

## **RURAL General Meeting June 26, 2014**

**Call to order by Vice President Kathy Kraemer @ 7:00pm**  
**Officers present: Kathy Kraemer, VP and Denise Sutherland, Treasurer.**

**Welcome members and guests by Kathy Kraemer.**

**Guests present: Roger Grody, Rick Hoffman, Adam Eventov.**

**Flag salute lead by Denise Sutherland.**

**Minutes from May 22, 2014: Correction from Denise Sutherland: treasurer report should have \$3,400.00 taken off trail marker fund line. Motion made by Don Kramer, second by Denise Sutherland, minutes approved with correction.**

### **OLD BUSINESS:**

**Kathy Kraemer spoke about pending zone change vote in Riverside regarding development of homes in La Sierra Hills area and devastating impact this will have on Norco if it passes. She asked membership to talk to friends, etc who live in the area and urge no zone change.**

**TREASURER REPORT: See attached.**

**Denise also spoke about flier with upcoming events listed, she will make some copies to disperse, urged members to take copies to other organizations we belong to, to get the word out.**

### **NEW BUSINESS:**

**Fourth of July Events:**

**Rotary Club breakfast all you can eat pancakes, Nellie Weaver Hall 7:30-10:00 AM \$5.00 each. Proceeds to benefit George A Ingall's Veterans Memorial Plaza .**

**Mayor's Ride 10:00 AM**

**Picnic at Pikes Peak Park 12-3PM, Lions club selling food.**

**RURAL will man a kids activity booth during the picnic.**

**Concert, laser light show, movie night, at Moreno Arena, 6PM, \$5.00 per person 12 and under free. Norco High School clubs will sell all types of food and desserts.**

**Nominating committee needed for elections taking place July 20<sup>th</sup>.**

**Joanne Aikins and Pam Bowen will handle.**

### **GUEST SPEAKER:**

**Rick Hoffman and Adam Eventov from Lansing Companies.**

**Lansing Companies has purchased 430 acres formerly known as Wyle Lab property. They are currently in stage of canvassing neighborhoods in immediate surrounding area to ask residents what they would like to see developed. As of this date, they have knocked on 650 doors, and spoken to 270 residents. It is currently zoned Hospitality/Light industrial, but zoning change would need to occur. Because of steep terrain in some areas, and natural stream flows, this layout will dictate development. There is over 300 usable acres. They feel this property could and will most likely be a combination of several things including 1/2 acre homes, perhaps senior housing based on Trilogy home designs, an RV horse camping area, a themed steak house such as Pomona Mining Co., a dude ranch, an open amphitheater,**

design public areas on the order of Calico ghost town, just to name a few suggestions given. The designers are not fond of cookie cutter style tract homes; they want to make this an interesting and unique area. Steep hills on the eastern side cannot be developed and will remain. Per Mr. Hoffman, Lansing Co wants this to be a profitable venture for Norco as well as their company. They plan on holding public meetings, utilize public outreach thru local organizations, even including Norco Facebook forum pages as a way to educate the population on their project. He stated several times transparency is key, and this will be a multi-year project. The biggest concern from the residents they spoke with thus far is traffic! Of course, traffic studies will be done; mitigation will be needed in areas, meaning adding turn lanes, etc. The main outlet should be on Norco Hills Drive as that street is nowhere near traffic capacity at this time. Second Street will not be changed, so they are thinking perhaps a lower impact development on that part of the property, perhaps a RV park with equine amenities. Many P/E trails are planned, with one a direct route to Ingalls Park .

Q and A's:

-Is it wise to buy a piece of property and not have a development plan in place, especially when zoning is an issue?

A. YES per Mr. Hoffman. Lansing Companies has done their research and feels this is a beneficial project to be involved in for Norco and their company.

-What about the stigma of toxic land? Will the past haunt them, or do they think people will forget?

A. This portion of the land is governed under the state of California Toxic Substance Control. They will follow what this agency dictates. There will always be water testing regulators. It is a concern; they will rely on the states guidance. They are well aware of the issues, and bought this property with "eyes wide open". Again, transparency is key, all disclosures will be made.

Adam Eventov from Community Relations passed out his business card and urged members to call him with ideas and concerns. [eventov@yahoo.com](mailto:eventov@yahoo.com) 951 216-9515

50/50 \$20.00 to the winner. Kathy Kraemer pulled winning ticket belonging to Don Kraemer. They donated back to RURAL.

No meeting in July. Elections/Potluck July 20<sup>th</sup> @ 2:00 PM at Overstreet's.

Meeting adjourned at 8:09PM