

# Planning Commission



## Agenda Packet

January 16, 2013

*For further information on an agenda item, please contact the City  
at 12363 Limonite Avenue, Suite 910, Eastvale, CA 91752.*

**AGENDA**  
**REGULAR MEETING OF THE**  
**EASTVALE PLANNING COMMISSION**  
**Wednesday, January 16, 2013**  
**6:00 p.m.**

**Rosa Parks Elementary School, 13830 Whispering Hills Drive, Eastvale, CA 92880**

**1.     *CALL TO ORDER:*** 6:00 p.m.

**2.     *ROLL CALL/PLEDGE OF ALLEGIANCE***

Planning Commissioners:     Fred Valentine  
  Joe Tessari  
  Karen Patel  
  Daryl Charlson

Chairperson:                     William Link  
Vice Chairperson:

**3.     *REORGANIZATION OF THE PLANNING COMMISSION/SELECTION OF NEW  
CHAIR AND VICE CHAIR FOR 2013***

*Per Section 2.2 of the Planning Commission Bylaws, the Commission will select a Chair and Vice Chair to  
preside over the Planning Commission meetings in 2013.*

**4.     *ADDITIONS/DELETIONS TO THE AGENDA***

**5.     *PRESENTATIONS/ANNOUNCEMENTS***

*At this time, the Planning Commission may recognize citizens and organizations that have made significant  
contributions to the community and it may accept awards on behalf of the City.  
There are no presentations.*

**6.     *PUBLIC COMMENT/CITIZEN PARTICIPATION***

*This is the time when any member of the public may bring a matter to the attention of the Planning  
Commission that is within the jurisdiction of the Commission. The Ralph M. Brown Act limits the  
Commission's and staff's ability to respond to comments on non-agendized matters at the time such  
comments are made. Thus, your comments may be agendized for a future meeting or referred to staff. The  
Commission may discuss or ask questions for clarification, if desired, at this time. Although voluntary, we  
ask that you fill out a "Speaker Request Form," available at the side table. The completed form is to be*

submitted to the Interim City Clerk prior to being heard. **Public comment is limited to two (2) minutes each, with a maximum of six (6) minutes.**

**7. CONSENT CALENDAR**

*Consent Calendar items are normally enacted in one motion. Commissioners may remove a Consent Calendar item for separate action. **Public comment is limited to two (2) minutes each, with a maximum of (6) minutes.***

7.1 Approval of Minutes from July 18, 2012.

**8. NEW BUSINESS ITEM**

*Public comment will be called for each non-hearing item. Please keep comments brief so that everyone who wishes to speak has the opportunity to do so. After public comment is closed, you may not further speak on the matter unless the Commission requests further clarification of your statement. **Public comment is limited to two (2) minutes each, with a maximum of six (6) minutes.***

8.1 Presentation on the use of City email (Carol Jacobs, City Manager)

**9. PUBLIC HEARING ITEM**

9.1 **PROJECT NO. 10-0058 – NEW DAY CHURCH – REQUEST TO SUBSTITUTE A CONDITION OF APPROVAL THAT REQUIRES THE CONSTRUCTION OF A MASONRY WALL FOR REPLACING THE EXISTING FENCE AT THE PROJECT BOUNDARY** (Kanika Kith, Associate Planner)

**Recommendation:** Staff recommends that the condition of approval requiring the construction of a masonry wall remain in place. Should the Commission wish to provide more flexibility to the project applicant, staff has provided several alternatives, including the applicant’s suggestion to build a new wooden fence.

**10. COMMISSION COMMUNICATIONS**

*(Committee Reports, Agenda Items, Meeting Requests and Review, etc.)*

*This is an opportunity for the Commissioners to report on their activities, to bring a matter to the attention of the full Commission and staff, and to request agenda items. Any matter that was considered during the public hearing portion is not appropriate for discussion in this section of the agenda. **NO ACTION CAN BE TAKEN AT THIS TIME.***

**11. CITY STAFF REPORT**

**12. ADJOURNMENT**

*In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City of Eastvale. Notification forty-eight (48) hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.*

## **POSTING STATEMENT**

I, Ariel Berry, Assistant City Clerk or my designee, hereby certify that a true and correct, accurate copy of the foregoing agenda was posted on January 9, 2013, seventy-two (72) hours prior to the meeting per Government Code 54954.2.

12363 Limonite Avenue, Suite 910, Eastvale, CA 91752

Rosa Parks Elementary School, 13830 Whispering Hills Drive

Eastvale Library, Roosevelt High School, 7447 Cleveland Avenue

City of Eastvale website: [www.eastvaleca.gov](http://www.eastvaleca.gov)

## **3.0 REORGANIZATION OF THE PLANNING COMMISSION**



# City of Eastvale

## Planning Commission Meeting Agenda Staff Report

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**MEETING DATE: JANUARY 16, 2013**

**TO: PLANNING COMMISSION**

**FROM: ERIC NORRIS, PLANNING DIRECTOR**

**SUBJECT: REORGANIZATION OF THE PLANNING COMMISSION**

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The Bylaws of the Planning Commission require that the Commission each year select a Chair and Vice Chair to preside over the meetings. The Bylaws include this requirement:

2.2 *The Chairperson and the Vice-Chairperson shall be elected by a majority of the Planning Commission annually, to serve at the pleasure of the Commission. Selections shall coincide with City Council's selection of the Mayor and Mayor Pro Tem.*

Beyond the requirements of section 2.2, the Bylaws do not provide additional information or requirements on how the Chair and Vice Chair are to be selected. The current Chair and/or Vice Chair could remain in their positions for 2013, or either position could be filled by another member of the Planning Commission.

Staff suggests that the process include:

- Chair Link requesting nominations (by motion and second) of a Chair to serve for 2013.
- Voting on the motion for the Chair.
- Repeat this process for Vice Chair, with the new Chair presiding over the discussion and vote.

This process is traditionally used by City Councils and City Commissions.

Following the completion of the selection process, the new Chair will preside over the remainder of the Planning Commission meeting.

7.1 MINUTES

**MINUTES**

**REGULAR MEETING OF  
THE PLANNING COMMISSION  
OF THE CITY OF EASTVALE  
Wednesday July 18, 2012**

**6:00 P.M.**

**Rosa Parks Elementary School  
13830 Whispering Hills Drive  
Eastvale, CA 92880**

**1. CALL TO ORDER**

Chairman Link called the meeting to order at 6:02 p.m.

**2. ROLL CALL/PLEDGE OF ALLEGIANCE:**

Recording Secretary Renear called roll.

Commissioners present: Commissioners Valentine, Tessari and Blais, Chairman Link.

Commissioners absent: Commissioner Patel

Staff present: Planning Director Norris, Senior Planner Guarracino, Assistant Planner Garcia, Recording Secretary Renear and Deputy City Clerk Berry.

The Pledge of Allegiance was led by Commissioner Blais.

Commissioner Patel arrived at 6:08 p.m.

**3. ADDITIONS/DELETIONS TO THE AGENDA:**

None

**4. PRESENTATIONS/ANNOUNCEMENTS:**

None

**5. PUBLIC COMMENT/CITIZEN PARTICIPATION:**

None

**6. CONSENT CALENDAR:**

None

7. ***NEW BUSINESS ITEMS:***

Items were taken out of order because Commissioner Patel was not in attendance.

7.2 **Freeway Oriented Electronic Billboard**

Recommendation: Staff recommends that the Commission review the proposed designs for a Freeway-Oriented Electronic Billboard and make a recommendation to the City Council.

Senior Planner Jerry Guarracino provided the staff presentation.

There was discussion about the location of the sign, the design and location of the pole on the sign.

It was discussed that the sign could potentially bring in an average of \$40,000 a year in revenue from advertising fees.

Commissioners agreed on the asymmetrical design with a flag mount.

7.1 **Selection of new Vice Chair for 2012**

Per Section 2.2 of the Planning Commission Bylaws, the Commission will select a Vice Chair to preside over the Planning Commission meetings for the remainder of 2012.

**Motion: Moved by Valentine and seconded by Tessari to nominate Commissioner Blais for Vice Chair.**

**Motion Carried 5-0.**

8. ***PUBLIC HEARING ITEMS:***

8.1 **Plot Plan No. 11-0749 – Verizon Wireless Facility at McCune Park**

Recommendation: The staff recommends that the Planning Commission adopt the resolution (included as an attachment to the staff report) adopting a Notice of Exemption pursuant to CEQA for Plot Plan No. 11-0749, subject to the condition of approval.

Assistant Planner Alfredo Garcia provided the presentation.

Public Hearing opened at 6:26 p.m.

There was discussion between the commission and the applicant about height of the tower and whether two buildings at the park housing equipment are necessary. Applicant stated the tower is standard height and both buildings are needed. It was also stated that there are no towers in the city where Verizon can co-locate.

Public Comment opened at 6:31 p.m.

Manuel Vasquez, a resident, discussed various reasons why he feels the tower is unsafe for people living nearby.

Mrs. Chen, a resident, expressed concern for the safety of children in the area and doesn't want the tower in a residential area.

Isabella Chiu, a resident, lives behind Harada Park and doesn't want the tower in her backyard.

Rachel Du, a resident, does not want the tower in Harada Park, she says her coverage is fine in the area and is concerned about radiation from base station.

The applicant, Richard Odette from Verizon Wireless, addressed concerns stating that the energy put off by the tower is safe. Odette also stated that the tower is needed for public safety officials who use Verizon Wireless for their communication systems in the area.

Public Hearing closed at 6:47 p.m.

Commissioner Valentine stated that the commission was not able to make a decision or object to the proposal based on health reasons.

Public Hearing opened at 6:50 p.m.

Rachel Du, resident, said she didn't receive a notification flier for the cell tower proposal.

Public Hearing closed at 6:57 p.m.

**Motion: Moved by Tessari and seconded by Patel to approve Resolution 12-25 with conditions that an independent review of coverage in the area be done prior to approval of future cell towers and a condition for certification be provided prior to tower being activated.**

**Motion Carried 5-0.**

## 8.2 **Plot Plan No. 12-0076 – Verizon Wireless Facility at Harada Park**

Recommendation: Staff recommends that the Planning Commission adopt the resolution (included as an attachment to the staff report) adopting a Notice of Exemption pursuant to CEQA for Plot Plan No. 12-0076 and approving Plot Plan No. 12-0076, subject to the conditions of approval.

Assistant Planner Alfredo Garcia provided the presentation.

There was discussion about the location of the tower and access to the buildings associated with the tower by vehicle.

Public Hearing opened at 7:07 p.m.

Jasper Rong, a resident, said the tower is too close to residents and wants a 3<sup>rd</sup> party to do signal measurements.

Mrs. Chen, a resident, is concerned about health issues and would like the Commission to provide a uniform plan for other companies to follow by for future cell tower proposals.

Public Hearing closed at 7:15 p.m.

**Motion: Moved by Blais and seconded by Patel to approve Resolution 12-26 with conditions that an independent review of coverage in the area be done prior to approval of future cell towers and a condition for certification be provided prior to tower being activated.**

**Motion Carried 5-0.**

**9. COMMISSION COMMUNICATIONS:**

Commissioner Tessari said he appreciates the interest and concern from the public regarding the cell towers and appreciates the comments and opinions provided.

**9. CITY STAFF REPORT:**

The August meeting may be cancelled, nothing on the agenda yet.

**10. ADJOURNMENT:**

There being no further business the meeting was adjourned at 7:19 p.m.

Respectfully submitted,

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Erin Renear  
Recording Secretary

**9.1 PROJECT NO. 10-0058  
NEW DAY CHURCH**



# City of Eastvale

## Planning Commission Meeting Agenda

### Staff Report

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**MEETING DATE: JANUARY 16, 2012**

**TO: PLANNING COMMISSION**

**FROM: KANIKA KITH, ASSOCIATE PLANNER**

**SUBJECT: PROJECT NO. 10-0058 – NEW DAY CHURCH – REQUEST TO SUBSTITUTE A CONDITION OF APPROVAL THAT REQUIRES THE CONSTRUCTION OF A MASONRY WALL FOR REPLACING THE EXISTING FENCE AT THE PROJECT BOUNDARY**

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### RECOMMENDATION

Staff recommends that the condition of approval requiring the construction of a masonry wall remain in place.

Should the Commission wish to provide more flexibility to the project applicant, staff has provided several alternatives, including the applicant's suggestion to build a new wooden fence.

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### BACKGROUND

The construction of the New Day Church<sup>1</sup> was reviewed by the Planning Commission on June 20, 2012, and approved by the City Council on July 25, 2012. A copy of the staff report providing more detailed information on the project is included as Attachment 2.

Citing the cost of the wall and their limited finances, the church in November 2012 asked for relief from the requirement to build a masonry wall, contained in Condition of Approval No. 38, that requires the applicant to

*...design and construct the necessary improvements at the termination of Kristi Lynn Court to the satisfaction of the City Engineer and Planning Director.*

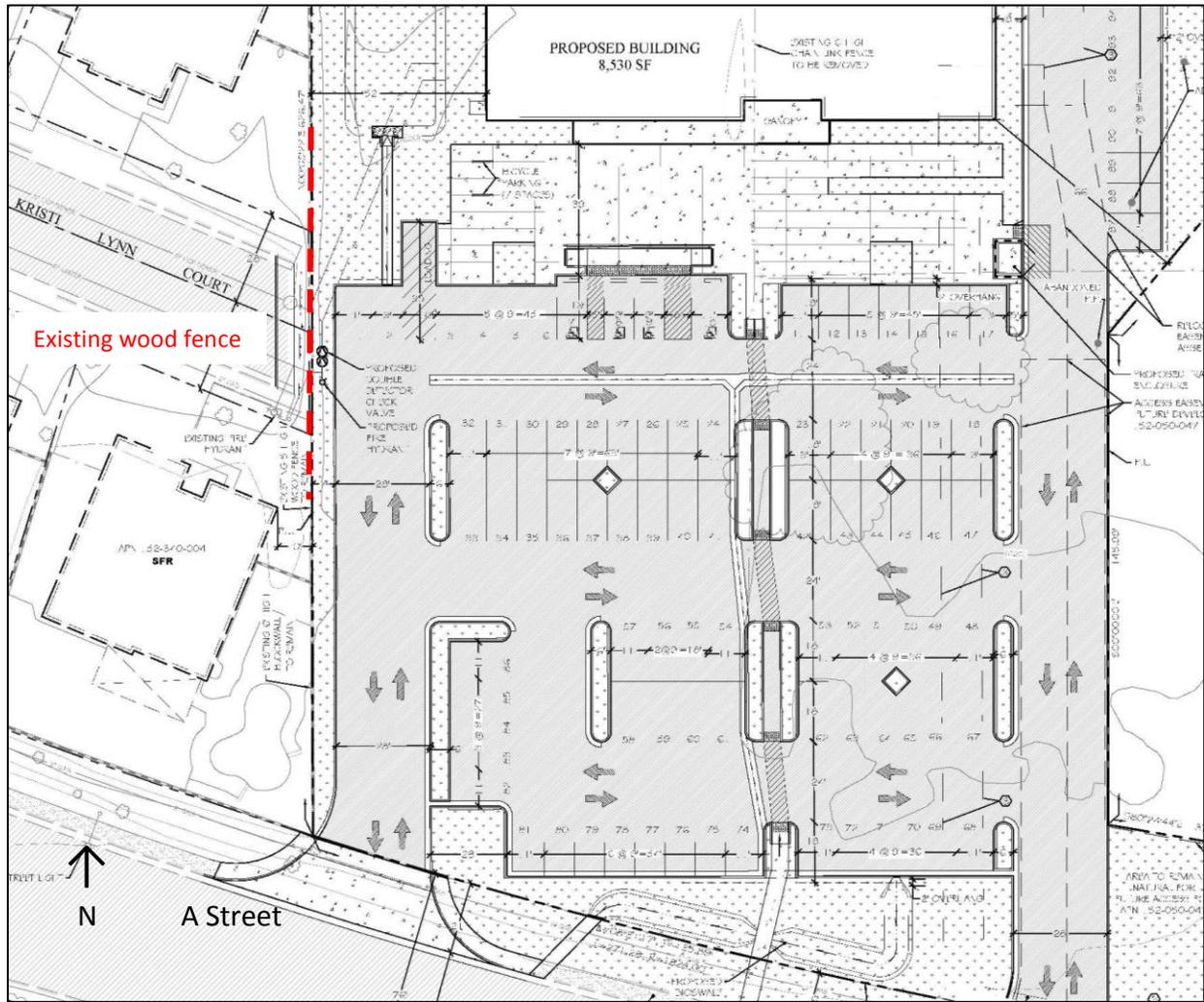
The “necessary improvements” include barricade(s) at the end of the street, the masonry wall, and gates as may be required by the service utilities.

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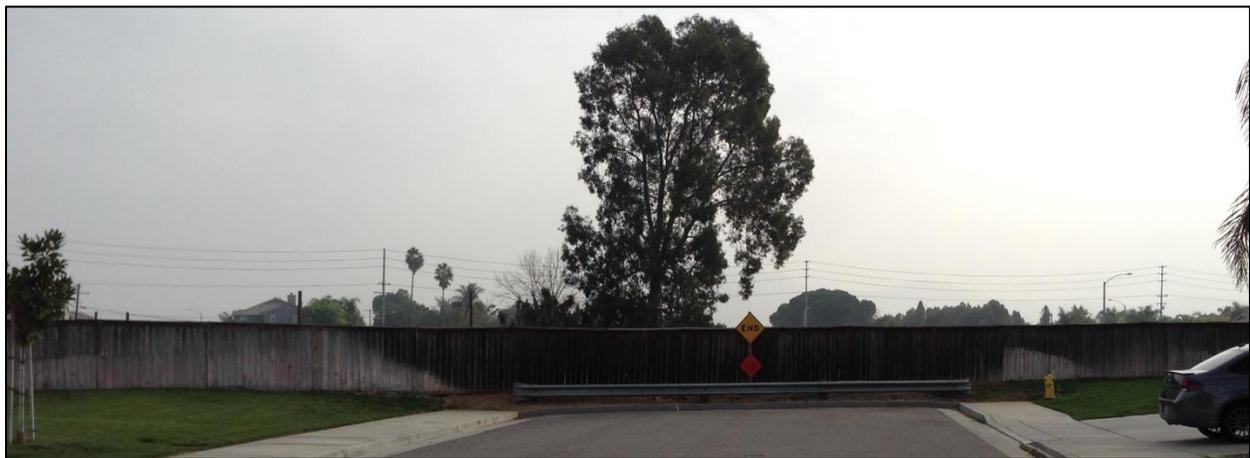
<sup>1</sup> An 8,530-square-foot church on 2 acres of a 4.4-acre site



**Figure 2 – Site Plan**



**Figure 3 – Street Ends**



As part of the original review and approval of the project, the Public Works Department reviewed the applicant's request for not improving the streets and leaving the wooden fence in place. Public Works determined that the request was not acceptable because the wood fence was installed as a temporary measure in anticipation of the extension of future streets. Therefore, conditions were required for the project's approval to ensure that the development of the church would not result in negative impacts to the adjacent residential development. One of these conditions, Condition No. 38 (as provided below), was recommended to ensure appropriate improvements at Kristi Lynn Court.

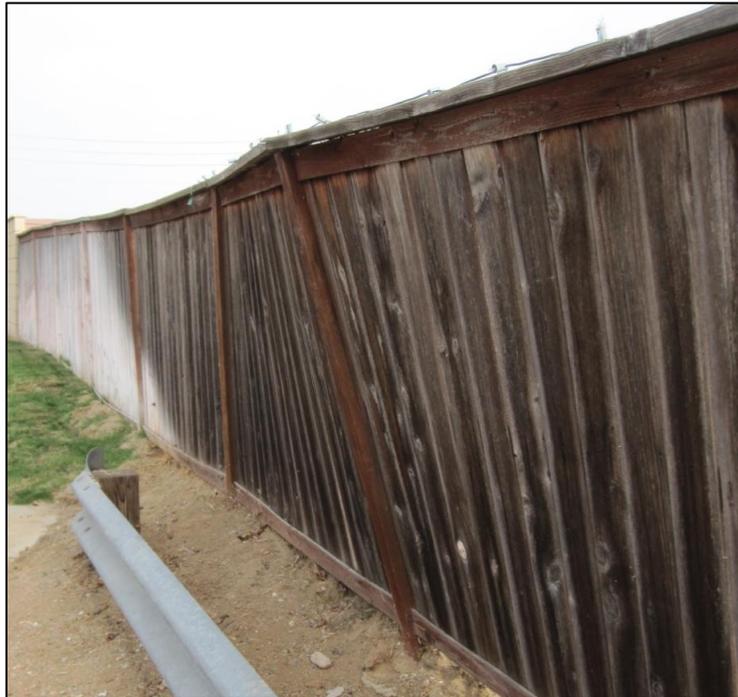
### **Condition of Approval No. 38**

*Prior to the issuance of a building permit, improvement plans shall be approved by the City Engineer and all improvements to be constructed shall be secured by the Applicant, where applicable. Applicant will design and construct the necessary improvements at the termination of Kristi Lynn Court to the satisfaction of the City Engineer and Planning Director. Improvements may include barricade(s), masonry walls and gates as may be required by the service utilities. The existing wood fence shall be removed.*

#### General Planning Consistency

The proposed modification to Condition No. 38 to eliminate the requirement for the construction of a masonry wall would not change the overall project's consistency with the City's General Plan. However, the existing wood fence is in bad condition and a replacement fence would only result in a similar condition over time (see Figure 4, Falling Fence). Therefore, staff finds that the applicant's proposal to replace the existing wood fence with another wood fence that will deteriorate over time may not be consistent with the General Plan goal of providing high quality design throughout Eastvale (Goal DE-1). Additionally, as illustrated in the figures in this staff report, the existing wood fence is installed between two block walls. Staff finds that the replacement of the existing wood fence with a masonry wall would improve the aesthetic of the adjacent residential community to the west and would contribute to high quality design in Eastvale. For these reasons, staff recommends that Condition No. 38 remain unchanged to require the applicant to build a masonry wall.

**Figure 4 – Falling Fence**



**Figure 5 – Existing Wood Fence**



#### Zoning Code Compliance

Section 5.3 of the Zoning Code allows the approving authority discretion in requiring a solid decorative masonry wall or similar durable material as a contiguous barrier between different land uses. In this case, the church adjoins single-family residential uses; therefore, staff finds that appropriate screening between the two uses is required to maintain the high quality standards for both the residential development and the church.

#### Public Comment

When the church's project was being considered in 2012, the only comments received during the public hearings were residents' concerns about the deteriorating condition of the existing wooden fence. Neighbors of the project clearly wanted the fence to be fixed. When staff visited the site in December 2012, the adjoining neighbor to the west of the project site indicated to staff that the wooden fence had fallen down and been put back up by residents several times. The resident opined that the fence is dilapidated and in need of a permanent solution.

#### Environmental Review

A modification to Condition No. 38 would not change the determination of the project's exemption from further environmental review requirements contained in the California Environmental Quality Act (CEQA).

#### Planning Commission Options

The Planning Commission has several options for recommendation to the City Council:

1. No modification to the existing condition – denial of the applicant's request. *This is staff's recommendation.*

2. Modify the condition to allow temporary replacement of the existing wood fence and require the masonry wall to be constructed at a later date; for example, within two years of certificate of occupancy.
3. Modify the condition to eliminate the requirement for construction of a masonry wall and to allow for another wall/fence, such as vinyl fencing, that is more durable than a wood fence.
4. Modify the condition to eliminate the requirement for construction of a masonry wall and to allow for the construction of another wood fence. *This is the applicant's suggestion.*

Staff supports Option No. 1, recommending that the Planning Commission not waive the requirement for a masonry wall. However, if the Commission does not want to waive the masonry wall requirement but would like to provide flexibility for the applicant, staff would suggest Option 2 allowing temporary replacement of the existing wood fence and requiring the masonry wall to be constructed within two years of the issuance of a certificate of occupancy. Under this option, the applicant could temporarily replace the existing wood fence with another wood fence or vinyl fence acceptable to the Planning Director. This recommendation would allow the applicant to operate the church without the masonry wall for a period of time until the church has adequate funds to construct the wall. Below is the revised condition that reflects Option No. 2.

#### **Modified Condition No. 38 – In Red Text**

*Prior to the issuance of a building permit, Improvement plans shall be approved by the City Engineer and all improvements to be constructed shall be secured by the Applicant, where applicable. Applicant will design and construct the necessary improvements at the termination of Kristi Lynn Court to the satisfaction of the City Engineer and Planning Director. Improvements may include barricade(s), masonry walls and gates as may be required by the service utilities. The existing wood fence shall be removed. **The construction of the masonry wall shall occur within two (2) years from the date of issuance of a certificate of occupancy.***

Staff does not support Options No. 3 and No. 4 because staff finds that these options are not consistent with the goal of the General Plan for having high quality design in Eastvale. As discussed earlier in this report, these two options do not comply with either (1) the City's design policies as provided in the General Plan or (2) standards in the Zoning Code requiring appropriate improvements between different uses.

#### Recommendation

Staff recommends that the condition of approval requiring the construction of a masonry wall remain in place. Alternatively, staff would recommend that the condition of approval be modified to allow the applicant to replace the existing wooden fence with another wooden or vinyl fence that would be replaced with a masonry wall within two years from the date of issuance of a certificate of occupancy.

## **FISCAL IMPACT**

The alteration of the condition of approval would have not a fiscal impact on the City.

The costs of processing the requested change in the condition of approval will be paid by the applicant, per the decision of the City Council in December not to waive fees for this project.

## **ATTACHMENTS**

1. Planning Commission staff report, June 20, 2012
2. Approved Conditions of Approval

Prepared by: Kanika Kith, Associate Planner  
Reviewed by: Eric Norris, Planning Director

# **ATTACHMENT 1**

## **FINDINGS OF DENIAL**

## **FINDINGS OF DENIAL**

### **CEQA**

A modification to Condition No. 38 would not change determination of the project's exemption from further environmental review requirements contained in the California Environmental Quality Act (CEQA).

### **GENERAL PLAN CONSISTENCY**

The proposed modification to Condition No. 38 to allow the construction of a permanent wood fence in place of a masonry wall is not consistent with the City's General Plan because it is not consistent with the design goal (Goal DE-1) of providing and maintaining high quality design standards throughout Eastvale.

### **ZONING CODE COMPLIANCE**

The proposal to construct a permanent wooden fence in lieu of a masonry wall is not in compliance with the intent of the Eastvale Zoning Code, which is to provide appropriate improvements between different uses such as this project in which the church abuts single-family residential uses.

## **ATTACHMENT 2**

### **PLANNING COMMISSION STAFF REPORT**



# City of Eastvale

## Planning Commission Staff Report

June 20, 2012

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**Project:** New Day Christian Church  
**Request:** Approval of a Change of Zone and Conditional Use Permit for the development of a Church on 2-acres, including three class rooms, a nursery, associated parking and landscaping  
**File:** Planning Application No. 10-0058  
**Location:** North of A Street (future Schleisman Road) and West of Hamner Ave.  
**APN:** 152-050-046  
**Planner:** Jerry Guarracino, Senior Planner

**Applicant's Representative:**

Focus Building Solutions  
Mr. Joseph Um, Architect  
27013 Langside Avenue, Unit G  
Santa Clarita, CA 91351

**Property Owner/Applicant:**

New Day Christian Church of Corona Valley  
Steven and Deborah Lynn, trustees of the  
Lynn Family Trust  
2191 5<sup>th</sup> Street, Suite 108  
Norco, CA 92860

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**STAFF RECOMMENDATION**

That the Planning Commission adopt the attached Resolution recommending that the City Council adopt a Notice of Exemption and approve Conditional Use Permit No. 10-0058, subject to conditions of approval and recommend that the City Council approve Change of Zone No. 10-0058, in the following sequence:

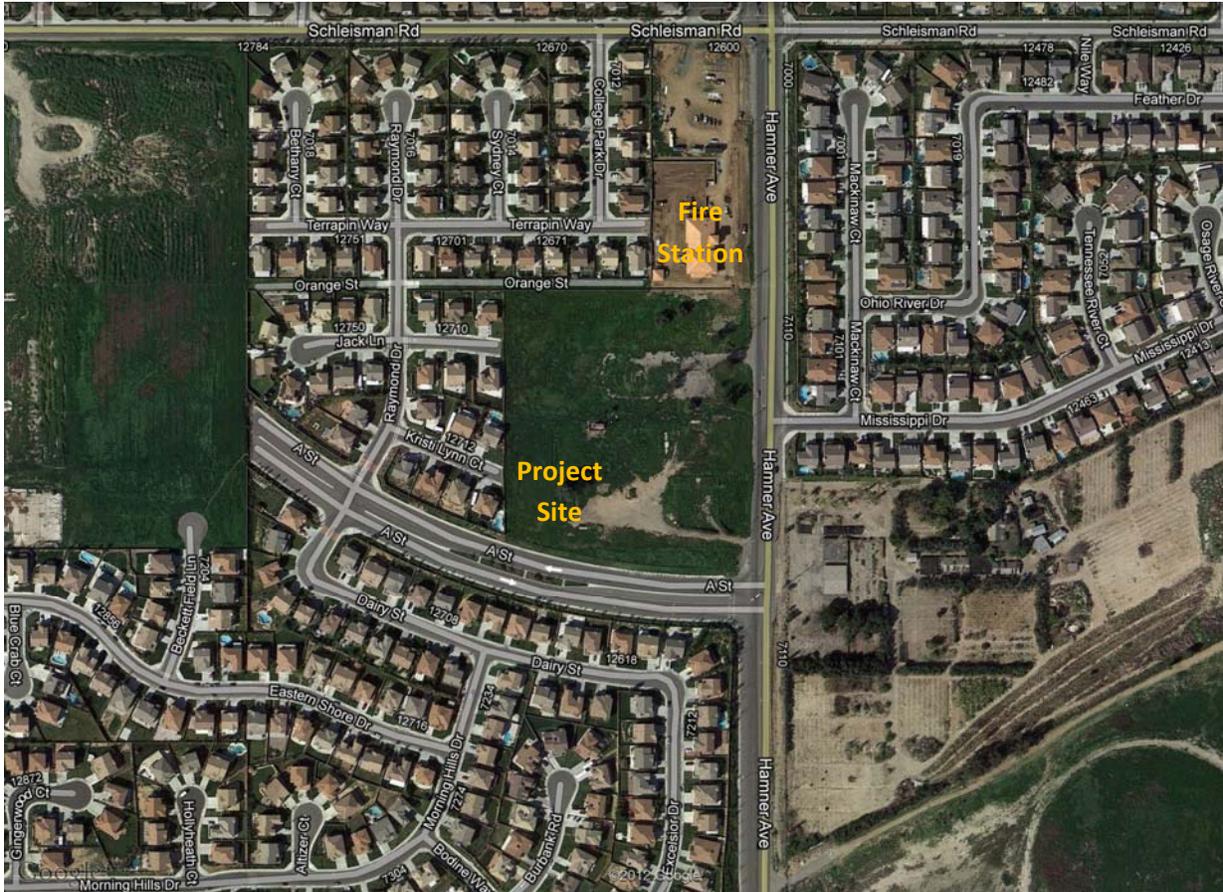
1. Resolution No. 2012-\_\_ recommending approval of a Notice of Exemption in compliance with the review requirements contained in the California Environmental Quality Act (CEQA) and approval of Conditional Use Permit No. 10-0058, subject to the attached conditions of approval; and,
2. Move to recommend that the City Council approve Change of Zone No. 10-0058, from A-2-5 and A-2-10 Heavy Agriculture to R-1 One Family Dwelling.

**BACKGROUND**

The project site is currently vacant except for a cellular phone tower and its accessory building. The cellular tower, the accompanying building will remain in place when the proposed church is built. The proposed project will occupy the southern half of the site from the cell tower to "A" Street. Existing single family homes surround the site on the north, west and across "A" to the south. To the west is a vacant site that is designated for commercial development. See Figure 1 - Aerial Photograph. To the north is the new Riverside County fire station.

Two streets in the adjacent neighborhood, Kristi Lynn Court and Jack Lane, terminate abruptly at the site's western property line. Neither of these streets are proposed to be extended or improved as a result of this project. The streets currently terminate at a metal guard rail at the end of the street right-of-way; with a wooden fence beyond that, located on the project's west property line.

**Figure 1 – Aerial Photograph**



## **PROJECT DESCRIPTION**

### Zone Change

The proposed Project requests a zone change from A-2-5 and A-2-10, Heavy Agriculture District to R-1, One-Family Dwelling. The project site is currently zoned as Heavy Agriculture, which is inconsistent with the General Plan designation of Medium Density Residential (MRD). The Change of Zone will result in a project site with zoning that is consistent with the General Plan. See Figure 2 - Existing Zoning and Figure 3 - Proposed Zoning. The R-1 zoning is most compatible with the surround single family development and recently completed Fire station northeast of the project site.

**Figure 2 – Existing Zoning**



**Figure 3 – Proposed Zoning**



Conditional Use Permit

Churches in residential zones require approval of a Conditional Use Permit (CUP). The purpose of the Conditional Use Permit is for the individual review of uses, typically having unusual site development features or operating characteristics, to ensure compatibility with uses in the surrounding area. The project site is located between an existing residential neighborhood to the west and a commercial site to the east. In this case the church site provides a good transition from future commercial use on the corner of “A” Street and Hamner Avenue and the existing residential uses to the north and west. Generally, churches are compatible with the residential uses, provided they are adequately parked and appropriate operational controls are in place to limit noise during period of peak use.

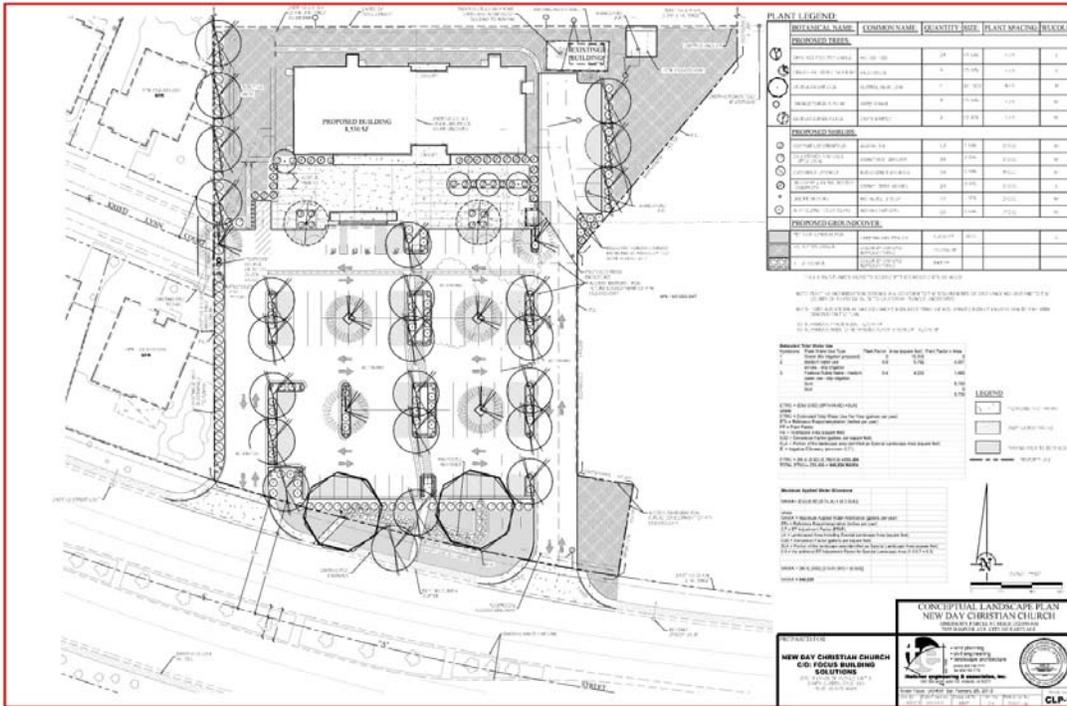
Project Improvements

The development area for the project will cover 2.03 acres, with the balance of the 4.36 acre property remaining vacant. Development of the remainder of the site may happen as a future phase, which will require an amendment to the CUP and additional environmental review. The proposed project includes the construction of an 8,530 square foot church with a 3,350 square foot ‘net assembly area’ i.e., sanctuary. The remaining 5,180 square feet will be used for classrooms, administrative functions, lobby, restrooms and storage.

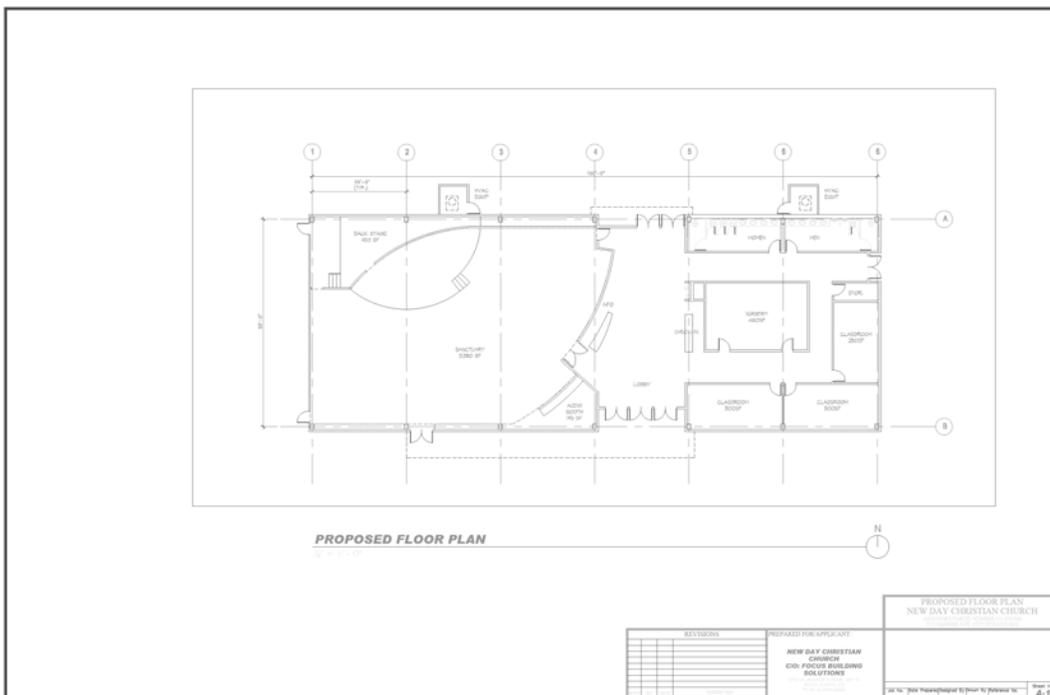
Access to the project site will occur at two points along “A” Street, which is improved to its ultimate width and has existing curb, sidewalk and gutter improvements. Water and sewer service to the project will be brought onto the site from existing facilities under A Street.



**Figure 5 – Landscaped Site Plan**



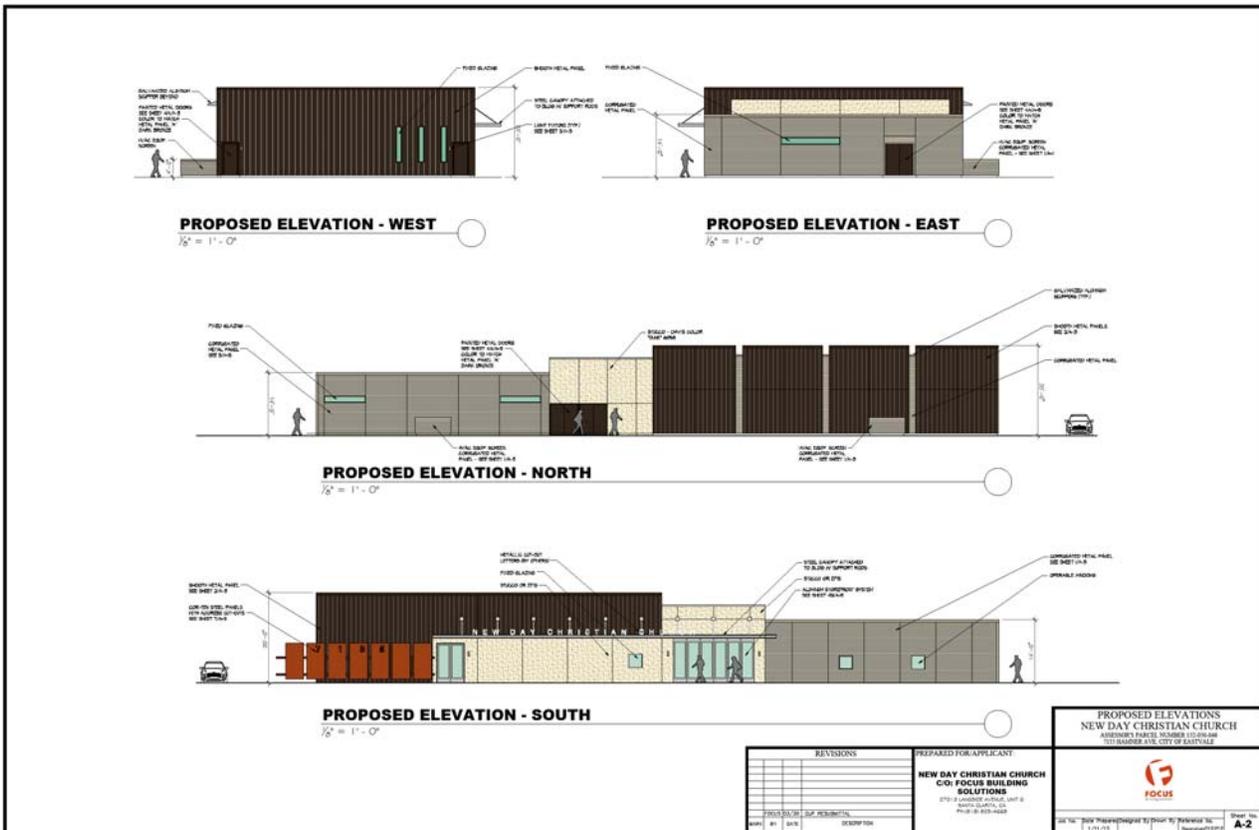
**Figure 6 – Floor Plan**



Architecture

The proposed single story building features clean lines and a low profile (20' maximum height) design that conveys a modern aesthetic. Architectural interest is achieved through the use of layered building materials such as corten steel panels, corrugated metal, glass, stucco and aluminum to provide texture and visual depth to the elevations. In keeping with the intended use; the building is focused inward, resulting in fewer windows and greater privacy for adjacent homeowners. As a transitional use between commercial and residential development the proposed architecture is acceptable. See Figure 7 - Building Elevations.

**Figure 7 – Building Elevations**



Parking

Parking for churches is based on **net assembly area** used simultaneously for assembly purposes. The Zoning Code requires one space per 35 square feet of “net assembly area,” which is defined as the area of a structure which does not include foyers, corridors, restrooms, kitchens, storage and other areas not used for the assembly of people. Per the proposed floor plan, the 3,350 square foot net assembly area requires 96 parking spaces, and the revise site plan provides a total of 96 spaces. The assembly area and classrooms will likely not be in use simultaneously. Per the Zoning Code, the amount of parking provided satisfies code requirements.

### Neighborhood Compatibility

Religious facilities are a regular companion to residential uses while often serving as a community meeting point for the neighborhood. While the uses are typically compatible, some of the unintended impacts associated with traffic and parking can be disruptive to normally quiet neighborhoods. In this instance, the proposed church does not gain access from residential streets, but from "A" Street which is a major roadway; as a result traffic and noise impacts to the surrounding neighborhood is expected to be minimal. Further, the proposed project will also serve as a transition from the surrounding residential neighborhoods and any commercial development which may occur along the west side of Hamner Avenue north of "A" Street.

Lighting and outdoor activities associated with the church might also disturb the neighborhood. While any exterior noise would be subject to the community noise standards, security and parking lot lighting has the potential to introduce glare into the rear yards of the homes along Kristi Lynn Court. The project has been conditioned to ensure that all parking lot lighting and building security lighting is shielded to prevent unwanted glare.

### Fire Department Review

As of the writing of this report, the Riverside County Fire Department has not provided their approval for the revised site plan. Staff has been in touch with the Fire Department, and we believe the plan will satisfy Department's requirements. We expect to have Conditions of Approval from the Fire Department by the Planning Commission meeting on June 20, 2012. Staff will provide those to the Commission under separate cover.

## **ENVIRONMENTAL ANALYSIS**

The proposed project will develop half of a currently vacant lot within the City of Eastvale and it is surrounded by existing residential development to the north, south and west. The undeveloped lot bordering the project to the east is currently zoned and designated for commercial use. The project will not lead to any significant impacts to local traffic, noise, air quality, or water quality. All local utility and safety agencies have indicated that they will be able to provide adequate services to the proposed project. The project satisfies the requirements for Statutory Exemption pursuant to Section 15332 In-Fill Development Projects and is determined to be exempt from further environmental review requirements contained in the California Environmental Quality Act (CEQA). It is important to note that while a project requesting a zone change would not typically qualify for this particular exemption from CEQA, the requested zone change is being made to update the City's zoning map to reflect the general plan, and the expectation of future use. The proposed church is a permitted use subject to plot plan approval in the existing zone district and a conditional use in the proposed zone district. In consideration of this, Staff has determined that further environmental analysis is unnecessary. See Exhibit 2 of Attachment B, Notice of Exemption; the Biological Resources Assessment; Drainage Study; and Preliminary Water Quality Management Plan are attached by reference and are on file with the Planning Department.

## **COMMUNICATIONS FROM THE PUBLIC**

The City has received one email during the development review period for the project. A copy of the e-mail is provide in Attachment E - Communications from the Public

## **REQUIRED PROJECT FINDINGS**

### **CEQA**

1. **Finding:** Proposed project is exempt from CEQA pursuant to Section 15332 In-Fill Development Projects.

#### **Evidence:**

**Compliance with Law:** That the Notice of Exemption was prepared in accordance with the California Environmental Quality Act (Public Resources Code Section 21000 et seq.), the CEQA Guidelines (14 California Code of Regulations Section 15000 et seq.).

**Independent Judgment:** That the Notice of Exemption reflects the independent judgment and analysis of the City of Eastvale.

### **Change of Zone**

Pursuant to Sections 1.7 of the City of Eastvale Zoning Code, the Planning Commission makes the following finding pertaining to Change of Zone No. 10-0058:

2. **Finding:** The change of zone is consistent with the General Plan goals, policies and implementation programs.

**Evidence:** The proposed zone change reflects the shift from an agricultural community to an urban city. The zone change is consistent with the General Plan land use designation for the site.

### **Conditional Use Permit**

Pursuant to Sections 2.2 of the City of Eastvale Zoning Code, the Planning Commission makes the following finding pertaining to Conditional Use Permit No. 10-0058:

3. **Finding:** The proposed use is consistent with the General Plan and all applicable provisions of this Code.

**Evidence:** The proposed use is listed as a conditional use in the proposed R-1 zone district. The proposed zoning district is consistent with the existing land use designation for the property. As noted in the discussion, the site has adequate parking and conditions have been placed on the site plan to ensure compatibility of the proposed church with the existing adjacent homes.

4. Finding: The establishment, maintenance or operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood or such use, or the general welfare of the City

Evidence: Provision of places of worship within a land use pattern of a community aides in a diverse community and allows for local participation, helps stabilize neighborhoods and generally adds to the sense of community and will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood, or the general welfare of the City.

### **PUBLIC HEARING NOTIFICATION**

The proposed project requires a 10-day public hearing notification period for property owners located within a 600-foot radius of the project site. The notification was sent on June 7, 2012 for the Planning Commission meeting on June 20, 2012. See Attachment F - Distribution Map.

### **PLANNING COMMISSION OPTIONS**

The following options are available to the Planning Commission:

1. Approve the proposed project including exemption from CEQA, zone change, and conditional use permit with conditions as recommended by City Staff or as modified by the Commission following the public hearing; or,
2. Return the proposed project to staff for consideration of one or more items to be resolved and scheduled for subsequent consideration by the Commission; or,
3. Deny the proposed project.

Prepared By,

Reviewed By,

\_\_\_\_\_  
Jerry Guarracino  
Senior Planner

\_\_\_\_\_  
Eric Norris  
Planning Director

### **ATTACHMENTS:**

- A. Conditions of Approval
- B. Planning Commission Resolution No. 12-\_\_ to recommend approval a Notice of Exemption in compliance with the review requirements contained in the California Environmental Quality Act (CEQA) and approval of Conditional Use Permit No. 10-0058, subject to the attached conditions of approval
  - Exhibit 1 – Conditions Of Approval (Attached to staff report)
  - Exhibit 2 - Notice of Exemption
- C. Planning Commission Resolution No. 12-\_\_ recommending City Council approval of Change Of Zone No. 10-0058

Exhibit 1 – Conditions Of Approval (Attached to staff report)

- D. Ordinance No. 2012-\_\_\_\_ Approving Change of Zone No.10-0058
- E. Project Operations Letter
- F. Distribution Map
- G. Communications from the Public

The following attachments are on file with the Planning Department:

- Biological Resources Assessment
- Drainage Study
- Preliminary Water Quality Management Plan

## **ATTACHMENT 3**

### **APPROVED CONDITIONS OF APPROVAL**

**FINAL CONDITIONS OF APPROVAL**

**Planning Application Number:** Project No. 10-0058 (Conditional Use Permit No. 10-0058)

**Assessor's Parcel Numbers:** 152-050-046

**Approval Date:** July 25, 2012

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (Date and Signature)</u>
<b>General Conditions</b>				
1.	In compliance with Section 15075 of the CEQA Guidelines, a Notice of Exemption (NOE) shall be filed with the Riverside County Clerk no later than <b>July 30, 2012</b> (within five (5) days of project approval). The applicant shall submit to the Planning Department a check or money order made payable to "Riverside County Clerk" in the amount of <b>\$64.00</b> no later than <b>July 25, 2012</b> .	July 30, 2012	Planning Dept.	
2.	The applicant shall review all conditions and sign below verifying the "Acceptance of the Conditions of Approval" and return the signed page to the Eastvale Planning Department.  <hr/> Applicant Signature: _____ Date: _____		Planning Dept.	
3.	The applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof	On-Going	Planning Dept.	

	(including actions approved by the voters of the City), for or concerning the project, whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.			
4.	The project shall be developed in accordance with the development plans (site plan, landscape plans, conceptual grading plan, elevations, etc.) as approved by the Planning Commission on June 20, 2012. The applicant may request approval for any modifications/revisions to the approved project as outlined in the Eastvale Zoning Code..	On-Going	Planning, Public Works, and Building Depts.	
5.	Failure to comply with the conditions specified herein as the basis for approval of application and issuance of permit constitutes cause for the revocation of said permit. Unless otherwise provided for in a special condition to this Use Permit, all conditions must be completed prior to or concurrently with the establishment of the granted use.	On-Going	Planning Dept.	
6.	Operating hours shall be 7:00 am to 10:00 pm daily. The Planning Director may modify these hours of operation without a public hearing; in response to complaints of noise or other disturbance to the adjacent residential neighborhood.	On-Going	Planning Dept.	
7.	The wood fence on the west property line at the terminus of Kristi Lynn Court shall be replaced with split face block wall	Prior to Issuance of Certificates of Occupancy	Planning Dept	
8.	No exterior amplified speaker systems or amplified music systems shall be utilized on the site between the hours of 10:00 pm to 8:00 am.	On-Going	Code Enforcement.	

9.	No grading shall be performed without the prior issuance of a grading permit by the City.	On-Going	Public Works/Building	
10.	Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the project boundaries.	On-Going	Public Works/Building	
11.	The applicant's contractor is required to submit for a haul route permit for the hauling of material to and from the project site. Said permit will include limitations of haul hours, number of loads per day and the posting of traffic control personnel at all approved entrances/exits onto public roads. This permit shall be in place prior to the issuance of the grading permit and the mobilization of equipment on the project site	On-Going	Public Works/Building	
12.	The Applicant shall dedicate, design and construct all improvements in accordance the City of Eastvale Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, as further conditioned herein and to the satisfaction of the City Engineer. Specifically, parkway improvements on "A" Street shall be improved as the roadway adjacent to this first phase of work is already improved.	On-Going	Public Works/Building	
13.	A separate encroachment permit shall be obtained for the construction of the two driveway/street entries. Design of these entries as shown are not acceptable and final design shall be to the satisfaction of the City Engineer. Options may include "street cut" and not standard driveway design, widening the easternmost driveway to accommodate future joint access and/or reducing driveway apron widths.	On-Going	Public Works/Building	
14.	All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in the City of Eastvale. Prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the PW Department.	On-Going	Public Works/Building	
15.	All necessary measures to control dust shall be implemented by the applicant during grading to the satisfaction of the City Engineer. A PM10 plan may be required at the time a grading permit is issued.	On-Going	Public Works/Building	

16.	Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved by the City Engineer.	On-Going	Public Works/Building	
17.	Erosion control – landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457 (refer to dept. form 284-47). Planting shall occur within 30 days of meeting final grades to minimize erosion and to ensure slope coverage prior to the rainy season. The Applicant shall plant & irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the City Engineer.	On-Going	Public Works/Building	
18.	Should this project lie within any assessment/benefit district, the project proponent shall, prior to acceptance of improvements, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district unless said fees are otherwise deferred.	On-Going	Public Works/Building	
19.	All flood control plans to be reviewed shall be submitted through the City of Eastvale, unless otherwise directed by the City Engineer.	On-Going	Public Works/Building	
20.	Any subsequent expansion of the proposed structure or addition of semi permanent or portable units in the future will trigger the requirement to gain secondary access directly from Hamner Avenue and the improvement of the Hamner Avenue frontage in accordance with City Standards for widths and improvements.	On-Going	Public Works/Building	
<b>Prior to Issuance of Grading Permits</b>				
21.	Pre-construction presence/absence surveys for burrowing owl within the survey area where suitable habitat is present shall be conducted for all covered activities through the life of the permit. Surveys shall be conducted within 30 days prior to disturbance. Take of active nests shall be avoided. Passive relocation (use of one way doors and collapse of burrows) shall occur when owls are present outside the nesting season. (Mitigation Measure, Biological Resources No. MM Bio 1)	Prior to Issuance of Grading Permit	Planning Dept.	

22.	Construction activities shall be restricted to the hours of 7:00 a.m. to 7:00p.m. <u>Monday through Saturday, except nationally recognized holidays.</u> There shall be no construction permitted on Sunday.	During Grading	Public Works/Building	
23.	The applicant shall provide a plan, acceptable to the Building and Safety Department for interim street cleaning services during the construction of the project.	During Construction	Building and Public Works Dept.	
24.	Prior to the issuance of a grading permit, the applicant shall submit a geotechnical soils reports to the City Engineer for review and approval prior to issuance of grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by City of Eastvale.	Prior to Issuance of Grading Permit	Public Works/Building	
25.	Prior to issuance of grading permits the Applicant shall provide the Engineering Department evidence of compliance with the National Pollutant Discharge Elimination System (NPDES) and obtain a construction permit from the State Water Resource Control Board (SWRRCB).	Prior to Issuance of Grading Permit	Public Works/Building	
26.	Prior to the issuance of a grading permit, the applicant shall have obtained approval for the import/export location from the City of Eastvale. Additionally, if either location was not previously approved by an Environmental Assessment, prior to issuing a grading permit, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the City Engineer for approval.	Prior to Issuance of Grading Permit	Public Works/Building	
27.	Prior to the issuance of a grading permit, the applicant shall submit a Final Water Quality Management Plan (WQMP), in conformance with the requirements of the Santa Ana Regional Water Quality Control Board. All stormwater quality treatment devices shall be located outside of the ultimate public right of way. The applicant shall design the stormwater quality treatment devices to accommodate all project runoff, ensuring post-construction flows and volumes do not exceed pre-construction levels, in accordance with City of Eastvale's Hydrology Manual, Stormwater Quality Best Management Practice Design Handbook, Improvement Standards, and to the satisfaction of the City Engineer. These BMPs shall be consistent with the Final WQMP and installed to the satisfaction of the City Engineer.	Prior to Issuance of Grading Permit	Public Works/Building	
28.	Prior to the issuance of grading permit, the applicant shall prepare and submit a comprehensive drainage study and plan that includes, but is not limited to:	Prior to Issuance of Grading Permit	Public Works/Building	

	definition with mapping of the existing watersheds; a detailed pre- and post-project hydrologic and hydraulic analysis of the project and project impacts; definition of the local controlling 100-year frequency water levels existing and with project; the proposed method of flow conveyance to mitigate the potential project impacts with adequate supporting calculations; any proposed improvements to mitigate the impacts of increased runoff from the project and any change in runoff; including quality, quantity, volume, and duration in accordance with City of Eastvale's Hydrology Manual, Improvement Standards, as needed and to the satisfaction of the City Engineer.			
29.	Prior to improvement plan acceptance, the applicant shall dedicate a public utility easement adjacent to all public and private streets for overhead and/or underground facilities and appurtenances to the satisfaction of the City Engineer.	Prior to Issuance of Grading Permit	Public Works/Building	
30.	Prior to improvement plan acceptance, the applicant shall submit landscaping and irrigation plans within the public right-of-way to the Planning Department. These plans shall include water usage calculations, estimate of irrigation and the location of all existing trees that will remain. All plans and calculations shall be designed and calculated per the City of Eastvale Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, City Codes and to the satisfaction of the City Engineer.	Prior to Issuance of Grading Permit	Public Works/Building	
31.	Prior to improvement plan acceptance, the applicant shall execute a maintenance agreement for the stormwater quality control treatment device to the satisfaction of the City Engineer.	Prior to Issuance of Grading Permit	Public Works/Building	
<b>Prior to Issuance of Building Permits</b>				
32.	Applicant shall screen all trash storage areas from public viewing areas. The trash enclosure shall provide a separate pedestrian entrance with self-closing gate.	Prior to Issuance of Building Permits	Planning Dept.	
33.	An exterior lighting plan shall accompany the building permit for approval by the City Planner. All exterior lighting shall be shielded and directed to avoid glare onto adjacent properties. All fixtures shall be full cut-off fixtures thereby eliminating unnecessary illumination of the night sky.	Prior to Issuance of Building Permits	Building Dept/ Planning Dept..	

34.	Prior to the issuance of building permits for any signs, the applicant shall submit for Planning Department review and approval a sign application for all on site signage consistent with the development plans approved on June 20, 2012 or as approved by the Planning Director.	Prior to Issuance of Building Permits	Planning Dept.	
35.	Prior to the issuance of a building permit, the applicant shall submit two (2) sets of detailed landscaping and irrigation plans to the Planning Department for review and approval. The landscape and irrigation plans shall be prepared by a registered Landscape Architect and comply with the all applicable provisions of Ordinance No. 859 and the “County of Riverside Guide to California Friendly Landscaping”. The continued maintenance of all landscaped areas shall be the responsibility of the applicant.	Prior to Issuance of Building Permits	Planning Dept.	
36.	Prior to issuance of building permits the applicant shall demonstrate compliance with other agency Conditions of Approval as called for in the agency letters attached and made a part of these conditions of approval.	Prior to Issuance of Building Permits	Planning Dept.	
37.	Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the City Engineer.	Prior to Issuance of Building Permits	Public Works/Building	
38.	Prior to the issuance of a building permit, Improvement plans shall be approved by the City Engineer and all improvements to be constructed shall be secured by the Applicant, where applicable. Applicant will design and construct the necessary improvements at the termination of Kristi Lynn Court to the satisfaction of the City Engineer and Planning Director. Improvements may include barricade(s), masonry walls and gates as may be required by the service utilities. The existing wood fence shall be removed.	Prior to Issuance of Building Permits	Public Works/Building/ Planning Dept.	
39.	Prior to issuance of a building permit the applicant shall provide will serve letters from the appropriate water and sewer agencies.	Prior to Issuance of Building Permits	Public Works/Building	
40.	Prior to issuance of a building permit the applicant shall annex into all applicable Community Service Areas and Landscaping Maintenance District for landscaping, lighting, drainage and maintenance to the satisfaction of the City Engineer or	Prior to Issuance of Building Permits	Public Works/Building	

	otherwise form a District where one is not currently in place.			
41.	Prior to issuance of a building permit the applicant shall pay the appropriate impact mitigation fee to the Riverside County Flood Control and Water Conservation District.	Prior to Issuance of Building Permits	Public Works/Building	
42.	Prior to issuance of a building permit, or as specified by ordinance, the applicant shall pay all necessary impact and mitigation fees required. These fees include, but are not limited to, fees associated with Transportation Uniform Mitigation Fee (TUMF), Quimby (parkland in-lieu) Fee, and City Development Impact Fees.	Prior to Issuance of Building Permits	Public Works/Building	
43.	Prior to final inspection of a building permit the applicant shall construct the permanent stormwater quality treatment devices to accommodate all project runoff from in accordance with City of Eastvale's Hydrology Manual, Stormwater Quality Best Management Practice Design Handbook, Improvement Standards, and to the satisfaction of the City Engineer. All stormwater quality treatment devices shall be constructed outside of the ultimate public right of way.	Prior to Issuance of Building Permits	Public Works/Building	
<b>Prior to Issuance of Certificates of Occupancy</b>				
44.	Prior to the issuance of a certificate of occupancy, the applicant shall have complied with all conditions of approval (dated June 20, 2012).	Prior to Issuance of Certificates of Occupancy	Planning Dept.	
45.	<p>Prior to the issuance of a certificate of occupancy, all required landscape planting and irrigation shall have been installed consistent with the approved construction plans and shall be in a condition acceptable to the Planning Director. The plants shall be healthy and free of weeds, disease, or pests. The irrigation system shall be properly constructed and in good working order.</p> <p>The applicant shall contact the Planning Department to schedule the following inspections:</p> <ul style="list-style-type: none"> <li>• Irrigation inspection(s) prior to filling trenches</li> </ul>	Prior to Issuance of Certificates of Occupancy	Planning Dept.	

	<ul style="list-style-type: none"> <li>• Plant material inspection(s) prior to planting to check for plant size and vigor</li> <li>• Final inspection(s).</li> </ul>			
<b>During Grading and Construction</b>				
<b>RIVERSIDE COUNTY FIRE DEPARTMENT</b>				
46.	The applicant shall comply with the Fire Department conditions of approval (See attached)	TBD	RCFD/ Building and Public Works Dept./Planning	
<b>Other Agency Approvals - See Attached:</b>				

The following items are noted for the Applicant's information. These items are required by the City, other local agencies, state or federal agencies, and are not conditions of approval of the project.

**General Compliance Items/Requirements and Information**

1. No grading shall be performed without the prior issuance of a grading permit by the City. All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in the City of Eastvale.
2. Written permission shall be obtained from the City and from affected property owners allowing the proposed grading and/or facilities to be installed outside of the project boundaries.
3. The Applicant shall be responsible for all costs associated with off-site right-of-way acquisition, including any costs associated with the eminent domain process, if necessary.
4. The developer's contractor is required to submit for a haul route permit for the hauling of material to and from the project site. Said permit will include limitations of haul hours, number of loads per day and the posting of traffic control personnel at all approved entrances/exits onto public roads. This permit shall be in place prior to the issuance of the grading permit and the mobilization of equipment on the project site.
5. The Developer shall dedicate, design and construct all improvements in accordance the City of Eastvale Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines, as further conditioned herein and to the satisfaction of the City Engineer.
6. All necessary measures to control dust shall be implemented by the developer during grading to the satisfaction of the City Engineer. A PM10 plan may be required at the time a grading permit is issued.
7. Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved by the City Engineer.
8. Grading in excess of 199 cubic yards will require performance security to be posted with the City.
9. Erosion control – landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457 (refer to dept. form 284-47). Planting shall occur within 30 days of meeting final grades to minimize erosion and to ensure slope coverage prior to the rainy season. The Developer shall plant & irrigate all

manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the City Engineer.

10. Should this project lie within any assessment/benefit district, the project proponent shall, prior to acceptance of improvements, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district unless said fees are otherwise deferred.
11. All flood control plans to be reviewed shall be submitted through the City of Eastvale, unless otherwise directed by the City Engineer.
12. Three sets of complete plan drawing, which include architectural, structural, mechanical, plumbing, electrical, Title 24 Energy, Green Building Code Compliance, Precise Grading Plan showing disable access compliance shall be submitted to Building Department for review and approval. Plans shall be designed under the applicable provisions of the 2010 edition California Building, Plumbing, Mechanical, Electrical, Energy and Green Building Codes and shall be stamped and signed by an appropriate registered professional responsible for their preparation.
13. The developer shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting in the need for the project to be redesigned. Amended entitlement approvals may be necessary as a result.

**Prior to the Issuance of Grading Permits:**

14. Prior to the issuance of a grading permit, it shall be the sole responsibility of the developer to obtain any and all easements and/or permissions necessary to perform the grading required for the project. A notarized letter of permission from all affected property owners or easement holders, or encroachment permit, is required for all off-site grading.
15. Prior to the issuance of grading permits, the project specific SWPPP shall be approved by the Resource Agency and submitted to the City Engineer.
16. Prior to issuance of grading permits the Developer shall provide the Public Works Department evidence of compliance with the National Pollutant Discharge Elimination System (NPDES) and obtain a construction permit from the State Water Resource Control Board (SWRRCB).
17. Prior to the issuance of a grading permit, the developer shall have obtained approval for the import/export location from the City of Eastvale.

18. Prior to the issuance of a grading permit, the developer shall submit a Final Water Quality Management Plan (WQMP), in conformance with the requirements of the Santa Ana Regional Water Quality Control Board. All stormwater quality treatment devices shall be located outside of the ultimate public right of way. The developer shall design the stormwater quality treatment devices to accommodate all project runoff, in accordance with Hydrology Manual, Stormwater Quality Best Management Practice Design Handbook, Improvement Standards as adopted by the City of Eastvale, and to the satisfaction of the City Engineer. These BMPs shall be consistent with the Final WQMP and installed to the satisfaction of the City Engineer.
19. Prior to improvement plan acceptance, the developer shall dedicate a public utility easement adjacent to all public and private streets for overhead and/or underground facilities and appurtenances to the satisfaction of the City Engineer.
20. Prior to improvement plan acceptance, the developer shall submit landscaping and irrigation plans within the public right-of-way to the Planning Department. These plans shall include water usage calculations, estimate of irrigation and the location of all existing trees that will remain. All plans and calculations shall be designed and calculated per the Road Improvement Standards & Specification, Improvement Plan Check Policies and Guidelines as adopted by the City of Eastvale, City Codes and to the satisfaction of the City Engineer.
21. Prior to improvement plan acceptance, the developer shall execute a maintenance agreement for the stormwater quality control treatment device to the satisfaction of the City Engineer.
22. The grading plan shall include the following information in the Notes Section of the Grading Plan: *"No grubbing/clearing of the site shall occur prior to scheduling the pre-grading meeting with Engineering. All project sites containing suitable habitat for burrowing owls, whether owls were found or not, require a 30-day preconstruction survey that shall be conducted within 30 days prior to ground disturbance to avoid direct take of burrowing owls. If the results of the survey indicate that no burrowing owls are present on-site, then the project may move forward with grading, upon Planning Department approval. If burrowing owls are found to be present or nesting on-site during the preconstruction survey, then the following recommendations must be adhered to: Exclusion and relocation activities may not occur during the breeding season, which is defined as March 1 through August 31, with the following exception: From March 1 through March 15 and from August 1 through August 31 exclusion and relocation activities may take place if it is proven to the City and appropriate regulatory agencies (if any) that egg laying or chick rearing is not taking place. This determination must be made by a qualified biologist."*
23. The grading plan shall include the following information in the Notes Section of the Grading Plan: *"If at any time during excavation/construction of the site, archaeological/cultural resources, or any artifacts or other objects which reasonably appears to be evidence of cultural or archaeological resource are discovered, the property owner shall immediately advise the City of such and the City shall cause all further excavation or other disturbance of the affected area to immediately cease. The Planning Director at his/her sole discretion may require the property owner to deposit a sum of money it deems reasonably necessary to allow the City to consult and/or authorize an*

*independent, fully qualified specialist to inspect the site at no cost to the City, in order to assess the significance of the find. Upon determining that the discovery is not an archaeological/cultural resource, the Planning Director shall notify the property owner of such determination and shall authorize the resumption of work. Upon determining that the discovery is an archaeological/cultural resource, the Planning Director shall notify the property owner that no further excavation or development may take place until a mitigation plan or other corrective measures have been approved by the Planning Director.”*

24. If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.
25. The applicant shall comply with all provisions and procedures of the Eastvale Building Department related to the plan check review process (Please contact City of Eastvale, Building Official, 951-361-0900).

**Prior to the Issuance of Building Permits:**

26. Prior to the issuance of a building permit Improvement plans shall be approved by the City Engineer and all improvements to be constructed shall be secured by the Developer.
27. Prior to issuance of a building permit the developer shall provide will serve letters from the appropriate water and sewer agencies.
28. Prior to issuance of a building permit the developer shall install all street name signs at intersections adjacent to the project, public or private and/or replace street name signs in accordance with the City of Eastvale Standard Details and to the satisfaction of the City Engineer.
29. Prior to issuance of a building permit the developer shall annex into all applicable Community Service Areas and Landscaping Maintenance District for landscaping, lighting, drainage and maintenance to the satisfaction of the City Engineer or otherwise form a District where one is not currently in place.

30. Prior to issuance of a building permit or as provided by City Ordinance or Policy, the developer shall pay all necessary impact and mitigation fees required. These fees include, but are not limited to, fees associated with Transportation Uniform Mitigation Fee (TUMF), Quimby (parkland in-lieu) Fee, Riverside County Fire Department, Riverside County Sheriff Department, Riverside County Flood Control and Water Conservation District, and City Development Impact Fees.
31. Prior to issuance of a building permit the developer shall construct the stormwater quality treatment devices to accommodate all project runoff from in accordance with City of Eastvale's Hydrology Manual, Stormwater Quality Best Management Practice Design Handbook, Improvement Standards, and to the satisfaction of the City Engineer. All stormwater quality treatment devices shall be constructed outside of the ultimate public right of way.

WARREN D. WILLIAMS  
General Manager/Chief Engineer



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www.rcflood.org

137962

RIVERSIDE COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT

City of Eastvale  
Planning Department  
8080 Hamner Avenue, Suite 103  
Eastvale, California 91752

Attention: TERRY GUARRACINO

Ladies and Gentlemen:

Re: CUP 10-0058

The District does not normally recommend conditions for land divisions or other land use cases in incorporated cities. The District also does not plan check city land use cases, or provide State Division of Real Estate letters or other flood hazard reports for such cases. District comments/recommendations for such cases are normally limited to items of specific interest to the District including District Master Drainage Plan facilities, other regional flood control and drainage facilities which could be considered a logical component or extension of a master plan system, and District Area Drainage Plan fees (development mitigation fees). In addition, information of a general nature is provided.

The District has not reviewed the proposed project in detail and the following checked comments do not in any way constitute or imply District approval or endorsement of the proposed project with respect to flood hazard, public health and safety or any other such issue:

- No comment.
- This project would not be impacted by District Master Drainage Plan facilities nor are other facilities of regional interest proposed.
- This project involves District Master Plan facilities. The District will accept ownership of such facilities on written request of the City. Facilities must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection and administrative fees will be required. EASTVALE MDP LINE E-3
- This project proposes channels, storm drains 36 inches or larger in diameter or other facilities that could be considered regional in nature and/or a logical extension of the adopted Master Drainage Plan. The District would consider accepting ownership of such facilities on written request of the City. Facilities must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection and administrative fees will be required.
- This project is located within the limits of the District's EASTVALE Area Drainage Plan for which drainage fees have been adopted; applicable fees should be paid by cashier's check or money order only to the Flood Control District or City prior to issuance of grading permits. Fees to be paid should be at the rate in effect at the time of issuance of the actual permit.
- An encroachment permit shall be obtained for any construction related activities occurring within District right of way or facilities. For further information contact the District's encroachment permit section at 951.955.1206.

GENERAL INFORMATION

This project may require a National Pollutant Discharge Elimination System (NPDES) permit from the State Water Resources Control Board. Clearance for grading, recordation or other final approval should not be given until the City has determined that the project has been granted a permit or is shown to be exempt.

If this project involves a Federal Emergency Management Agency (FEMA) mapped flood plain, then the City should require the applicant to provide all studies, calculations, plans and other information required to meet FEMA requirements, and should further require that the applicant obtain a Conditional Letter of Map Revision (CLOMR) prior to grading, recordation or other final approval of the project, and a Letter of Map Revision (LOMR) prior to occupancy.

If a natural watercourse or mapped flood plain is impacted by this project, the City should require the applicant to obtain a Section 1602 Agreement from the California Department of Fish and Game and a Clean Water Act Section 404 Permit from the U.S. Army Corps of Engineers, or written correspondence from these agencies indicating the project is exempt from these requirements. A Clean Water Act Section 401 Water Quality Certification may be required from the local California Regional Water Quality Control Board prior to issuance of the Corps 404 permit.

Very truly yours,

MEKBET DEGAGA  
Engineering Project Manager

Date: 5/1/2012

c: Riverside County Planning Department  
Attn: Kristi Lovelady



**RIVERSIDE COUNTY FIRE DEPARTMENT**  
IN COOPERATION WITH  
THE CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION

2300 Market St., Ste. 150 • Riverside, California 92501  
(951) 955-4777 • Fax (951) 955-4886  
77-933 Las Montañas, Palm Desert, CA 92211  
(760) 863-8886 • Fax (760) 863-7072  
Inspection Hotline (951) 955-5282  
[www.rvcfire.org](http://www.rvcfire.org)

**Conditions of Approval**  
**CASE NUMBER: 10-ESVL-0058**

**DESCRIPTION:** Proposed to develop a 4.35 acre parcel with the construction of on 8,530 sq. ft. Church

**SITE LOCATION:** North side of "A" Street. Approximately 290' feet West of Hamner Ave

To: Jerry Guarracino Senior Planner, City of Eastvale, Planning Department.  
12383 Limonite Ave suite # 910 Eastvale, CA 91752

Phone# 951-361-0900

FAX:

Email: [jguarracino@pmcworld.com](mailto:jguarracino@pmcworld.com)

Sq. Ft. 8530

Occupancy Classification: A

Total Occupant load:

Reviewed by: Dan Wagner

Date: 6-18-12

**10. GENERAL CONDITIONS**

**10. FIRE.999 USE - #01 – West Fire Protection Planning Office Responsibility IN EFFECT**

It is the responsibility of the recipient of these Fire Department conditions to forward them to all interested parties. The permit number (as it is noted above) is required on all correspondence.

Questions should be directed to the Riverside County Fire Department, Fire Protection Planning Division at 2300 Market St. Suite 150, Riverside, CA 92501. Phone: (951) 955-4777, Fax: (951) 955-4886.

**10. FIRE.999**

**CASE – CITY CASE STATEMENT**

**IN EFFECT**

With respect to the conditions of approval for the referenced project, the Fire Department recommends the following fire protection measures be provided in accordance with Riverside County Ordinances and/or recognize fire protection standards

**10. FIRE.999 USE - #50 – BLUE DOT REFLECTORS**

**IN EFFECT**

Blue retro-reflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Dept.

**10 FIRE 999 USE - #23 – MINIMUM FIRE (WATER) FLOW IN EFFECT**

Minimum required fire flow shall be 1500 GPM for 2 hours duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site.

**10. FIRE 999 USE - #20 – SUPER FIRE HYDRANTS IN EFFECT**

Super fire hydrants (6" x 4" x 2-1/2"), shall be located not less than 25 feet or more than 250 feet from any portion of the building as measured along approved vehicular travel ways.

**80. PRIOR TO BUILDING PERMIT ISSUANCE**

**80. FIRE.999 USE - #17A – Plan Check Fee IN EFFECT**

Building plan check deposit based fee of \$1056.00 made payable to the Riverside County Fire Department, in the form of a check or money order only, must be submitted to the Fire Department at time plans are submitted to our office(s).

Permit Fire Department "Submittal Form", available on line at [www.rvcfire.org](http://www.rvcfire.org) or contact our office. must be completed along with payment. .

**80. FIRE.999 USE - #4 – Water Plans IN EFFECT**

Applicant and/or developer shall separately submit 2 sets of water system plans to the Fire Department for review. Plans must be signed by a registered Civil Engineer and/or water purveyor prior to Fire Department review and approval. Mylars will be signed by the Fire Department after review and approval. Two (2) copies of the signed and approved water plans shall be returned to the Fire Department before release of a building permit.

**90. PRIOR TO BUILDING FINAL INSPECTION**

**90. FIRE.999 USE - #45 – Designated Fire Lanes IN EFFECT**

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/ or signs.

**90. FIRE.999 USE-#12A- SPRINKLER SYSTEM IN EFFECT**

Install a complete fire sprinkler system per NFPA 13 2010 edition (13D and 13R system are not allowed) in all buildings. Sprinkler system (s) with pipe size in excess of 4" inch diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and the minimum of 25 feet from the building (s). A statement that the building (s) will be automatically fire sprinkled must be included on the title page of the building plans. (Current sprinkler plan check deposit base fee is \$814.00 per riser) applicant or developer shall be responsible to install a U.L. Certified Central Station Monitored Fire Alarm System. Monitoring System shall monitor the fire Sprinkler system (s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department with our "Plan Review Form" for approval prior to installation. (Current monitoring plan check deposit base fee is \$192.00)

90. FIRE.999 PC - #35 – Evacuation Fire Alarm System

**IN EFFECT**

Install a manual and/or automatic emergency voice/alarm communication fire alarm system in accordance with California Building Code, California Fire Code and adopted standards. A C-10 licensed contractor must submit plans, along with the current \$627.00 deposit based fee, to the Fire Department for review and approval prior to installation.

90.FIRE.999 USE #27 – Extinguishers – Minimum

**IN EFFECT**

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Dept. for proper placement of equipment prior to installation.

90. FIRE.999 USE #36 – Hood/Duct Suppression System

**IN EFFECT**

A UL 300 hood/duct fire extinguishing system must be installed over the cooking equipment as required by the California Fire Code, California Mechanical Code and adopted standards. The extinguishing system must automatically shutdown gas and /or electricity to all cooking appliances upon activation. A C-16 licensed contractor must submit plans, along with the current \$215.00 deposit based fee, to the Fire Department for review and approval prior to installation. Alarm system supervision is only required if the building has an existing fire alarm system.

If any of the conditions are unclear, difficult to understand, or you would like to setup a meeting please feel free to contact me at (951) 955-4777 so that I can better assist you in the approval of this project.