



**CITY OF
NORCO**
HORSETOWN USA

August 30, 2023

Dave Gonzales
1338 Sixth Street
Norco, CA 92860

Dear Property Owner,

Re: Planning Commission Resolution No. 2023-14 Approval
CUP 2023-03

On August 9, 2023, the Norco Planning Commission approved your request to allow a to allow a concrete breaker equipment retail and rental business with an outdoor storage/display area located at 791 Sixth Street, within the C-4 (Commercial) Zone. The Planning Commission's decision is final, as the decision was not appealed to the City Council.

Said approval is subject to compliance with all conditions of approval as set forth in said resolution, a copy of which is enclosed for your records.

Also enclosed is an Affidavit of Acceptance of the conditions of approval set forth in the resolution. Please sign the affidavit and return it to the City of Norco Planning Division. Written evidence of your acceptance of the conditions of approval is necessary before the approval becomes effective.

Please contact me at (951) 270-5642 if you should have any questions.

Respectfully,

Vincent Acuna
Senior Planner

Enclosures: Planning Commission Resolution No. 2023-14
Affidavit of Acceptance – Property Owner

AFFIDAVIT OF ACCEPTANCE

PROPERTY OWNER

PROJECT: CUP 2023-03 (Gonzales)

OWNER: Dave Gonzales

As the applicant/property owner of record for the subject property for the above project, I (we) have read and accept all conditions of approval.

I (we) understand that written evidence of agreement with all conditions of this approval is required before said permit shall become effective.

DAVE GONZALES
(Please Print Name)

[Signature]
(Signature)

8.31.2023
(Date)

[Signature]

RESOLUTION 2023-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NORCO GRANTING WITH CONDITIONS, A CONDITIONAL USE PERMIT TO ALLOW A CONCRETE BREAKER EQUIPMENT RETAIL AND RENTAL BUSINESS WITH AN OUTDOOR STORAGE/DISPLAY AREA LOCATED AT 791 SIXTH STREET, WITHIN THE C-4 ZONE. CONDITIONAL USE PERMIT 2023-03

WHEREAS, Dave Gonzales submitted an application for a Conditional Use Permit to the City of Norco, California under the provisions of Chapter 18.68, Title 18 of the Norco Municipal Code, on property located at 791 Sixth Street (APN 133-142-015); and

WHEREAS, Conditional Use Permit 2023-03 was duly submitted to said City's Planning Commission for decision at a public hearing for which proper notice was given; and

WHEREAS, Conditional Use Permit, 2023-03 was scheduled for a public hearing on August 9, 2023, on or about 7:00 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 Conditional Use Permit 2023-03; and

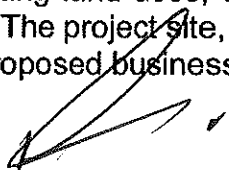
WHEREAS, the City of Norco, acting as the Lead Agency, has determined that the proposed project is categorically exempt from environmental assessment.

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

I. FINDINGS:

A. The requested Conditional Use Permit will not adversely affect the General Plan or the public convenience or general welfare of persons residing or working in the neighborhood thereof. The requested Conditional Use Permit will not adversely affect the General Plan or the public convenience or general welfare of persons residing or working in the neighborhood thereof. The proposed business will operate Monday through Friday, 7:00AM to 4:00PM, which is roughly the same hours as the surrounding businesses. The business can be operated on the project site in a manner that would be consistent with surrounding uses commercial uses.

B. The requested use will not adversely affect the adjoining land uses, and the growth and development of the area in which it is located. The project site, as well all abutting property are zoned for commercial use. The proposed business, when



operated in compliance with the conditions of approval, will be complementary and compatible with other commercial uses in the area.

C. The size and shape of the site is adequate to allow the proposed use. The size and shape of the site at over one acre is adequate to allow the proposed equipment retail/rental use. There is adequate space for all proposed uses including the proposed office, outdoor storage/display area, parking lot, and landscape improvements.

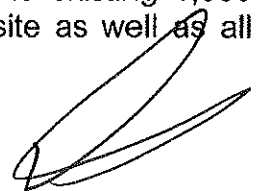
D. The traffic generated by the proposed use will not impose an undue burden upon the streets and highways in the area. The traffic generated by the proposed use will not impose an undue burden upon the streets and highways in the area. The proposed use will operate in roughly the same hours as other surrounding commercial businesses in the vicinity. Any deliveries to and from the project site will be conditioned occur within regular business hours.

E. The City of Norco, acting as lead agency, has determined that the project is categorically exempt from California Environmental Quality Act (CEQA) review, pursuant to Class 32 – Infill Development Projects. The project is consistent with the intent of the underlying Commercial Community General Plan Designation, the C-4 (Commercial) Zoning Designation, and occurs within a disturbed site under 5 acres.

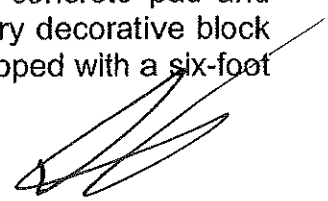
II. DETERMINATION:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Norco, California, in session assembled August 9, 2023, that the application for Conditional Use Permit is approved, subject to the conditions provided in Chapter 18.45 of the Municipal Code of Norco, and including, but not limited to the following conditions:

1. Approval is based Exhibit "D" – Site and Floor Plan dated April 17, 2023, and incorporated herein by reference and on file with the Planning Department. The operation shall occur as shown unless otherwise noted in these conditions.
2. The recorded owner of the property shall submit to the Planning Department for record purposes, written evidence of agreement with all conditions of this approval before said permit shall become effective.
3. Outdoor storage and display occurring within the rear of the property, delineated in the project plans as "dirt equipment display" shall be screened from all public streets with a solid fence, and shall not exceed 6 feet in height. This Condition is applicable to storage occurring within the existing 1,656 square-foot structure on the northeasterly corner of the site as well as all storage racks.



4. All business deliveries involving commercial trucks, trailers, or other heavy equipment shall only occur within the hours of 7:00AM to 5:00PM, Monday through Friday. Any equipment demonstration shall only occur within the hours of 8:00AM to 5:00PM, Monday through Friday.
5. Approval shall be granted by the Planning Division of all walls and fences, landscaping plans (precise schedule), and exterior lighting prior to issuance of building permits.
6. All landscaped areas shall be provided with a water-conserving automatic irrigation system. A detailed landscaping and underground irrigation plan which utilizes drought-resistant plants, along with the application fee, shall be submitted to the Planning Division for approval. Such plans shall indicate plant and tree types and sizes, and the location and dimensions of all landscaped areas and irrigation lines. Trees to be installed shall be a minimum 24-inch planter box. Trees adjacent to Center Avenue and within the front setback area shall be a minimum 36-inch box. Shrubs to be installed shall be a minimum 5-gallon container. Shrubs adjacent to Center Avenue and within the front setback shall be minimum 15-gallon container. Landscape plans shall include a water budget in accordance with the state Water Conservation in Landscaping Act. The inside dimensions of any designated landscape planters adjacent to parking/maneuvering areas which allow vehicle approaches to overhang into said planter areas shall not be credited towards meeting the minimum landscaped area requirements. All existing landscaping along Sixth Street including the 5-foot-wide planter and existing trees shall be maintained and irrigated by the applicant.
7. All landscaped areas shall be maintained in a healthy and thriving condition free from weeds, trash, and debris as a condition of this approval. The property owner is responsible for maintenance of on-site and off-site landscaping in the public right-of-way adjacent to a public street. A minimum of five feet of landscaping shall be maintained between parking areas and public right-of-way.
8. As applicable, a detailed on-site photometric lighting plan, and application fee, shall be submitted for review and approval by the Planning Division for any proposed exterior lighting prior to issuance of building permits. Said plan shall indicate style, illumination, location, height and method of shielding, so as not to adversely affect adjacent properties or streets. On-site lighting shall be directed inward to the project and sheltered from view, as much as possible, from the adjacent properties. The lighting fixtures shall be designed to include western and/or equestrian features in the fixtures.
9. Trash enclosures shall be designed to meet City standards in the location as indicated on the site plan and/or in a location approved by the authorized waste hauler. The trash enclosure shall be placed on a concrete pad and screened on three sides with a six-foot high solid masonry decorative block wall in conformance with City standards and shall be equipped with a six-foot

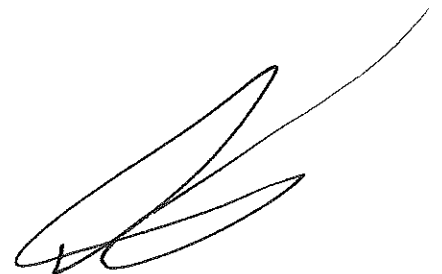


high sight-obscuring gate, "man" entrance, and solid roof cover, subject to approval of the Planning Division. The trash enclosure shall be a minimum size for two bins, one bin for trash and the other bin for recycling.

10. All parking and drive aisle areas shall be maintained free from outdoor storage of pallets, racking, trash, debris, etc., other than for scheduled pick-up.
11. The minimum number of standard parking spaces shall be maintained for customer and employee parking as required by the Norco Municipal Code. The number of accessible parking spaces shall be provided in accordance with the adopted Building Code. Parking shall remain clear and accessible to the public during normal business hours.
12. All parking stalls shall be 9'x20' in size with a maximum two-foot overhang into the designated landscape planters where applicable. Compact vehicle parking stalls are not allowed.
13. A path-of-travel to all proposed trash bins from the related building as applicable shall be provided.
14. The project shall be in compliance with all City of Norco Municipal Codes, Ordinances and Resolutions. Non-compliance with any provisions of the Norco Municipal Code (NMC), and these conditions of approval, not specifically waived in compliance with City procedures shall constitute cause with which the City may begin revocation proceedings and/or termination of the approvals granted under authority of the permit.
15. In the event conditions for approval by the Planning Commission or City Council (as the case may be) require the revision of plans as submitted, the applicant shall submit four copies of the approved plan (revised to incorporate conditions for approval) to the Planning Department for record purposes for approval of any grading and/or building permits.
16. This approval shall become null and void unless the land use authorized by this approval have been issued within two (2) years after the granting of such approval, and pursued diligently to completion. Provided, however, that the Community Development Director may extend approvals for up to six (6) months, provided that after consulting with the City Engineer and Fire Marshall, it is found that there would be no new requirements due to changes in the Code and the plan as approved meets all present development standards.
17. The subject property shall operate in accordance with approved plans and specifications on file with the City of Norco Planning Division.
18. The applicant shall be required to obtain the appropriate business license for this specific site.

A handwritten signature in black ink, consisting of a stylized, cursive 'A' followed by a horizontal line.

19. No expansion of use beyond the scope and nature described in this application which would tend to increase the projected scale of operations, shall be prohibited except upon application for, and approval of, modification of this application in compliance with all procedures and requirements.
20. No signs are authorized by the approval. Any signs proposed for this project shall be submitted to the Planning Division for review and approval. Once signs are approved, building permits shall be obtained from the Building Division for issuance of a building permit.
21. The applicant shall comply with ALL applicable requirements of the Planning, Engineering, Building and Safety Divisions; and the Fire and Sheriff Departments; and all other applicable departments and agencies.
22. The project shall comply with the applicable provisions of the Building Code, as adopted by the City of Norco.
23. It is hereby established that it shall be grounds for revocation of this conditional use permit if the permittee, their agent or assigns, or employee(s) of their establishment, or any other person connected or associated with the permittee or their business establishment, or any person who is exercising managerial authority of the business establishment has:
 - a) Violated any rule, regulation or condition of approval adopted by the Planning Commission relating to the conditional use permit; or
 - b) Conducted the operation permitted hereunder in a manner contrary to the peace, health, safety and general welfare of the public or in a manner which either generates or contributes to noise and/or health/sanitation nuisances, or which results in creating an increased demand for public services.
24. This is not an approval to begin work. No work shall commence until the City of Norco has issued building permits and all other appropriate permits.
25. Any future modification of the operations shall be reviewed and approved by the Planning Division and Community Development Director. Upon the discretion of the Community Development Director, modifications to the use or operation on-site may require approval by the Planning Commission if any proposed changes intensify the use of the site.

A handwritten signature in black ink, consisting of a large, stylized capital 'B' followed by a horizontal line extending to the right.

Resolution 2023-14
August 9, 2023

PASSED AND ADOPTED by the Planning Commission at a regular meeting held on August 9, 2023.



Jeff Shyu, Chair
Planning Commission
City of Norco, California

ATTEST:



Alma Robles, Secretary
Planning Commission
City of Norco, California

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of Norco at a regular meeting thereof held August 9, 2023, by the following roll call vote:

AYES: SHYU, HEDGES, AZEVEDO, SULLIVAN, YOUNG

NOES:

ABSENT:

ABSTAIN:



Alma Robles, Secretary
Planning Commission
City of Norco, California