the PAKA as measured from the eave line. Overhead covers or roofs are prohibited. Access gates minimally 12-feet wide shall be permitted to cross the PAKA access.

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

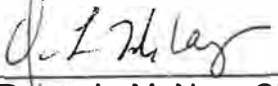
SECTION 3: SEVERABILITY: If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Ordinance. The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

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

AND ADOPTED by the City Council of the City of Norco at a regular meeting on May 7, 2008.

  
\_\_\_\_\_  
Mayor of the City of Norco, California

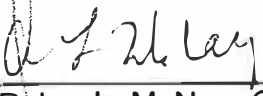
ATTEST:

  
\_\_\_\_\_  
Debra L. McNay, City Clerk  
City of Norco, California

I, DEBRA L. MCNAY, City Clerk of the City of Norco, California, do hereby certify that the foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Norco, California, duly held on April 16, 2008 and thereafter at a regular meeting of said City Council duly held on May 7, 2008, it was duly passed and adopted by the following vote of the City Council:

AYES: HALL, CLARK, AZEVEDO, MILLER, HANNA  
NOES: NONE  
ABSENT: NONE  
ABSTAIN: NONE

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Norco, California, on May 7, 2008.

  
\_\_\_\_\_  
Debra L. McNay, City Clerk  
City of Norco, California



## **ORDINANCE NO. 854**

### **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORCO, CALIFORNIA, AMENDING THE VERBIAGE OF SPECIFIC PLAN 99-01 "EQUESTRIAN/PEDESTRIAN ACCESS" TO PROVIDE CLEAR AND DIRECT ACCESS TO THE PRIMARY ANIMAL-KEEPING AREA. SPECIFIC PLAN 99-01, AMENDMENT NO. 3**

WHEREAS, the City of Norco initiated Amendment No. 3 to Specific Plan 99-01 to revise the requirements for equestrian/pedestrian access on each lot, for properties located within the Norco Ridge Ranch Specific Plan on property generally described as:

Generally described as an irregularly-shaped site of about 757 acres located along the eastern boundary of the City,

More specifically described as all property located within the Norco Ridge Ranch Specific Plan, which includes Tracts 29588 and 29589, and

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

WHEREAS, the application for said Specific Plan Amendment was scheduled for public hearing on February 22, 2006 on or about 7 P.M., in the City Council Chambers, 2820 Clark Avenue, Norco, California; and

WHEREAS, said Planning Commission held said public hearing and received oral and written testimony pertaining to said application; and

WHEREAS, the Planning Commission adopted Resolution 2006-08, recommending to the City Council of the City of Norco that Specific Plan 99-01 Amendment No. 3 be approved; and

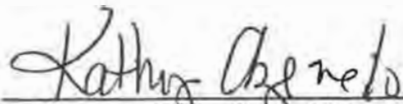
WHEREAS, hearing of said Specific Plan Amendment was duly noticed and scheduled for public hearing by the City Council at their meeting of March 15, 2006, on or about 7 P.M. in the Council Chambers of the Norco City Hall, 2820 Clark Avenue, Norco, California, 92860; and

WHEREAS, at the time and place the City Council held a public hearing and received oral and written testimony pertaining to said application; and

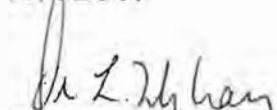
WHEREAS, the City of Norco, acting as the Lead Agency, determined that the proposed project is exempt from the California Environmental Quality Act.

Area, but will not be allowed to develop the property in any way that will prevent a future home owner from developing said ramp. Development that would not be permitted includes retaining walls (other than to create a ramp) within the 15-foot access area.

APPROVED AND ADOPTED by the City Council of the City of Norco at a regular meeting held on April 5, 2006.

  
\_\_\_\_\_  
Mayor of the City of Norco, California

ATTEST:

  
\_\_\_\_\_  
Debra L. McNay, City Clerk  
City of Norco, California

I, Debra L. McNay, City Clerk of the City of Norco, California, do hereby certify that the foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Norco, California, duly held March 15, 2006 and thereafter at a regular meeting of said City Council duly held on April 5, 2006, it was duly passed and adopted by the following vote of the City Council:


AYES: AZEVEDO, SULLIVAN, CLARK, HALL, HIGGINS

NOES: NONE

ABSENT: NONE

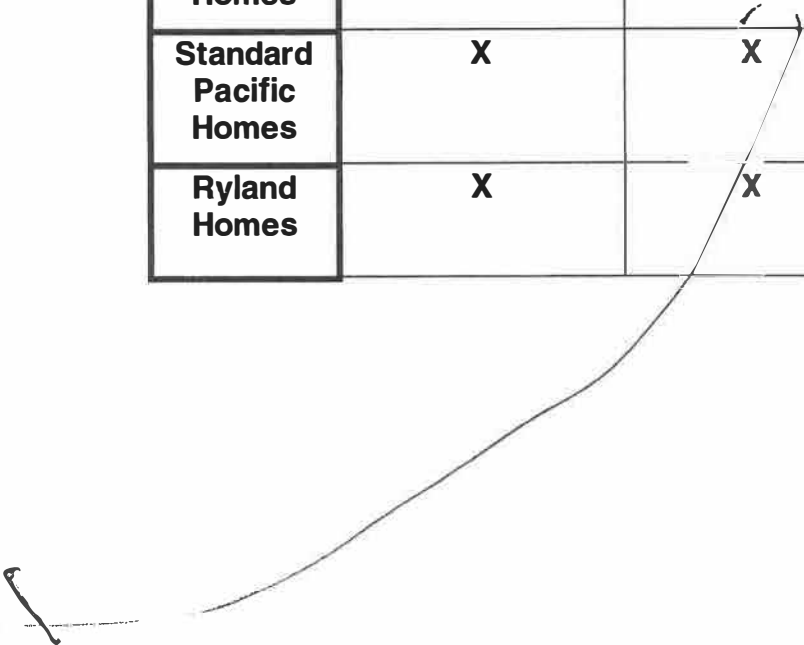
ABSTAIN: NONE

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Norco, California, April 5, 2006.

  
\_\_\_\_\_  
Debra L. McNay, City Clerk  
City of Norco, California

**Uniform Wall and Fence Plan for the NRRSP**

	<b>Block wall</b> (Precision block with one band of split face block or earth-tone split face block)	<b>Solid Wood Fencing</b> (solid redwood or wood-guard cream or white in color)	<b>Three-rail PVC fencing</b> (wood-guard cream or white in color)	<b>Wrought Iron</b> (black color)	<b>Combination wrought iron and block wall</b> (using approved materials)	<b>Front yard fencing</b> (Approved materials or others matching house)
<b>Beazer Homes</b>	X	X	X	X	X	X
<b>Pacer Homes</b>	X	X	X	X	X	X
<b>Young California Homes</b>	X	X	X	X	X	X
<b>Standard Pacific Homes</b>	X	X	X	X	X	X
<b>Ryland Homes</b>	X	X	X	X	X	X



# **NORCO RIDGE RANCH SPECIFIC PLAN**

## **SPECIFIC PLAN NO. 99-01**

Prepared for:

**SUNCAL COMPANIES  
5109 E. LA PALMA, SUITE D  
ANAHEIM, CA 92807  
(714) 693-6700**

Prepared By:

**Crouse/Beers & Associates, Inc.  
2191 Fifth Street, Suite 200  
Norco, CA 92860  
(909) 736-2040**

**Initial Submittal Date: February 24, 2000**

**Approval Date: September 6, 2000**

**Adopted Date: October 4, 2000**

**Adopted by: Ordinance No. 761**

**Filed on November 17, 2000 with the City of Norco in Accordance with Condition  
No. 4, Ordinance No. 761**

**Amended January 10<sup>th</sup>, 2001**

**Amended January 18<sup>th</sup>, 2001**

**EIR - SCH Number 2000011070**

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Resolution Approving Vesting Tentative Map 29588 (Resolution No. 2000-80)  
Resolution Approving Vesting Tentative Map 29589 (Resolution No. 2000-81)  
EIR Notice of Determination

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## I. INTRODUCTION

### A. PROJECT DESCRIPTION AND LOCATIONS

The Norco Ridge Ranch Specific Plan (NRRSP) is a low-density, equestrian-oriented, animal keeping residential community in Norco, California (refer to Exhibits I.A-1 / Vicinity Map and I.A-2 / Aerial Site Boundary Map). The eastern property line is co-terminus with the Norco/Riverside city boundary.

The southern property line is co-terminus with the Norco/Corona city boundary. The project includes 588 equestrian/residential lots of various sizes on 978 acres, with a minimum lot size of 20,000 square feet and a minimum pad size of 12,000 square feet. The overall density of the proposed development is 0.6 dwelling units per acre.

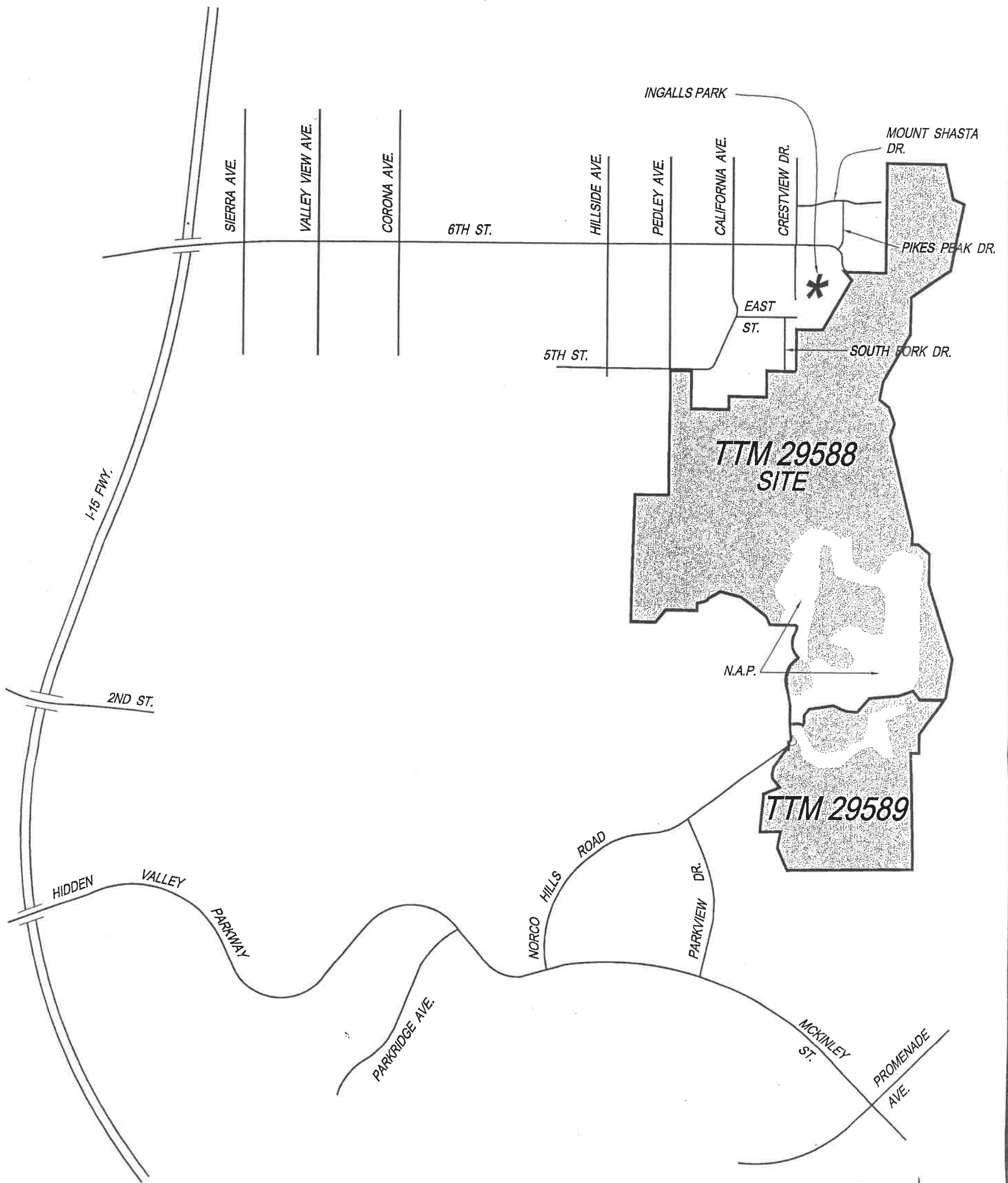
Equestrian trails are on both sides of every new street in the project. The project's equestrian/residential layout will be regulated via standards and guidelines contained herein. The NRRSP lays the foundation for:

- (1) Lots specifically designed for animal keeping.
- (2) Prevent development on hilltops to maintain the integrity of prominent ridgelines.
- (3) 428 acres of open space (passive)
- (4) 17.3 Acres of proposed park sites and/or expansion of Ingalls Park

### B. AUTHORITY AND SCOPE

The California Government Code authorized cities to adopt specific plans by resolution as policy or by ordinance as regulation.

The Specific Plan is a focused comprehensive regulatory mechanism, acting as the site's zoning ordinance. Additionally, future development proposed within NRRSP boundaries and found to be consistent with the Site's Specific Plan will be deemed consistent with the General Plan.



NO SCALE

SOURCE: CBA

VICINITY MAP  
EXHIBIT I.A-1

UPDATED: 01-11-01

PAGE: 2

**Crouse/Beers & Associates, Inc.**  
 Engineering • Surveying • Planning • Construction Management  
 2191 5th Street, Suite 200, Norco, Ca. 92860-1967  
 Ph. (909) 736-2040 Fax (909) 736-5292



**NORCO RIDGE RANCH**  
 VICINITY MAP  
 EXHIBIT I.A-1



UPDATED: 01-11-01

AERIAL SITE BOUNDARY MAP  
EXHIBIT I.A-2

PAGE: 3

SOURCE: CBA

**Crouse/Beers & Associates, Inc.**  
Engineering • Surveying • Planning • Construction Management  
2191 5th Street, Suite 200, Norco, Ca. 92860-1967  
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**NORCO RIDGE RANCH  
AERIAL SITE BOUNDARY MAP**

EXHIBIT I.A-2

## C. BACKGROUND

Recently recorded boundary changes have consolidated the entire property into the City of Norco for single City review and entitlement processing. In the center of the Project lies a 171.6 acre golf course which is in separate ownership and “Not-A-Part” of the Specific Plan.

In addition, other non-project areas include the FAA Vortec and the 12 acre telecommunication site located in the western portion of the development (said sites are also “Not-A-Part” (see Exhibit II.C-1 / Land Use Map for location).

## D. PURPOSE

Once adopted by the Norco City Council, the NRRSP is the City Ordinance governing land use for the Project. The Specific Plan serves City staff and decision-makers in both a planning and regulatory capacity. The Specific Plan contains all applicable land use regulations and constitutes the zoning for the property.

## E. CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE

As part of the Specific Plan entitlement process, an Environmental Impact Report addresses potential project related impacts and evaluates proposed mitigation measures in compliance with CEQA requirements.

Once certified by the City, the EIR will provide blanket environmental clearance for any development projects and/or phases within the project’s boundaries. Future development proposals within the Norco Ridge Ranch boundaries must conform to the standards and guidelines as specified in the adopted Specific Plan. In cases where a proposed project(s) is deemed “non-conforming” to the NRRSP, said project(s) will be subject to producing a new, “supplemental” EIR and amendment to the NRRSP at the discretion of the City’s Planning Department.

The EIR for the project was approved and adopted on the 6<sup>th</sup> of September 2000 by Resolution 2000-79. A copy of Resolution 2000-79 is included in Appendix A for reference.

## II. DEVELOPMENT PLAN

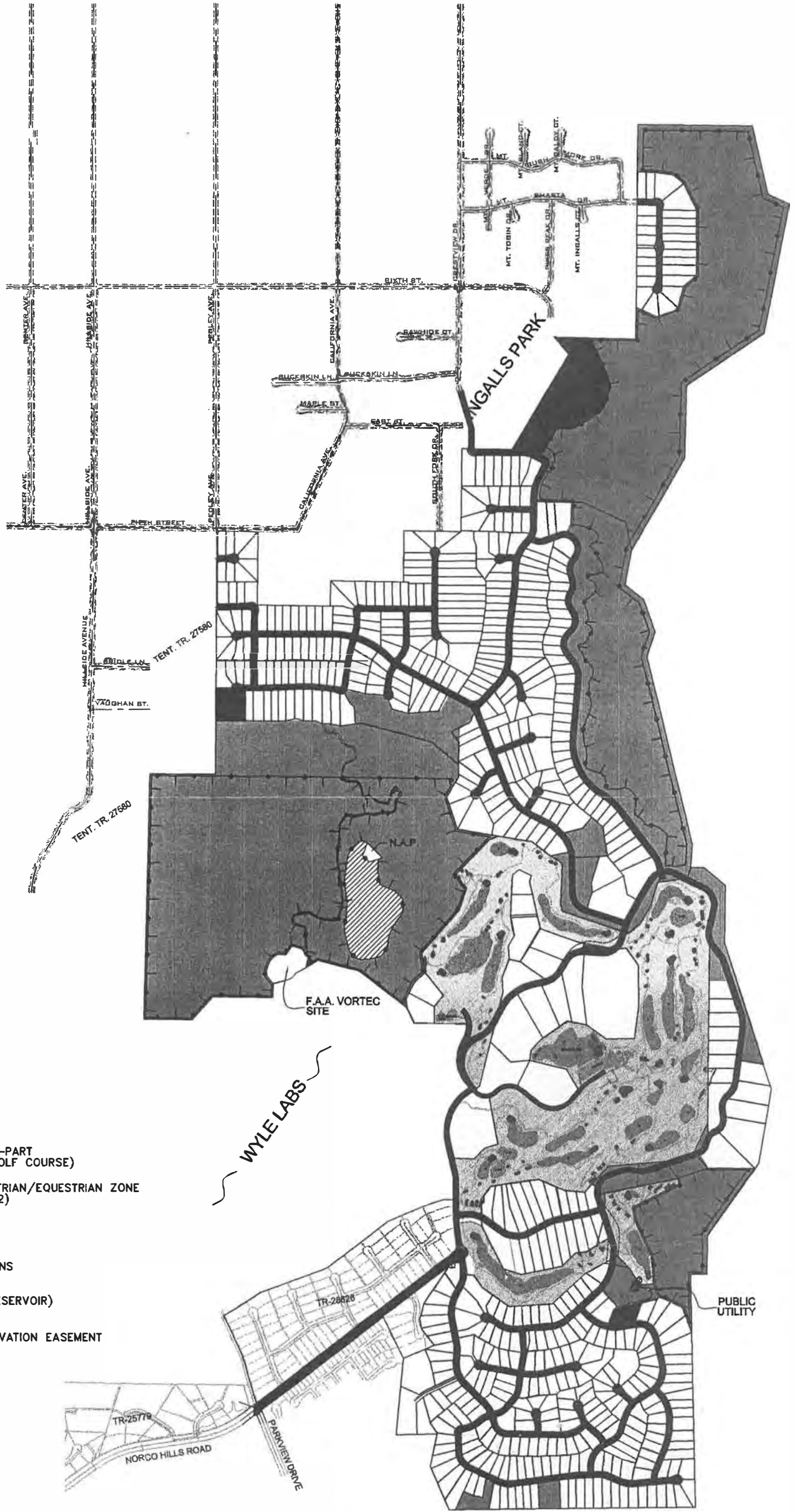
### A. LAND USE

This section describes the land use components of the Specific Plan. The 978 acre Norco Ridge Ranch Development includes 588 residential lots, ranging in size from 20,000 sf to 11.6 acres. The project also includes 14.3 acres of active open space located in the northern portion of the project adjacent to Ingalls Park, 1.8 acres of active open space in the Pedley Fields area, and a 1.2 acre active open space area in the southerly portion of the development. There is an approximately 12 acre site designated for telecommunications use near the existing FAA Vortec site and a proposed water tank site located in the southerly portion of the development. The remaining balance of the site is designated as “open space” in conjunction with the project’s equestrian oriented residential hillside development concept. Table II-1 provides a dwelling unit breakdown and area utilization summary.

**Table II-1 / NRRSP Land Use Summary**

<b>LAND USE</b>	<b># OF DUs</b>	<b>GROSS ACRES</b>	<b>% OF TOTAL</b>
1) “Active” Open Space / Equestrian Park	N/A	17.3	1.8 %
2) “Passive” Open Space	N/A	428.5	43.8 %
3) Streets	N/A	45.5	4.6 %
4) Pedestrian / Equestrian (Trail) Zone	N/A	30.3	3.10 %
5) Telecommunications Site	N/A	12.3	1.20 %
6) Equestrian Residential	588	444.1	45.4 %
7) Public Utility (Reservoir)	N/A	0.3	0.1 %
<b>TOTAL</b>	<b>588</b>	<b>978.3</b>	<b>100 %</b>

A lot tabulation showing the lot size, pad size and the Primary Animal Keeping Area for each lot in the project area is included as Appendix B of this Specific Plan.



**LEGEND**

**EQUESTRIAN RESIDENTIAL**

SF-2 RESIDENTIAL (0.5 AC/DU)

**OPEN SPACE**

- ACTIVE OS
- PASSIVE OS
- ACTIVE OS/NOT-A-PART (HIDDEN VALLEY GOLF COURSE)
- STREETS & PEDESTRIAN/EQUESTRIAN ZONE (SEE EXHIBIT II.E-2)

**OTHER**

- TELECOMMUNICATIONS
- PUBLIC UTILITY (RESERVOIR)
- 320 ACRE CONSERVATION EASEMENT



SOURCE: CBA

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**NORCO RIDGE RANCH**  
 LAND USE MAP  
 EXHIBIT II.C-1

LAND USE MAP  
 EXHIBIT II.C-1  
 PAGE: 6  
 UPDATED: 02-01-01

**Lot Size Exhibit  
Exhibit II.C-2**

**Superseded**

**See tabulation of Lot Size, Pad Size, and Primary Animal Keeping  
Areas in Appendix B**

## 1. EQUESTRIAN RESIDENTIAL DISTRICT

All lots within this zone will have a minimum 20,000 square foot of area and minimum 12,000 square foot pad which will be exclusive of any easements for ingress and egress to particular property, or an easement for street purposes, including vehicular and pedestrian rights of way or an easement for equestrian right-of-way purposes.

The NRRSP improves each lot with a graded pad, equestrian trail access and utilities. The tentative tract maps for the development will provide greater detail regarding the grading for streets and lots for the project.

- ANIMAL KEEPING – PRIMARY ANIMAL KEEPING AREA

All lots accommodate the number of allowed animal units to the same standards as the “A-1” Zone, or pad area, whichever number of animal units is greater:

12,000 sq.ft. – 14, 999 sq.ft. pad	2 animal units
15,000 sq.ft. – 17, 999 sq.ft. pad	3 animal units
18,000 sq.ft. – 19, 999 sq.ft. pad	4 animal units
20,000 sq.ft. – 24,999 sq. ft. pad	5 animal units
25,000 sq.ft. – 29, 999 sq.ft. pad	6 animal units
30,000 sq.ft. – 34, 999 sq.ft. pad	7 animal units
35,000 sq.ft. – 39,999 sq. ft. pad	8 animal units
(etc. following “A-1” zone standards)	

The number of allowed animal units shall be recorded on each lot concurrently with the recordation of the final vesting tract map.

The project shall have a dedicated “Primary Animal Keeping Area” (PAKA) on each and every residential lot created within the Specific Plan. The size of the PAKA shall be as set forth below. No improvement or structure requiring a City of Norco building permit shall be allowed within the PAKA unless said improvement or structure is deemed compatible with animal keeping by the City of Norco.

The dimensions of the PAKA area shall be a minimum depth of 30’ level pad area rectangular in shape as shown on Exhibit III.B-11 “Split Lot Grading .

12,000 sq.ft. – 14, 999 sq.ft. pad	1,576 sq.ft. PAKA
15,000 sq.ft. – 17, 999 sq.ft. pad	2,152 sq.ft. PAKA
18,000 sq.ft. – 19, 999 sq.ft. pad	2,728 sq.ft. PAKA
20,000 sq.ft. + pad	3,304 sq.ft. PAKA

The dedicated Primary Animal Keeping Area shall be recorded on each lot and shall be included within the project’s CC & R’s. The City shall review and approve the CC & R’s prior to recordation and shall review and approve all future modifications to the CC & R’s. No enclosed animal related structure located within the PAKA shall exceed 40% of the PAKA.



2. “ACTIVE” OPEN SPACE & INGALLS PARK EXPANSION

The project grants 17.3 acres of active open space uses for dedication to the City. Two additional active open space areas have been designated within the project area. There is an approximately 1.8 acre area in the westerly portion of the “Pedley Fields” area and an approximately 1.2 acre area in the southerly portion of the project.

3. “PASSIVE” OPEN SPACE

Approximately 428 acres of the Norco Ridge Ranch development are left in a natural state in permanent open space and will be dedicated to the City of Norco or other approved conservation agency.

**B. DENSITY CALCULATION**

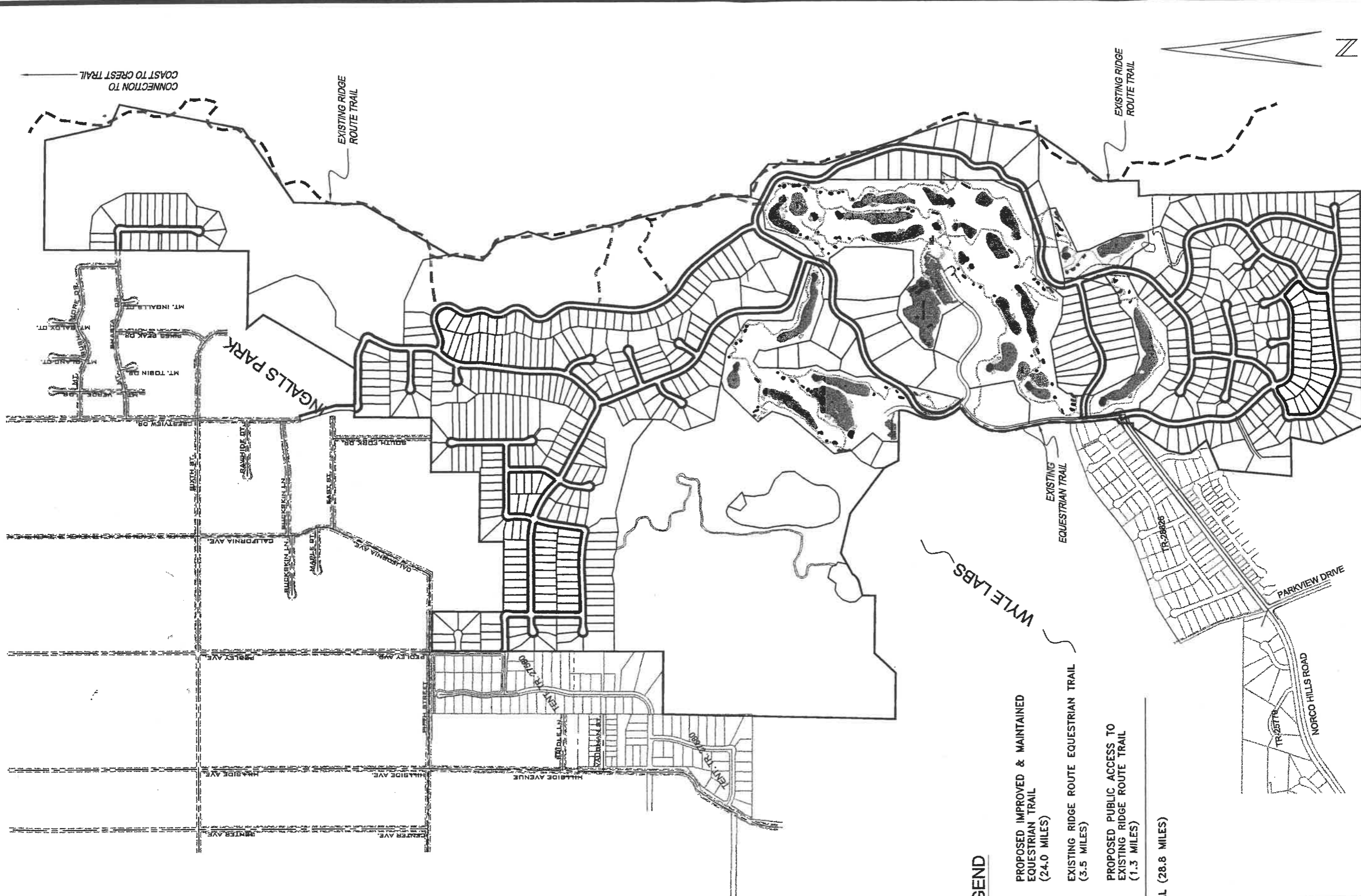
The total dwelling units for NRRSP was calculated based on the average natural slope table contained in the City of Norco’s Hillside (HS) Zone Ordinance. *The NRRSP has an allowable residential density of 629 dus* – see Table II-2, below, for calculations:

**Table II-2 / Density/Slope Analysis**

<u>Slope</u>	<u>Acres Factor</u>	<u>Max No. of Lots</u>	<u>Percentages (%)</u>
0-10%	75.67 X 1.5 =	113.50	07.7 %
10-20%	153.55 X 1.0 =	153.55	15.7 %
20-30%	228.34 X .75 =	171.26	23.3 %
30-40%	242.46 X .50 =	121.23	24.8 %
+ 40%	278.31 X .25 =	69.58	28.5 %
<b>Total Allowable Units =</b>		<b>~ 629 Units</b>	<b>** 100%</b>

The NRRSP has 588 residences are within the allowable density requirements for the Hillside property.

\*\* Refer to Slope Analysis Map (Exhibit II.D) for allowable units for the HS zone.



**LEGEND**

- PROPOSED IMPROVED & MAINTAINED EQUESTRIAN TRAIL (24.0 MILES)
- - - EXISTING RIDGE ROUTE EQUESTRIAN TRAIL (3.5 MILES)
- ..... PROPOSED PUBLIC ACCESS TO EXISTING RIDGE ROUTE TRAIL (1.3 MILES)

TOTAL (28.8 MILES)

UPDATED: 02-01-

MASTER TRAIL SYSTEM PL  
EXHIBIT II.H

PAGE:

SOURCE: CBA

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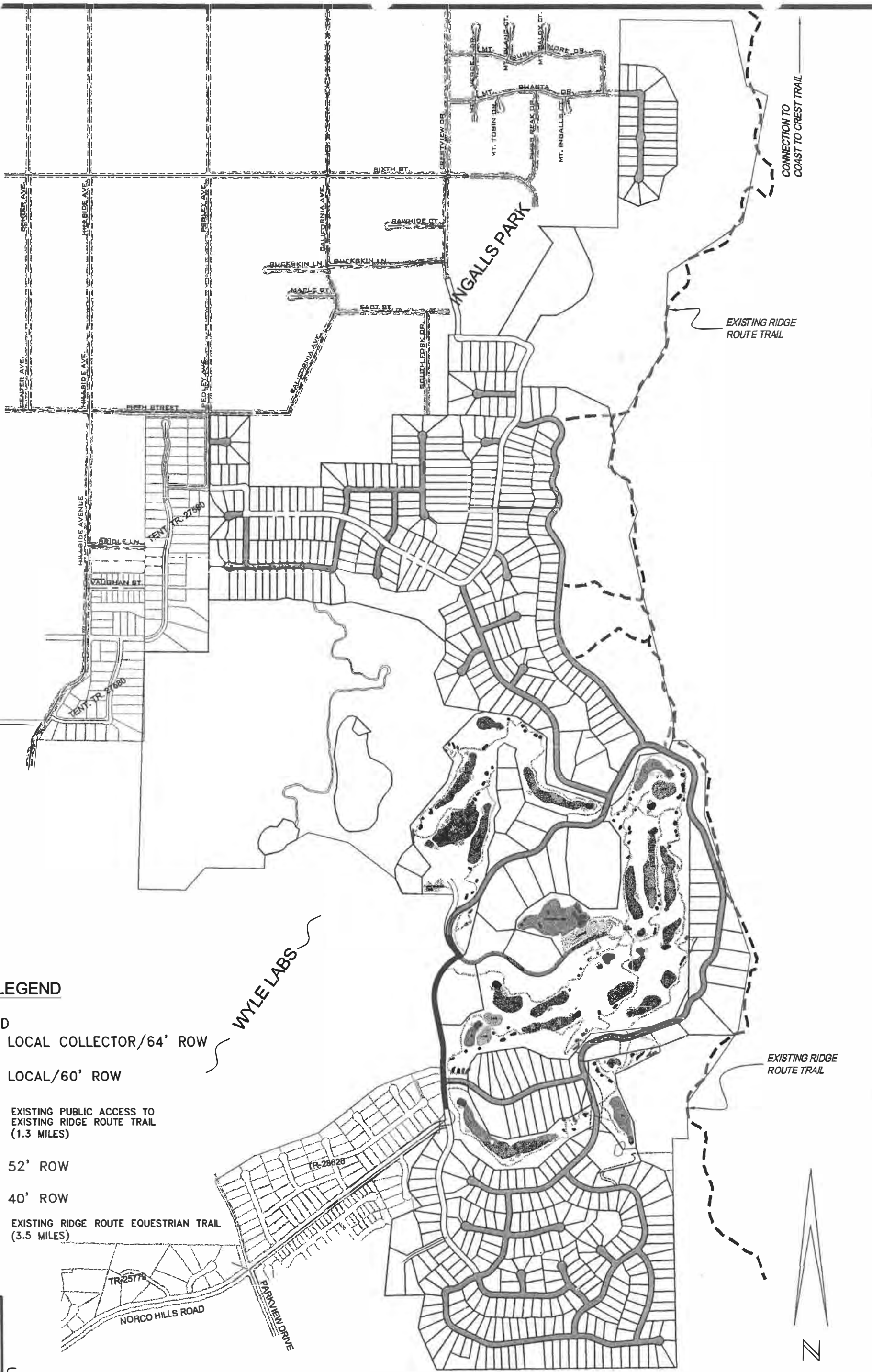
**NORCO RIDGE RANCH**  
**MASTER TRAIL SYSTEM PLAN**

NO SCALE

**E. CIRCULATION PLAN – Vehicular & Equestrian**

1. BACKGROUND

Exhibits II.E-1 and II.E-2 delineates street sizing and roadway alignments throughout the Norco Ridge Ranch. The Norco Ridge Ranch Circulation Plan establishes the street standard and general circulation layout *to be applied to* the Norco Ridge Ranch Land Use Plan.



**LEGEND**

- PROPOSED**
- LOCAL COLLECTOR/64' ROW
- LOCAL/60' ROW
- EXISTING PUBLIC ACCESS TO EXISTING RIDGE ROUTE TRAIL (1.3 MILES)
- EXISTING**
- 52' ROW
- 40' ROW
- EXISTING RIDGE ROUTE EQUESTRIAN TRAIL (3.5 MILES)

WYLE LABS

EXISTING RIDGE ROUTE TRAIL



NO SCALE

CIRCULATION PLAN  
EXHIBIT II.E-1  
PAGE: 12

UPDATED: 02-01-01

SOURCE: CBA/RKJK

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**NORCO RIDGE RANCH**  
 CIRCULATION PLAN  
 EXHIBIT II.E-1

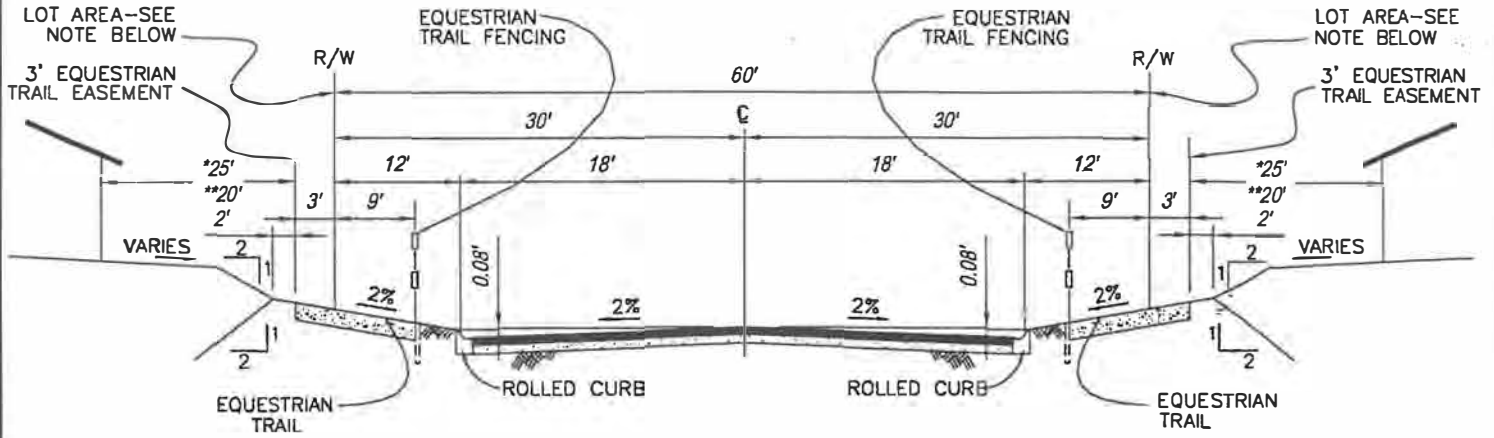
2. STREETS

Street classifications for the Norco Ridge Ranch Specific Plan are as outlined below in Table II-3 (see Typical Street Section / Exhibit III.E-2 in Section III for diagrammatic details):

**Table II-3 / Typical Roadway Classification**

<b>STREETS</b>	<b>CLASSIFI- CATION</b>	<b>RIGHT OF WAY</b>	<b>TRAVEL LANES</b>	<b>PARKING LANES</b>	<b>12' EQUESTRIAN TRAIL</b>
To be Determined by Tentative Map Street Designation. (Proposed)	Local Collector	64'	2	2	Dual*
To be Determined by Tentative Map Street Designation. (Proposed)	Local	60'	2	2	Dual*
Hidden Valley Parkway (Existing)	Local	52'	2	0	Single
Crestview Drive (Existing)	Local	60'	2	2	Single
Club House Drive (Existing)	Local	40'	2	0	None

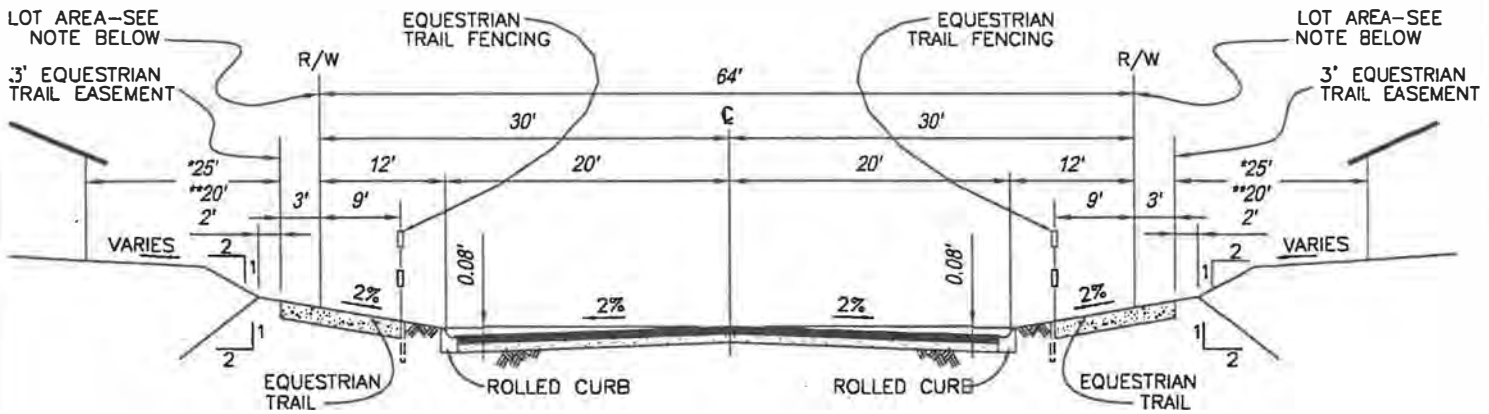
\* The 12' Trail Section consists of a 9' portion of the trail contained within the street's ROW – with a 3' trail easement overlaid over adjacent residential lot frontages resulting in a 12' horse trail width, typical for both sides of the street. The 12' trail section on existing streets is contained within the existing street right-of-way.



**TYPICAL LOCAL STREET SECTION**

60' R.O.W WITH DUAL TRAILS  
(N.T.S.)

NO SCALE



**TYPICAL LOCAL COLLECTOR STREET SECTION**

64' R.O.W WITH DUAL TRAILS  
(N.T.S.)

NO SCALE

- \* HOUSE W/ FRONT LOADING GARAGE
- \*\* HOUSE W/ SIDE LOADING GARAGE

SOURCE: CBA

UPDATED: 01-11-01

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**NORCO RIDGE RANCH**  
TYPICAL STREET SECTIONS  
MASTER PLAN  
EXHIBIT II.E-2

## **F. GRADING PLAN**

The Grading Plan (Exhibit II.F) shows the pad areas, the corresponding slope areas and areas to be left natural.

## **G. OPEN SPACE/SCENIC PRESERVATION**

The Norco Ridge Ranch Specific Plan proposes a large amount of open space (refer back to Exhibit II.C / Land Use Map). This open space will be offered for dedication to the City or other public agency for the purpose of providing maintenance and preservation of the open space areas in perpetuity

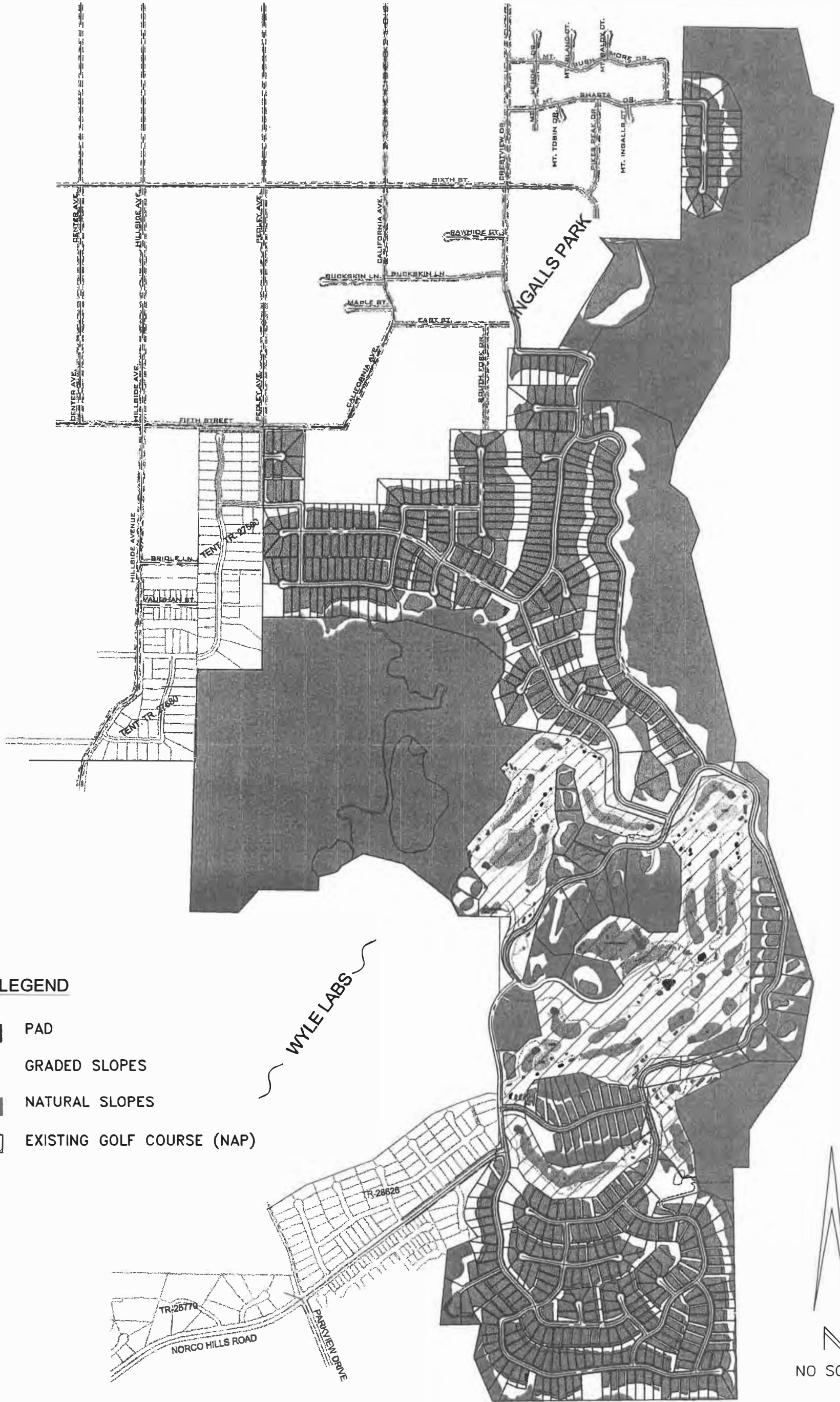
The Norco Ridge Ranch project contains approximately 428 acres of open space which will encompass the 320 acre conservation easement required by the prior U.S. Army Corps of Engineers Nationwide 404 permit (#94-00305-ES) issued in conjunction with the Hidden Valley Golf Course project. Exhibit II.C-1 (Land Use Map) shows the area to be set aside as the conservation easement. The conservation easement shall be recorded at the time of the issuance of the 404 permit for the Norco Ridge Ranch project prior to grading.

## **H. TRAIL SYSTEM**




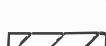
An improved equestrian and pedestrian trail system is designed within Norco Ridge Ranch to provide equestrian access to all lots within the subdivision (see Exhibit II.H / Master Trail System Plan).

The NRRSP provides for connecting the improved trail system to these existing trails at four locations, which are:

- (i) Norco Hills Road on the southern end of the project
- (ii) 5<sup>th</sup> Street and Pedley Road Intersection
- (iii) Crestview Drive and Ingalls Park
- (iv) Potential future trailhead behind Ingalls Park



**LEGEND**

-  PAD
-  GRADED SLOPES
-  NATURAL SLOPES
-  EXISTING GOLF COURSE (NAP)

WYLE LABS



SOURCE: CBA

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**NORCO RIDGE RANCH  
 CONCEPTUAL GRADING PLAN**

EXHIBIT II.F

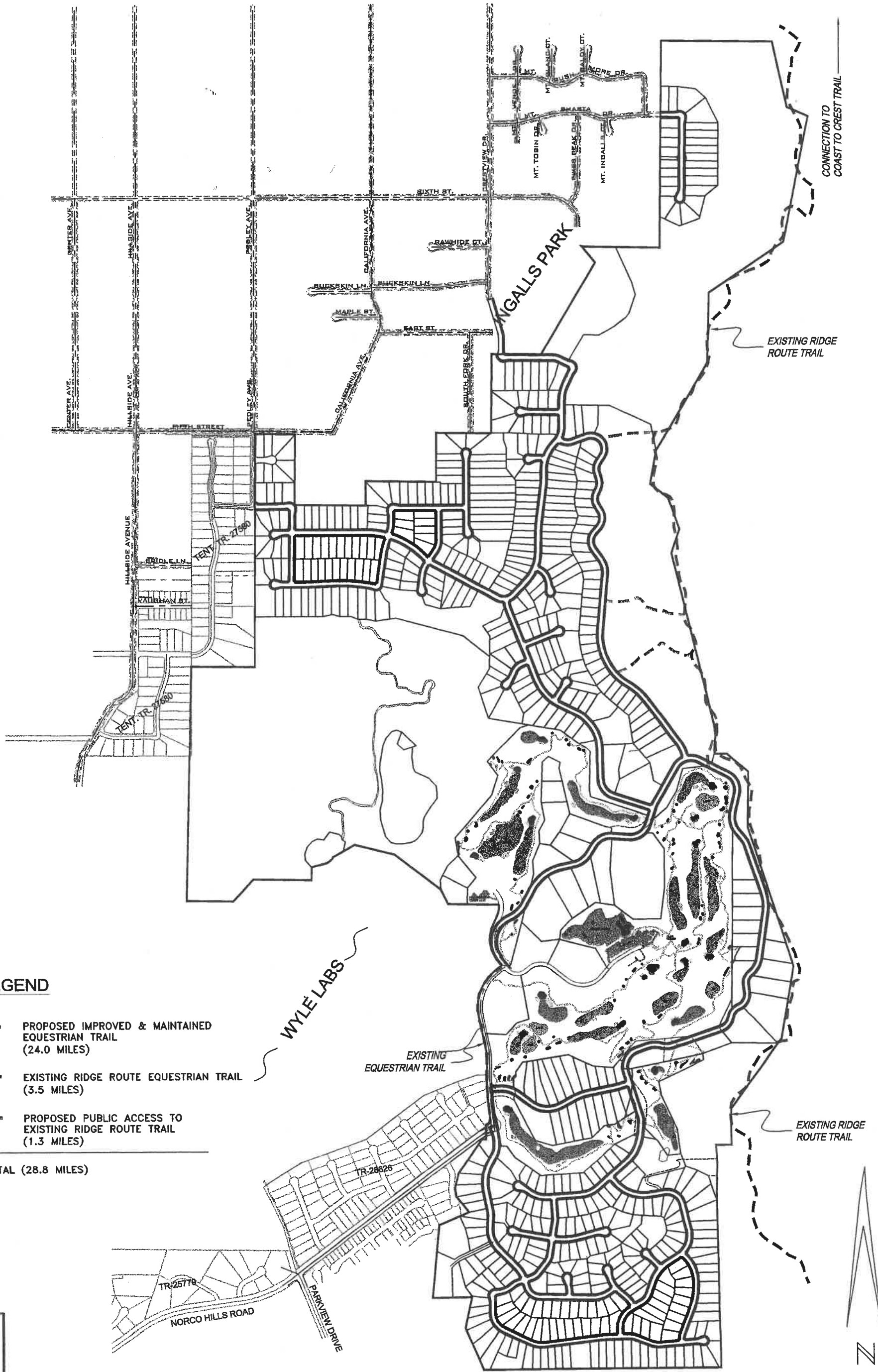
CONCEPTUAL GRADING PLAN

EXHIBIT II.F




PAGE: 16

UPDATED: 02-01-01





**LEGEND**

-  PROPOSED IMPROVED & MAINTAINED EQUESTRIAN TRAIL (24.0 MILES)
  -  EXISTING RIDGE ROUTE EQUESTRIAN TRAIL (3.5 MILES)
  -  PROPOSED PUBLIC ACCESS TO EXISTING RIDGE ROUTE TRAIL (1.3 MILES)
- TOTAL (28.8 MILES)

MASTER TRAIL SYSTEM PLAN  
EXHIBIT II.H  
PAGE: 17

UPDATED: 02-01-01

SOURCE: CBA

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**NORCO RIDGE RANCH**  
MASTER TRAIL SYSTEM PLAN  
EXHIBIT II.H

## PUBLIC FACILITIES PLAN

### 1. WATER SUPPLY

#### a. Projected Water Requirements

As contained in the Norco Ridge Ranch EIR/Technical Appendix F (e.g., *Norco Ridge Ranch Water System Master Plan*) the projected water demand requirements for this project are estimated by using the per capita demand factors for residential land use as outlined in the City of Norco's Water Master Plan, dated March 1985 and updated in 1996. For each of the proposed 588 dwelling units proposed within the Norco Ridge Ranch Project, the following supply factors form the basis for the below water supply analysis:

$$\begin{aligned} \text{Average Daily Demand (gpu)} &= 630 \text{ gallons per unit or } 190 \text{ gal a day} \times 3.3 \text{ people / unit} \\ \text{Total Average Day (gpm)} &= 257.25 \text{ gpm (} 630 \text{ gpu} \div 1440 \text{ min per day)} \\ \text{Fire Flow Demand} &= 1500 \text{ gpm w/20 psi min. residual pressure at critical hydrants.} \end{aligned}$$

#### b. Fluctuations In Water Demand

In order to size and design the backbone water facilities for the Project, the daily fluctuations in water demand was calculated:

$$\begin{aligned} \text{Maximum Day Demand} &= 2.19 * \text{Average Day Demand} \\ &= 2.19 \times 257.25 \\ &= \underline{564.38 \text{ gpm}} \\ \text{Peak Hour Demand} &= 4.00 \times \text{Average Day Demand} \\ &= 4.00 \times 257.25 \text{ (gpm)} \\ &= \underline{1029.00 \text{ gpm}} \end{aligned}$$

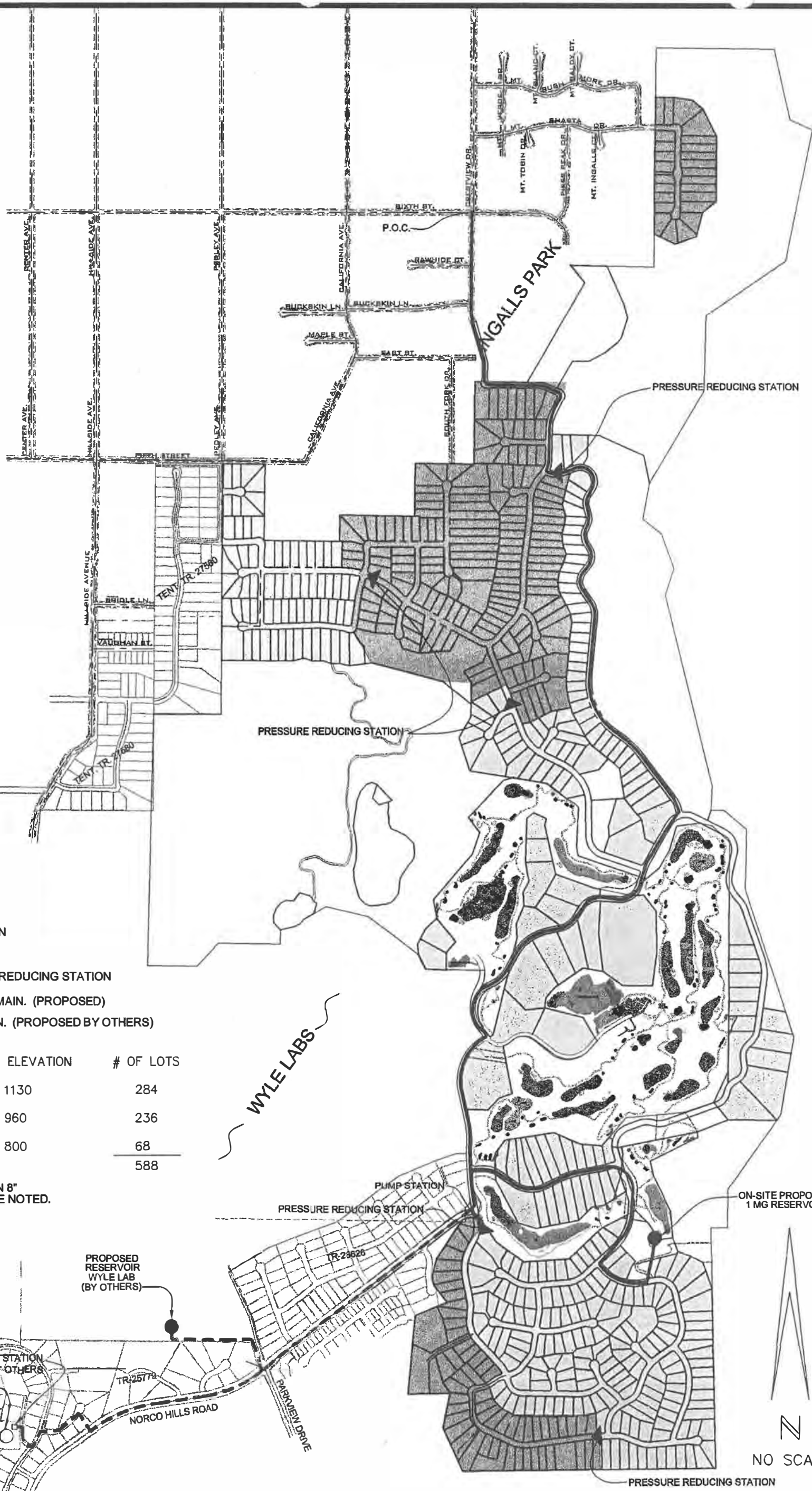
#### c. Fire Flow Requirements

In conformance with the City's single family residential / fire protection standards, storage tank sizing incorporate a 1500 gpm water storage criteria to accommodating a 2 hour minimum fire flow duration.

### 2. WATER DISTRIBUTION SYSTEM

#### a. Supply Source

The City of Norco will supply the subject property with its domestic water supply. As shown on Exhibit II.I-1 (Water System Master Plan), a new booster station is proposed for installation at the City's existing reservoir No. 4 by the summer 2001. Said booster station will pump water up Norco Hills Road via a proposed 16" transmission main feeding a future Reservoir on the Wyle Lab site due west of the Norco Ridge Ranch's southern parcel.

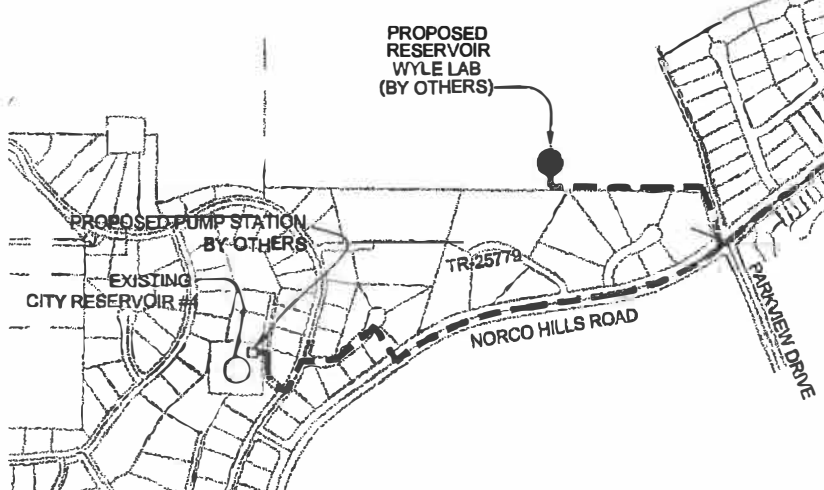


**LEGEND**

- EXISTING RESERVOIR
- NEW RESERVOIR
- EXISTING PUMP STATION
- NEW PUMP STATION
- ▶ PROPOSED PRESSURE REDUCING STATION
- 12"-16" TRANSMISSION MAIN. (PROPOSED)
- - - 16" TRANSMISSION MAIN. (PROPOSED BY OTHERS)

HGL	SERVICE ELEVATION	# OF LOTS
1230	960 TO 1130	284
1080	800 TO 960	236
930	730 TO 800	68
		<hr/> 588

NOTE: ALL STREETS TO HAVE AN 8" WATERLINE UNLESS OTHERWISE NOTED.



SOURCE: CBA/UMA



Water supply enters the Project at the corner of Norco Hills Road and Clubhouse Drive. At this intersection, a new, on-site pump station will deliver water to a proposed 1 MG reservoir located on a high spot near the site's southeast boundary. Installation of the future Reservoir located on the Wyle Lab property, combined with the above 1 MG tank, are the main storage facilities for the development designed to service the entire area's water needs.

**b. Off-Site Water Delivery Options**

Phased installation of backbone water facilities surrounding the south Norco Hills Road corridor are the primary responsibility for the Norco Ridge Ranch, Tract 25779, and Tract 28626. Depending on which development proceeds with construction first will determine which facilities are built first.

Option 1 water distribution system assumes that a new booster pump station has been completed at the City's Reservoir #4 and that the City has installed the future Reservoir within the Wyle Laboratories property and Tract 28626 has completed the 16" water transmission line in Norco Hills Road from Parkview Drive to Hidden Valley Parkway. If this scenario does not occur in this sequence the following options may take precedence:

Option 2 – Assumes Option 1 water reservoir and booster pump station are not constructed, but Tract 28626 has installed the 16" waterline. This option would require the construction of the water booster pump station at the City's Reservoir #4 with a pumping capacity greater than the pump capacity required under Option 1.

Option 3 – Assumes Option 1 water reservoir and water booster pump station within Tract 25779 have not been constructed and the 16" waterline in Norco Hills Road has not been constructed. This option would require the construction of the 16" waterline in Norco Hills Road. The cost for the 16" waterline would be eligible for either credits against City Water Connection Fees or a reimbursement agreement with the developer of Tract 25779 and Tract 28626

**c. Pressure Zone**

As illustrated on Exhibit II.I-1 the site's topography varies from gentle sloping to relatively steep terrain. House pad elevations for the service area range from 760 to 1130 foot elevation which translates into three pressure zones for the project. Table II-4 shows the hydraulic grade line (HGL) and corresponding service elevations for the proposed pressure zones:

**Table II-4 / Proposed Water Zone Service Elevations**

<u>HGL</u>	<u>SERVICE ELEVATIONS</u>
1230	960 to 1130
1080	800 to 960
930	730 to 800

**d. Storage Reservoir**

Reservoir capacity sizing for the Project's proposed 1 MG water storage tank exceeds the City's maximum day demand plus fire storage requirements (see below "Total Storage Requirement"). For the proposed 588 dwelling units the tank sizing would be as follows:

Maximum Day Demand (gpd)	=	588 X 630 X 2.19	=	811,264 gpd
Fire Storage Requirement	=	1,500 X 2 X 60.0	=	<u>180,000 gallons</u>
<b>Total Storage Requirement</b>	=		=	<b>991,264 gallons</b>

Based on above reservoir storage calculation, the project's engineers will design a 1 million gallon storage tank facility to be located on the site's southeast boundary (see Exhibit II.I-1 / Master Water Facilities Plan).

#### **e. Booster Pumping Stations**

A booster pumping station will be required to deliver water from the future Wyle Lab reservoir to the proposed, on-site, 1 MG Norco Ridge Ranch tank\*. The City's Water Master Plan criteria calls for booster stations to be sized to deliver the maximum day demand, which calculates out to 556 gpm. In order to maximize pumping efficiency and minimize electrical costs associated with water delivery, it is recommended that two (2) pumps be installed, instead of a single large one. In this fashion, one pump will be operational for normal daily delivery and the other pump will be on standby in the event of maximum day demand is required. Each pump would have the capacity to deliver 750 gpm or one-half of the fire flow demand of 1500 gpm.

\* Note: Although this scenario represents the preferred "off-site" water delivery alternative, if the Wyle Lab Reservoir tank is not in place at the time the Norco Ridge Ranch Development is ready to start construction – Option 2, calls for increasing the pump capacity at the City's existing Reservoir No. 4 to ensure adequate water delivery service to the Project's on-site 1 MG tank (see "Master Water Facility Plan" / Section II.I-1 for more detail).

Homes with pad elevations above 1130 will be served by individual lot private hydropneumatic booster pump systems.

#### **f. Pressure Reducing Stations**

As a result of variations in pad site elevations associated with the Project, five (5) pressure reducing stations will be installed at locations designated on Exhibit II.I-1. Each of these pressure reducing stations are designed and constructed to meet the City's fire flow and maximum day demand requirements for water delivery service within the Project.

#### **g. Individual Pressure Regulators**

In order to avoid parallel waterline installation for the handling of different pressure zones in isolated areas (where units may experience water pressure is excess of 80 psi), pressure regulating devices are recommended to offset any high-pressure discrepancies at the systems extremities. Said pressure regulators will be installed on an individual lot basis.

#### **h. Hydraulic Network Analysis**

A hydraulic network analysis was conducted to determine the Project's pipe, tank and pump sizing. The following water flow conditions have been meet in the above referenced analysis:

1. Provide peak hour demand with minimum residual pressure of 40 psi.
2. Provide maximum day demand plus fire flow with a minimum residual pressure of 20 psi at critical fire hydrants.
3. Hazen-Williams friction "C" value for pipes 8" – 12"; and for 16" C=130

A hydraulic grade line (HGL) elevation of 850 foot is present at the City's existing Reservoir No. 4 tank where the domestic water feed originates southwest of the Project. This HGL is 7 feet below the maximum water surface elevation of this location (which is within the normal operating level of the existing reservoir). A "control" HGL was set at 1000 feet for the future

water tank to be constructed on the Wyle Lab site, and another control HGL of 1230 feet was calculated for the proposed 1 MG tank on the Project.

Three sets of network analysis runs were made for the development and the resultant pressures are shown below (see 'Computer Analysis Network Runs' at the back of the Norco Ridge Ranch Water System Master Plan, dated October 1999);

- (1) Maximum Day Demand = 44.15 psi – at the furthest extremity of “critical” Node 27
- (2) Maximum Day Demand w/ 1500 gpm fire flow = 29.20 psi residual pressure at Node 27
- (3) peak hour demand = 44.14 psi - pressure at Node 27.

Therefore, the domestic water system, as proposed, will be able to responsibly supply water to the subject site at Project build-out and in conformance with all local storage and fire flow service requirements.

This project does not propose to extend waterlines to the existing golf course clubhouse and maintenance building

### 3. WASTEWATER COLLECTION AND TREATMENT SYSTEM

The City of Norco will provide the trunk sewer and wastewater treatment capacity for the NRR project. Due to the elongated nature of the development, which stretches  $2\frac{3}{4}$  miles in a north and south direction, the NRR could possibly be serviced by two sewer treatment plants; (1) at the recently completed Regional Sewer Treatment Plant on River Road and (2) at the City of Corona's plant. A joint servicing agreement between Norco and Corona has been approved to allow the project's southern wastewater discharge to go to the Corona wastewater facility. Both local sewer agencies have indicated that adequate wastewater treatment capacity exists to serve the proposed project.

The City of Norco has determined they will provide all sewer service for this project and has conditioned the project accordingly (Condition of Approval No. 88, Ordinance No. 761). All wastewater sewage facilities shall be accommodated by Western Riverside County Regional Treatment Plant or other future substitute facility approved to treat City of Norco wastewater sewage in accordance with Condition of Approval No. 88, Ordinance No. 761. Exhibit II.I-2, the Master Wastewater Facility Plan, delineates backbone sewer collection improvements proposed in conjunction with the ultimate build-out of the NRR project. Said backbone improvements include sewer lines, lift stations and force main.

Offsite sewer discharge from the project will connect to four (4) existing sewer trunk lines. The first three of these “points of connection” (i.e., P.O.C. #1, #2, #3 and #4, respectfully) are in the northern portion of the property and will sewer through the existing Norco network to the new Regional Sewer Treatment Plant. This project does not propose to extend sewer trunk lines to the existing golf course facilities.

#### **Northern Project Discharge**

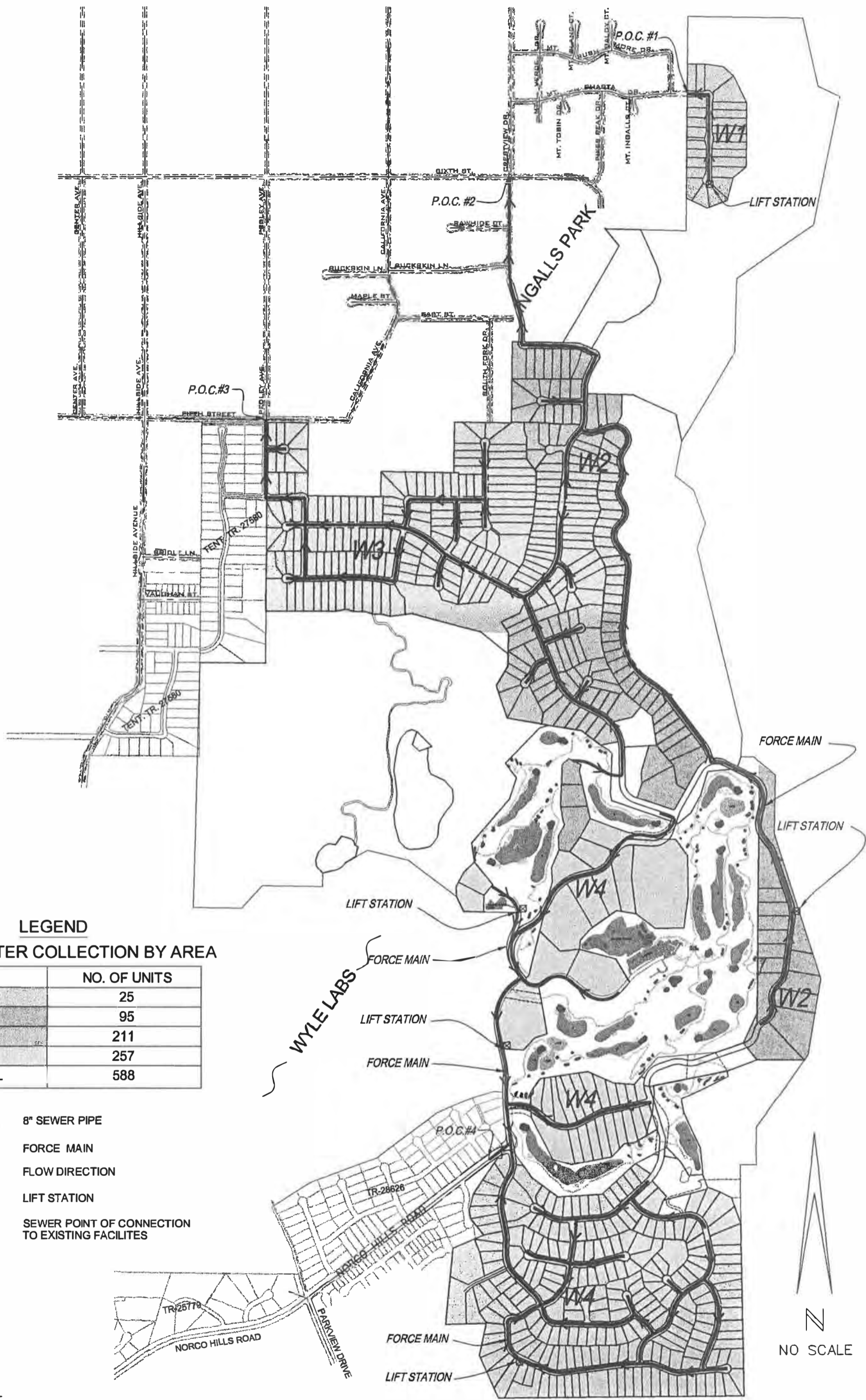
P.O.C. #1 – This point of connection is the most northerly tributary area of the project and will only sewer 3 units. It will gravity flow off-site in a westerly direction and enter the Norco system at Mt. Shasta Drive and the property boundary.

P.O.C. #2 – This P.O.C. can expect 109 units of sewer discharge leaving the site and entering the City of Norco system at Sixth Street and Ingalls Park. The tributary area of the W2 collection zone gravity flow to P.O.C. #2 and will not require an onsite force main or lift station.

P.O.C. #3 – At this connection, 221 units will gravity flow to an existing sewer trunk line located at the confluence of Fifth Street and California Avenue at the NW property boundary of Pedley Fields. Similar to P.O.C. #1 and #2 above, the W3 collection area gravity flows and will not require a force main or lift station.

### **Southern Project Discharge**






P.O.C. #4 – As illustrated on the Master Wastewater Facilities Master Plan, this point of connection supports the most southerly tributary area, W4. It is also the most challenging region of the project from a wastewater collection standpoint and will require (3) lift stations and (3) force mains to get the project's discharge to gravity flow from the property. The W4 tributary consists of 255 units and its discharge will enter the City of Norco system in Norco Hills Road to the west of Hidden Valley Parkway. There it will connect to the sewer improvements constructed by Tract 28626.



**LEGEND**

**WASTEWATER COLLECTION BY AREA**

AREA	NO. OF UNITS
W1	25
W2	95
W3	211
W4	257
<b>TOTAL</b>	<b>588</b>

-  8" SEWER PIPE
-  FORCE MAIN
-  FLOW DIRECTION
-  LIFT STATION
-  P.O.C. SEWER POINT OF CONNECTION TO EXISTING FACILITIES

MASTER WASTEWATER FACILITIES PLAN  
 EXHIBIT II.1-2  
 PAGE: 24

UPDATED: 02-01-01

SOURCE: CBA

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**NORCO RIDGE RANCH**  
**MASTER WASTEWATER**  
**FACILITIES PLAN**  
**EXHIBIT II.1-2**



#### 4. DRAINAGE AND FLOOD CONTROL

Project specific design flows will be analyzed in accordance with Riverside County Flood Control District (RCFCD) criteria and guidelines (see Exhibit II.I-3 Tributary Drainage Area).

All onsite storm drain improvements will be installed per the findings in the Hydrologic Analysis Report (see Exhibit II.I-4/Drainage Facilities). In addition to onsite improvements, other offsite storm drain connections are anticipated as follows:

A 42" RCP is proposed to service the northern portion of the project at Sixth Street and Pikes Peak Drive and will handle storm runoff originating in tributary drainage areas D1 & D2.

A 60" RCP has been sized and located at the western most portion of Pedley Fields where Vaughan Street is proposed to extend east through TR 27580. Said 60" pipe has been sized to handle the storm runoff associated with tributary area D4.

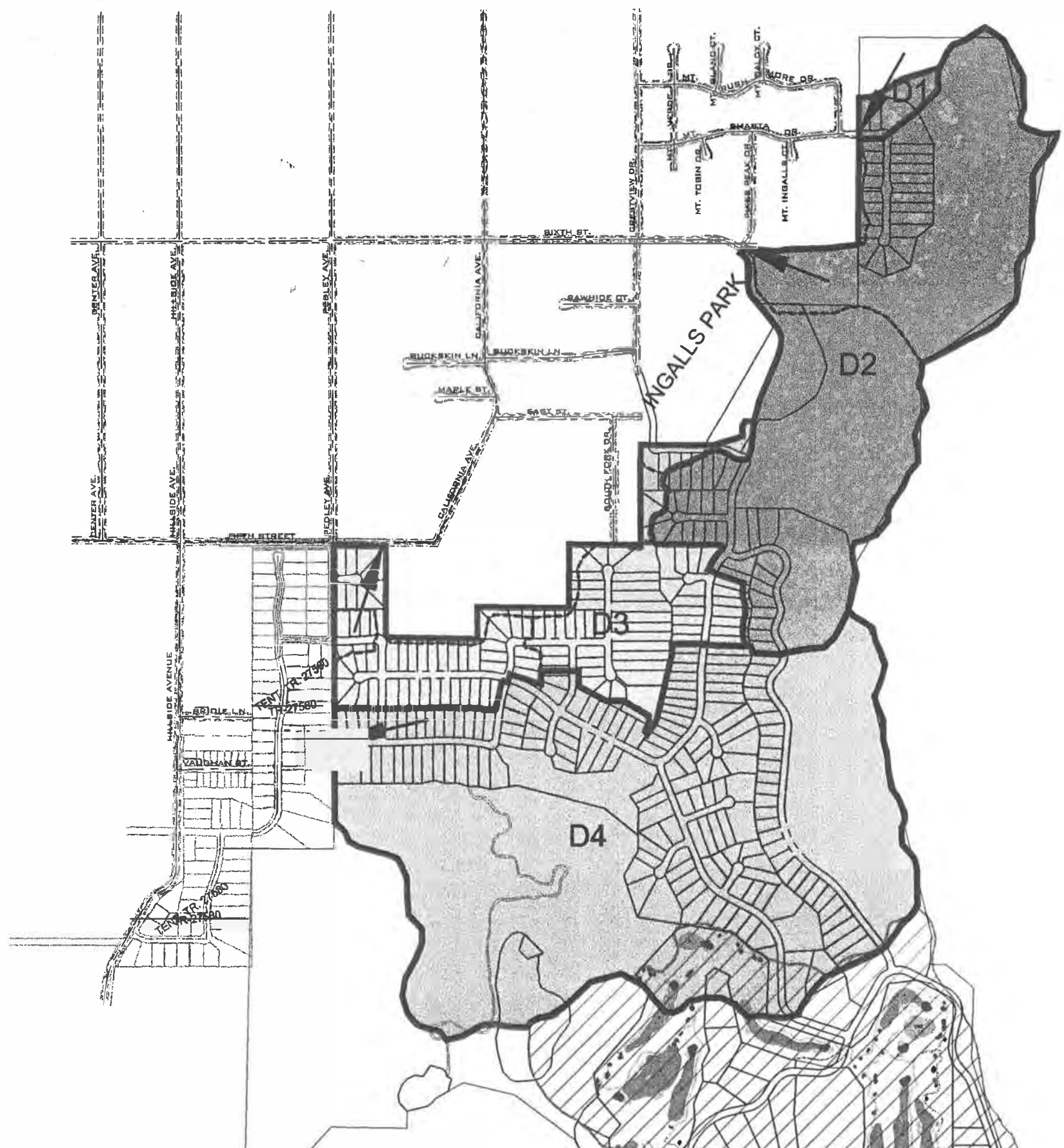
A 30" RCP is proposed to support tributary area D5 located near the corner of Norco Hills Road and Hidden Valley Drive.

An 18" RCP is recommended to service tributary area D6 located at the corner of Norco Hills Road and Hidden Valley Drive in the southern portion of the site.





A 48" RCP is proposed to support storm runoff associated with tributary area D7 and is located at the project's SW corner in the most southerly parcel of the project.

A 36" RCP is proposed to handle storm water runoff originating in tributary area D8. Said 36" RCP is tentatively located at the mid-point of the project's southern property line.

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**LEGEND**

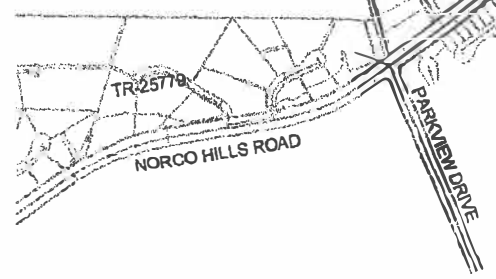
-  MAJOR WATERSHED BOUNDARY
-  MINOR WATERSHED SUBAREA
-  PROPERTY BOUNDARY
-  DISCHARGE POINT

**TRIBUTARY DRAINAGE AREAS**

DRAINAGE AREA	AREA (Ac.)
D1	5.29
D2	178.95
D3	78.23
D4	293.04
D5	17.81
D6	23.14
D7	106.34
D8	72.51

WYLE LABS

OFFSITE HYDROLOGY  
PER CBA/HVGC HYDROLOGY  
REPORT



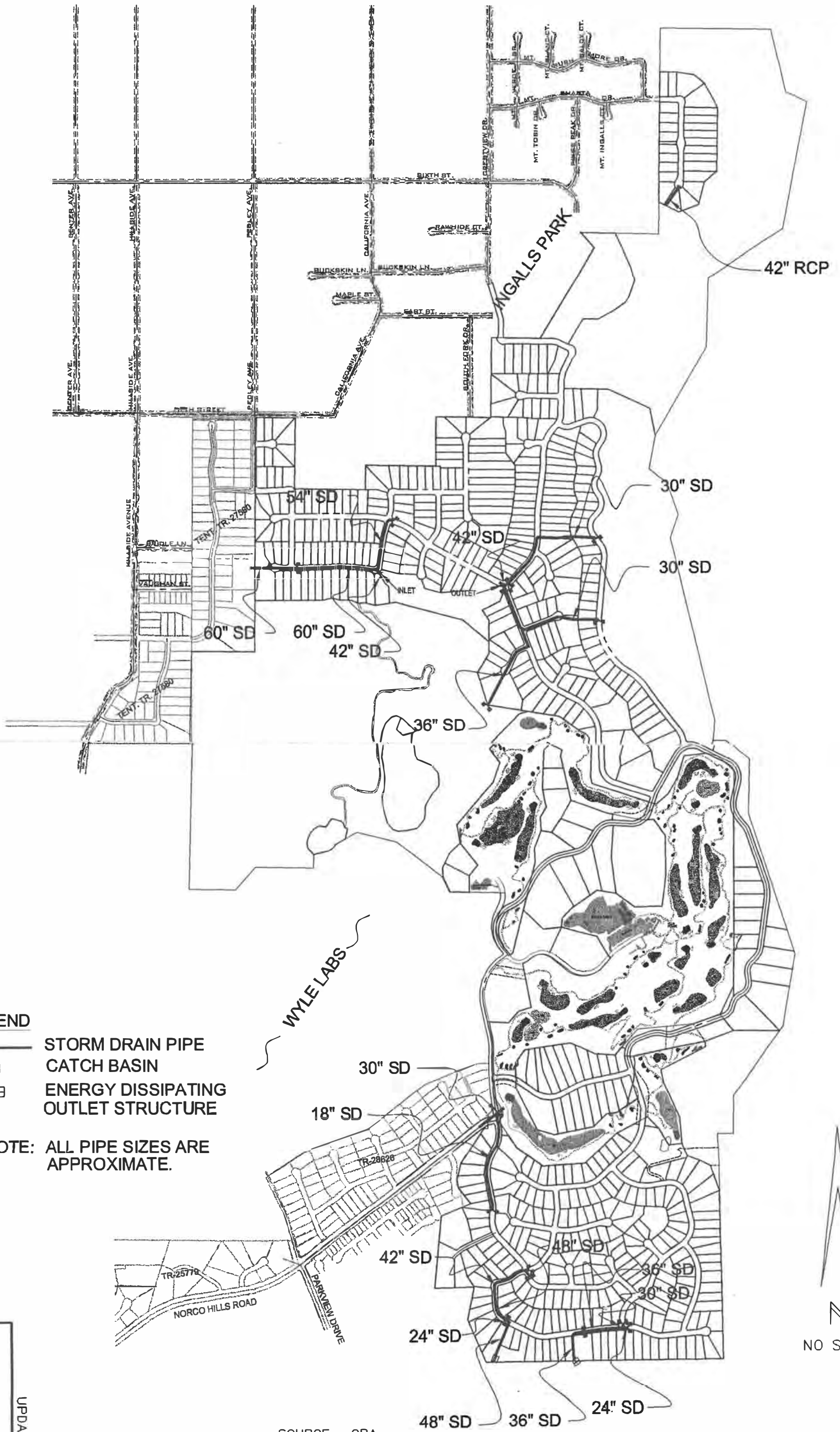
SOURCE: CBA

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**NORCO RIDGE RANCH**  
 TRIBUTARY DRAINAGE AREAS  
 DEVELOPED CONDITION  
 EXHIBIT II.I-3

UPDATED: 02-01-01  
 TRIBUTARY DRAINAGE AREAS  
 DEVELOPED CONDITION  
 EXHIBIT II.I-3  
 PAGE: 26



**LEGEND**

-  STORM DRAIN PIPE
-  CATCH BASIN
-  ENERGY DISSIPATING OUTLET STRUCTURE

NOTE: ALL PIPE SIZES ARE APPROXIMATE.

SOURCE: CBA

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**NORCO RIDGE RANCH  
 DRAINAGE FACILITIES**

EXHIBIT II.1-4

DRAINAGE FACILITIES

EXHIBIT II.1-4

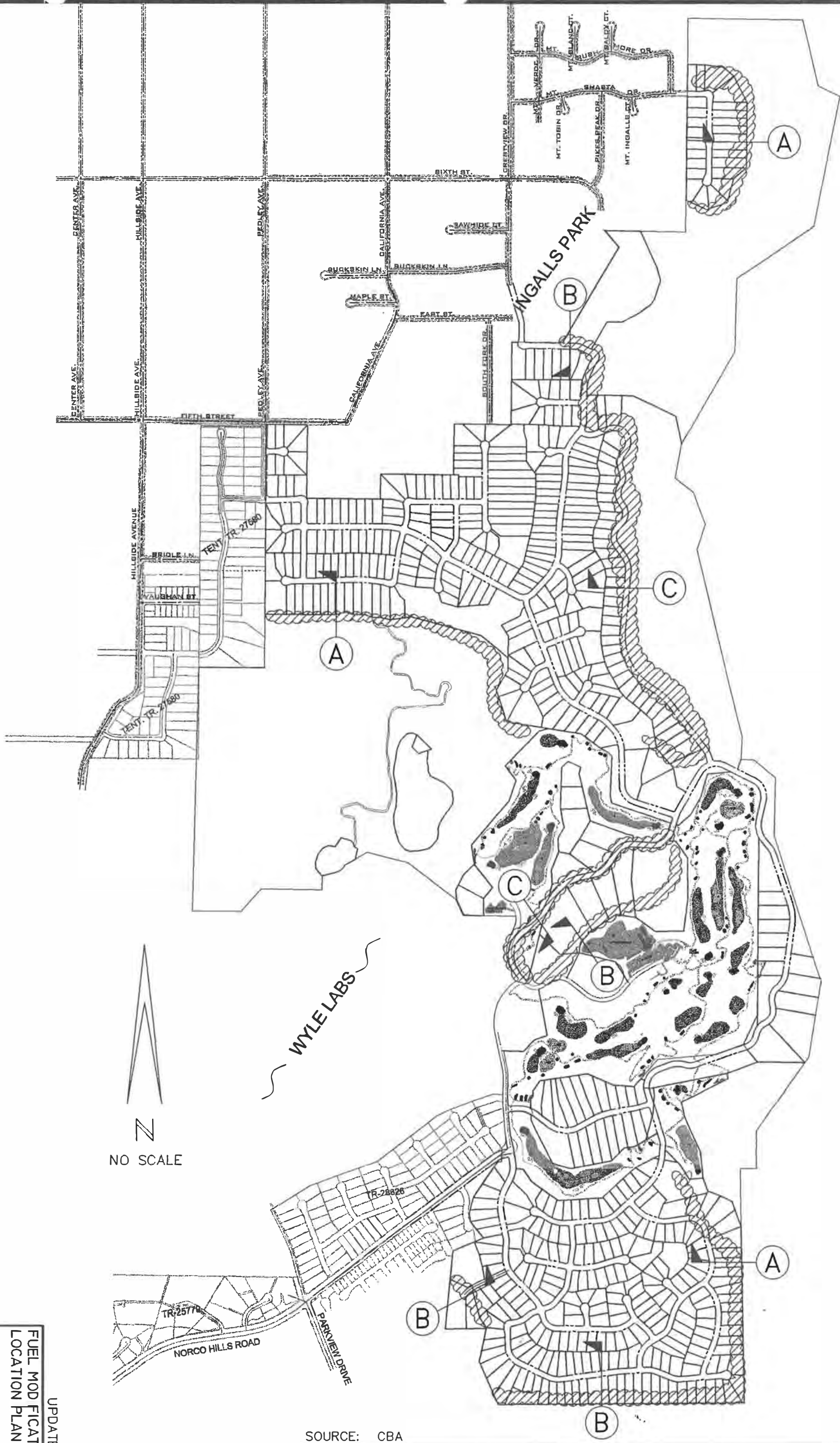
PAGE: 27

UPDATED: 02-01-01

## **J. FUEL MODIFICATION**

Nearly 44% of the site is “passive” open space and left in its natural form. Areas of transition between urban and natural form requiring fuel modification measures to mitigate the potential impact associated with a local hillside fire. A “fuel modification zone” provides a safety buffer for thinning, removing or replacing combustible vegetation.

Exhibit II.J-1 shows the proposed fuel modification zones. Exhibits II.J-2 through II.J-4, illustrates the typical fuel modification treatment.



**LEGEND**  
 FUEL MODIFICATION AREA

SOURCE: CBA

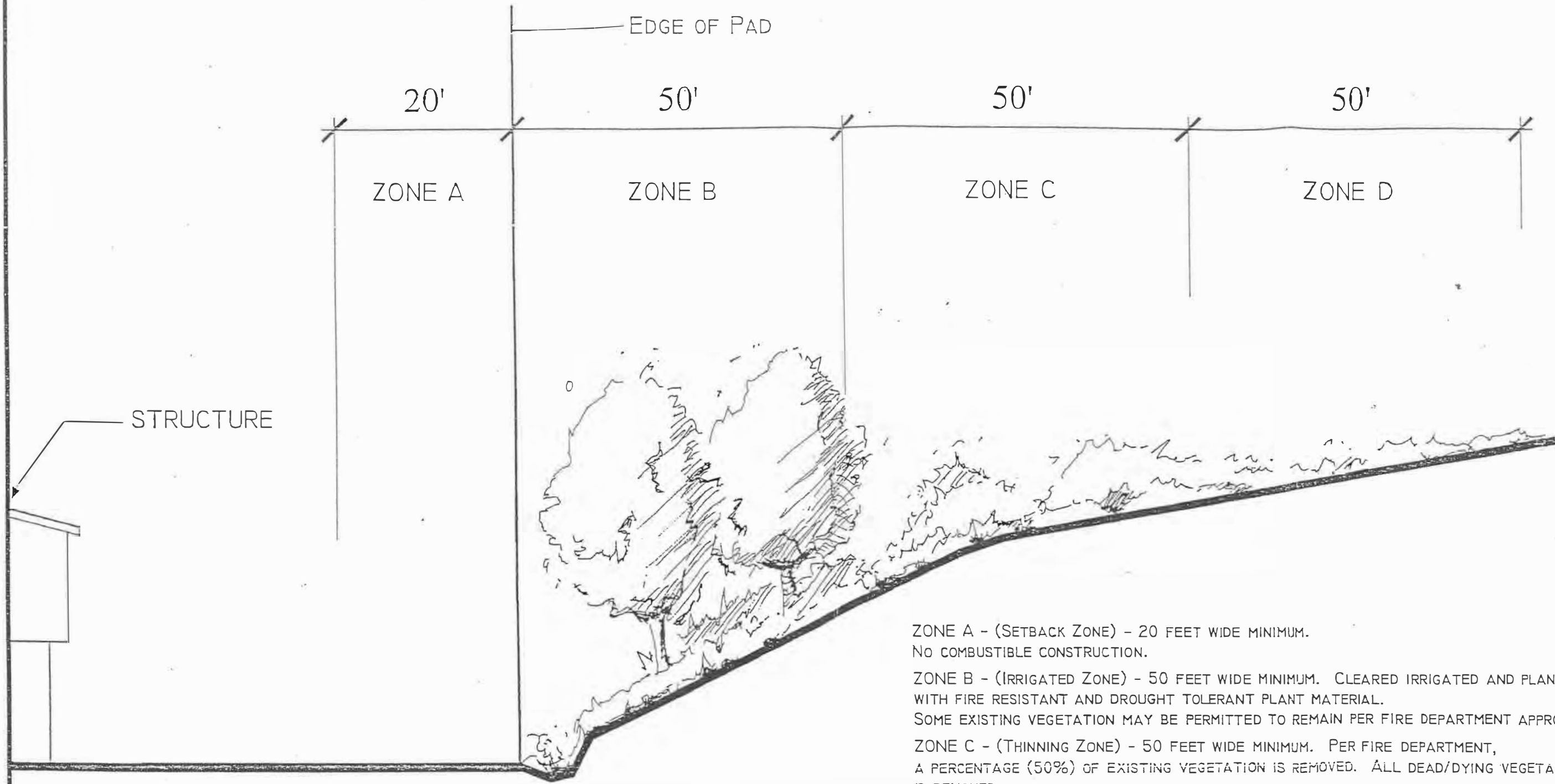
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**NORCO RIDGE RANCH**  
 FUEL MODIFICATION  
 LOCATION PLAN  
 EXHIBIT II.J-1

FUEL MODIFICATION  
 LOCATION PLAN  
 EXHIBIT II.J-1

UPDATED: 02-01-01

PAGE: 29



SECTION "A"  
SEE EXHIBIT II.J-1

ZONE A - (SETBACK ZONE) - 20 FEET WIDE MINIMUM.  
NO COMBUSTIBLE CONSTRUCTION.

ZONE B - (IRRIGATED ZONE) - 50 FEET WIDE MINIMUM. CLEARED IRRIGATED AND PLANTED WITH FIRE RESISTANT AND DROUGHT TOLERANT PLANT MATERIAL. SOME EXISTING VEGETATION MAY BE PERMITTED TO REMAIN PER FIRE DEPARTMENT APPROVAL.

ZONE C - (THINNING ZONE) - 50 FEET WIDE MINIMUM. PER FIRE DEPARTMENT, A PERCENTAGE (50%) OF EXISTING VEGETATION IS REMOVED. ALL DEAD/DYING VEGETATION IS REMOVED.

ZONE D - (THINNING ZONE) - 50 FEET WIDE MINIMUM. PER FIRE DEPARTMENT, A PERCENTAGE (30%) OF EXISTING VEGETATION IS REMOVED. ALL DEAD/DYING VEGETATION IS REMOVED.



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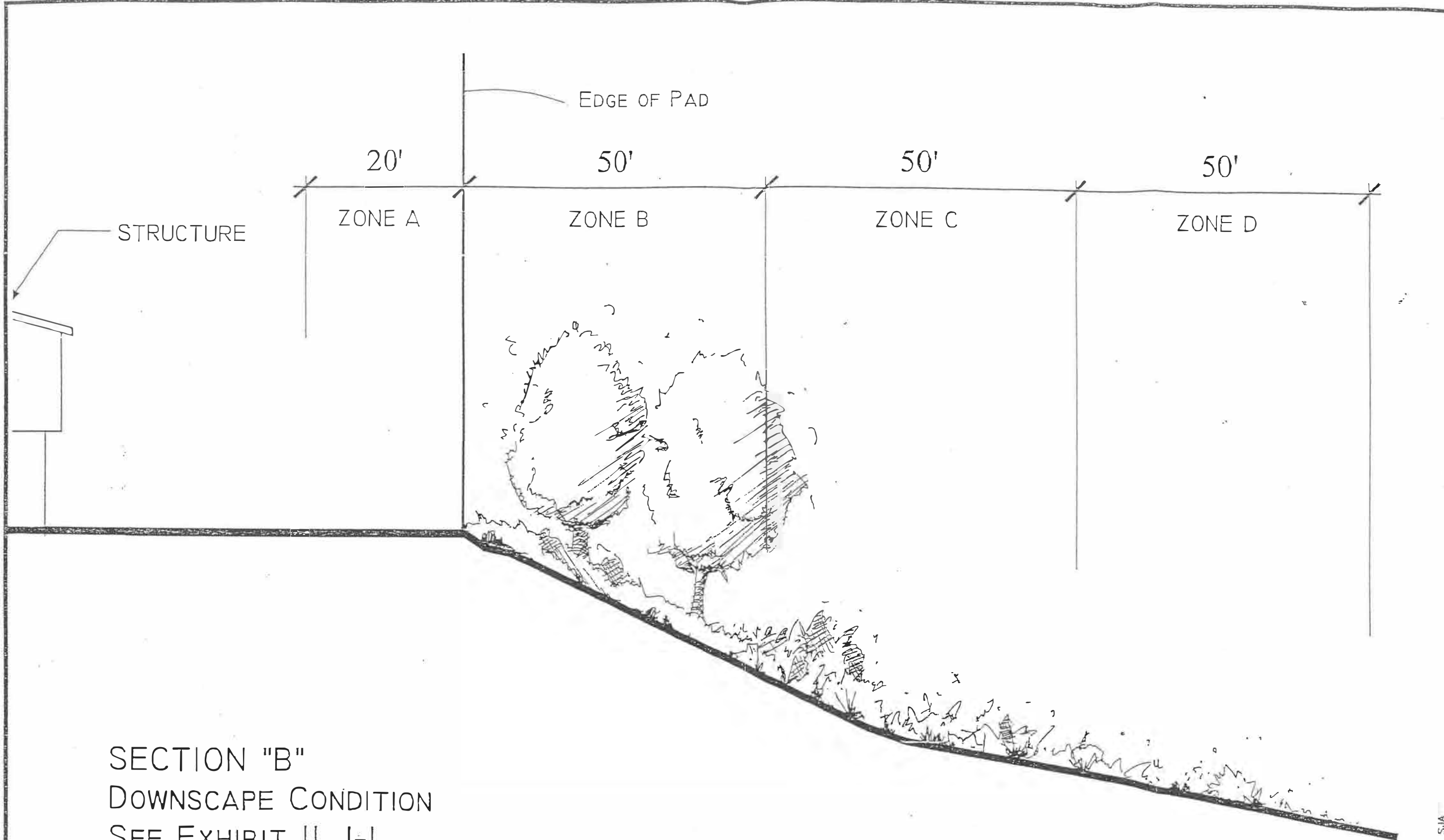


SOURCE: SJA

REV: 11-16-99

FUEL MODIFICATION -  
ELEVATION

EXHIBIT II.J-2



SECTION "B"  
 DOWNSCAPE CONDITION  
 SEE EXHIBIT II.J-1

NORCO RIDGE RANCH  
 Fuel Modification  
 Elevation  
 EXHIBIT II.J-3



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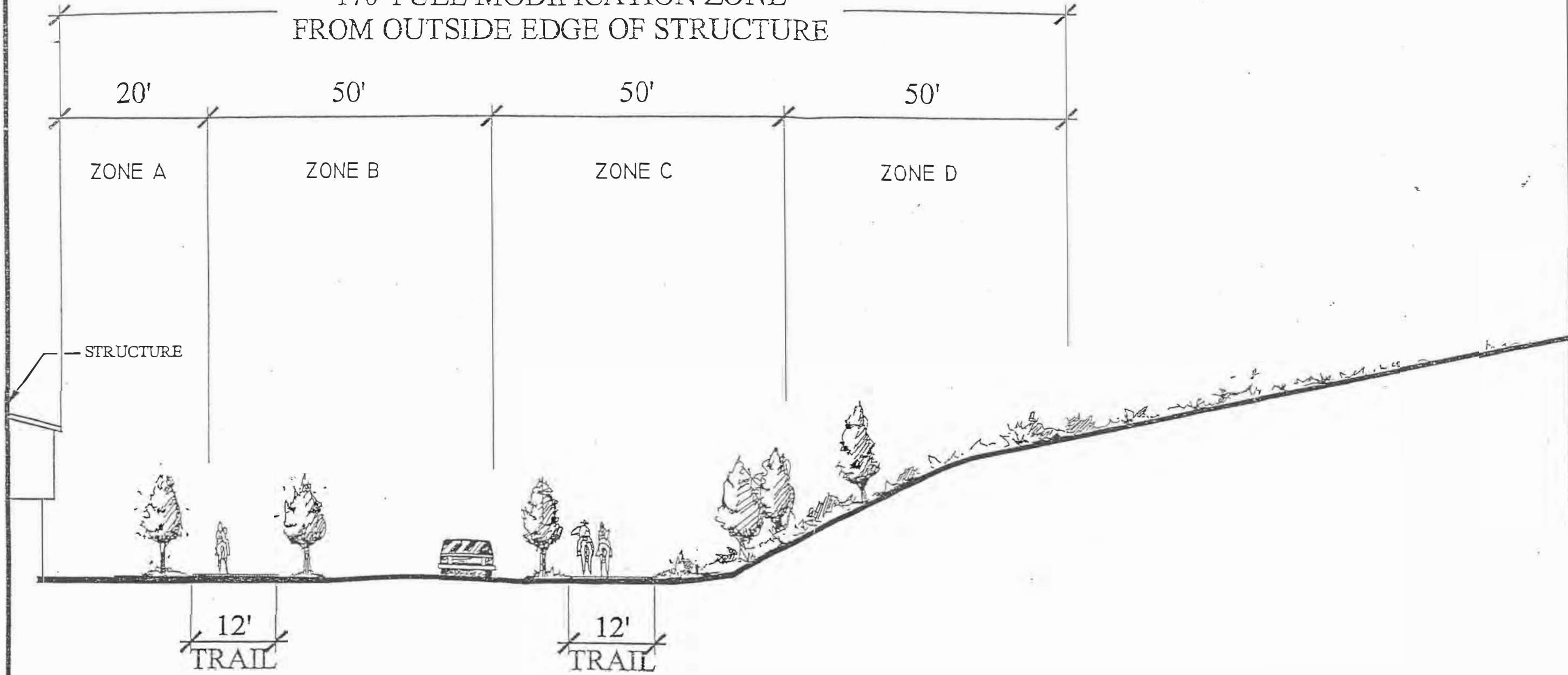
SOURCE: SJA

REV: 11-16-99

FUEL MODIFICATION -  
 ELEVATION

EXHIBIT II.J-3

170' FUEL MODIFICATION ZONE  
FROM OUTSIDE EDGE OF STRUCTURE



SECTION "C"  
SEE EXHIBIT II.J-1

NORCO RIDGE RANCH  
Fuel Modification  
Elevation  
EXHIBIT II.J-4

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FACSIMILE 949-837-6992

SOURCE: SJA  
**LANDSCAPE  
ARCHITECTURE  
PLANNING**

REV: 2-22-00  
FUEL MODIFICATION -  
ELEVATION  
EXHIBIT II.J-4  
PAGE: 32



### III. DEVELOPMENT REGULATIONS

#### A. GENERAL PROVISION

1. Specific Plan Intent - The purpose of this chapter is to specify regulations governing the use of land within the Specific Plan area
2. Development Conformity - Any provisions not specified herein shall be in accordance with the City of Norco Municipal Code, Title 18, relating to zoning.
3. Environmental Clearance – An Environmental Impact Report (EIR) has been processed in conjunction with the Norco Ridge Ranch Specific Plan and will be certified prior to NRRSP approval. All Environmental Assessment requirements will be satisfied pursuant to CEQA guidelines and the City of Norco Specific Plan Review Process.
4. Superceding Clause - Whenever the regulations contained in this text conflict with the regulations of Title 18 of the Norco Municipal Code, the regulations of the Norco Ridge Ranch Specific Plan and any subsequent Amendment(s) shall take precedence.
5. Planning Commission may approve modifications to the Specific Plan requirements if it is found that said requirements are inappropriate due to such factors as; (1) excessively steep areas; (2) unique terrain; (3) rock outcroppings; (4) scenic views; (5) design and location of streets.
6. Specific Plan Amendments - The provisions contained in this chapter shall serve as minimum regulations. They are subject to modification through the amendment procedure specified in the Implementation chapter of the Specific Plan.

## B. EQUESTRIAN RESIDENTIAL DISTRICT REGULATIONS

The following regulations and general rules set forth in this Section shall apply throughout the Equestrian Residential component of Norco Ridge Ranch Development. Any proposed project including, but not limited to, division of land, site plan or any grading, wholly or partially within the Equestrian Residential component, shall be subject to the provisions of this Section.

### 1. ALLOWABLE USES

a. Permitted Uses - The following uses are permitted; building and structures shall hereafter be erected, altered, enlarged, or otherwise modified for the following uses only:

- (1) *Home Occupation* as defined in Section 18.02.04(31) of the Norco Municipal Code and subject to conformance to the criteria for home occupation provided in Chapter 18.32 and all the provisions thereof of the Norco Municipal Code.
- (2) *Single family detached buildings*. No more than one such dwelling shall be permitted on any lot.
- (3) *Child home care*.
- (4) *Animal keeping* is permitted in the Equestrian Residential District subject to standards and restrictions as outline for City's A-1-20 Zone District pursuant to the applicable Norco Municipal Codes governing the same for residential animal keeping.
- (5) *Agricultural Uses* are permitted on a limited bases in the Equestrian Residential District:
  - i Field and seed crops
  - ii Orchard and vineyards
  - iii Pasture and range land
  - iv Tree farms

b. Uses Permitted with a Conditional Use Permit - The following uses may be permitted subject to the approval of a Conditional use permit as provided in Chapter 18.45 (CONDITIONAL USE PERMITS) of the Norco Municipal Code:

- (1) *Schools*, both public and private, including all allied activities providing education as per the California State Education Code.
- (2) *Caretaker* dwelling.
- (3) *Day nurseries* or nursery schools.
- (4) *Veterinarian* or veterinary hospital.
- (5) *Additional Animal Permits* for projects sponsored by youth oriented or other organizations (such as but not limited to, 4-H Club, Youth Grange and future farming projects).

## 2. RESIDENTIAL LOT & PAD STANDARDS

- a. Pad Requirements – The minimum pad size requirement for the Equestrian Residential zone lots shall be 12,000 square feet excluding any proposed easements in order to accommodate animal keeping and minimum set back requirements.

The project shall have a dedicated “Primary Animal Keeping Area” (PAKA) on each and every residential lot created within the Specific Plan. The size of the PAKA shall be as set forth below. The minimum width of the PAKA shall be 30 feet.

12,000 sq.ft. – 14, 999 sq.ft. pad	1,576 sq.ft. PAKA
15,000 sq.ft. – 17, 999 sq.ft. pad	2,152 sq.ft. PAKA
18,000 sq.ft. – 19, 999 sq.ft. pad	2,728 sq.ft. PAKA
20,000 sq.ft. + pad	3,304 sq.ft. PAKA

The dedicated Primary Animal Keeping Area shall be recorded on each lot and shall be included within the project’s CC & R’s. No enclosed animal related structure located within the PAKA shall exceed 40% of the PAKA.

- b. Lot Requirements - All lots hereafter created in the Equestrian Residential zone shall meet the following minimum standards.
- (1) *Lot Area* - Each newly created lot shall have a minimum area of 20,000 square feet, excluding any proposed easements.
  - (2) *Lot Design* - Lots should be designed and located to provide areas for animal keeping. The use of a split pad grading design, where appropriate, shall be encouraged in order to create a separate pad area for animal keeping.
  - (3) *Lot Dimensions*
    - i Minimum lot width – shall be a minimum of 80’
    - ii Minimum lot depth – shall be a minimum of 200’
    - iii Lots located on knuckles and cul-de-sacs shall have widths and depths as shown on the approved vesting tentative maps .

iv Flag lots other than those shown on the approved tentative maps and this Specific Plan are permitted only upon review and approval of the Planning Commission and City Council.

- (4) *Equestrian/ Pedestrian Access* - All lots shall have a minimum 15-foot flat physical access to the rear yard, clear of all obstructions and improvements to a twelve foot height overhead along with a 12-foot rear yard access gate. **AMENDED - SEE ORDINANCE 8921854**

### 3. ARCHITECTURAL STANDARDS

- a. Size of Dwellings - All dwellings shall have a minimum floor area of not less than 1,950 square feet, exclusive of attached porches and garages and patios. Each final tract map shall have at least 30 percent of all residential units planned for single story dwelling units and shall have at least 40 percent of all residential units planned for front porches.
- b. Fencing - Private fences shall be architecturally compatible throughout the project. The type, color, and height of fencing shall approved by the Planning Commission prior to construction. Natural material (or their simulation) without painted surfaces are strongly preferred. Street side yard and rear perimeter lot line fencing materials shall be tubular steel and/or concrete block, or wood construction. Chain link fencing may be used on internal lot lines.
- c. Rooflines - Rooflines shall be parallel to prevailing slopes. Flat roofs are prohibited. For two-story houses, the use of varied rooflines is encouraged. The development of houses shall be sensitive to the backdrop of the hillside ridgelines. The use of varied width of roof overhangs consistent with the architecture of the houses is encouraged.
- d. Garages - Housing design shall incorporate side-access garages as much as possible. Where front-access garages are used, the proportion of frontage devoted to garage face shall be minimized as much as possible. Each final tract map shall have at least 30 percent of all residential units planned for side-, rear-entry or detached garages. For front loaded garages, the plane of the house shall be offset either forward or backward at least 10 feet from the front plane of the garage.
- e. Yard Space and Setbacks - As illustrated on Exhibit III.B-1 yard area requirements and restrictions are as follows:

- (1) *Front Yard* - The front yard building setback is a minimum 20 feet from the back of trail easement for residences with side entry garages and a minimum 25 feet from the back of trail easement for residences with front entry garages.
- (2) *Interior Side Yard* - All lots with buildings shall have a 5 foot side yard set back on one side of the structure and 15 foot side yard setback on the other side. Accessory buildings shall have a minimum 5 foot side yard setback. All lots shall have a minimum 15-foot flat physical access to the rear yard, clear of all obstructions and improvements to a twelve foot height overhead along with a 12-foot rear yard access gate.
- (3) *Corner Side Yard* - A side yard on the street side of the lot shall have a width of at least fifteen feet, as measured from the right-of-way exclusive of the equestrian trail easement.
- (4) *Rear Yard* - A minimum of 35 feet is required as measured from the habitable structure (excluding patios and decks) to the Primary Animal Keeping Area. A minimum five-foot setback is required for all accessory structures as measured from the rear property line.
- (5) *Maximum Height* - The maximum height of any structure shall be 35 feet.
- (6) *Permitted Coverage* - The maximum lot coverage of all permanent structures shall not be more than 40 percent of pad area for all structures.
- (7) *Distance Between Buildings* - Minimum distance between buildings shall be controlled by the provision of the Uniform Building Code. A minimum distance of 35 feet shall be maintained between the PAKA and all habitable buildings on all lots.

- NOTE: ① 20' FRONT YARD SETBACK FOR HOUSES WITH SIDE-LOADING GARAGES.\*
- ② 25' FRONT YARD SETBACK FOR HOUSES WITH FRONT-LOADING GARAGES.\*
- ③ SIDE YARD SETBACK MINIMUM OF 5' WITH 20' TOTAL PER LOT

MIN. PAD SIZE = 12,000 SF\*\*  
 MIN. LOT SIZE = 20,000 SF\*\*  
 MIN. LOT DEPTH = 200 FT  
 MIN. LOT WIDTH = 80 FT

MAX HEIGHT OF ANY STRUCTURE SHALL BE 35 FEET.

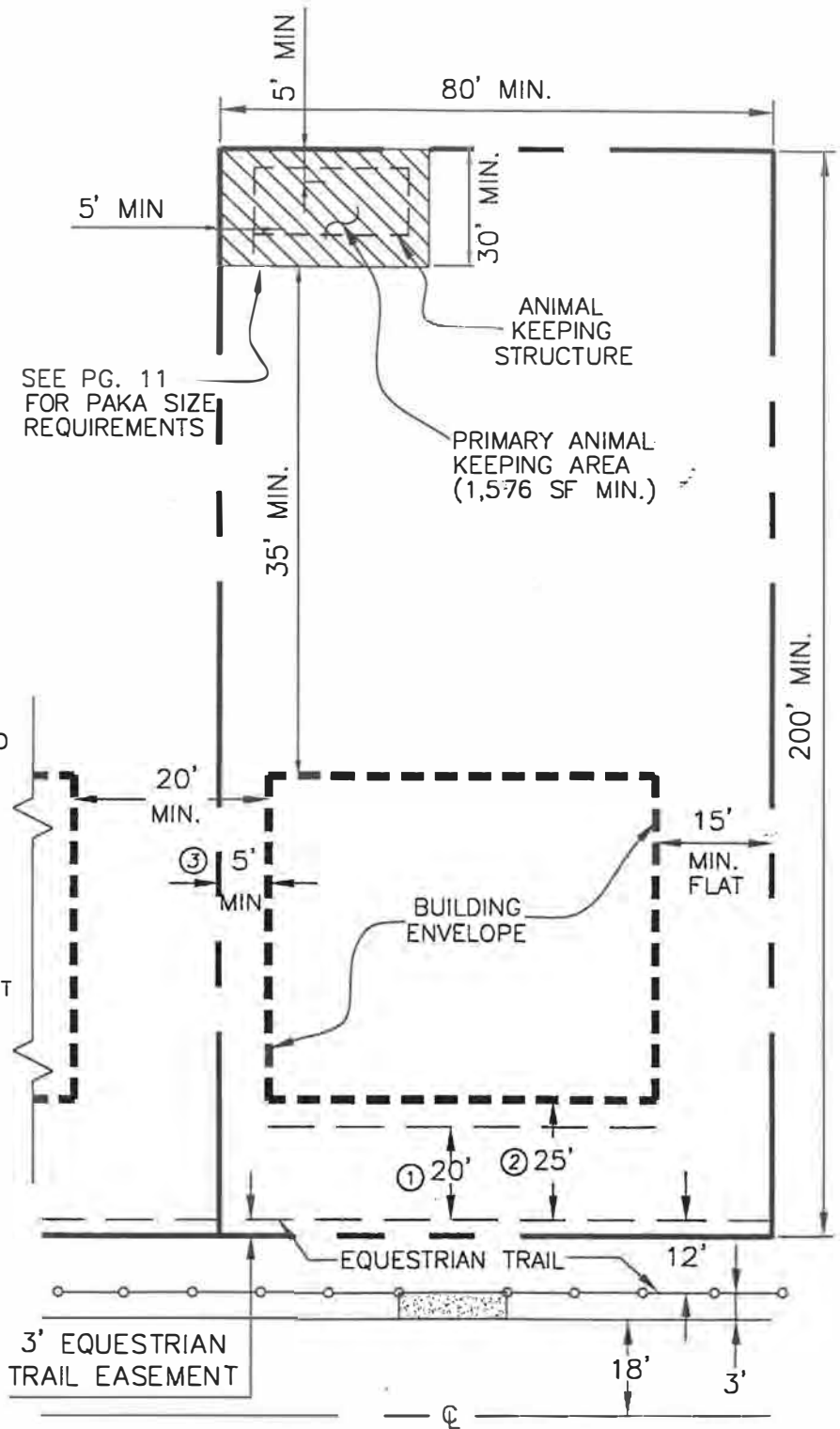
MAX PAD COVERAGE OF BUILDING PAD SHALL NOT BE MORE THAN 40 PERCENT OF THE PAD AREA FOR ALL STRUCTURES.

MIN. DISTANCE BETWEEN BUILDINGS SHALL BE CONTROLLED BY THE U.B.C., TITLE 15 OF NORCO MUNICIPAL CODE.

\* FROM EQUESTRIAN TRIAL EASEMENT  
 \*\* EXCLUSIVE OF EASEMENTS



NO SCALE



SOURCE: CBA

UPDATED: 01-11-01

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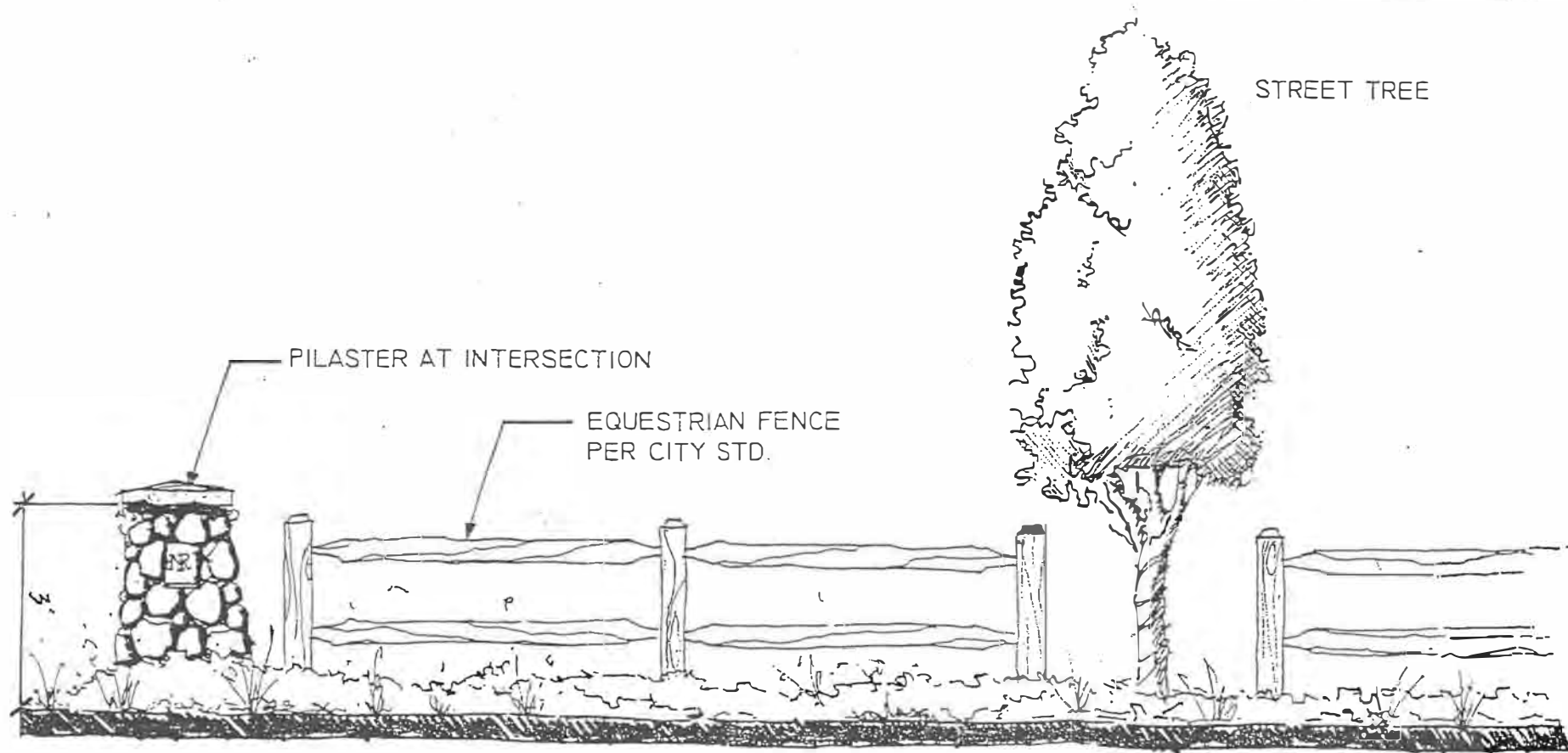
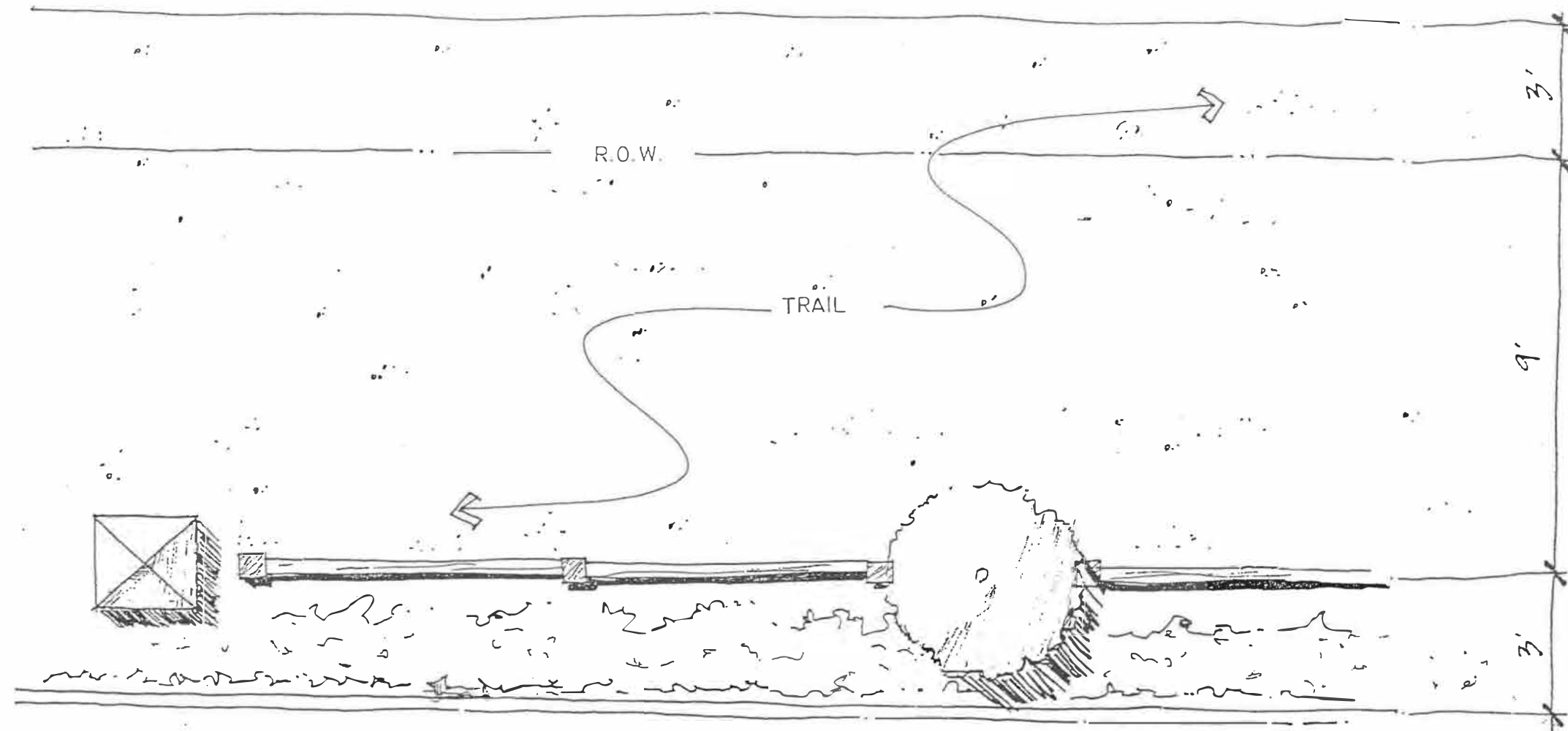


**NORCO RIDGE RANCH**  
 TYPICAL YARD SPACING & SETBACK  
 MASTER PLAN  
 EXHIBIT III.B-1

#### **4. LANDSCAPE DESIGN GUIDELINES**

Landscaping in the development portion of the project shall blend with the natural environment to provide a seamless transition with the introduced landscaping.

The NRRSP shall provide for an enhanced landscape treatment to identify and enhance major and secondary arterials.



TRAIL EASEMENT

TRAIL

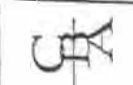
PARKWAY PLANTING

STREET TREE

PILASTER AT INTERSECTION

EQUESTRIAN FENCE  
PER CITY STD.

**NORCO RIDGE RANCH**  
Roadway/Equestrian Trail  
Separation Treatment  
EXHIBIT III.B-2



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SOURCE: SUA

REV: 11-16-99

ROADWAY/EQUESTRIAN TRAIL  
SEPARATION TREATMENT

EXHIBIT III.B-2



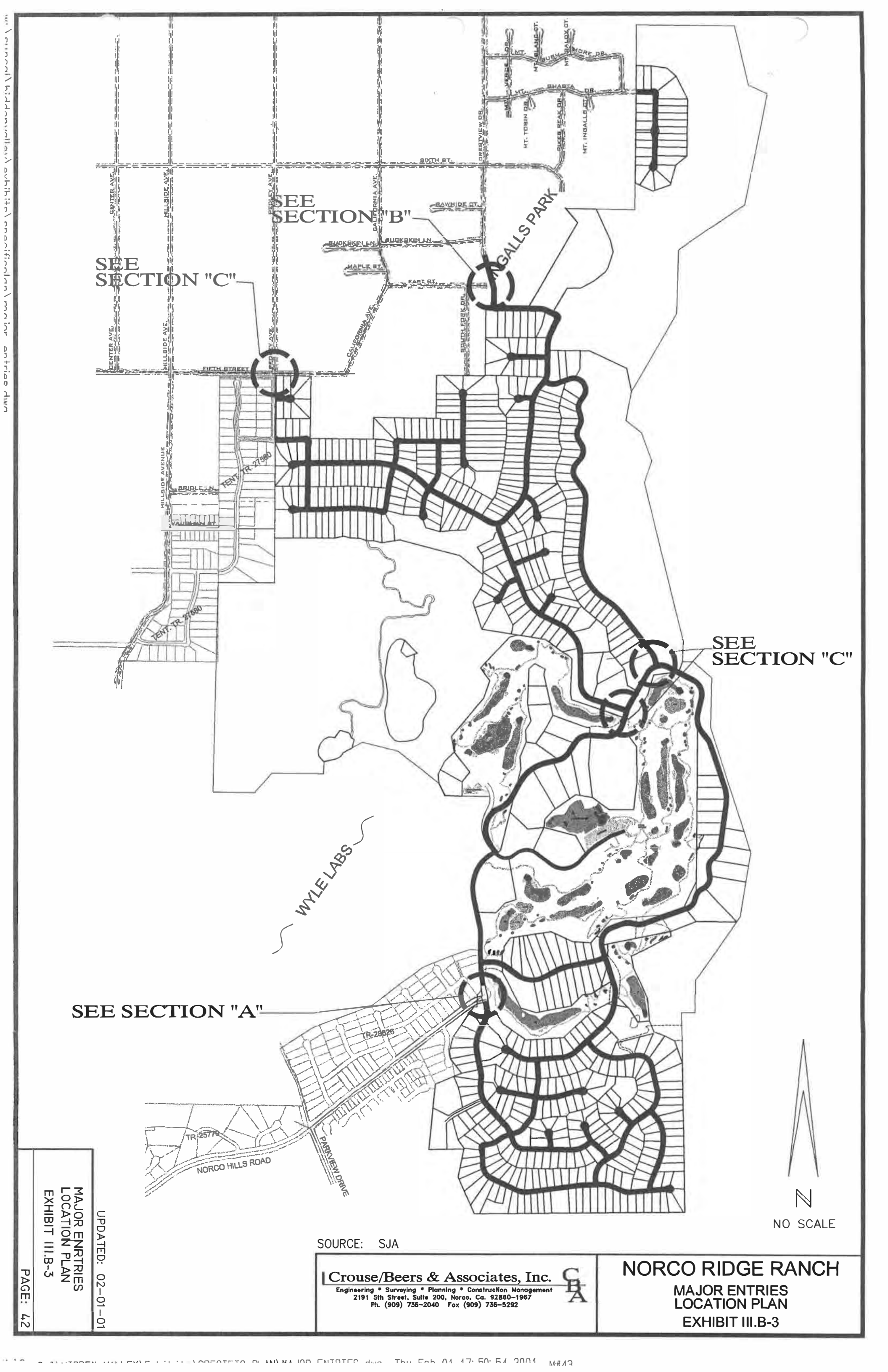
Within the street parkway the developer will install a separate irrigation system, trees and groundcover consisting of low water use plant types. Turf shall not be permitted within these planting areas. The landscape maintenance district will maintain the streetscape landscaping and equestrian trails.

- e. Project Entries – Exhibit III.B-3, Major Entries Location Plan, shows specific locations of project entries or “gateways”. The hierarchy of gateway design is divided into two categories: (1) Primary Entries and (2) Secondary Entries.

- 1) Primary Entries – Gateway treatment is illustrated on Exhibit III.B-4 / South Primary Entry Monumentation (Section A) and on Exhibit III.B-5 / North Primary Entry Monumentation (Section B) located at the intersection of Norco Hills Road and Hidden Valley Drive situated in front of the Hidden Valley Golf Course (Exhibit III.B-5) is located within the subdivision at the Crestview Drive extension east of Ingalls Park. The design intent is to define the entry into the Norco Ridge Ranch project.
- 2) Wall monuments shall be constructed of masonry material complementary with and using native stone utilizing retention of natural landforms and vegetation.

Plant materials shall be a variety of trees and shrubbery.

- 3) Secondary Entries - These gateways will occur at three (3) other key places inside the development (see Exhibit III.B-3). Exhibit III.B-6 / Secondary Entries Monumentation (Section C) illustrates the typical entry treatment of these entries.



MAJOR ENTRIES  
LOCATION PLAN  
EXHIBIT III.B-3

UPDATED: 02-01-01

PAGE: 42

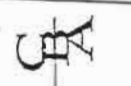
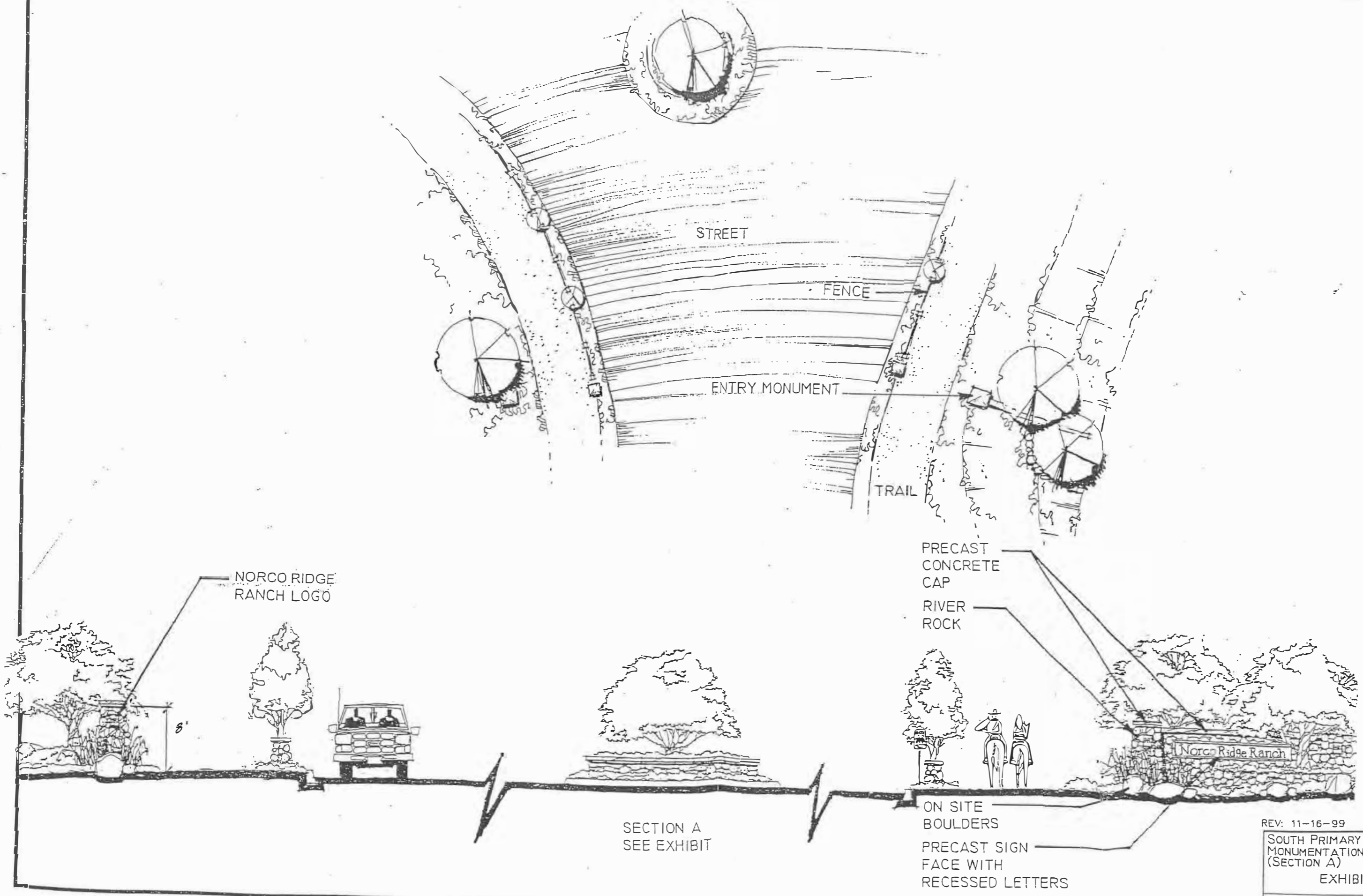
SOURCE: SJA

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**NORCO RIDGE RANCH**  
 MAJOR ENTRIES  
 LOCATION PLAN  
 EXHIBIT III.B-3





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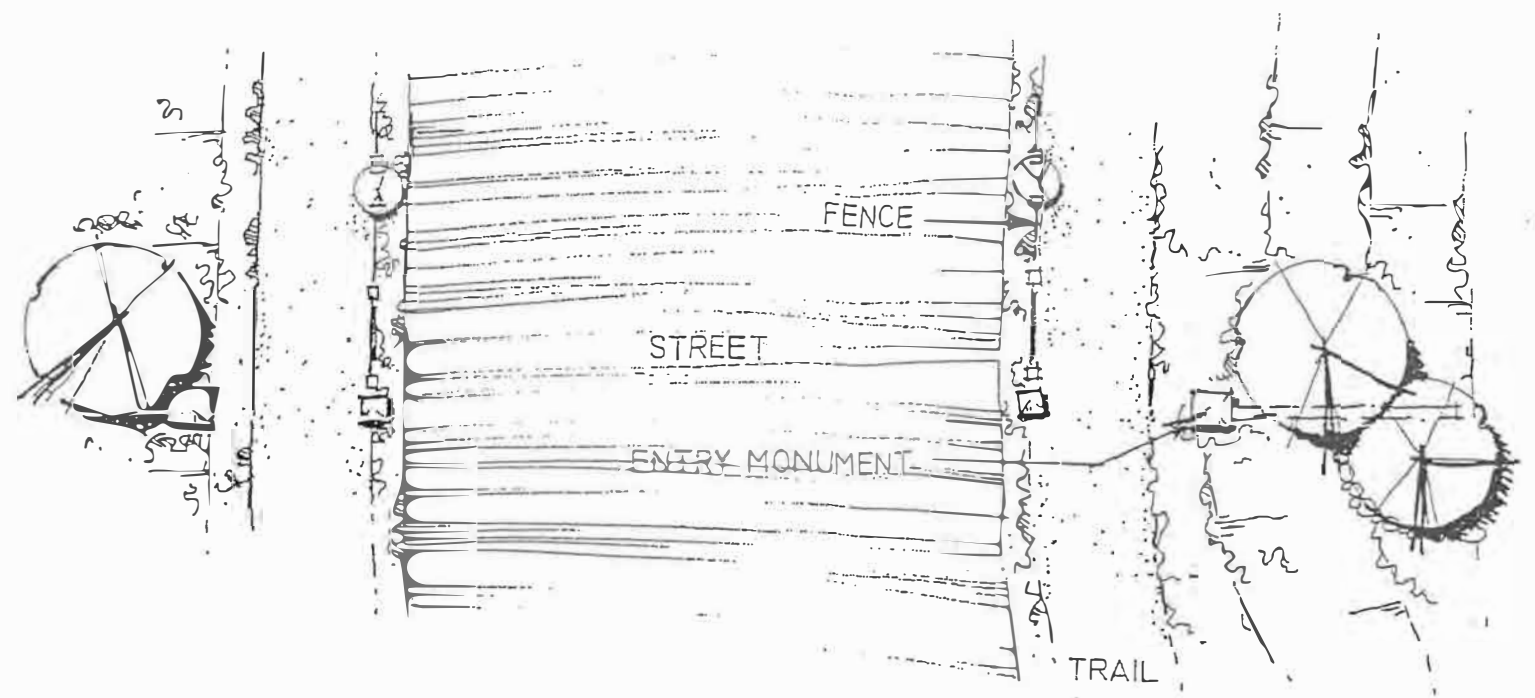
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SOURCE: SJA

REV: 11-16-99

SOUTH PRIMARY ENTRY  
 MONUMENTATION  
 (SECTION A)  
 EXHIBIT III.B-4



SOURCE: SJA

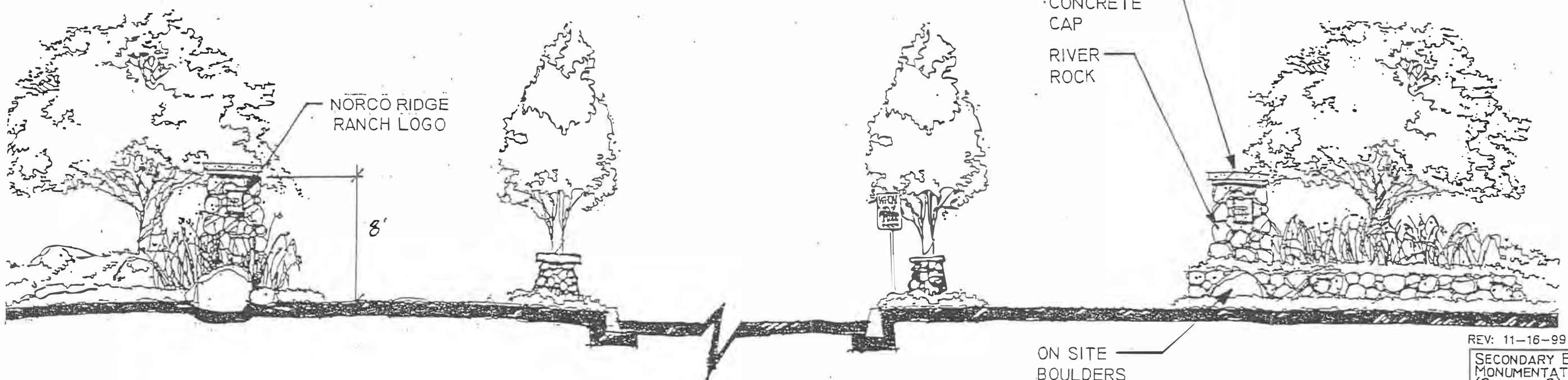
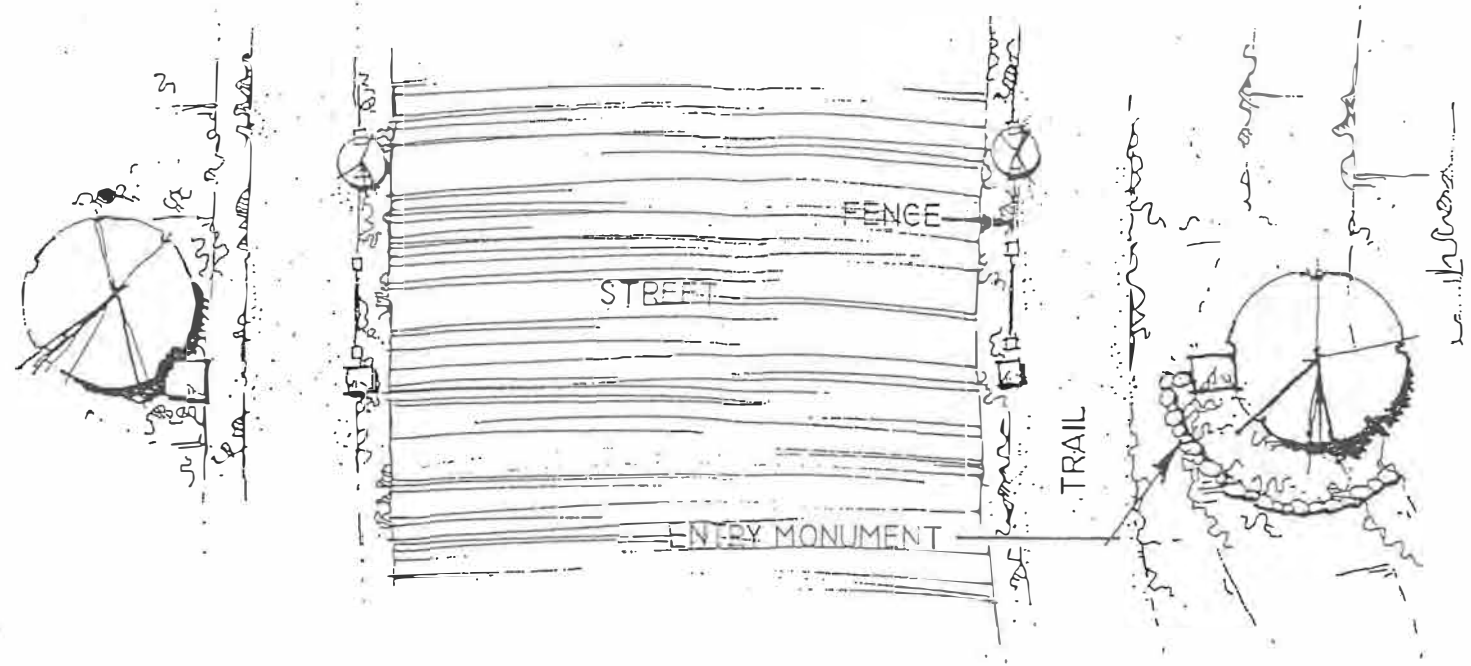
REV: 11-16-99

NORTH PRIMARY ENTRY  
MONUMENTATION  
(SECTION B)  
EXHIBIT III.B-5

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NORCO RIDGE RANCH  
North Primary Entry Monumentation  
(Section B)  
EXHIBIT III.B-5



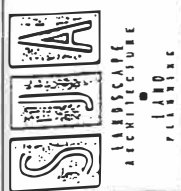
SECTION C  
SEE EXHIBIT

REV: 11-16-99

SECONDARY ENTRY  
MONUMENTATION  
(SECTION C)

EXHIBIT III.B-6

SOURCE: SJA



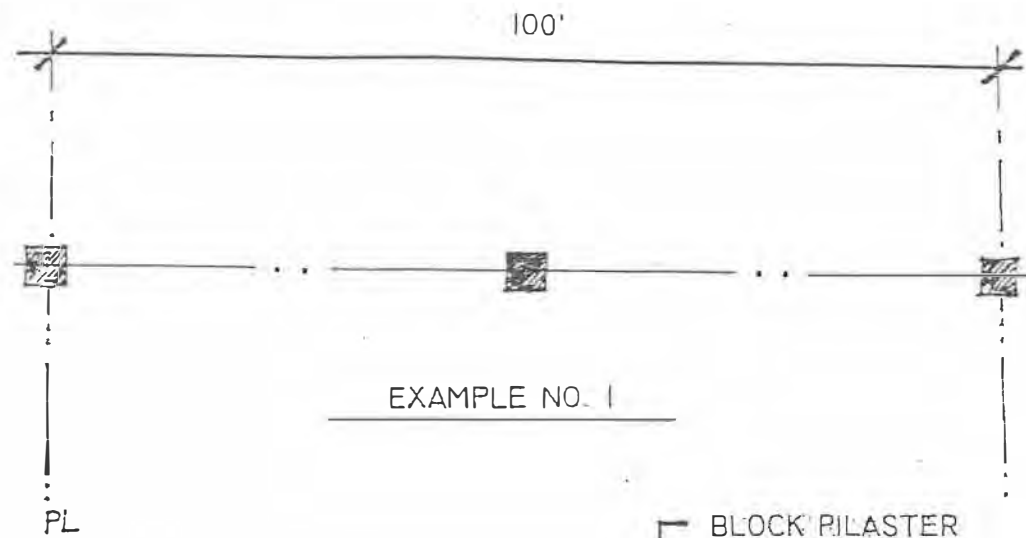
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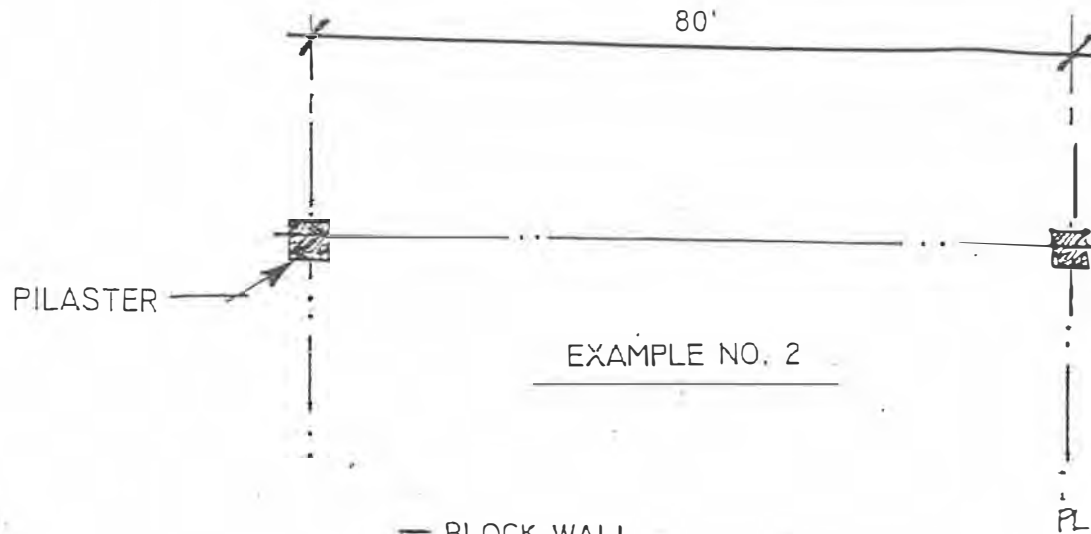


NORCO RIDGE RANCH  
Secondary Entry Monumentation  
(Section C)  
EXHIBIT III.B-6

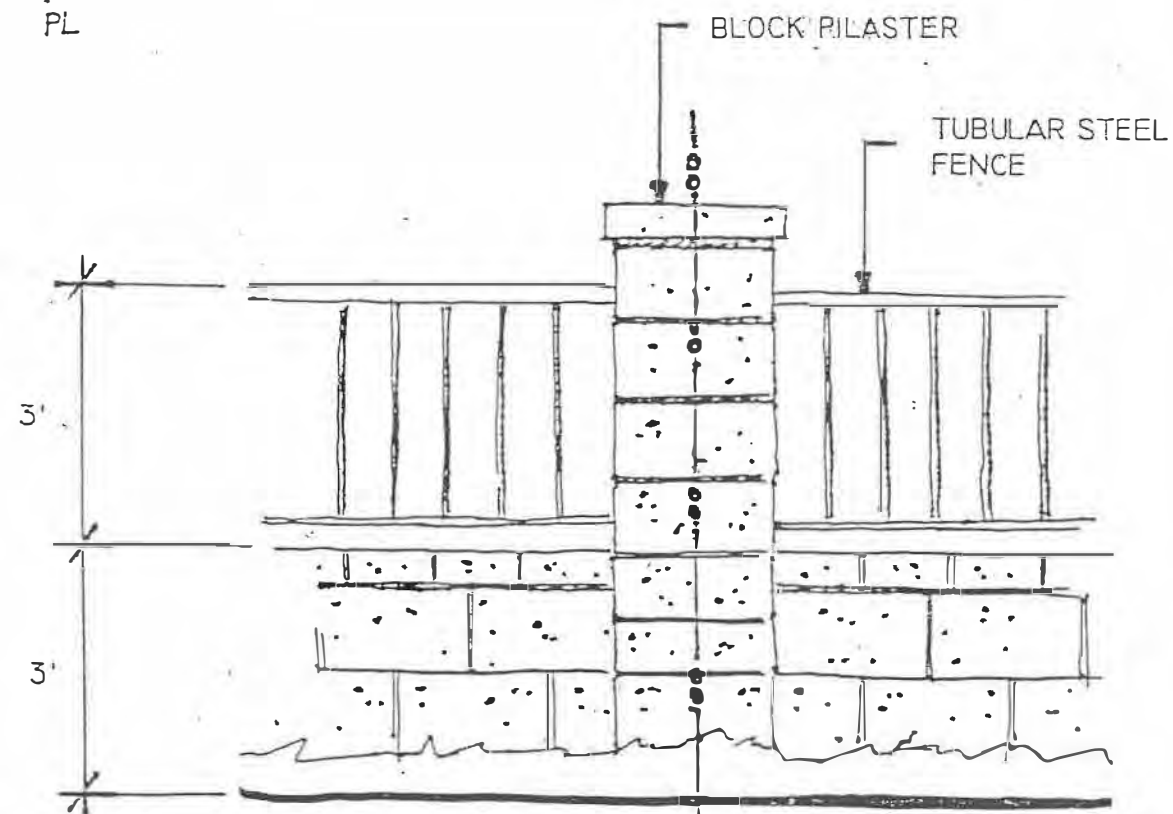
- f. Walls, Fences, and Structures Setbacks - The provisions of Section 18.31.08 (WALLS, FENCES, AND STRUCTURES IN THE SETBACK AREAS) of the Norco Municipal Code shall apply, with the following exceptions.
- (1) *Fence Plan* - Prior to the issuance of building permits, the developer shall provide a uniform fence plan for their specific project within the Norco Ridge Ranch boundaries.
  - (2) *Fence Materials & Type* – Street side yard and perimeter rear lot line fencing materials shall consist of tubular steel and/or concrete block or wood construction. Exhibit III.B-7 provides details of an acceptable rear wall installation if block<sup>2</sup> and tubular steel is utilized. Chain link fences maybe used only within internal lot rear and side yard areas. Chain link fence is prohibited in the front yard area (note: “front yard area” is as defined as the area between the front wall of the housing structure and the equestrian trail frontage inclusive of the street right-of-way). Other fence material(s) maybe substituted provided said fencing type and materials are approved by the Planning Director during a separate fence plan review process.
- g. Landscape and Trail Maintenance – The Landscape Maintenance District areas are shown on Exhibit III.B-8. These landscape areas and right-of-way landscaped parkways shall be maintained under one common landscape maintenance District and shall be kept to a minimum, and shall only include those items approved by the City of Norco.



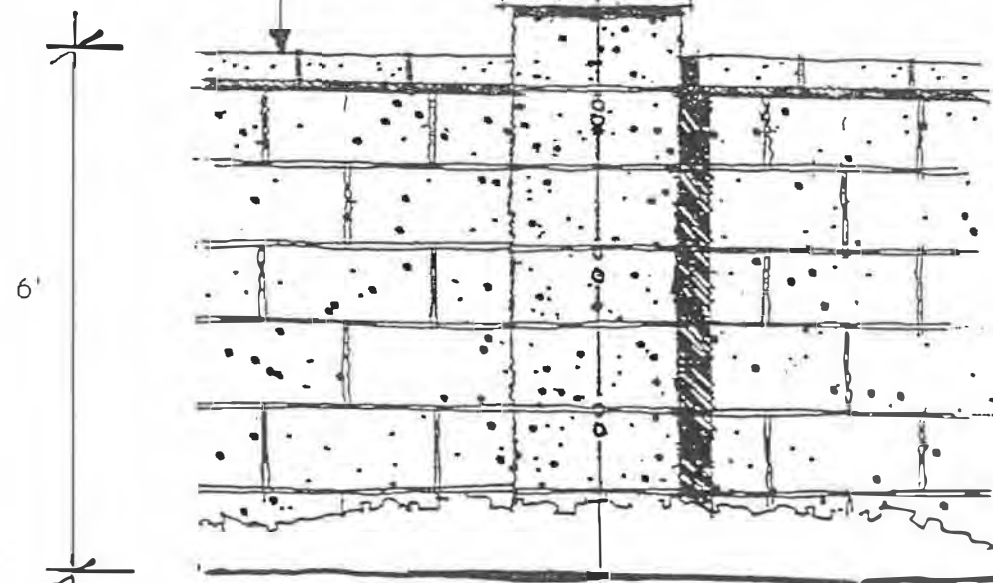
EXAMPLE NO. 1



EXAMPLE NO. 2



AT PROPERTY LINE  
OR AT 50' ON CENTER



PROPERTY  
LINE



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23434 MADERO SUITE 250  
MISSION VIEJO, CA 92691  
TELEPHONE 949.837.5519  
FACSIMILE 949.837.4892

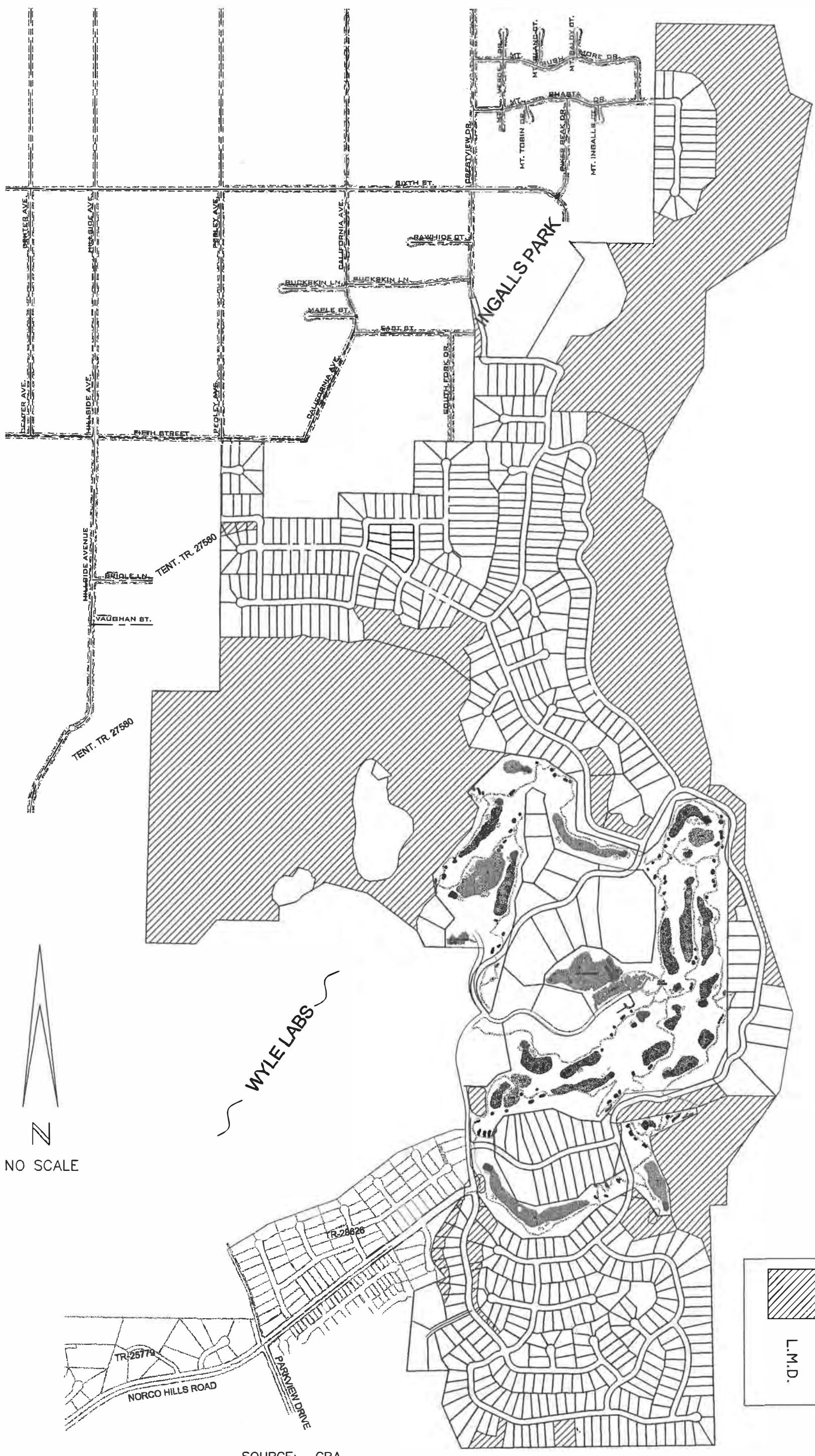


SOURCE: SJA

REV: 11-16-99

REAR WALL DETAILS

EXHIBIT III.B-7



WYLE LABS

**LEGEND**

L.M.D.

SOURCE: CBA

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**NORCO RIDGE RANCH**  
**LANDSCAPE MAINTENANCE**  
**DISTRICT**  
 EXHIBIT III.B-8

UPDATED: 02-01-01  
 LANDSCAPE MAINTENANCE  
 DISTRICT  
 EXHIBIT III.B-8  
 PAGE: 48

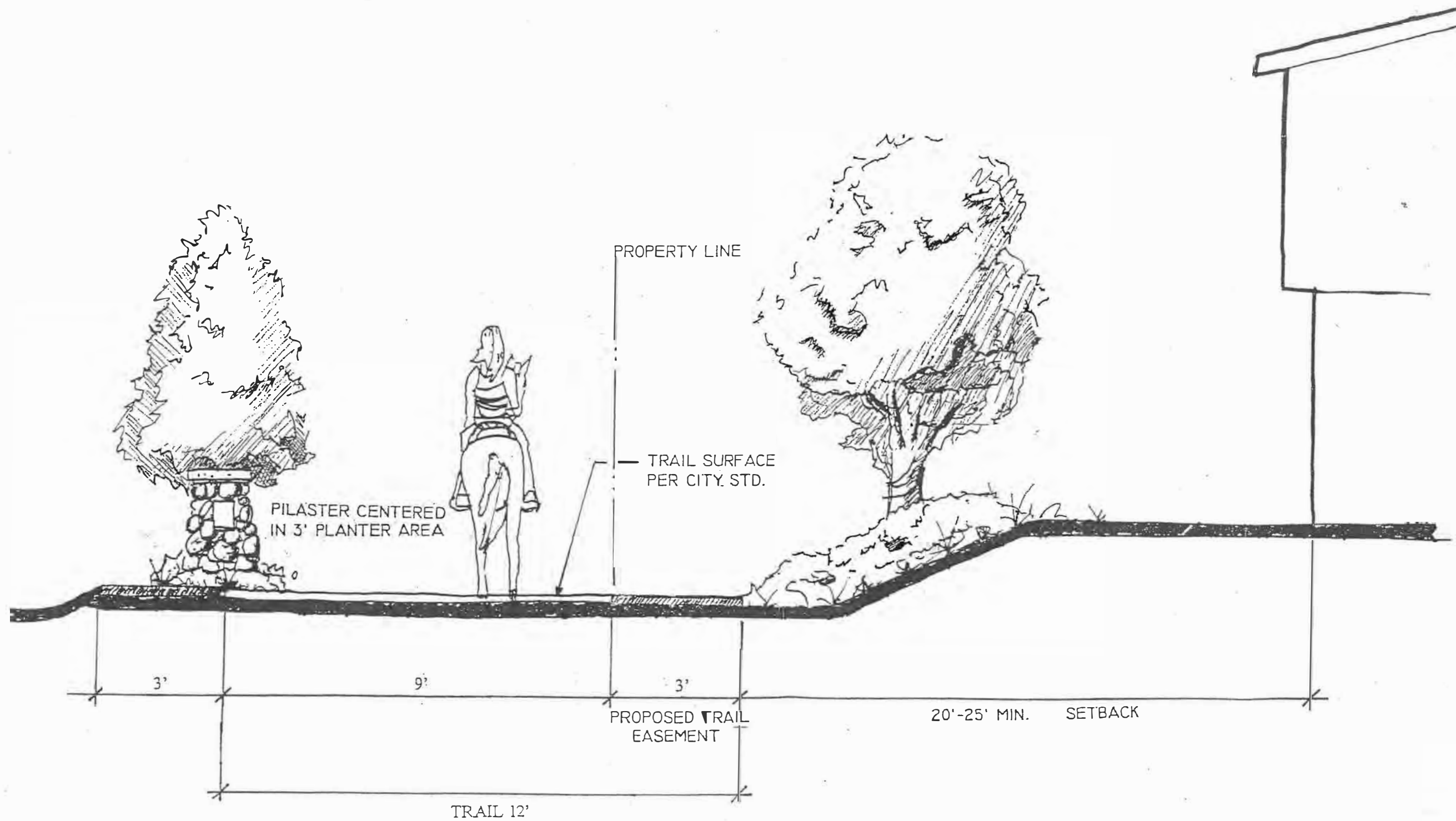


- i. Community Edge –Development adjacent to natural hillside or high fire hazard areas will incorporate landscaping along their borders which shall serve to insure compatibility with the adjacent properties.

An appropriate fuel modification program of planting and irrigation shall be employed, reviewed and approved by the City and Fire Department.

**5. STREET & TRAIL STANDARDS (SEE TABLE II-3, PAGE 17)**

- a. "Local" Street Types & Width – NRRSP has two street types for new streets in right-of-way sizes of 60-foot and 64-foot right-of-way corresponding to pavement widths of 36 and 40 feet, respectfully (as illustrated on Exhibit III.B-9 / "Typical Street Section" and Exhibit III.B-10 / "Equestrian Trail Exhibit") and include a 12-foot equestrian trail on each side of the new streets.
- b. Street Alignments and Grades – Alignment and street grades shall conform to grading standards as defined in this section.
- c. Centerline Curve Radii – A minimum Centerline Curve Radii of 150 feet shall be used unless otherwise approved by the City Engineer.
- d. Vehicle Access Requirement - Each building or lot shall have permanent access to a street on which the building or lot abuts.
- e. Off-Street Parking - The provisions of Chapter 18.38 (OFF-STREET PARKING) of the Norco Municipal Code shall apply.
- f. Signs - The provisions of Chapter 18.37 (SIGNS) of the Norco Municipal Code shall apply.
- g. Equestrian/Pedestrian Trail Design - Exhibit III.B-9 shows the typical residential trail section. As illustrated on Equestrian Trail Exhibit (Exhibit III.B-10), all trails shall be a minimum of 12 feet in width. Each lot will be designed to have equestrian access. (Note: 9' of the trail's 12' width will be within the street's ROW with a 3' trail easement occurring on each portion of the lot abutting a trail).



PILASTER CENTERED  
IN 3' PLANTER AREA

PROPERTY LINE

TRAIL SURFACE  
PER CITY. STD.

3'

9'

3'

PROPOSED TRAIL  
EASEMENT

20'-25' MIN. SETBACK

TRAIL 12'

REV: 11-16-99

TYPICAL TRAIL SECTION  
AT NEIGHBORHOOD CONDITION

EXHIBIT III.B-9

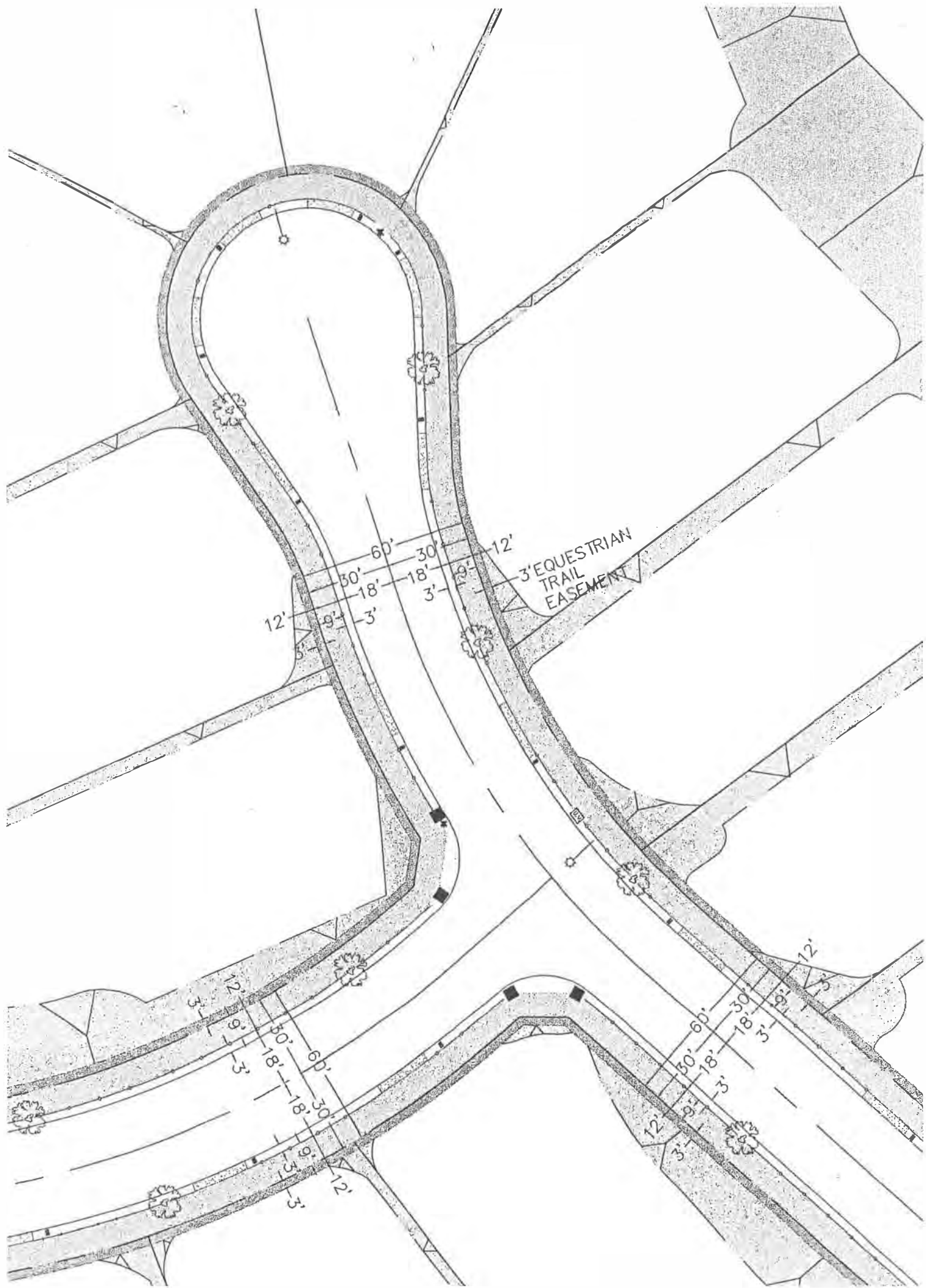
PAGE: 51

NORCO RIDGE RANCH  
Typical Trail Section At  
Neighborhood Condition  
EXHIBIT III.B-9

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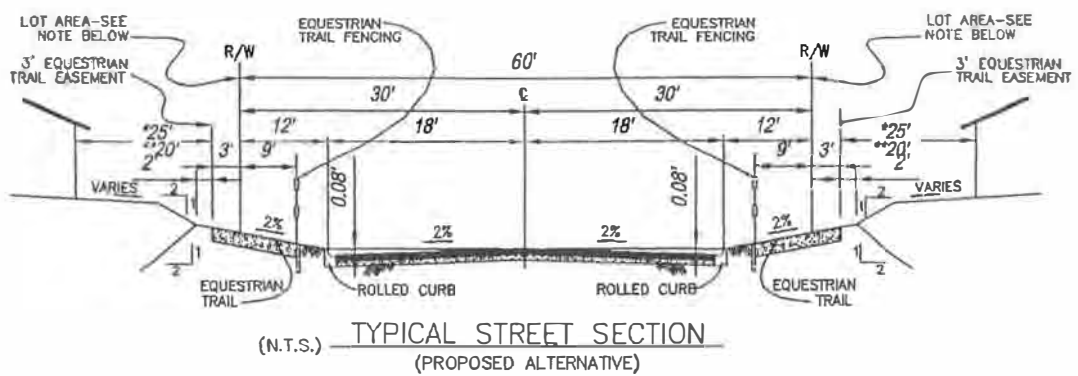




**LEGEND**

- STREET TREE
- FIRE HYDRANT
- STREET LIGHT
- UTILITY VAULT
- RESIDENTIAL WATER METER
- PILLASTERS (SEE EXHIBIT III.AD-2)
- EQUESTRIAN TRAIL WITHIN STREET R/W
- EQUESTRIAN TRAIL WITHIN EASEMENT TO CITY OF NORCO
- EQUESTRIAN TRAIL FENCING
- MANUFACTURED SLOPE

UPDATED: 01-11-01



- \* HOUSE W/ FRONT LOADING GARAGE
  - \*\* HOUSE W/ SIDE LOADING GARAGE
- NOTE: LOT AREA DETERMINED FROM STREET RIGHT OF WAY LINE AND INCLUDES EQUESTRIAN TRAIL EASEMENT AREA.



SOURCE: CBA

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**NORCO RIDGE RANCH  
 EQUESTRIAN TRAIL EXHIBIT**

EXHIBIT III.B-10

EQUESTRIAN TRAIL EXHIBIT  
 EXHIBIT III.B-10

## 5. GRADING STANDARDS

- a. Soils Stability Report Documentation - The builder must provide a soils report and geotechnical assessment (prepared by a licensed engineering geologist / soils engineer) to serve as the basis for the grading plan .
- b. Grading Permit Issuance - No grading shall be permitted prior to grading plan approval and issuance of grading permits.
- c. Setback Standards - Buildings or structures shall be located a minimum of 5 feet from the toe or top of slope.
- d. Manufactured Slope Requirements - Where cut and fill slopes are created in excess of 4 feet in vertical height, detailed landscaping plans for slope planting shall be submitted prior to approval of grading plans.
- e. Grading Concept – As illustrated on Exhibit II.F the Grading Plan will allow for extensive grading in “developable pockets” of the hillside to avoid steep sloping areas and/or areas of significant environmental constraints. Nothing in these grading design standards shall preclude the use of retaining walls to increase the pad areas of the lots subject to review and approval by the City of Norco.
- f. Transition to natural slopes - At the intersection of manufactured cut or fill slope with a natural slope, a gradual transition of contours with a minimum radius of 50 feet shall be provided.
- g. Maximum graded slope - The maximum graded slope shall be two feet horizontal to one-foot vertical or as approved by the City Engineer. A slope of one and one half-foot horizontal to one-foot vertical may be permitted if approved by the City Engineer, and a soils report verifying the stability of the slope is submitted to the City. Graded slopes should be in conformance with the approved vesting tentative maps.
- h. Design - Design considerations with respect to grading should include rock and soil exposure, size of building pads and material and building arrangements.
- i. Split lot grading - The use of split lot grading to create a separate animal keeping pad area shall be used where feasible. The dimensions of the secondary pad area shall be a minimum depth of 30 foot level pad area rectangular in shape as shown on Exhibit III.B-11 “Split Lot Grading and Drainage” and shall be of such a size as to meet the performance requirements of the Primary Animal Keeping Area (PAKA) as shown below:

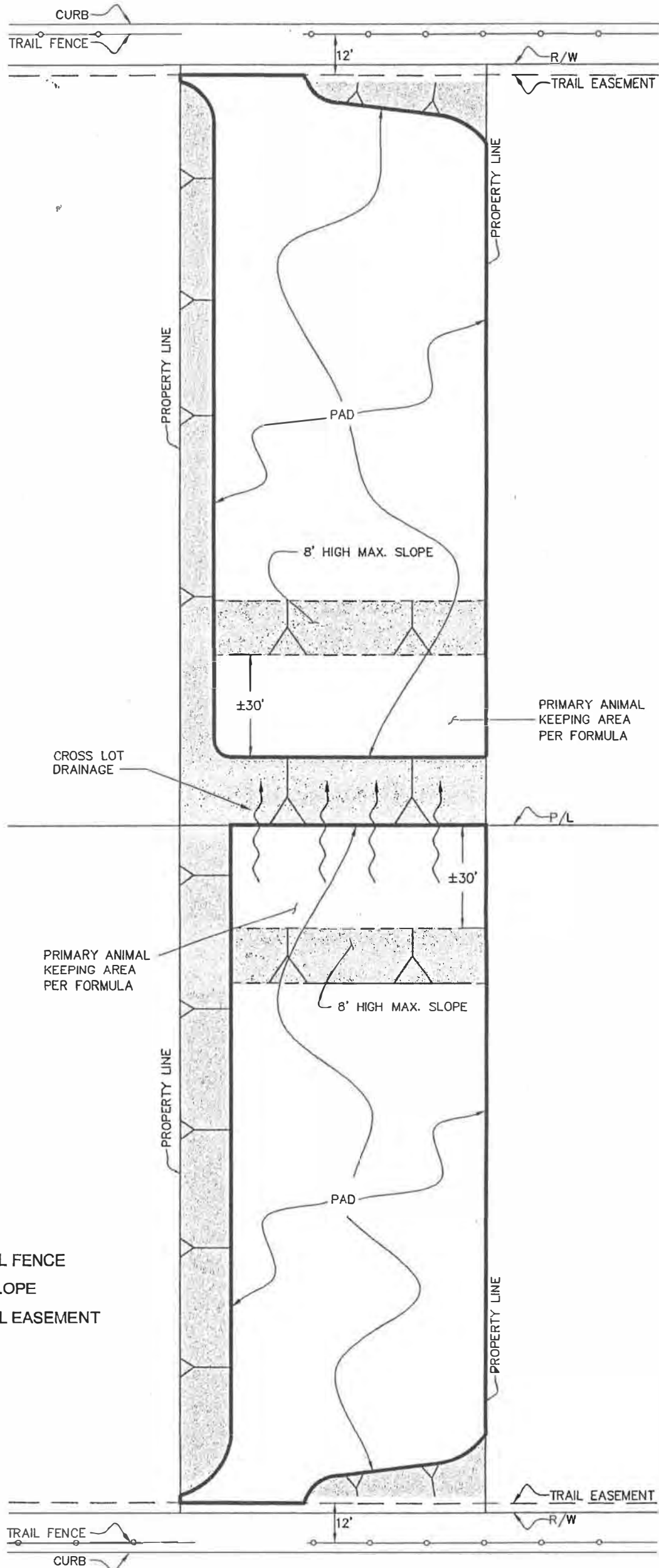
12,000 sq.ft. – 14, 999 sq.ft. pad	1,576 sq.ft. PAKA
15,000 sq.ft. – 17, 999 sq.ft. pad	2,152 sq.ft. PAKA
18,000 sq.ft. – 19, 999 sq.ft. pad	2,728 sq.ft. PAKA
20,000 sq.ft. + pad	3,304 sq.ft. PAKA

The design of the split lot grading will create an intermediate slope internally within the lot, with a maximum of 8-foot vertical differential between the two pads with the lot. For purposes of determining pad area for the PAKA calculation, the intermediate slope area shall be included in the pad area.

- j. Drainage – Rear and cross lot drainage may be used in order to facilitate the implementation of the split lot grading as described above. Private drainage easements for the cross lot drainage shall be shown on the final tract map, the rough grade plan, and included in the lot disclosures provided to future home buyers.
- k. Variation - The Planning Commission may permit or require variation to these regulations if a finding is made that such variation will reduce grading or the variation is compatible with the intent of this district.

## 6. UTILITIES STANDARDS

- a. Underground Utility Design Standard - Except for high voltage transmission lines, all utility lines shall be underground. No pipe, conduit, cable, line for water, gas, sewage, drainage, electricity or any other energy or service component shall be installed or maintained upon any lot (outside of any building) above the surface of the ground, except for hoses, movable pipes used for irrigation or other purposes during construction, or transformers.



**LEGEND**

- CURB
- EQUESTRIAN TRAIL FENCE
- TOP OR TOE OF SLOPE
- EQUESTRIAN TRAIL EASEMENT
- PROPERTY LINE
- SLOPE
- PAD AREA

NO SCALE

SPLIT LOT GRADING  
AND DRAINAGE  
EXHIBIT III.B.11

UPDATED: 01-11-01

SOURCE: CBA

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**NORCO RIDGE RANCH**

SPLIT LOT GRADING  
AND DRAINAGE

EXHIBIT III.B-11

#### IV. IMPLEMENTATION

##### A. ROLE OF THE NORCO RIDGE RANCH SPECIFIC PLAN (NRRSP)

This section describes process surrounding the orderly and responsible development of the Site, which meets legal subdivision code requirements. In order to satisfy Federal, State and Local land use requirements, several procedures must be followed in order to implement the Norco Ridge Ranch Development and start construction. Ultimately, the Norco City Council shall adopt the NRRSP via ordinance\*. Once adopted, the Specific Plan and its corresponding Environmental Impact Report shall become the City's approved development plan pertinent to subject property. The following requirements must be met prior to City Council approval of the NRRSP:

1. State Planning and Zoning Law - Section 65450 of Government Code of the State of California (e.g., State Planning and Zoning Act) gives authority to local government to prepare, review and adopt Specific Plan(s) for its jurisdiction. According to Section 65450, a planning agency may, at the direction of the legislative body, prepare Specific Plans based on the locality's General Plan and in conjunction with systematic and orderly implementation of its land use policies, thereof. Article 8 through 10 of Chapter 3 of said law defines the scope, procedures for adoption and administration of specific plan has been prepared in accordance with the provisions of the State Planning and Zoning Act.
2. California Environmental Quality Act (CEQA) - CEQA was enacted 1970 to require Environmental Impact Reports (EIR) for both public and private development projects having "significant effect to the environment." All Specific Plans must be accompanied by an EIR. Alternatively, a "focused" EIR or the issuance of a Negative Declaration may be appropriate for lesser projects initially cover under a "Master" EIR. In the present case, a Master EIR is being concurrently prepared and submitted with the NRRSP. Said EIR will review, isolate and mitigate "significant" project related impacts to a level of insignificance and incorporated these factors into the project's design as denoted in the Specific Plan.
3. City of Norco General Plan (GP) - Section 65300 requires each city to adopt a comprehensive, long-term and internally consistent general plan for the physical development of the City (and any land outline of its boundaries, which effect or could be effected by the GP). Upon the approval of the zone change re-designating a portion of the property A-1-40 to HS, the Norco Ridge Ranch Development, as proposed, would be consistent with the Norco's General Plan, as the Site land use designation is "HS" (Hillside – Agriculture Low Density). The NRRSP, once approved, will become the City's regulatory plan and zoning ordinance "overlay" for this property.
4. Specific Plan (SP) - This Specific Plan shall be processed in accordance with the provisions of Title 18, Chapter 18.52 of the Norco Municipal Code, regulating



and pertaining to the development of a low-density, equestrian oriented, Residential Community. As part of this process, the City Council establishes the development intensity for the land uses within the project.

5. Specific Plan Modification / Amendment - Once adopted, minor modification to the “approved” Specific Plan will be allowed at the discretion of the City’s Planning Department. Any modification of the Specific Plan must be consistent with the intent of the originally approved SP documents. Appeals of the Community Development Director’s decision shall be made to the Planning Commission. The Planning Commission shall act on appeal within thirty (30) days. All modifications or amendments to the approved SP, other than such “minor changes” \*, shall be processed as a Specific Plan Amendment and are subject to all specific plan procedures.

\* The following modifications constitute “minor changes” to the approved SP:

- a. Roadways: Minor changes to roadway alignments and street sections are allowed provided such changes are consistent with the streetscape concept for road, and are subject to approval of the City Engineer and Community Development Director.
- b. Phasing Program: The phasing program may be modified, provided the objectives of the program continues to be met, and provided that all infrastructure including, but not limited to roads, sewer facilities, water supply, and drainage facilities is available to serve proposed development. Any deviations from the Phasing Plan shall be subject to the approval of Community Development Director, and if deemed to be a significant change, the Planning Commission.

## **B. PHASING PLAN**

General development phasing of the Norco Ridge Ranch depends on a number of factors, which will dictate the timing of the Project’s ultimate build-out. Major factors include the development and installation of “backbone” water, sewer, street, flood control and other public infrastructure. In addition to these physical improvements, decisions reached by local reviewing agencies and legislators regarding the location and timing of public facilities for the area must be considered. This project will be processed as (2) two tract maps, consisting of (5) five or more phases. It is anticipated that the Project’s full build-out and absorption will occur in a seven-year time frame (e.g., 2007 full build-out). For the purpose of this section, individual phases are based upon the logical extension of facilities and services for the area, as well as, anticipated market conditions surrounding the project’s full absorption and occupancy. As illustrated on Exhibit IV-B - Conceptual Phasing Plan, the NRRSP proposes five (5) Phases coinciding to the logical sequence of public facilities needed to promote the orderly extension of the residential development for the area.

C.

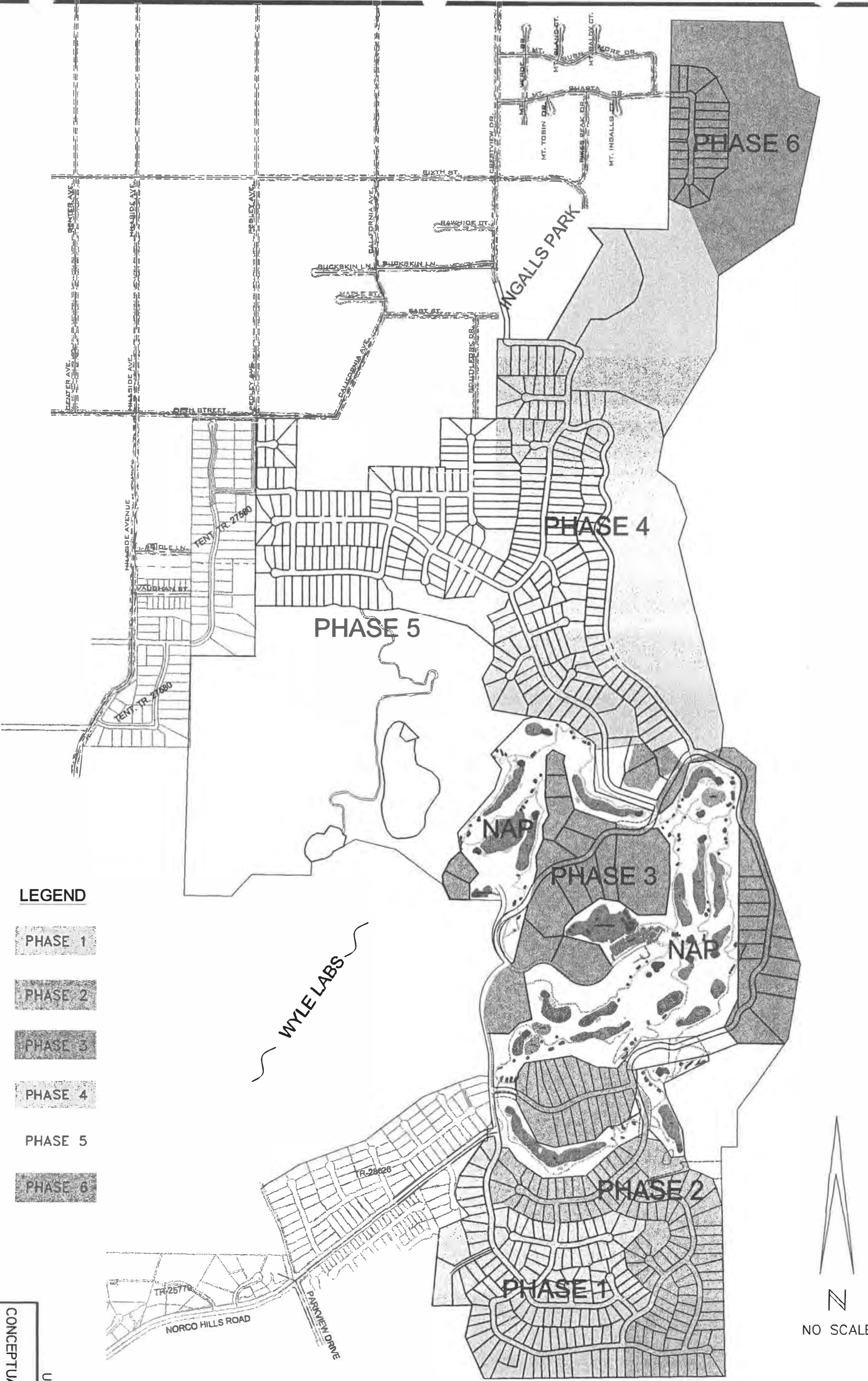
### **TENTATIVE TRACT MAP PROCESSING AND SITE PLAN REVIEW**

Tentative tract maps are being processed concurrently with this Specific Plan. The tentative tract maps will abide by all the regulations of the Specific Plan and will be processed in accordance with all applicable provisions of the Norco Municipal Code.

The following are administrative standards that apply to the Implementation of future development applications (i.e., plot plans, tract maps, or parcel maps) for the NRRSP:

1. Future tentative tract or tentative parcel maps must be in substantial conformance with the development standards and design guideline of the NRRSP.
2. Final tract or parcel maps shall be in substantial conformance with the approved tentative tract or tentative parcel maps.
3. When a final tract map has been recorded building permits for dwelling units may be issued subject to review and approval of building plans. Issuance of permits shall be in accordance with all planning and engineering requirements of the City. Permits may be issued for model units prior to the final map recordation subject to the requirements of the City.
4. Mitigation measures for environmental impacts shall be reviewed during the tentative map review stage. The tentative map shall be conditioned as necessary to mitigate impacts at the construction stage.

Vesting Tentative Tract Map 29588 was approved by the City on the 12<sup>th</sup> day of September 2000 by Resolution No. 2000-81. Vesting Tentative Tract Map 29589 was approved by the City on the 12<sup>th</sup> day of September 2000 by Resolution No. 2000-82. Copies of these resolutions are included in Appendix A for reference.



**LEGEND**

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 5
- PHASE 6



SOURCE: CBA

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**NORCO RIDGE RANCH**  
**CONCEPTUAL PHASING PLAN**  
**EXHIBIT IV.B**

CONCEPTUAL PHASING PLAN

EXHIBIT IV.B

UPDATED: 02-01-01

PAGE: 59

## V. GENERAL PLAN CONSISTENCY

The Norco Ridge Ranch Specific Plan is designed to implement the goals of the City of Norco's General Plan. The General Plan (GP) is divided into eight elements (e.g., Land Use, Circulation, Noise, Housing, Resource, Seismic Safety, Public Safety and Open Space). The following section analyzes the proposed NRRSP in terms of its conformance with each of the aforementioned GP Elements.

### A. Land Use Element

The City's current Land Use Element contains (16) land use designations, of which two types - "Hillside and R-A (rural agriculture)" - are contained within the Norco Ridge Ranch Specific Plan boundary.

The original zoning for the NRRSP included "HS" (Hillside) and A-1-40. The project included a change of zone for that portion of the project that was A-1-40 to HS (Hillside) bringing the project into conformance with all standards contained herein.

General Plan Amendment 99-02 was approved by the City on the 12<sup>th</sup> day of September 2000 by Resolution No. 2000-80. A copy of Resolution No. 2000-80 is included in Appendix A.

### B. Circulation Element

The City's Circulation Element outlines transportation goals and principals for implementing Norco's transportation network development. Said Circulation Element is the City's Master Plan for addressing transportation issues surrounding the ultimate implementation and build-out of the locality's General Plan. In accordance with GP consistency factors, below are the Circulation Element goals and objectives that are through the adoption of Norco Ridge Ranch Specific Plan.

1. The circulation system should promote conservation of energy and land coverage.
2. Integration into developing regional public transit systems should be pursued.
3. Acquisition and development of public roadways should be made with regard to the medium and long-term needs of the City.
4. Alternative modes of travel to the private auto should be considered.
5. Through traffic on residential streets should be minimized where it is likely to cause congestion or conflict with equestrian activities.

The Norco Ridge Ranch Circulation Plan (outline in Section II.E and analysis in Section VI.B /Appendix – “Norco Ridge Ranch Specific Plan Traffic Impact Analysis”) is designed to help satisfy these goals by locating residential activity into the most “developable” areas of the property and avoiding constrained areas which tend to be more topographically challenged. Through the use of sound hillside design principals, street widths, locations and safety factors were all considered in conjunction with street and equestrian trail layout. The NRRSP provides an appropriate level of circulation flow through the development with minimal local congestion. The internal street pattern promotes a “strong” separation between vehicular traffic movement and equestrian residences. Through the use of cul-de-sacs and curvilinear street patterns, individual neighborhoods are well defined and discourage traffic through inter residential tract areas. The majority of the streets serving the Project are designated as “local” streets with 64’ and 60’ ROW. Although the 64’ & 60’ ROW have the same ROW standards adopted by the City, the NRRSP proposes a street section standard, which provides for a 12’ trail on each side of street throughout the subdivision. This “new” standard exceeds the current street section standards, which requires a trail to be located on at least one side of the street. These trails will link the project to the existing trail network of Norco – consistence with the implementation of the City’s Master Trail Plan.

C. Resource Element

The Resource Element for the City of Norco contains the Open Space and Conservation components of the General Plan. The Norco Hills Specific Plan has been designed to implement these components within the Norco Ridge Ranch Specific Plan.

The City’s Resource Element lists goals and objectives for the City regarding Open Space, Conservation and Recreation. Below is a list of the Goals and Objectives from the City’s General Plan which have been taken into account in the formation, review and approval of the Norco Ridge Ranch Specific Plan.

Goals:

1. To promote and insure the conservation, development and utilization of those natural resources, open spaces, and recreation elements deemed essential to the well being of the present and future residents of the City of Norco.
2. To provide and insure a coordinated inter-relationship of these elements, not only within the City, but also with the surrounding communities and the County of Riverside.

3. Preserve Norco's unique rural and animal keeping environment and way of life by protecting those land areas in the City of Norco which are deemed necessary for the protection of residents from danger of harmful environmental conditions and valuable for the conservation of those physical land amenities that are predominant in the trends and circumstances that established Norco's unique heritage and environment.

Objectives:

1. To provide continued availability of land for the production of food and fiber, for the enjoyment of scenic beauty, for recreation, and for the use of natural resources.
2. To assist and participate in any way possible with other agencies towards achieving local, regional, and statewide conservation, open space, equestrian, recreational goals and plans, and to interrelate with those plans where physically and economically possible.
3. To link, through recreation ways, such as hiking, or equestrian riding trails, certain segments of the local park system with surrounding regional recreation facilities.
4. In conjunction with the above objective, to formulate and develop a pedestrian/equestrian trail system interrelated with surrounding tri-county systems (Orange, Riverside and San Bernardino), utilizing the local systems established as conditions of new subdivision developments, etc. Such an equestrian trail system will be so designed as to provide a three-fold function; (a) recreation and health, (b) safe and easily accessible routes to park facilities, and (c) as a transportation mode.
5. To maintain quality of open spaces and devise means to eliminate or alleviate any erosion of such areas.
6. To provide a system of pedestrian ways and equestrian trails designed to serve both residents and visitors to the City, coordinating these with the streets and highways in order to minimize points of conflict and maximize safety and convenience for horse riders, drivers and pedestrians.
7. To develop a system of scenic and view highways and trails taking advantage of hills, river, and public and private development.

The Norco Ridge Ranch Specific Plan uses many techniques to conserve and preserve the open space and natural resources of the site. Provisions are

included in the development regulation, which limit grading on steep slopes and protect rock outcroppings.

The Equestrian Residential District provides for animal keeping lots and graded pads with equestrian access, thus preserving the rural atmosphere with the existing development in Norco. The equestrian trails also provide equestrian access throughout the project and are tied into the City's existing system at three points.

#### D. Seismic Safety and Public Safety Elements

The City of Norco's Seismic and Public Safety Element of the General Plan (and any subsequent Amendments, thereof) was adopted on November 15, 1976. This element describes the existing seismic, flood and fire hazards found within Norco, along with recommendations for mitigating said hazards.

##### Goals:

1. To minimize injury and loss of life from hazardous events created by either man or nature.
2. To minimize damage to public and private property resulting from hazardous events caused by either man or nature.
3. To minimize social and economic dislocations resulting from injury, loss of life, and property damage caused by either man or nature.

##### Hazard Mitigation Recommendations

1. Risks associated with hazardous structures should be reduced to acceptable levels through orderly hazard reduction programs.
2. Regulate land use in areas of significant natural hazard.

##### Method of Implementation:

The Norco Ridge Ranch Specific Plan provides consistency with the City of Norco's Seismic and Public Safety Element in several areas. The Plan calls for a low-density equestrian/residential development, which will minimize injury and the loss of life from hazardous events caused by either man or nature. The City of Norco is proposing to construct, staff, and equip an additional City fire station in the Southern portion of the City. This proposed station will correct a recognized imbalance in community fire protection services, and subsequently insure the best possible fire protection.

##### Evaluation of Fire Protection Services to the Project Area

Project Fire Hazard Area - The project is located in the La Sierra Hills area, which has historically been associated as a “high” fire hazard area. To offset the area’s high risk fire potential, the use of fuel modification measures will be implemented - including appropriate planting, irrigation and/or brush clearing between natural and developed areas of the subdivision consistent with local standards.

Emergency Medical Service – Both the City of Norco and its Fire Department have been recently upgraded to a “Class 3” rating by the ISO (Insurance Service Office) due to the area’s growing urban status. Advance life support emergency medical service for eastern Norco is provided by a number of sources - including Norco & Corona Fire Departments as well as the private ambulance company, American Medical Response (AMR). Both Norco and Corona’s engine companies have fire fighting paramedics on board of each engine company, which are trained and equipped for *advanced life support emergency medical service*. In addition, the City of Norco has enlisted the services of AMR, a fully staffed and accredited ambulance service provider contracted to provide first response emergency medical transportation for Norco residence.

First-Alarm Response & the Norco/Corona Automatic Aid Agreement – The City of Norco has devised a fire fighting program that treats each first alarm situation by automatically dispatching (3) engine companies - each staffed with 4-person crew – who respond from the closest and most available Norco and/or Corona fire station locations. Said engine companies would include all of Norco’s engine companies (e.g., Stations No. 821 & 822) and one of Corona’s units (per automatic aid agreement). If required, other Corona Fire Department engine companies could be enlisted as fire protection conditions dictate. The other stations include:

Corona Fire Station No. 1 (540 Magnolia Avenue)  
Corona Fire Station No. 2 (225 East Harrison Street)  
Corona Fire Station No. 3 (790 Smith Street)  
Corona Fire Station No. 4 (915 N McKinley Street) \*  
Corona Fire Station No. 5 (1200 Canyon Crest)  
Corona Fire Station No. 6 (110 W. Upper)

\* Note: Corona’s Station No. 4 is the most natural “first response” candidate coming from Corona due to its strategic location less than a ½ mile away from the project’s southern boundary.

The fire stations are linked together via a formal “automatic aid agreement” between Norco and Corona. Under the automatic aid agreement, Norco does not have to formally request Corona’s services in the event of a fire, but rather both Fire Departments are responsible for responding to local fires regardless of jurisdictional boundaries.



In all likelihood, “first alarm response” will come initially from the Norco’s Fire Station No. 822, which is currently located at 1281 Fifth Street near the Pedley Field area. According to the Chief Skaggs, Station No. 822 will be relocated to a new location on Sixth Street by the year of 2002-3. The “new” Station No. 822 will be better equipped and more centrally located to handle fire protection service for the north end of Norco – including the subject project.

As hazardous situations warrant, other supplemental fire protection units may be added per municipal agreement of the same via a long-standing “mutual aid agreement”. Under a mutual aid agreement (contracted with the CFD and City of Riverside), Norco would request for assistance from nearby CFD Station No. 14 (located 1511 Hamner Avenue) and/or City of Riverside fire fighting units in the area. Said mutual aid agreement is similar to an automatic aid agreement, but different in terms of requiring Norco’s Fire Department to formally request assistance. By contrast, the automatic aid agreement does not require any such formal request, but rather is pre-authorized by agreement.

Under either “agreement” above, all areawide engine companies could be linked together to fight fire hazards or help in other similar public safety matters. These situations are often symptomatic of out-of-control brush fires or large hazardous chemical fires where high “conflagration potential” is in the process of being realized. This could be especially threatening to eastern Norco and the project where local hillside areas and neighboring Wyle Laboratories present a formidable fire protection challenge to the City.

As described above, Norco’s fire protection service is in conformance with, the City’s General Plan and Public Safety Element. One of the most significant policies found in the original Public Safety Element (adopted by the City in November 1976 and found on page 21, Section “Future Needs” / No. 7) is the development and coordination of the mutual aid agreements. This policy states the following:

*“The mutual aid program should be better coordinated with the City of Corona...By combining and sharing essential services among jurisdictions, total manpower and equipment requirements can be reduced”*

The outcome of this policy is the formation of the *automatic aid agreement* enacted between the Cities of Norco and Corona which otherwise expands the Element’s policy.

Development of the Norco Ridge Ranch Specific Plan will incrementally impact the delivery of fire protection services in the eastern portion of the

City of Norco. According to the American Insurance Association Standards, new development should be within 1 1/2 miles of a first alarm engine company to ensure adequate response time for structural fire protection. Below is an analysis of response distances relative to the two closest fire station facilities; the first located in the City of Norco and the other located in Corona:

NORCO Fire Station Location & Response Standard Analysis - Because the subject development stretches over 2 1/2 miles long, it is difficult to locate a single station to services the entire property. The below analysis shows that Norco's closest existing fire station only meet the above 1 1/2 mile standard for the western portion of the project (i.e., Pedley Fields area). Table III.M-2 provides the Fire Department's response distances between the first alarm company and the project's major entrance points:

Table III.M-2 / NORCO First Alarm Response Distance--Station No. 822\*

<u>Intersection</u>	<u>Response Distance*</u>
Mt. Shasta Drive at Mt. Rushmore Drive	2.3 miles
Sixth Street & the eastern end of Ingalls Park	2.1 miles
Pedley Avenue & California Avenue	0.9 miles
Norco Hills Drive & Hidden Valley Golf Course	3.8 miles

\* Note: Norco's Station No. 822 is slated for relocation to a more strategic location on Sixth Street by the year 2002-3. Since no definitive site has been chosen at the time of this writing, a future study of the new location is expected to generate even more favorable results (see Exhibit III.M-3 for anticipated service response improvement).

The above numbers illustrate the fact that distances between proposed residential neighborhoods in the project and Fire Station #822 vary dramatically from one end of the development to the other. Exhibit III.M-3 shows that Station No. 822 meets the 1 1/2 mile distance standard for the Pedley Fields area of the subdivision given the Station's present Fifth Street location.

CORONA Fire Station Location & Response Standard Analysis - As previously mentioned, Norco and Corona have entered into a Automatic Aid Agreement to combined access to local fire fighting resources. Included in this arrangement is the utilization of fire fighting services of Corona's Station No.4 located approximately 1/2 mile from the project's southern boundary. Station No.4 is a newer facility, centrally located at 915 McKinley Avenue and well equipped to provide the most responsive on-site emergency service to the southern portion of the project.

Table III.M-2 / CORONA First Alarm Response Distance--Corona Station No. 4\*

<u>Intersection</u>	<u>Response Distance*</u>
Mt. Shasta Drive at Mt. Rushmore Drive	3.5 miles**

Sixth Street & the eastern end of Ingalls Park	2.9 miles**
Pedley Avenue & California Avenue	2.8 miles**
Norco Hills Drive & Hidden Valley Golf Course	0.9 miles

\*\* Note: These end destinations assumes traveling through the project via the proposed north/south spine or roadway segment, which is slated to connect Sixth Street to Hidden Valley Parkway. Said roadway segment actually represents a positive spillover benefit in terms of improving secondary emergency access for eastern Norco parallel to the I-15 corridor.

In terms of conformance with City's Seismic and Public Safety Element of the General Plan, potential fire protection impacts in eastern Norco will be mitigated as evidenced by the automatic aid agreement formed between the Cities of Norco and Corona. Therefore, the Norco Ridge Ranch project, as proposed, is consistent with the City's existing Public Safety Element where such information is current and relevant (said Element is currently under revision).

E. Noise Element

The Noise Element of the Norco General Plan is designed to meet the State requirements of Governmental Code Section 65302(a). This element contains goals and objectives for the City. The following goal and objective from the element will be implemented by the Norco Ridge Ranch Specific Plan.

Goal

1. To protect the health and welfare of the community through the identification, control and abatement of noise.

Objective

1. To avoid locating noise-generating facilities in the proximity of areas devoted to noise sensitive land uses, such as schools and hospitals, and vice-versa.
2. The site design of Norco Ridge Ranch provides for a quiet residential community by locating the lots away from major arterials as often as possible. There are no noise generating facilities proposed in the area.

F. Housing Element

The following goals and policy are from the City of Norco Housing Element, which was adopted in 1995.

Goals

1. Housing Accessibility - Pursue all measures to prevent discrimination in housing based on race, color, creed, sex, age, family size, religion, national origin, martial status and other arbitrary factors.
2. Standards and Plans for Adequate Sites - Designate specific sites as suitable for the mix of for housing and animal keeping production and periodically review continued adequacy of the sites.

#### Policy

1. Housing production shall be developed only at the rate for which adequate City services can be provided.
2. Norco Ridge Ranch is a animal keeping/residential project that will provide equestrian lots. Specific grading guidelines are included in this plan to assure quality construction without adversely disturbing the natural terrain.

## NORCO RIDGE RANCH

## TRACT 29589

## LOT/PAD/PAKA TABULATION

LOT	LOT AREA (S.F.)	PAD AREA (S.F.)	PAKA (S.F.)
1	34,596	13,517	2,860
2	46,377	14,348	2,978
3	44,470	14,494	1,995
4	48,939	16,788	3,211
5	51,957	16,535	2,444
6	47,569	18,583	3,505
7	53,013	19,462	3,036
8	39,066	18,299	3,247
9	28,330	17,373	2,262
10	24,679	15,989	2,234
11	20,618	13,093	2,473
12	24,105	13,225	3,527
13	34,836	17,450	2,313
14	37,889	14,915	3,116
15	38,863	19,206	3,300
16	37,631	15,130	2,356
17	44,217	15,778	2,611
18	46,266	16,107	2,530
19	43,897	13,310	1,627
20	40,703	13,004	1,787
21	38,866	15,211	3,051
22	113,987	13,318	1,576
23	27,854	16,000	2,285
24	32,750	16,407	2,461
25	31,117	15,362	3,160
26	33,221	16,951	2,279
27	34,217	17,810	3,240
28	27,305	15,253	2,795
29	25,204	15,995	3,109
30	22,261	15,082	2,721
31	29,691	15,806	4,318
32	25,692	18,242	3,630
33	24,534	22,509	3,720
34	127,581	18,498	3,997
35	50,668	33,129	7,016
36	35,951	31,904	3,419
37	25,770	25,119	5,643
38	21,174	18,384	3,226
39	20,975	19,906	2,960
40	20,350	18,741	2,954
41	20,537	18,480	2,846
42	21,134	15,700	2,322
43	25,851	21,713	4,063
44	25,065	19,497	2,917
45	29,122	18,089	2,805
46	22,540	15,809	2,300
47	23,362	13,978	1,635
48	29,459	13,540	1,739
49	38,279	13,439	1,596
50	46,468	17,146	2,176
51	52,378	16,926	2,676
52	23,095	16,198	2,944

## NORCO RIDGE RANCH

## TRACT 29589

## LOT/PAD/PAKA TABULATION

LOT	LOT AREA (S.F.)	PAD AREA (S.F.)	PAKA (S.F.)
53	20,050	14,111	1,576
54	28,469	16,938	3,303
55	27,041	18,088	2,935
56	21,433	15,539	2,673
57	20,284	15,786	2,542
58	20,512	16,353	2,474
59	20,919	14,398	1,980
60	27,390	13,040	2,594
61	121,922	39,417	5,021
62	29,146	13,725	2,037
63	26,703	13,430	1,964
64	30,634	12,255	3,053
65	30,581	12,095	2,564
66	32,472	13,025	2,735
67	30,302	12,010	2,236
68	25,284	13,099	2,099
69	23,088	18,528	6,732
70	24,770	12,953	2,832
71	23,387	13,768	2,851
72	25,396	13,184	2,517
73	27,003	13,902	2,908
74	24,476	13,174	4,076
75	31,907	15,953	2,685
76	31,095	13,006	3,062
77	34,665	16,690	2,965
78	20,349	17,594	2,269
79	20,035	14,237	1,692
80	22,690	14,628	1,586
81	21,516	18,629	3,369
82	21,446	16,942	2,454
83	21,242	16,424	2,430
84	21,526	15,951	2,237
85	20,745	15,554	2,902
86	22,324	15,878	2,639
87	20,612	16,430	3,245
88	22,940	16,886	2,871
89	25,179	15,478	2,945
90	25,587	16,485	2,993
91	21,996	16,246	2,911
92	22,125	16,601	2,780
93	26,144	20,782	4,805
94	26,709	20,244	4,944
95	29,177	16,503	2,292
96	20,212	13,723	2,359
97	20,413	15,536	2,312
98	21,228	16,094	3,495
99	25,888	16,343	3,833
100	20,445	13,136	2,171
101	22,295	13,098	1,918
102	20,217	13,068	2,960
103	20,072	14,540	2,877
104	21,382	16,803	3,282

## NORCO RIDGE RANCH

## TRACT 29589

## LOT/PAD/PAKA TABULATION

LOT	LOT AREA (S.F.)	PAD AREA (S.F.)	PAKA (S.F.)
105	21,099	17,540	3,654
106	21,663	18,200	3,204
107	23,647	21,359	3,793
108	21,963	17,148	3,559
109	21,861	15,578	2,899
110	21,669	17,277	3,550
111	23,624	19,585	4,467
112	23,860	19,965	4,163
113	21,397	18,642	3,098
114	21,701	19,607	3,302
115	21,079	15,403	2,265
116	20,544	17,953	2,751
117	20,459	17,501	3,163
118	21,157	14,289	2,242
119	20,903	16,747	2,475
120	21,002	16,498	2,392
121	21,178	17,083	2,601
122	20,861	16,491	2,491
123	20,603	16,680	2,694
124	20,332	17,330	3,273
125	20,675	18,044	2,774
126	21,752	19,869	3,352
127	24,374	19,578	5,540
128	22,937	15,581	2,300
129	21,912	20,092	3,768
130	20,293	19,307	2,822
131	20,906	20,197	3,333
132	20,360	16,189	2,651
133	20,110	13,686	1,723
134	20,098	13,385	1,654
135	20,567	13,215	1,804
136	20,100	13,017	1,586
137	20,622	13,059	1,708
138	22,316	12,511	2,449
139	22,129	14,892	1,660
140	20,988	19,806	3,697
141	21,098	21,098	3,947
142	22,640	19,616	4,269
143	20,523	18,460	2,913
144	32,289	30,629	4,435
145	51,019	21,640	6,498
146	23,765	13,155	1,613
147	21,435	14,110	1,723
148	23,821	15,165	3,185
149	23,790	15,286	3,051
150	20,592	14,446	2,766
151	20,665	19,258	4,333
152	20,100	17,706	5,361
153	22,601	13,488	3,363
154	24,822	13,982	1,750
155	20,754	15,063	2,514
156	20,897	16,114	2,196

## NORCO RIDGE RANCH

## TRACT 29589

## LOT/PAD/PAKA TABULATION

LOT	LOT AREA (S.F.)	PAD AREA (S.F.)	PAKA (S.F.)
157	20,864	16,083	2,198
158	20,569	17,323	2,794
159	20,780	14,727	2,071
160	22,706	14,385	2,223
161	23,043	15,859	2,845
162	20,552	15,832	2,178
163	21,465	16,187	2,164
164	22,345	18,668	3,027
165	23,987	16,539	2,643
166	23,273	13,160	1,705
167	21,656	13,828	1,672
168	20,579	14,172	1,658
169	20,060	16,504	2,487
170	21,979	18,588	3,566
171	32,050	13,888	2,011
172	61,942	16,490	2,158
173	39,422	13,015	2,563
174	20,207	13,175	2,101
175	20,069	15,666	3,817
176	20,097	14,267	2,200
177	20,624	13,028	1,785
178	20,909	13,126	1,676
179	20,592	13,047	1,711
180	21,874	12,269	1,650
181	26,044	16,671	2,387
182	21,401	15,404	2,177
183	27,190	19,920	2,803
184	21,600	21,084	3,630
185	34,583	15,523	3,805
186	20,536	13,331	1,656
187	20,000	14,147	2,622
188	32,148	16,625	2,659
189	23,766	15,696	2,506
190	20,741	16,177	2,380
191	21,224	17,478	2,224
192	22,559	17,507	2,257
193	26,964	22,395	4,765
194	20,906	16,316	2,338
195	20,882	14,890	1,822
196	28,757	17,695	2,180
197	33,977	18,046	4,617
198	23,498	18,547	3,070
199	22,532	18,303	3,712
200	22,024	17,848	3,362
201	21,292	16,564	2,196
202	21,517	14,683	1,771
203	23,738	18,726	3,280
204	20,063	18,936	2,734
205	20,168	18,989	3,286
206	20,393	19,818	2,770
207	29,224	19,781	3,404
208	48,574	13,600	1,823



NORCO RIDGE RANCH

TRACT 29589

LOT/PAD/PAKA TABULATION

LOT	LOT AREA (S.F.)	PAD AREA (S.F.)	PAKA (S.F.)
209	51,110	13,174	1,732
210	59,034	16,911	3,707
211	20,557	16,890	2,324
212	21,283	18,449	3,663
213	20,809	17,763	3,426
214	20,223	17,572	2,462
215	20,022	15,665	2,742
216	20,000	13,987	2,147
217	26,492	13,578	1,791
218	21,929	13,740	1,719
219	20,030	15,042	2,329
220	20,111	15,224	2,344
221	20,190	15,965	2,464
222	22,044	15,976	2,872
223	21,111	13,024	3,240
224	26,283	14,624	1,723
225	43,597	16,341	2,755
226	32,855	15,109	2,378
227	35,795	13,864	1,663
228	62,151	22,787	3,542
229	52,062	17,835	2,295
230	54,066	21,100	3,350
231	31,346	13,628	1,679
232	28,746	13,465	1,679
233	29,123	14,827	2,325
234	32,750	17,513	2,296
235	29,655	17,745	3,118
236	22,977	13,222	1,590
237	23,260	13,006	1,666
238	31,778	16,658	3,704
239	27,918	14,199	1,739
240	24,736	14,798	2,583
241	29,309	18,037	3,334
<b>TOTAL</b>	<b>6,720,751</b>	<b>3,973,812</b>	<b>674,270</b>
<b>AVERAGE</b>	<b>27,887</b>	<b>16,489</b>	<b>2,798</b>

No. OF LOTS < 13,000 S.F.	6	2%
No. OF LOTS BETWEEN 13,000 AND 14,000 S.F.	51	21%
No. OF LOTS BETWEEN 14,000 AND 15,000 S.F.	23	10%
No. OF LOTS > 15,000 S.F.	161	67%
<b>TOTAL</b>	<b>241</b>	<b>100%</b>

No. OF LOTS < 14,000 S.F.	57	24%
No. OF LOTS BETWEEN 14,000 AND 16,000 S.F.	62	26%
No. OF LOTS > 16,000 S.F.	123	51%
<b>TOTAL</b>	<b>242</b>	<b>100%</b>