

CITY OF RANCHO CUCAMONGA



**RANCHO CUCAMONGA**  
Planning Department  
(909) 477-2750

AUG 22 2018

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# ENVIRONMENTAL INFORMATION FORM (Part I - Initial Study)

*(Please type or print clearly using ink. Use the tab key to move from one line to the next line.)*

The purpose of this form is to inform the City of the basic components of the proposed project so that the City may review the project pursuant to City Policies, Ordinances, and Guidelines; the California Environmental Quality Act; and the City's Rules and Procedures to Implement CEQA. It is important that the information requested in this application be provided in full.

Upon review of the completed Initial Study Part I and the development application, additional information such as, but not limited to, traffic, noise, biological, drainage, and geological reports may be required. The project application will not be deemed complete unless the identified special studies/reports are submitted for review and accepted as complete and adequate. The project application will not be scheduled for Committees' review unless all required reports are submitted and deemed complete for staff to prepare the Initial Study Part II as required by CEQA. In addition to the filing fee, the applicant will be responsible to pay or reimburse the City, its agents, officers, and/or consultants for all costs for the preparation, review, analysis, recommendations, mitigations, etc., of any special studies or reports.

## GENERAL INFORMATION:

***INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.*** Please note that it is the responsibility of the applicant to ensure that the application is complete at the time of submittal; City staff will not be available to perform work required to provide missing information.

Application Number for the project to which this form pertains: DRC 2018-00001(CUP)/DRC2018-00023 (Design Rww)

Project Title: Christ Church of the Valley Campus Expansion and Improvements

Name & Address of project owner(s): \_\_\_\_\_

Christ's Church of the Valley

7576 Etiwanda Avenue

Rancho Cucamonga, CA

Name & Address of developer or project sponsor: \_\_\_\_\_

Same as above

Contact Person & Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Name & Address of person preparing this form (if different from above): \_\_\_\_\_  
James P. DiCamillo, President, Architect AIA, WLC Architects Inc.  
8163 Rochester Avenue,  
\_\_\_\_\_

Telephone Number: 909-987-0909 \_\_\_\_\_

**PROJECT INFORMATION & DESCRIPTION:**

Information indicated by an asterisk (\*) is not required of non-construction CUP's unless otherwise requested by staff.

- \*1) Provide a full scale (8-1/2 x 11) copy of the USGS Quadrant Sheet(s) which includes the project site, and indicate the site boundaries.
- 2) Provide a set of color photographs that show representative views into the site from the north, south, east, and west; views into and from the site from the primary access points that serve the site; and representative views of significant features from the site. Include a map showing location of each photograph.
- 3) Project Location (describe): \_\_\_\_\_

7576 Etiwanda Avenue, Rancho Cucamonga, CA  
\_\_\_\_\_

- 4) Assessor's Parcel Numbers (attach additional sheet if necessary): \_\_\_\_\_  
APN:109041101  
\_\_\_\_\_

\*5) Gross Site Area (ac/sq. ft.): 425,000 square feet (9.74 acres)  
\_\_\_\_\_

\*6) Net Site Area (total site size minus area of public streets & proposed dedications): \_\_\_\_\_  
\_\_\_\_\_

7) Describe any proposed general plan amendment or zone change which would affect the project site (attach additional sheet if necessary):  
None are proposed or required to implement the proposed project.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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8) *Include a description of all permits which will be necessary from the City of Rancho Cucamonga and other governmental agencies in order to fully implement the project:*

City: Adoption of a Mitigated Negative Declaration for CEQA clearance

City: Approval of a Conditional Use Permit (DRC2018-00001)

City: Approval of a Design Review (DRC2018-00023)

City: Approval of Building and Grading Permits

Santa Ana Regional Water Quality Control Board: Issuance of Construction General Permit

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9) *Describe the physical setting of the site as it exists before the project including information on topography, soil stability, plants and animals, mature trees, trails and roads, drainage courses, and scenic aspects. Describe any existing structures on site (including age and condition) and the use of the structures. Attach photographs of significant features described. In addition, cite all sources of information (i.e., geological and/or hydrologic studies, biotic and archeological surveys, traffic studies):*

The project site is developed with the Christ's Church of the Valley Etiwanda campus. Existing buildings and improvements on the project site encompass the central and eastern portions of the site—the western portion consists of an undeveloped lot, which consists of disturbed habitat supporting grasses and other plants common to disturbed sites in urban southern California. Existing buildings onsite include a single-story temple/chapel building that houses the church's chapel and offices; a single-story building that serves as a children's wing during church services and other special events and functions; a single-story banquet building that houses a café and kitchen, includes a rear loading dock, and serves as a children's wing during church services and other special events and functions; a small one-story storage building; a covered shelter structure for gatherings, eating, and relaxation; and two temporary portable bungalows. Other existing site features and improvements include various light fixtures throughout the campus a small playground area; open-lawn areas and courtyards; various asphalt parking areas and drive aisles; block walls that run along the southern, northern and western site boundaries; and various hardscape and landscape improvements. The sites topography is generally flat with a slight grade from north to south.

The applicant has prepared numerous technical reports, including Air Quality and GHG Analyses; Biological Resources Technical Report; Cultural Resources Assessment; Arborist's Report; Soils Investigation Report; Hydrology Report; Noise and Vibration Analyses; and Traffic Impact Analysis. All technical reports are provided as technical appendices to the draft Initial Study submitted to City staff for review.

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- 10) *Describe the known cultural and/or historical aspects of the site. Cite all sources of information (books, published reports and oral history):*

As detailed in Section 3.4 (Cultural Resources) of the the draft Initial Study submitted to City staff for review, there are no cultural or historical resources within the confines of the project site. The analysis provided in Section 3.4 was based in part on the Cultural Resources Assessment report prepared by Cogstone for the project site.

- 11) *Describe any noise sources and their levels that now affect the site (aircraft, roadway noise, etc.) and how they will affect proposed uses:*

A detailed description of the existing noise sources that affect the project site and its surroundings is provided in Section 3.12 (Noise) of the draft Initial Study submitted to City staff for review. As noted in Section 3.12, the noise environment surrounding the project site is influenced primarily by roadway sources. Noise from nearby residential uses (e.g., property maintenance) may also contribute to the noise environment of the project area.

- 12) *Describe the proposed project in detail. This should provide an adequate description of the site in terms of ultimate use that will result from the proposed project. Indicate if there are proposed phases for development, the extent of development to occur with each phase, and the anticipated completion of each increment. Attach additional sheet(s) if necessary:*

The proposed project includes the construction of a new auditorium building, children's building, and parking area and vehicular access improvements on the existing Etiwanda campus of Christ's Church of the Valley.

The proposed buildings and improvements are mainly focused in the western and central portions of the campus. Project implementation involves demolition of hardscape associated with existing parking areas and drive aisles, as well as demolition of a covered shelter structure and nursery/office building. A new driveway will also be constructed as an offsite improvement (within City right-of-way), extending west to Victoria Pkwy. from the northwest corner of the project site. Other project components include pedestrian circulation improvements; utility improvements; and various hardscape and landscape improvements.

Project development is anticipated to be completed in three phases—with each phase including site clearing and demolition, grading and earthwork, and construction activities.

Please refer to Section 1.3 (Project Description) of the for the raft Initial Study submitted to City staff for review for a detailed description of the project and all its components and elements.

- 13) *Describe the surrounding properties, including information on plants and animals and any cultural, historical, or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.) and scale of development (height, frontage, setback, rear yard, etc.):*

The project site is in a highly-urbanize area of the City. The site and is surrounded by mostly single-story, single-family residential neighborhoods on all sides. To the south, beyond the single-family residential neighborhood are commercial and retails uses associated with Victoria Gardens. There are no known b biological, cultural, historical, or scenic resources or aspects abutting or in proximity of the site.

14) Will the proposed project change the pattern, scale, or character of the surrounding general area of the project?

A detailed description and analysis of the pattern, scale and character of the project area is provided in Sections 3.1 (Aesthetics) and 3.10 (Land Use) of the draft Initial Study submitted to City staff for review.

As substantiated in these sections, project development would not change the pattern, scale, or character of the project site or its surroundings.

15) Indicate the type of short-term and long-term noise to be generated, including source and amount. How will these noise levels affect adjacent properties and on-site uses? What methods of soundproofing are proposed?

A detailed description and analysis of the short- and long-term noise sources and impacts as a result of project development is provided in Section 3.12 (Noise) of the draft Initial Study submitted to City staff for review.

Please refer to Section 3.12 for the detailed noise analysis.

\*16) Indicate proposed removals and/or replacements of mature or scenic trees:

An Arborist Report was prepared for the project site. The report was included as Appendix B to the draft Initial Study submitted to City staff for review. The report, which formed in part the basis for the analysis in Section 3.4 (Biological Resources) of the Initial Study, identified the the status and proposed disposition of all existing mature trees onsite. Please refer the Arborist Report and Section 3.4 of the Initial Study.

17) Indicate any bodies of water (including domestic water supplies) into which the site drains:

The collected onsite stormwater is discharged into the City's storm drain system in Long Meadow Drive, near the southwestern end of the project site. Receiving waters from this point include Deer Creek, Cucamonga Creek (Reach 1), Mill Creek (Prado Area), Chino Creek (Reach 1A), Santa Ana River (Reach 2), Santa Ana River (Reach 1), and eventually Pacific Ocean.

18) Indicate expected amount of water usage. (See Attachment A for usage estimates). For further clarification, please contact the Cucamonga Valley Water District at (909) 987-2591.

a. Residential (gal/day) \_\_\_\_\_ Peak use (gal/Day) \_\_\_\_\_

b. Commercial/Ind. (gal/day/ac) 40,820 Peak use (gal/min/ac) \_\_\_\_\_

19) Indicate proposed method of sewage disposal.  Septic Tank  Sewer.

If septic tanks are proposed, attach percolation tests. If discharge to a sanitary sewage system is proposed indicate expected daily sewage generation: (See Attachment A for usage estimates). For further clarification, please contact the Cucamonga Valley Water District at (909) 987-2591.

a. Residential (gal/day) \_\_\_\_\_

b. Commercial/Industrial (gal/day/ac) 19,00

**RESIDENTIAL PROJECTS:**

20) Number of residential units: NA

Detached (indicate range of parcel sizes, minimum lot size and maximum lot size: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Attached (indicate whether units are rental or for sale units): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

21) Anticipated range of sale prices and/or rents:

Sale Price(s) \$ \_\_\_\_\_ to \$ \_\_\_\_\_

Rent (per month) \$ \_\_\_\_\_ to \$ \_\_\_\_\_

22) Specify number of bedrooms by unit type: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

23) Indicate anticipated household size by unit type: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

24) Indicate the expected number of school children who will be residing within the project: Contact the appropriate School Districts as shown in Attachment B:

a. Elementary: \_\_\_\_\_

b. Junior High: \_\_\_\_\_

c. Senior High \_\_\_\_\_

**COMMERCIAL, INDUSTRIAL, AND INSTITUTIONAL PROJECTS**

25) Describe type of use(s) and major function(s) of commercial, industrial or institutional uses: \_\_\_\_\_

Section 1.3.2 (Church Staffing, Activities, and Operations) of the draft Initial Study submitted to City staff for review includes a detailed description of the church staffing, activities and operations. Refer to Section 1.3.2 for this discussion.  
\_\_\_\_\_  
\_\_\_\_\_

26) Total floor area of commercial, industrial, or institutional uses by type: \_\_\_\_\_  
Existing Temple: 5,300sf Existing Banquet Hall: 20,400 sf  
\_\_\_\_\_  
New Children's Building: 11,000sf New Auditorium Building: 36,000sf  
\_\_\_\_\_

27) Indicate hours of operation: \_\_\_\_\_  
Weekdays: 8:00am to 5:00pm Weekday Evenings: 5:00pm to 10:00pm  
\_\_\_\_\_  
Saturday Evening: 4:00pm to 10:00pm Sunday Morning: 7:00am to 1:00pm  
\_\_\_\_\_

28) Number of employees: Total: 10 to 20 full time staff  
\_\_\_\_\_  
Maximum Shift: \_\_\_\_\_  
Time of Maximum Shift: \_\_\_\_\_

29) Provide breakdown of anticipated job classifications, including wage and salary ranges, as well as an indication of the rate of hire for each classification (attach additional sheet if necessary):  
15 Administrative Staff: (\$65,000 per year average)  
\_\_\_\_\_  
5 Maintenance Staff: (\$50,000 per year average)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

30) Estimation of the number of workers to be hired that currently reside in the City: 10  
\_\_\_\_\_

\*31) For commercial and industrial uses only, indicate the source, type, and amount of air pollution emissions. (Data should be verified through the South Coast Air Quality Management District, at (818) 572-6283):  
+/- 400 parking stalls  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ALL PROJECTS**

32) Have the water, sewer, fire, and flood control agencies serving the project been contacted to determine their ability to provide adequate service to the proposed project? If so, please indicate their response.

Yes, all service providers have been contacted, and have indicated that they can service the proposed project.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

33) *In the known history of this property, has there been any use, storage, or discharge of hazardous and/or toxic materials? Examples of hazardous and/or toxic materials include, but are not limited to PCB's; radioactive substances; pesticides and herbicides; fuels, oils, solvents, and other flammable liquids and gases. Also note underground storage of any of the above. Please list the materials and describe their use, storage, and/or discharge on the property, as well as the dates of use, if known.*

No. Also, please refer to Section 3.8 (Hazard and Hazardous Materials) for a detailed description and

discussion of the project's potential impacts related to hazards and hazardous materials.

34) *Will the proposed project involve the temporary or long-term use, storage, or discharge of hazardous and/or toxic materials, including but not limited to those examples listed above? If yes, provide an inventory of all such materials to be used and proposed method of disposal. The location of such uses, along with the storage and shipment areas, shall be shown and labeled on the application plans.*

No. Also, please refer to Section 3.8 (Hazard and Hazardous Materials) for a detailed description and

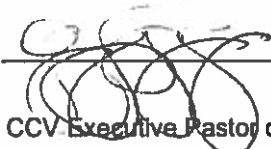
discussion of the project's potential impacts related to hazards and hazardous materials.

35) *The applicant shall be required to pay any applicable Fish and Game fee. The project planner will confirm which fees apply to this project. All checks are to be made payable to the Clerk of the Board Supervisors and submitted to the Planning Commission/Planning Director hearing:*

*I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for adequate evaluation of this project to the best of my ability, that the facts, statements, and information presented are true and correct to the best of my knowledge and belief. I further understand that additional information may be required to be submitted before an adequate evaluation can be made by the City of Rancho Cucamonga.*

Date: 8/14/18

Signature: \_\_\_\_\_



Title: CCV Executive Pastor of Operations



**ATTACHMENT "A"**

**CITY OF RANCHO CUCAMONGA**

**ESTIMATED WATER USE AND SEWER FLOWS FOR NEW DEVELOPMENT  
(Data Provided by Cucamonga Valley Water District February 2003)**

**Water Usage**

Single-Family	705 gallons per EDU per day
Multi-Family	256 gallons per EDU per day
Neighborhood Commercial	1000 gal/day/unit (tenant)
General Commercial	4082 gal/day/unit (tenant)
Office Professional	973 gal/day/unit (tenant)
Institutional/Government	6412 gal/day/unit (tenant)
Industrial Park	1750 gal/day/unit (tenant)
Large General Industrial	2020 gal/day/unit (tenant)
Heavy Industrial (distribution)	1863 gal/day/unit (tenant)

**Sewer Flows**

Single-Family	270 gallons per EDU per day
Multi-Family	190 gallons per EDU per day
General Commercial	1900 gal/day/acre
Office Professional	1900 gal/day/acre Institutional/Government
Industrial Park	3000 gal/day/acre
Large General Industrial	2020 gal/day/acre
Heavy Industrial (distribution)	1863 gal/day/acre

**Source:** *Cucamonga Valley Water District  
Engineering & Water Resources Departments,  
Urban Water Management Plan 2000*

## **ATTACHMENT B**

Contact the school district for your area for amount and payment of school fees:

### **Elementary School Districts**

**Alta Loma**  
9350 Base Line Road, Suite F  
Rancho Cucamonga, CA 91730  
(909) 987-0766

**Central**  
10601 Church Street, Suite 112  
Rancho Cucamonga, CA 91730  
(909) 989-8541

**Cucamonga**  
8776 Archibald Avenue  
Rancho Cucamonga, CA 91730  
(909) 987-8942

**Etiwanda**  
6061 East Avenue  
P.O. Box 248  
Rancho Cucamonga, CA 91739  
(909) 899-2451

### **High School**

**Chaffey High School**  
211 West 5th Street  
Ontario, CA 91762  
(909) 988-8511