



STAFF REPORT

CITY of YORBA LINDA

PUBLIC WORKS DEPARTMENT

DATE: JANUARY 17, 2023

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: JAMIE LAI, P.E. PUBLIC WORKS DIRECTOR / CITY ENGINEER
PREPARED BY: REGINA HU, P.E. PRINCIPAL CIVIL ENGINEER

SUBJECT: EXECUTION OF OPERATIONS AND MAINTENANCE AGREEMENT FOR
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS TEMPLE
(APN #334-212-04)

RECOMMENDATION

It is recommended that City Council approve and execute the Water Quality Management Plan and Stormwater Best Management Practice (BMP) Maintenance and Right of Way Agreement for the proposed Church of Jesus Christ of Latter-Day Saints Temple (APN #334-212-04).

BACKGROUND

The proposed Yorba Linda California Temple will be a religious assembly facility owned and operated by The Church of Jesus Christ of Latter-day Saints (LDS). The new 29,896 square foot Temple will replace the Church's previous meetinghouse located on the southwest corner of Bastanchury Road and Osmond Street in Yorba Linda, addressed as 17130 Bastanchury Road, APN No. 334-212-04.

On July 27, 1983, the Planning Commission approved the initial development of the LDS Church under Conditional Use Permit 83-25. The site planning and architectural review was approved on November 28, 1984, under Design Review 84-26.

On May 11, 2022, the Planning Commission approved the redevelopment and expansion of the LDS Temple under Conditional Use Permit 2021-17 and Design Review 2021-46.

The project and the Traffic Impact Analysis (TIA) were presented to the Traffic Commission on April 28, 2022 for their input and recommendations to address potential traffic, circulation, and parking impacts. These recommendations were brought forward and incorporated into the current design plans.

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Public Works staff approved an Off-site Improvement Plan (SI22-001) to provide new power service to the LDS Temple on November 16, 2022. The Grading Permit (GP22-005) was issued on January 5, 2023.

DISCUSSION

To redevelop the previous 15,000 square foot meetinghouse into a 29,896 square foot “Temple” necessitates the addition of on-site water quality features in accordance with current statewide Municipal Stormwater permit requirements. Half of the existing site consists of a pervious, grass baseball recreational field that will now be converted into an impervious asphalt concrete parking lot. To mitigate storm water runoff, LDS is proposing to construct underground continuous deflection separation (CDS) pretreatment units, large stormwater cisterns, Filterra biofiltration units, mechanical skid units, and pump. Generally, the redeveloped site will capture the storm water runoff and reuse it for on-site irrigation purposes through environmental-friendly methods.

Each of the proprietary water quality products noted above requires proper operations and long-term maintenance. As such, the City developed the attached Operations and Maintenance Agreement (Attachment 2) for execution between the applicant (LDS Temple) and City of Yorba Linda. The owner and applicant will be responsible for installation, implementation, and maintenance of all facilities on private property and residual drainage into City’s storm drain system. City staff will inspect the water quality Best Management Practices (BMP) to ensure they are properly functioning prior to closing out the permits.

FISCAL IMPACT

There is no fiscal impact from executing the subject Agreement. The Owner is responsible for all operation and maintenance costs for on-site BMPs and stormwater quality features. Per the Agreement, in the event the Owner fails to maintain the BMPs, the City has the right to enter onto private property to maintain the BMPs and will be reimbursed by the Owner for any costs required to perform necessary maintenance.

ALTERNATIVES

Do not approve the subject Agreement. This alternative is not recommended as the Stormwater Quality structures will be constructed as part of the project with no commitment and agreement in place for future maintenance. The City may be requested to maintain without fair compensation in the event of emergencies.

ATTACHMENTS

Attachment 1 – Vicinity Map

Attachment 2 – Water Quality Management Plan and Stormwater BMP Maintenance and Right of Way Agreement

Attachment 3 – Certificate of Liability Insurance
