



ARNOLD SCHWARZENEGGER  
GOVERNOR

STATE OF CALIFORNIA  
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH  
STATE CLEARINGHOUSE AND PLANNING UNIT



CYNTHIA BRYANT  
DIRECTOR

Notice of Preparation

February 4, 2010

To: Reviewing Agencies

Re: South Shores Church Master Plan  
SCH# 2009041129

Attached for your review and comment is the Notice of Preparation (NOP) for the South Shores Church Master Plan draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Saima Qureshy  
City of Dana Point  
33282 Golden Lantern  
Dana Point, CA 92629

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan  
Acting Director

Attachments  
cc: Lead Agency

**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 2009041129  
**Project Title** South Shores Church Master Plan  
**Lead Agency** Dana Point, City of

**Type** NOP Notice of Preparation  
**Description** NOTE: Review per lead.

The proposed project includes demolition of 23,467 sf of building space, including the existing Chapel, Administration and Fellowship Hall, and Preschool, and construction of 70,284 sf of building space, including a new Preschool and Administration Buildings, two Christian Education Buildings, and a Community Life Center. Additionally, the proposed project includes a two-level partially subterranean parking structure. All construction would occur within the existing property boundaries in several phases over a 10-year timeframe.

**Lead Agency Contact**

**Name** Saima Qureshy  
**Agency** City of Dana Point  
**Phone** (949) 248-7372 **Fax**  
**email**  
**Address** 33282 Golden Lantern  
**City** Dana Point **State** CA **Zip** 92629

**Project Location**

**County** Orange  
**City** Dana Point  
**Region**  
**Cross Streets** Crown Valley Parkway & Sea Island Drive  
**Lat / Long** 33° N / 117° 44" W  
**Parcel No.**

Township	Range	Section	Base
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**Proximity to:**

**Highways** Hwy 1-Pacific Coast Hwy  
**Airports**  
**Railways**  
**Waterways** Salt Creek  
**Schools** South Shores Preschool, Broderick Montessori  
**Land Use** GP & Z: Community Facilities (CF)/Local Coastal Program (LCP)

**Project Issues** Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Coastal Zone; Drainage/Absorption; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Water Quality; Water Supply; Landuse; Cumulative Effects

**Reviewing Agencies** Resources Agency; California Coastal Commission; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Game, Region 5; Native American Heritage Commission; California Highway Patrol; Caltrans, District 12; Department of Toxic Substances Control; Regional Water Quality Control Board, Region 9

**Date Received** 02/04/2010 **Start of Review** 02/04/2010 **End of Review** 03/22/2010

NOP Distribution List

Resources Agency

Resources Agency  
Nadell Gayou

Dept. of Boating & Waterways  
Mike Sotelo

California Coastal Commission  
Elizabeth A. Fuchs

Colorado River Board  
Gerald R. Zimmerman

Dept. of Conservation  
Rebecca Salazar

California Energy Commission  
Eric Knight

Cal Fire  
Allen Robertson

Office of Historic Preservation  
Wayne Donaldson

Dept. of Parks & Recreation  
Environmental Stewardship Section

Central Valley Flood Protection Board  
James Herola

S.F. Bay Conservation & Dev't. Comm.  
Steve McAdam

Dept. of Water Resources  
Resources Agency  
Nadell Gayou

Conservancy

Fish and Game

Dept. of Fish & Game  
Scott Flint  
Environmental Services Division

Fish & Game Region 1  
Donald Koch

Fish & Game Region 1E  
Laurie Harnsberger

Fish & Game Region 2  
Jeff Drongesen

Fish & Game Region 3  
Charles Arnor

Fish & Game Region 4  
Julie Vance

Fish & Game Region 5  
Don Chadwick  
Habitat Conservation Program

Fish & Game Region 6  
Gabrina Gatchel  
Habitat Conservation Program

Fish & Game Region 6 I/M  
Brad Henderson  
Inyo/Mono, Habitat Conservation Program

Dept. of Fish & Game M  
George Isaac  
Marine Region

Other Departments

Food & Agriculture  
Steve Shafer  
Dept. of Food and Agriculture

Dept. of General Services  
Public School Construction

Dept. of General Services  
Anna Garbeff  
Environmental Services Section

Dept. of Public Health  
Bridgette Binning  
Dept. of Health/Drinking Water

Independent Commissions, Boards

Delta Protection Commission  
Linda Flack

Cal EMA (Emergency Management Agency)  
Dennis Castriello

Governor's Office of Planning & Research  
State Clearinghouse

Native American Heritage Comm.  
Debbie Treadway

Public Utilities Commission  
Leo Wong

Santa Monica Bay Restoration  
Guangyu Wang

State Lands Commission  
Marina Brand

Tahoe Regional Planning Agency (TRPA)  
Cherry Jacques

Business, Trans & Housing

Caltrans - Division of Aeronautics  
Sandy Hesnard

Caltrans - Planning  
Terri Pencovic

California Highway Patrol  
Scott Loetscher  
Office of Special Projects

Housing & Community Development  
CEQA Coordinator  
Housing Policy Division

Dept. of Transportation

Caltrans, District 1  
Rex Jackman

Caltrans, District 2  
Marcelino Gonzalez

Caltrans, District 3  
Bruce de Terra

Caltrans, District 4  
Lisa Carboni

Caltrans, District 5  
David Murray

Caltrans, District 6  
Michael Navarro

Caltrans, District 7  
Elmer Alvarez

Caltrans, District 8  
Dan Kopulsky

Caltrans, District 9  
Gayle Rosander

Caltrans, District 10  
Tom Dumas

Caltrans, District 11  
Jacob Armstrong

Caltrans, District 12  
Chris Herre

Cal EPA

Air Resources Board  
Airport Projects  
Jim Lerner

Transportation Projects  
Douglas Ito  
Industrial Projects  
Mike Tollstrup

California Department of Resources, Recycling & Recovery  
Sue O'Leary

State Water Resources Control Board  
Regional Programs Unit  
Division of Financial Assistance

State Water Resources Control Board  
Student Intern, 401 Water Quality  
Certification Unit  
Division of Water Quality

State Water Resources Control Board  
Steven Herrera  
Division of Water Rights

Dept. of Toxic Substances Control  
CEQA Tracking Center

Department of Pesticide Regulation  
CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

RWQCB 1  
Cathleen Hudson  
North Coast Region (1)

RWQCB 2  
Environmental Document Coordinator  
San Francisco Bay Region (2)

RWQCB 3  
Central Coast Region (3)

RWQCB 4  
Teresa Rodgers  
Los Angeles Region (4)

RWQCB 5S  
Central Valley Region (5)

RWQCB 5F  
Central Valley Region (5)  
Fresno Branch Office

RWQCB 5R  
Central Valley Region (5)  
Redding Branch Office

RWQCB 6  
Lahontan Region (6)

RWQCB 6V  
Lahontan Region (6)  
Victorville Branch Office

RWQCB 7  
Colorado River Basin Region (7)

RWQCB 8  
Santa Ana Region (8)

RWQCB 9  
San Diego Region (9)

Other

### Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

**SCH #2009041129**

**Project Title:** South Shores Church Master Plan

Lead Agency: City of Dana Point Contact Person: Saima Qureshy, AICP  
 Mailing Address: 33282 Golden Lantern Phone: (949) 248-7372  
 City: Dana Point Zip: 92629 County: Orange

**Project Location:** County: Orange City/Nearest Community: Dana Point

Cross Streets: 32712 Crown Valley Parkway/Sea Island Drive Zip Code: 92629

Longitude/Latitude (degrees, minutes and seconds): \_\_\_\_\_ ° \_\_\_\_\_ ' \_\_\_\_\_ " N / \_\_\_\_\_ ° \_\_\_\_\_ ' \_\_\_\_\_ " W Total Acres: approximately 6

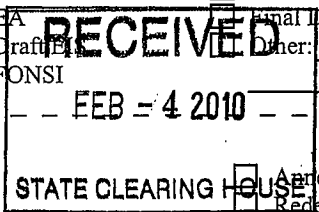
Assessor's Parcel No.: \_\_\_\_\_ Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: 1 Waterways: Salt Creek

Airports: \_\_\_\_\_ Railways: \_\_\_\_\_ Schools: Yes

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  Draft EIR Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_  FONSI



**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: \_\_\_\_\_

**Development Type:**

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Educational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Other: Church Redevelopment  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:**

General Plan and Zoning: Community Facility (CF)/Local Coastal Program (LCP)

**Project Description:** *(please use a separate page if necessary)*

The proposed project includes demolition of 23,467 sf of building space, including the existing Chapel, Administration and Fellowship Hall, and Preschool, and construction of 70,284 sf of building space, including a new Preschool and Administration Building, two Christian Education Buildings, and a Community Life Center. Additionally, the proposed project includes a two-level partially subterranean parking structure. All construction would occur within the existing property boundaries in several phases over a 10-year timeframe.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

- |   |  |
|---|--|
| <input type="checkbox"/> Air Resources Board                            | <input checked="" type="checkbox"/> Office of Emergency Services             |
| <input type="checkbox"/> Boating & Waterways, Department of             | <input checked="" type="checkbox"/> Office of Historic Preservation          |
| <input type="checkbox"/> California Highway Patrol                      | <input type="checkbox"/> Office of Public School Construction                |
| <input checked="" type="checkbox"/> Caltrans District # <u>12</u>       | <input checked="" type="checkbox"/> Parks & Recreation, Department of        |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input type="checkbox"/> Caltrans Planning                              | <input checked="" type="checkbox"/> Public Utilities Commission              |
| <input type="checkbox"/> Central Valley Flood Protection Board          | <input checked="" type="checkbox"/> Regional WQCB # <u>9</u>                 |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy             | <input checked="" type="checkbox"/> Resources Agency                         |
| <input checked="" type="checkbox"/> Coastal Commission                  | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input type="checkbox"/> Colorado River Board                           | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of         | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input type="checkbox"/> Corrections, Department of                     | <input type="checkbox"/> Santa Monica Mtns. Conservancy                      |
| <input type="checkbox"/> Delta Protection Commission                    | <input type="checkbox"/> State Lands Commission                              |
| <input type="checkbox"/> Education, Department of                       | <input type="checkbox"/> SWRCB: Clean Water Grants                           |
| <input type="checkbox"/> Energy Commission                              | <input type="checkbox"/> SWRCB: Water Quality                                |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>5</u>       | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input type="checkbox"/> Food & Agriculture, Department of              | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Forestry and Fire Protection, Department of    | <input type="checkbox"/> Toxic Substances Control, Department of             |
| <input type="checkbox"/> General Services, Department of                | <input type="checkbox"/> Water Resources, Department of                      |
| <input type="checkbox"/> Health Services, Department of                 | Other: _____   |
| <input type="checkbox"/> Housing & Community Development                | Other: _____   |
| <input checked="" type="checkbox"/> Integrated Waste Management Board   |  |
| <input checked="" type="checkbox"/> Native American Heritage Commission |  |

### Local Public Review Period (to be filled in by lead agency)

Starting Date February 4, 2010 Ending Date March 22, 2010

### Lead Agency (Complete if applicable):

Consulting Firm: <u>LSA Associates, Inc.</u>	Applicant: <u>City of Dana Point</u>
Address: <u>20 Executive Park, Suite 200</u>	Address: <u>33282 Golden Lantern</u>
City/State/Zip: <u>Irvine, CA 92614</u>	City/State/Zip: <u>Dana Point, CA 92629</u>
Contact: <u>Ashley Davis or Erin Razban</u>	Phone: <u>(949) 248-7372</u>
Phone: <u>(949) 553-0666</u>	

Signature of Lead Agency Representative: \_\_\_\_\_ Date: \_\_\_\_\_

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

20 09 04 11 29



NOTICE OF PREPARATION  
DRAFT ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

RECEIVED  
FEB - 4 2010  
STATE CLEARING HOUSE

Date: February 4, 2010  
Subject: Notice of Intent to Prepare a Draft Environmental Impact Report  
Project Title: South Shores Church Proposed Master Plan, SCH No. 2009041129  
Applicant: South Shores Church

This Notice of Preparation (NOP) is being issued by the City of Dana Point (City) for the proposed South Shores Church Master Plan Project located in the City of Dana Point. The City is the Lead Agency for the project and will prepare an Environmental Impact Report (EIR) in accordance with the requirements of the California Environmental Quality Act (CEQA) and the CEQA implementing guidelines (Guidelines). This NOP is being circulated pursuant to California Resources Code Section 21153(a) and CEQA Guidelines Section 15082.

The project site is located at 32712 Crown Valley Parkway and is adjacent to the intersection of Crown Valley Parkway and Sea Island Drive within the City of Dana Point. The project site is bordered on the west by Crown Valley Parkway and residential uses beyond; on the north and south by residential uses; and on the east by an undeveloped slope and the Monarch Beach Golf Links beyond. The project site is semi-rectangular in shape and comprises approximately 6 acres of land developed with South Shores Church facilities, all within the City's Coastal Zone. Existing conditions on site include 42,545 square feet (sf) of building space including a Sanctuary, Chapel, Administration and Fellowship Hall, Preschool, and associated parking. The proposed project includes demolition of approximately 23,467 sf of building area, including the existing Chapel, Administration and Fellowship Hall, and Preschool, and construction of approximately 70,284 sf of new building area, including a new Preschool and Administration Building, two Christian Education Buildings, and a Community Life Center, for a total of 89,362 sf of building area at the completion of the Master Plan. Additionally, the proposed project includes a two-level partially subterranean parking structure. All construction would occur within the existing property boundaries and in several phases over a 10-year timeframe.

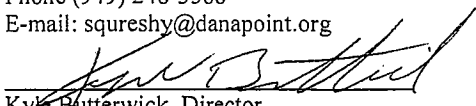
The City previously prepared a Mitigated Negative Declaration (MND) that was circulated for a 30-day public review period in April/May 2009. Comments on the MND were received, responses to comments completed, and public hearings took place on June 15, 2009, and July 20, 2009. However, subsequent to these public hearings, the City determined that, due to an abundance of caution, the level of CEQA review should be elevated to an EIR. Therefore, the City is proceeding with the preparation of an EIR. The City is the Lead Agency responsible for preparing an EIR addressing potential impacts associated with the proposed South Shores Church Master Plan Project pursuant to Public Resources Code Section 21165. In order for your concerns or the concerns of your agency to be incorporated into the Draft EIR, the City will need to know your views or the views of your agency as to the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the proposed project. Responsible and Trustee Agencies must consider the EIR prepared by the City when considering a permit or approval for the project.

Based on the analysis contained in the project's Initial Study, the probable environmental effects of the project to be analyzed in the Draft EIR include but are not necessarily limited to the following: aesthetics, air quality, biological resources, cultural/paleontological resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, public services and utilities, and transportation and circulation. Responses received to this NOP may modify or add to the preliminary assessment of potential issues addressed in the EIR. The Initial Study is available for public review at the City's website, the Community Development Department's public information counter, and the Dana Point Library.

This NOP will be submitted to the State Clearinghouse, any Responsible and Trustee Agencies, and other interested parties that have specifically requested a copy of the NOP. Public agencies and the public are invited to comment on the proposed scope and content of the environmental information to be included in the Draft EIR. Due to the time limits mandated by State law, your comments must be received by the close of business on March 22, 2010.

**SCOPING MEETING:** A public scoping meeting will be held on Thursday, March 4, 2010, from 6:00 p.m. to 9:00 p.m. in the Dana Point Community Center Gymnasium, located at 34052 Del Obispo Street, Dana Point. The intent of the meeting is to obtain information and solicit comments from the public about the issues and content of the EIR. The description of the project will also be presented at the meeting.

All comments to this notice must be submitted in writing to the following address or by email, as indicated below, by March 22, 2010:  
City of Dana Point  
Attention: Saima Qureshy, AICP, Senior Planner  
33282 Golden Lantern  
Dana Point, CA 92629-1805  
Phone (949) 248-3568  
E-mail: [squireshy@danapoint.org](mailto:squireshy@danapoint.org)

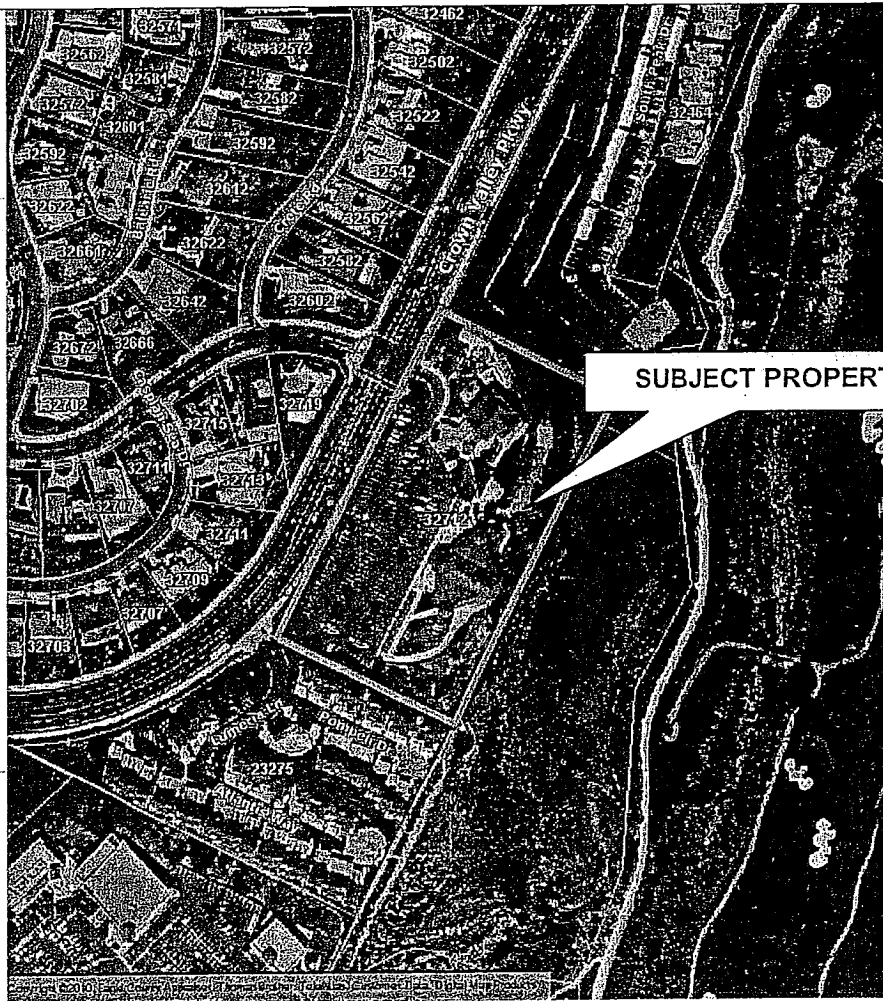
  
Kyle Butterwick, Director  
Community Development Department

1/28/10  
Date



City of Dana Point  
**Saima Qureshy – NOP and Scoping Meeting for Draft EIR**  
CDP04-11/CUP04-21/SDP04-31  
Community Development Department  
33282 Golden Lantern  
Dana Point, CA 92629-1805

## VICINITY MAP



Project: CDP04-11/CUP04-21/SDP04-31  
Applicant: South Shores Baptist Church  
Location: 32712 Crown Valley Parkway

