

DESIGN REVIEW COMMITTEE AGENDA ITEM

AGENDA DATE: JANUARY 16, 2013

To: Chair Woollett and Members of the Design Review Committee

THRU: Leslie Aranda Roseberry, Planning Manager

FROM: Doris Nguyen, Associate Planner

SUBJECT: DRC No. 4642-12 – FARMER BOY'S RESTAURANT

SUMMARY

The applicant proposes to construct a new 2,998 sq. ft. fast casual restaurant with a 253 SF outdoor patio and a drive thru on a vacant lot.

RECOMMENDED ACTION – FINAL DETERMINATION

Staff is requesting that the DRC approve the proposed project.

BACKGROUND INFORMATION

Applicant/Owner: HHI, Orange for Farmer Boys

Property Location: 1220 N. Batavia Street (vacant lot on the SW corner of Batavia

St and Katella Ave; APN: 375-011-04)

General Plan Designation: Urban Mixed Use (UMIX)

Zoning Classification: Limited Business Commercial Recreation (C-R)

Existing Development: Vacant lot Property Size: 33,612 SF

Associated Applications: MNSP 0700-12

PUBLIC NOTICE

No Public Notice was required for this project.

ENVIRONMENTAL REVIEW

Categorical Exemption: The proposed project is Categorically Exempt from CEQA review per CEQA Guidelines Section 15303 - Class 3 New Construction. This exemption applies because the proposal is in an urbanized area and the surrounding area is not environmentally sensitive. This exemption allows up to 4 commercial building not exceeding 10,000 SF in floor area in

sites zoned for such use and not involving the use of significant amounts of hazardous substances and where all necessary public services and facility are available. There is no environmental public review required for a Categorical Exemption.

PROJECT DESCRIPTION

Farmer Boy's is a fast casual chain of restaurants that cook made-to-order meals. Customers order at the front counter, receive a number, and sit down in the dining room. The food is brought to the table where the patrons are sitting. No alcohol is served in the restaurant. The applicant is requesting to construct a new 2,998 SF restaurant with a 253 SF outdoor patio and a drive-thru. The restaurant would have 94 indoor seats and 24 outdoor patio seats. The hours of operation would be 6:00am to 10:00pm, seven days per week.

The main walls of the building would be 20' tall and have roughly 26' tall gable roof tower elements on three sides of the building. The exterior walls would be covered with stucco and stone wainscot using Idaho Drystack in Caramel Mountain. Portions of the northwest and southwest elevations would not have the stone wainscot because they are not visible from the public right-of-way. The main stucco walls would be painted a dark cream color, Sherman Williams SW6387. The towers would be painted in a contrasting deep red color, Sherman Williams SW7585. The parapet would be painted brown, Sherman Williams SW6125.

The applicant proposes to install triangular shaped awnings over the windows. They would be covered with Sunbrella #4667 fabric in a similar mahogany tone as the towers. The triangular awnings would be 2'-6" in height, with a 2' depth. They are also proposing a flat metal canopy over the drive thru window on the northwest elevation. The metal canopy would be painted the same deep red color as the towers.

The plans show a 253 SF patio enclosure with wood trellis on the south east elevation of the building. The wood trellis would be painted the same color as the building's cornice. The patio would be enclosed by a 2'-6" tall wall enclosure with a sand stucco finish that is painted to match the main body of the building.

The plans show 1' x 1' square decorative light fixtures on each elevation of the building and rectangular light fixtures on poles in the new parking lot and drive thru. The applicant will also install two street lights on Batavia Street. Details of the on-site light fixtures are included in Attachment 3. The street lights will comply with the Public Works Standard Details.

The applicant is providing landscape within all the setbacks of the triangular-shaped lot and within the parking lot. They are providing a variety of trees, shrubs, and groundcover on-site as shown on the landscape plans in Attachment 4. OMC Section 17.18.160 requires that they provide 38 trees on-site, of which at least 25% shall be 24" box and 75% 15-gallon containers. These tree requirements have been met on-sites.

The applicant is also installing three new 36" box street trees along Batavia Street. The plans show that the tree to be removed as a result of the driveway will be either replanted or replaced

with a new 36" box tree along Batavia Street. The street trees do not count toward the on-site tree requirements.

Orange Municipal Code (OMC) Section 17.34.160 requires a loading zone for all new construction of non residential projects. Since the restaurant requires less than 50 parking spaces, a loading zone of 10' x 40' is required. The Code does not typically allow a loading zone in the back up area of a parking space; however, it does allow for some flexibility through the site plan review process. The Community Development Director made a determination that the loading zone, would be permitted in the back up area of the parking spaces provided that the project is conditioned so that the loading and unloading of goods occurs when the business is closed to the public.

Since the site is in the Commercial Recreation zone, a Conditional Use Permit is not required for the drive-thru. The site meets the parking requirements, setbacks, building height, floor area ratio, and there will be no change to the existing fencing. For this application, the DRC is the final determining body.

EXISTING SITE

The proposed site is a vacant lot on the south west corner of Batavia Street and Katella Avenue. The site is currently vacant and graded relatively flat. Previous building permits for the property showed the demolition of a 7,000 SF single-story office building in 2005. No other Building permits are on record for the site since then.

EXISTING AREA CONTEXT

The site is a triangle shaped parcel surrounded by the Orange County flood control channel to the west, industrial to the south and east, and office and retail to the north. The C-R zone allows a wide variety of land uses ranging from commercial to industrial uses. The properties on the east side of Batavia Street were recently changed to the C-2 zone.

EVALUATION CRITERIA

Orange Municipal Code (OMC) Section 17.10.070 establishes the general criteria the DRC should use when reviewing the project. This section states the following:

The project shall have an internally consistent, integrated design theme, which is reflected in the following elements:

1. **Architectural Features**.

- a. The architectural features shall reflect a similar design style or period.
- b. Creative building elements and identifying features should be used to create a high quality project with visual interest and an architectural style.

2. Landscape.

a. The type, size and location of landscape materials shall support the project's overall design concept.

- b. Landscaping shall not obstruct visibility of required addressing, nor shall it obstruct the vision of motorists or pedestrians in proximity to the site.
- c. Landscape areas shall be provided in and around parking lots to break up the appearance of large expanses of hardscape.
- 3. **Signage**. All signage shall be compatible with the building(s) design, scale, colors, materials and lighting.
- 4. **Secondary Functional and Accessory Features**. Trash receptacles, storage and loading areas, transformers and mechanical equipment shall be screened in a manner, which is architecturally compatible with the principal building(s).

ANALYSIS/STATEMENT OF THE ISSUES

Issue 1: Building Materials and Colors

The applicant is proposing to use stucco, wood, and stone on the new building. The proposed color palette includes creams, browns, and reds. The surrounding buildings are generally white or tan colored concrete tilt-up buildings; however, none has been recently renovated. There are other buildings along the Katella corridor that have recently renovated and used mixed materials and colors. The Stadium Promenade is one block to the west and includes an eclectic mix of stone, brick, stucco, wood, and colors. The recently approved Farmers and Merchant's Bank building uses a mix of stucco, brick, aluminum, and colors. The MetroCourt Center is painted in whites, tans, browns, and reds.

Issue 2: Landscape Screening of Menu Board and Parking Lot

OMC Section 17.18.190.A requires that all parking visible from the public street is required to be screened with 5-gallon shrubs at 3' on center. OMC Section 17.36.150.C states that the drive through menu-board signs shall not be located between the building and the public right-of-way unless screened by landscaping between them and the public street.

Sheet 3 of the Landscape Planting Plan (Attachment 4) calls out Phormium 'Sunset' as a shrub that is issued to screen the parking, menu board, and drive-thru. It is called out as 5 gallon in size; however, is placed at 5' on center instead of 3' on center. Staff would like direction from the DRC that the spacing of the Phormium 'Sunset' and the other plant species proposed to screen the parking, menu board, and drive-thru are appropriate in species and size.

ADVISORY BOARD RECOMMENDATION

None

STAFF RECOMMENDATION AND REQUIRED FINDINGS

The courts define a "Finding" as a conclusion which describes the method of analysis decision makers utilize to make the final decision. A decision making body "makes a Finding," or draws a conclusion, through identifying evidence in the record (i.e., testimony, reports, environmental documents, etc.) and should not contain unsupported statements. The statements which support

the Findings bridge the gap between the raw data and the ultimate decision, thereby showing the rational decision making process that took place. The "Findings" are, in essence, the ultimate conclusions which must be reached in order to approve (or recommend approval of) a project. The same holds true if denying a project; the decision making body must detail why it cannot make the Findings.

The Findings are applied as appropriate to each project. Since the DRC is the final determining body for this application, both the Design Review Committee and Minor Site Plan Review findings are included. Based on the following Findings and statements in support of such Findings, staff recommends the DRC approve the project with recommended conditions.

DRC Findings

- 1. In the Old Towne Historic District, the proposed work conforms to the prescriptive standards and design criteria referenced and/or recommended by the DRC or other reviewing body for the project (OMC 17.10.070.F.1).
 - This project site is not within the Old Towne Historic District; therefore, this finding does not apply.
- 2. In any National Register Historic District, the proposed work complies with the Secretary of the Interior's standards and guidelines (OMC 17.10.07.F.2).
 - This project site is not within the National Register Historic District; therefore, this finding does not apply.
- 3. The project design upholds community aesthetics through the use of an internally consistent, integrated design theme and is consistent with all adopted specific plans, applicable design standards, and their required findings (OMC 17.10.07.F.3).
 - The project is not located within any area with specific design standards. The C-R zone allows a wide variety of land uses ranging from commercial to industrial uses. Therefore, the surrounding area is a mix of office, retail, and industrial buildings. The majority of the buildings in the surrounding area are white and tan concrete tilt up structures. This new restaurant would add architectural interest, color, and new landscape to a prominent corner within the City.
- 4. For infill residential development, as specified in the City of Orange Infill Residential Design Guidelines, the new structure(s) or addition are compatible with the scale, massing, orientation, and articulation of the surrounding development and will preserve or enhance existing neighborhood character (OMC 17.10.07.F.4).
 - This project is not an infill residential development; therefore, this finding does not apply.

MNSP Findings

1. That the project design is compatible with surrounding development and neighborhoods.

The C-R zone allows a wide variety of land uses ranging from commercial to industrial uses. The new building and additional landscape would add architectural interest and color to a prominent corner within the City. The restaurant use and site layout would improve the neighborhood because the site has been a vacant lot since 2005.

2. That the project conforms to City development standards and any applicable special design guidelines or specific plan requirements.

The project is not located within a specific plan or area with specific design guidelines. The site conforms to the OMC development standards regarding parking, setbacks, building height, floor area ratio, and landscape. They applicant will also add off-site street trees and street lights to Batavia Street.

3. That the project provides for safe and adequate vehicular and pedestrian circulation, both on- and off-site.

The lot is unique in its triangular-shape and location at the corner of Katella Avenue and Batavia Street. The project was designed so that there is only one driveway at the southernmost portion of the development. This is the location that is farthest away from the street intersection. A line of site study was conducted that showed there is adequate visibility to enter and exit the proposed driveway.

The applicant provided a stacking and queuing analysis for their drive-thru on-site. A typical fast food restaurant would have the menu very close to the pick-up window in order to maximize the queuing before you reach the menu board. Farmer Boy's is a unique restaurant in that the food is made-to-order; therefore, they need more time after you order, to make the food. To accommodate this concept, the menu board is placed closer to the drive-thru entrance with the majority of the stacking between the menu board and pick up window. Only 30% of Farmer Boy's patrons use the drive-thru to order food, versus 70% at a typical fast food restaurant.

4. That City services are available and adequate to serve the project.

The Public Works, Police, and Fire Departments have determined that there are adequate services to meet the demands of the new business. There was previously a 7,000 SF office on-site; therefore, the new restaurant could connect to the existing fire hydrant and utilities within Batavia Street. The restaurant does not plan on selling alcohol and would close at 10:00pm daily; therefore, it is supported by the Police Department.

5. That the project has been designed to fully mitigate or substantially minimize adverse environmental effects.

The proposed project is Categorically Exempt from CEQA review per CEQA Guidelines Section 15303 - Class 3 New Construction. This exemption applies because the proposal is in an urbanized area and the site was previously developed with a 7,000 SF office building. The surrounding uses are also developed and not considered sensitive areas.

This exemption allows up to 4 commercial building not exceeding 10,000 SF in floor area in sites zoned for such use and not involving the use of significant amounts of hazardous substances and where all necessary public services and facility are available.

The proposal is for one 3,251 SF restaurant building in the C-R zone, which outright permits restaurant with drive-thrus. There would be a minimal amount of hazardous materials used in the general cleaning of the building and fertilizing the landscape; however, the amounts would be typical quantities used for a use of this nature, and not considered significant. As described above, the Public Works, Police, and Fire Departments have determined that there are adequate services and facilities available to meet the demands of the new business.

The applicant will also pay development fees, including Transportation Systems Improvement Program (TSIP) fees, to mitigate the increased number of trips generated by a restaurant.

CONDITIONS

The approval of this project is subject to the following conditions:

- 1. All signage shall comply with the Orange Municipal Code Sign Ordinance.
- 2. The business may only accept deliveries when closed to the public. This would allow for the modified loading zone location.
- 3. All loading and unloading of goods for the business shall occur only when the business is closed to the public.
- 4. Prior to the issuance of a Grading Permit, the Public Works Department shall review and approved a grading plan. No grading, including clearing, brushing, or grubbing shall be conducted until a Grading Permit is issued.
- 5. Prior to the issuance of a Building permit, a photometric study is required to be reviewed and approved by the Police Department.
- 6. Prior to the issuance of a Building Permit, the building plans shall show that the trash enclosure complies with Public Works Standard 409.
- 7. The civil, landscape, and architecture plans shall be coordinated so that they all show the Water Quality Management features.
- 8. Prior to the issuance of a Building Permit, the building plans shall show that two (2) new street lights will be installed on Batavia Street. The locations of the lights shall be coordinated with the Public Works Department. The two streets lights must be installed and in operation prior to Planning Department sign off on the yellow Building permit card.
- 9. Prior to the issuance of a Building permit, the Landscape and Irrigation Plans must include a statement that the plans comply with the State Water Efficient Guidelines and be wet stamped and signed by a licensed Landscape Architect.
- 10. Prior to the issuance of a Building Permit, the Landscape and Irrigation Plans shall show that all landscaped areas have fully automatic irrigation systems.

- 11. Prior to the issuance of a Building permit, the Landscape Plans shall show that three (3) new 36" box street trees shall be installed along Batavia Street. The plans shall also show that the tree that is being removed as a result of the driveway shall be either replanted or replaced with a new 36" box tree in another location. The tree locations and species would need to be coordinated with both the Public Works Street Tree and Traffic Divisions. The four street trees must be installed prior to Planning Department sign off on the yellow Building permit card.
- 12. Prior to the issuance of a grading permit the applicant shall submit a Project WQMP for review and approval to the Public Works Department that:
 - a. Prioritizes the use of Low Impact Development principles as follows: preserves natural features; minimizes runoff and reduces impervious surfaces; and utilizes infiltration of runoff as the method of pollutant treatment. Infiltration BMPs to be considered include the use of permeable materials such as concrete and concrete pavers, infiltration trenches, infiltration planters, and other infiltration BMPs as applicable.
 - b. Incorporates the applicable Routine Source and Structural Control BMPs as defined in the Drainage Area Management Plan (DAMP).
 - c. Maintains the hydrologic characteristics of the site by matching time of concentration, runoff, velocity, volume, and hydrograph for a 2-year storm event.
 - d. Minimizes the potential increase in downstream erosion and avoids downstream impacts to physical structures, aquatic, and riparian habitat.
 - e. Generally describes the long-term operation and maintenance requirements for structural and Treatment Control BMPs.
 - f. Identifies the entity or employees that will be responsible for long-term operation, maintenance, repair and or replacement of the structural and Treatment Control BMPs and the training that qualifies them to operate and maintain the BMPs.
 - g. Describes the mechanism for funding the long-term operation and maintenance of all structural and Treatment Control BMPs.
 - h. Includes a copy of the forms to be used in conducting maintenance and inspection activities.
 - i. Meets recordkeeping requirements (forms to be kept for 5 years).
 - j. Includes a copy of the form to be submitted annually by the project owner to the Public Works Department that certifies that the project's structural and treatment BMPs are being inspected and maintained in accordance with the project's WQMP.
- 13. Prior to the issuance of certificates of occupancy, the applicant shall demonstrate the following to the Public Works Department:
 - a. That all structural and treatment control best management practices (BMPs) described in the Project WQMP have been constructed and installed in conformance with the approved plans and specifications.
 - b. That the applicant is prepared to implement all non-structural BMPs described in the Project WQMP.
 - c. That an adequate number of copies of the project's approved final Project WQMP are available for the future occupiers.

- 14. Prior to the issuance of final signoff by the Public Works Department, the applicant shall demonstrate to the satisfaction of Public Works, that the preparer of the WQMP has reviewed the BMP maintenance requirements in Section V of the WQMP with the responsible person and that a copy of the WQMP has been provided to that person. A certification letter from the WQMP preparer may be used to satisfy this condition.
- 15. Prior to issuance of building permits, the applicant shall review the approved WQMP and grading plan to ensure the structure's downspouts or drainage outlet locations are consistent with those documents. Copies of the building or architectural plans specifically showing the downspouts and drainage outlets shall be submitted to the Public Works Departments for review.
- 16. Plans submitted for Building Plan Check shall comply with the California Fire Code as amended by the City and as frequently amended and in effect at the time of application for Building permit.
- 17. The Fire Department notes provided to the project applicant shall be provided within the plans submitted for Building Plan Check. However, the plans shall comply with current Fire Codes regardless of the codes quoted in the notes provided in the letter.
- 18. At the time of building permit issuance, a copy of the fire master plan shall be provided to the Fire Department in PDF format minimum print size of $8 \frac{1}{2} \times 11$ and maximum 11×17 .
- 19. In regard to the design of Fire Department Connections (FDC), the following shall be considered:

The fire department connection shall not be affixed to the building;

The fire department connection shall be located at least 40 feet away from the building;

The fire department connection shall be located on the address side of the building;

The fire department connection shall be located within 40 feet of a hydrant on the same side of the street as the hydrant; and

The fire department connection shall not provide pressure on the on-site hydrants.

- 20. The applicant shall pay all applicable fire plan check and inspection and Fire Facility fees.
- 21. An automatic fire sprinkler system is required since the building is of Type V construction and 3,000 or more square feet. City of Orange Ordinance NO. 12-10 requires the following.

15.32.580 Section 903.2 Amended-Where Required

Approved automatic sprinkler systems in new building and structures shall be provided in the locations described in this section.

Exceptions:

In addition to the requirements of Sections 903.2.1 through 903.2.13, approved automatic sprinkler systems shall be provided throughout in new building under the following conditions: 1) Any building of any construction type exceeding 5,000 SF, or building of type V construction exceeding 3,000 SF.

22. Prior to the issuance of a building permit, the applicant shall submit a water improvement plan to the Water Division for new fire hydrants, domestic water services, fire services, landscape services, and or any other proposed improvements or relocations affecting the

- public water system appurtenances for review and approval. The applicant shall be responsible for the cost associated with the proposed improvements.
- 23. Prior to the issuance of a building permit, the applicant shall be responsible for the installation/relocation of the proposed/existing public water system appurtenances as necessitated by the proposal to a location and of a design as approved by the Water Division.
- 24. Plans submitted during plan check shall show that the water improvement plans are consistent with the fire suppression plans and or fire master plan. The applicant's consultant preparing the water improvement plans shall coordinate their plans with the consultant preparing the fire suppression plans and or fire master plan so that their designs concur.
- 25. Prior to the issuance of a Certificate of Occupancy, the applicant shall be responsible for the installation of necessary fire hydrants and fire services as determined by the Fire Department and Water Division.
- 26. Prior to the issuance of a building permit, plans shall show that each building shall be protected with a separate fire service unless otherwise approved by the Fire Department and Public Works Water Division.
- 27. Prior to the issuance of a building permit, the Water Division shall approve the type and location of the City's fire service (detector check) device.
- 28. Plans submitted during plan check shall show that a minimum twenty-foot (20') separation will be maintained from the public water system facilities to the proposed/existing buildings and structures per the City of Orange Location Of Underground Utilities Standard.
- 29. Plans submitted during plan check shall show that the installation of sewer mains in the vicinity of water mains is done per the Water Division's Standard No. 113.
- 30. Plans submitted during plan check shall show that a six-foot minimum horizontal clearance and a one-foot minimum vertical clearance will be maintained between City water mains, laterals, services, meters, fire hydrants and all other utilities except sewer.
- 31. Plans submitted during plan check shall show that an eight-foot minimum clearance is provided between City water mains, and signs, trees or other substantial shrubs, bushes, or plants.
- 32. Plans submitted during plan check shall show that the minimum separation requirements are met and that each of the various designers' plan sets concurs. The applicant's consultant preparing the improvement and utility plans shall coordinate their plans with the consultants preparing the landscape, architectural, surface water quality management, fire master and or fire suppression plans so that their designs are consistent.
- 33. Plans submitted during plan check shall show that permanent signs, awnings, surface water quality management features such as but not limited to infiltration planters, basins, pervious paving structures or other structures are not installed over the City's water mains, laterals, services, meters, and fire hydrants.
- 34. Plans submitted during plan check shall show that each property, main building, or structure shall have a separate meter service unless otherwise approved by the Water Division.
- 35. Prior to approval of the water improvement plan, the applicant shall satisfy all water main connection, plan check, and inspection charges as determined by the Water Division.

- 36. All hot taps required on existing City mains to provide water service to any lot, parcel or subdivision shall be performed by City crews at the developer's expense in accordance with the fee schedule established by resolution of the City Council.
- 37. A minimum of fourteen calendar days prior to construction, the applicant's civil engineer shall prepare and provide product material submittals consistent with the approved water improvement plans for all proposed public water system facilities to the Public Works Water Division for review and approval.
- 38. Prior to the issuance of a Certificate of Occupancy, the applicant shall furnish and install individual pressure regulators on new services where the incoming pressure exceeds eighty pounds per square inch.
- 39. All construction shall conform in substance and be maintained in general conformance with plans and exhibits labeled Attachment 4 in the staff report (date stamped received January 3, 2013), including modifications required by the conditions of approval, and as recommended for approval by the Design Review Committee. Further, exterior building color and materials shall conform to the plans and color and materials board approved by the Design Review Committee on January 16, 2013. Any change to the exterior of the building from the approved plans shall be subject to review and approval by the Design Review Committee.
- 40. The applicant agrees to indemnify, hold harmless, and defend the City, its officers, agents and employees from any and all liability or claims that may be brought against the City arising out of its approval of this permit, save and except that caused by the City's active negligence.
- 41. The applicant, business owner, managers, successors, and all future assigns shall comply with all Federal, State and local laws, including all City regulations. Violation of any of those laws in connection with the use will be cause for revocation of this permit.
- 42. Except as otherwise provided herein, this project is approved as a precise plan. After any application has been approved, if changes are proposed regarding the location or alteration of any use or structure, a changed plan may be submitted to the Community Development Director for approval. If the Community Development Director determines that the proposed change complies with the provisions and the spirit and intent of the approval action, and that the action would have been the same for the changed plan as for the approved plot plan, the Community Development Director may approve the changed plan without requiring a new public hearing.
- 43. Prior to the issuance of building permits, the applicant shall pay all applicable development fees including but not limited to: City sewer connection, Orange County Sanitation District Connection Fee, Transportation System Improvement Program, Fire Facility, Police Facility, Park Acquisition, Sanitation District, and School District, as required.
- 44. Construction permits shall be obtained for all construction work, as required by the City of Orange, Community Development Department's Building Division and Public Works Grading Division. Failure to obtain the required building permits will be cause for revocation of this permit.

- 45. All structures shall comply with the requirements of Municipal Code Chapter 15.52 (Building Security Standards), which relates to hardware, doors, windows, lighting, etc. (Ord. 7-79). Approved structural drawings shall include sections of the security code that apply. Specifications, details, or security notes may be used to convey the compliance.
- 46. The final approved conditions of approval shall be reprinted on the first or second page of the construction documents when submitting to the Building Department for the plan check process.
- 47. If not utilized, project approval expires twenty-four months from the approval date. Extensions of time may be granted in accordance with OMC Section 17.08.060. The Planning entitlements expire unless Building Permits are pulled within 2 years of the original approval.

ATTACHMENTS

- 1. Vicinity Map
- 2. Existing Site Photos
- 3. Color Board, Sample Storefront Photo, & Light Fixture Details
- 4. Conceptual Grading Plan, Site Plan, Line of Site Study, Floor Plan, Exterior Elevations, Roof Plan, Conceptual Landscape and Irrigation Plan, Fire Master Plan, Photometric Plan (date stamped received January 3, 2013)

cc: HC&D Architects ATTN: Dan Hinson 1801 Lampton Lane Norco, CA 92860

File