

Mitigation Measure 4.3.2: Avoidance of Invasive Nonnative Plant Species. Prior to issuance of any grading or construction permits, the project Applicant shall provide a final landscape plan for review and approval by the City Community Development Director, or designee, and the City Public Works Director. The final landscape plan shall not include any invasive nonnative plant species on site in association with landscaping and/or redevelopment of the site. For the purposes of this mitigation, invasive nonnative plants are considered those plant species rated as “High” or “Moderate” in the California Invasive Plant Council (CAL-IPC) Invasive Plant Inventory.

Mitigation Measure 4.3.3: Migratory Bird Treaty Act (MBTA). In the event that project construction or grading activities occur within the active breeding season for birds (i.e., February 15 through August 15), a nesting bird survey shall be conducted by a qualified biologist prior to commencement of construction activities. If active nesting of birds is observed within 100 ft of the designated construction area prior to construction, the construction crew shall establish an appropriate buffer around the active nest. A qualified biologist shall determine the buffer distance based on the specific nesting bird species and circumstances involved. Once the designated project biologist verifies that the birds have fledged from the nest, the buffer may be removed. Prior to issuance of any grading or building permits, the City Community Development Director, or designee, shall verify that all project grading and construction plans include specific documentation regarding the requirements of the MBTA, that preconstruction surveys have been completed and the results reviewed by staff, and that the appropriate buffers (if needed) are noted on the plans and established in the field with orange snow fencing.

Cultural Resources. Similar to the proposed project, Alternative 2 would not significantly impact cultural resources. No archaeological, paleontological, or historical resources are known to exist at the project site. However, similar to the proposed project, Alternative 2 would be required to adhere to mitigation (Mitigation Measures 4.4.1 and 4.4.2) to reduce impacts to any unknown archaeological or paleontological resources that may be uncovered during implementation of this alternative. Alternative 2, like the proposed project, would also be required to implement Mitigation Measure 4.4.3, which requires compliance with Health and Safety Code (HSC) 7050.5 in the unlikely event that human remains are encountered during grading. Therefore, with implementation of Mitigation Measures 4.1.1 through 4.4.3, this alternative’s impacts to cultural resources would, similar to the proposed project, be less than significant.

The following mitigation measures would be applicable to Alternative 2, as well as to the proposed project, to ensure that potential impacts related to cultural and paleontological resources are reduced to a less than significant level:

Mitigation Measure 4.4.1:

Archaeological Monitors. Prior to issuance of grading permits, and in adherence to the recommendations of the cultural resources survey, the project Applicant shall retain a qualified archaeological monitor, subject to review and approval by the City of Dana Point (City) Community Development Director, or designee. This monitor shall be present at the pregrade conference in order to explain the cultural mitigation measures associated with the proposed project. The monitor, in conjunction with the City and the project Applicant will prepare a plan that includes: (1) a description of circumstances that would result in the halting of work at the project site (e.g., what is considered a “significant” archaeological site); (2) a description of procedures for halting work on site and notification procedures; and (3) a description of monitoring reporting procedures. If any significant historical resources, archaeological resources, or human remains are found during monitoring, work shall stop within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals. Project personnel shall not collect or move any archaeological materials or human remains and associated materials. To the extent feasible, project activities shall avoid these deposits. Where avoidance is not feasible, the archaeological deposits shall be evaluated for their eligibility for listing in the California Register of Historic Places. If the deposits are not eligible, avoidance is not necessary. If the deposits are eligible, adverse effects on the deposits must be avoided, or such effects must be mitigated. Mitigation can include, but is not necessarily limited to, the following: excavation of the deposit in accordance with a data recovery plan (see California Code of Regulations Title 4(3) Section 5126.4(b)(3)(C)) and standard archaeological field methods and procedures; laboratory and technical analyses of recovered archaeological materials; production of a report detailing the methods, findings, and significance of the archaeological site and associated materials; curation of archaeological materials at an appropriate facility for future research and/or display; an interpretive display of recovered archaeological materials at a local school, museum, or library; and public lectures at local schools and/or historical societies on the findings and significance of the site and recovered archaeological materials.

Mitigation Measure 4.4.2: Paleontological Resources Impact Mitigation Program. The Applicant shall retain a qualified paleontologist, subject to the review and approval of the City of Dana Point's (City) Community Development Director, or designee, to prepare a Paleontological Resources Impact Mitigation Program (PRIMP) for the proposed project prior to issuance of any grading permits. The PRIMP shall be consistent with the guidelines of the Society of Vertebrate Paleontology (SVP) and shall include, but not be limited to, the following:

- The paleontologist, or his/her representative, shall attend a preconstruction meeting.
- A qualified paleontological monitor working under the direction of an Orange County certified paleontologist shall "spot check" grading within the project site. Initially, spot checks are recommended for 2 to 3 hours twice per week during grading. If fossil resources are noted during the spot check, the monitoring level shall be increased to full time for the remaining duration of the grading.
- In the event that paleontological resources are encountered when a paleontological monitor is not present, work in the immediate area of the find shall be redirected and the paleontologist contacted to assess the find for scientific significance. The paleontologist shall make recommendations as to whether monitoring shall be required in these sediments on a full-time basis.
- Collected resources shall be prepared to the point of identification and permanent preservation in accordance with the recommendations of the *Paleontological Resources Assessment* (Appendix D). This includes washing and picking of mass samples to recover small vertebrate and invertebrate fossils and removal of surplus sediment around larger specimens to reduce the storage volume for the repository and the storage cost for the developer.
- Any collected resources shall be cataloged and curated into the permanent collections of an accredited scientific institution in accordance with the recommendations of the *Paleontological Resources Assessment* (Appendix D).
- At the conclusion of the monitoring program, a report of findings with an appended inventory of specimens shall be prepared. When submitted to the City, the report and inventory shall signify completion of the program to mitigate impacts to paleontological resources in accordance with the recommendations of the *Paleontological Resources Assessment* (Appendix D).

Mitigation Measure 4.4.3: Human Remains. Consistent with the requirements of the California Code of Regulations (CCR) Section 15064.5(e), if human remains are encountered during site disturbance, grading, or other construction activities on the project site, work within 25 feet of the discovery shall be redirected and the County of Orange (County) Coroner notified immediately. No further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be Native American, the County Coroner shall notify the Native American Heritage Commission (NAHC), which will determine and notify a most likely descendant (MLD). With the permission of the City of Dana Point (City), the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials. Consistent with CCR Section 15064.5(d), if the remains are determined to be Native American and an MLD is notified, the City shall consult with the MLD as identified by the NAHC to develop an agreement for the treatment and disposition of the remains.

Upon completion of the assessment, the consulting archaeologist shall prepare a report documenting the methods and results and provide recommendations regarding the treatment of the human remains and any associated cultural materials, as appropriate, and in coordination with the recommendations of the MLD. The report shall be submitted to the City Community Development Director, or designee, and the South Central Coastal Information Center. The City's Community Development Director, or designee, shall be responsible for reviewing any reports produced by the archaeologist to determine the appropriateness and adequacy of findings and recommendations.

Geology and Soils. Similar to the proposed project, Alternative 2 would have less than significant impacts related to liquefaction and the rupture of a known earthquake fault as there are no known active or potentially active faults near the project site. However, as with all of Southern California, the project is subject to strong ground motion resulting from nearby faults. Therefore, similar to the proposed project, Alternative 2 would be required to implement mitigation requiring the Applicant to comply with the recommendations in the *Geotechnical Evaluations* (prepared by LGC Geotechnical, Inc., May and December, 2013), and the most current California Building Code (CBC).

Alternative 2 would develop the project site with structures north of the existing Sanctuary, in an area that is subject to potential landslides. As such, similar to the proposed project, Alternative 2 would employ the use of retaining walls and a caisson/tieback array along the northeast portion (Mitigation Measure 4.5.1) to minimize impacts related to landslides in this area of the project site. Alternative 2,

like the proposed project, would be subject to potential impacts related to landslides and expansive soils. As such, Alternative 2 would be required to incorporate the recommendations outlined in the *Geotechnical Evaluations*, as stipulated in Mitigation Measure 4.5.1 to reduce potential impacts related to landslides and expansive soils to a less than significant level. Alternative 2 would also comply with Mitigation Measure 4.5.2, which requires ongoing slope maintenance procedures during project duration to reduce impacts associated with the potential failure of the slopes on the northeastern portion of the project site. Therefore, with mitigation, impacts related to landslides and expansive soils would be similar to the proposed project under Alternative 2.

Similar to the proposed project, Alternative 2 would result in soil exposure during project construction. As such, Alternative 2 would be required to comply with Mitigation Measures 4.8.1 and 4.8.2 (refer to Section 4.8, Hydrology and Water Quality) to reduce impacts related to soil erosion and topsoil. In addition, Alternative 2 would be required to implement Mitigation Measure 4.5.3, which requires additional soil testing and analysis to address the potential impacts of corrosive soils on the construction of this alternative. Should such measures be necessary, they will be conditioned with Alternative 2. Therefore, with mitigation, impacts related to soil exposure and corrosive soils on site would be similar to the proposed project under Alternative 2.

The project site is not located within an area of potential liquefaction, and is not considered to have a potential risk for lateral spreading, subsidence, or soil collapse based on the soil types underlying the project site. Therefore, similar to the proposed project, no impact related to lateral spreading, subsidence, liquefaction, or collapse would occur under the Reduced Project Alternative, and no mitigation would be required.

Construction and excavation activities associated with implementation of this alternative would be slightly reduced as compared to those associated with the proposed project due to the reduction in overall building square footage. Therefore, although the same mitigation is applicable to Alternative 2 as the proposed project, overall impacts to geology and soils can be considered comparable to, but slightly less for this alternative than for the proposed project.

The following mitigation measures would be applicable to Alternative 2, as well as the proposed project, to ensure that potential geology and soils impacts are reduced to a less than significant level:

Mitigation Measure 4.5.1

Incorporation of and compliance with the recommendations in the *Geotechnical Evaluation*. All grading operations and construction shall be conducted in conformance with the recommendations included in the geotechnical evaluation on the proposed project site that has been prepared by LGC Geotechnical, Inc., titled *Geotechnical Evaluation and Slope Stabilization Design for Environmental Impact Report Purposes, for Proposed Structures at the South Shores Church, City of Dana Point, California* (May 20, 2013) and *Supplemental Geotechnical Slope Stabilization Design* by LGC (December 5, 2013) as applicable, or any subsequent geotechnical evaluation prepared for the project. When finalized plans for the proposed development are approved the geotechnical consultant shall perform a review of the plans and any additional work in order to provide a construction level geotechnical report

addressing full ground stabilization, foundation, and grading recommendations. Design, grading, and construction shall be performed in accordance with the requirements of the City of Dana Point (City) Municipal Code and the California Building Code (CBC) applicable at the time of grading, appropriate local grading regulations, and the recommendations of the project geotechnical consultant as summarized in a final written report, subject to review and approval by the Director of Public Works, or designee, prior to issuance grading permits.

Specific recommendations in the geotechnical evaluations address the following and shall be incorporated into the final project plans and construction level geotechnical report:

1. Mechanical slope stabilization
2. Tieback access excavation
3. Retaining walls for the Community Life Center and Christian Education building
4. Retaining walls for the Pre-School/Administration building and Meditation Garden
5. Existing crib wall
6. Parking structure
7. Deepened foundations for top-of-slope structures
8. Site earthwork
9. Geotechnical consultant role during construction
10. Temporary stability
11. Subsurface drainage
12. Grading plan review

Grading plan review shall also be conducted by the Director of Public Works, or designee, prior to the start of grading to verify that the requirements developed during the geotechnical evaluation have been appropriately incorporated into the project plans. Design, grading, and construction shall be conducted in accordance with the specifications of the project geotechnical consultant as summarized in a final report based on the CBC applicable at the time of grading and building and the City Municipal Code. On-site inspection during grading shall be conducted by the project geotechnical consultant and the Director of Public Works, or designee, to ensure compliance with geotechnical specifications as incorporated into project plans.

Mitigation Measure 4.5.2

Maintenance of Unimproved Slopes. Prior to issuance of grading permits, the Applicant shall submit for review and approval by the City Director of Community Development and Director of Public Works a grading plan review report that includes a long-term slope maintenance program for the unimproved slopes, such as establishing plants, avoiding concentration of water to the subsurface, discouraging rodent activity, and repairing erosion rills. The Applicant shall demonstrate to the City Director of Community Development and Director of Public Works that he/she is prepared to implement all slope maintenance procedures described in the grading plan review report. All future transfers of the property shall have conditions requiring the recipient to assume responsibility for implementation of the slope maintenance program.

Mitigation Measure 4.5.3

Additional Testing and Analysis for Corrosive Soils. A final geotechnical design report, including the structural foundation designs, shall be prepared by the project Applicant and submitted for review and approval by the City Community Development Director, City Public Works Director, or designee, prior to issuance of any construction permits. The final geotechnical design report shall include the results of additional soil testing and analysis to determine the corrosivity of the soils. The project engineer shall design the structural foundations in accordance with the results of the soil testing.

Global Climate Change. Similar to the proposed project, Alternative 2 would have less than significant impacts related to GHG emissions and global climate change. Construction emissions under Alternative 2, like the proposed project, would occur over the short-term during construction activities and would not result in any significant GHG emissions. These construction emissions would be incrementally fewer under this alternative as compared to the proposed project due to the reduced amount of building square footage being constructed.

Under the proposed project, operational GHG emissions would equate to a total of 1,500 metric tons (MT) of carbon dioxide equivalent (CO₂e) (which equals 0.0015 million metric tons [MMT] of carbon dioxide equivalent per year [CO₂e/yr]), which is 650 MT of CO₂e/yr more than the existing conditions. For comparison, the existing emissions from the entire SCAG region (2010) are estimated to be approximately 224.6 MMT of CO₂e/yr, and the existing emissions for the entire State (2008) are estimated to be approximately 480.9 MMT of CO₂e/yr. Therefore, because Alternative 2 would include on-site uses similar to those proposed as part of the proposed project, operational emissions would be similar to the 1,500 MT of CO₂e generated than that of the proposed project under the Reduced Project Alternative.

The proposed project would result in 0.0015 MMT of CO₂e/yr from the proposed project, less than 0.001 percent of the State total. As such, the project's GHG emissions are not anticipated to result in GHG emission levels that would substantially conflict with implementation of the GHG reduction goals under Assembly Bill (AB) 32 or other State regulations or conflict with the City's General Plan

Conservation/Open Space Element (1991) goal of reducing air pollution through land use, transportation, and energy use planning (Goal 5). Therefore, because Alternative 2 would result in fewer GHG emissions than the proposed project, this alternative would also be consistent with applicable plans and policies aimed at reducing GHG emissions. Further, Alternative 2, similar to the proposed project, would comply with reduction goals identified in AB 32, the Governor's EO S-3-05, and other strategies to help reduce GHGs to the level proposed by the Governor through the implementation of Project Design Feature 4.6.1.

Overall, with implementation of Project Design Feature 4.6.1, Alternative 2 would be superior to the proposed project because there would be incrementally fewer GHG emissions.

The following Project Design Feature would be applicable to Alternative 2, as well as the proposed project, to ensure that potential GHG emission impacts remain less than significant:

- Project Design Feature 4.6.1** To ensure that the proposed project complies with and would not conflict with or impede the implementation of reduction goals identified in Assembly Bill (AB) 32, the Governor's Executive Order (EO) S-3-05, and other strategies to help reduce greenhouse gases (GHGs) to the level proposed by the Governor, the project will implement a variety of measures that will further reduce its greenhouse gas (GHG) emissions. To the extent feasible, and to the satisfaction of the City of Dana Point (City), the following measures will be incorporated into the design and construction of the project (including specific building projects):
- **Construction and Building Materials.** Divert at least 50 percent of the demolished and/or grubbed construction materials (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard).
 - **Energy Efficiency Measures.** Design all project buildings to comply with the California Building Code's (CBC) Title 24 energy standard, such as installing energy-efficient heating and cooling systems, appliances and equipment, and control systems.
 - **Water Conservation and Efficiency Measures.** Devise a comprehensive water conservation strategy appropriate for the project and its location. The strategy may include the following, plus other innovative measures that may be appropriate:
 - Create water-efficient landscapes within the development.
 - Install water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls.
 - Restrict watering methods (e.g., prohibit systems that apply water to nonvegetated surfaces) and control runoff.

Hazards and Hazardous Materials. Similar to the proposed project, Alternative 2 would have less than significant impacts related to hazards and hazardous materials. Due to the fact that there are no hazardous materials sites on the project site, neither the proposed project nor the Reduced Project Alternative would develop the project on a hazardous materials site that would create a potential hazard to the public or environment. Further, because the project site is located approximately 15 miles southeast of the nearest public airport (i.e., John Wayne Airport) and because there are no private airports near the project site, neither the proposed project nor Alternative 2 would result in safety hazards by placing a development within an area covered by an airport land use plan.

Although there would be reduced construction required for Alternative 2, construction activities under Alternative 2 would involve the routine use of hazardous materials such as vehicle fuels, oils, and transmission fluids. As such, Alternative 2 would be required to implement mitigation measures to reduce impacts associated with unknown asbestos-containing materials and lead-based paint (Mitigation Measure 4.7.1), as well as comply with regulations for handling hazardous materials during construction activities (Mitigation Measure 4.7.2). Due to the fact that Alternative 2, like the proposed project, includes an on-site Preschool facility, this alternative would also be required to implement Mitigation Measures 4.7.1 and 4.7.2 to ensure that construction of the proposed project would not result in any hazardous emissions that would impact the on-site Preschool or any other schools within 0.25 mile of the project site. Therefore, with mitigation, Alternative 2 would result in similar impacts as the proposed project related to hazards and hazardous materials during project construction.

Neither the proposed project nor Alternative 2 would result in significant adverse impacts related to hazardous materials during project operation due to the fact that the proposed project and Alternative 2 would only involve the use of potentially hazardous materials typical of church and education facilities (e.g., solvents, cleaning agents, paints, and pesticides). These materials, when used properly, would not produce hazardous emissions or result in the handling of acutely hazardous materials, substances, or waste. Therefore, compliance with applicable regulations would ensure that operation of the Reduced Project Alternative would result in a less than significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions related to the release of hazardous materials during operation, and no mitigation is required. Therefore, Alternative 2 would result in similar impacts as the proposed project related to hazards and hazardous materials during project operation.

The Reduced Project Alternative, like the proposed project, would provide adequate access for emergency vehicles, would meet all design requirements established by the OCFA, and would not include design features that would physically interfere with emergency response or evacuation. Therefore, implementation of this alternative would not impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan and impacts are considered less than significant, similar to the proposed project. No mitigation is required.

Overall, impacts related to hazardous materials are considered the same for Alternative 2 as for the proposed project.

The following mitigation measures would be applicable to Alternative 2, as well as the proposed project, to ensure that potential impacts related to hazards and hazardous materials are reduced to a less than significant level:

Mitigation Measure 4.7.1: Predemolition Surveys. Prior to commencement of demolition activities, the City of Dana Point (City) Building Official, or designee, shall verify that predemolition surveys for asbestos-containing materials (ACMs) and lead-based paints (LBPs) (including sampling and analysis of all suspected building materials) and inspections for polychlorinated biphenyl (PCB)-containing electrical fixtures shall be performed. All inspections, surveys, and analyses shall be performed by appropriately licensed and qualified individuals in accordance with applicable regulations (i.e., American Society for Testing and Materials (ASTM) E 1527-05, and 40 Code of Federal Regulations (CFR), Subchapter R, Toxic Substances Control Act [TSCA], Part 716). If the predemolition surveys do not find ACMs, LBPs, or PCB-containing electrical fixtures, the inspectors shall provide documentation of the inspection and its results to the City Building Department to confirm that no further abatement actions are required.

If the predemolition surveys find evidence of ACMs, LBPs, or PCB-containing electrical fixtures, all such materials shall be removed, handled, and properly disposed of by appropriately licensed contractors according to all applicable regulations during demolition of structures (40 CFR, Subchapter R, TSCA, Parts 745, 761, and 763). Air monitoring during these predemolition surveys shall be completed by appropriately licensed and qualified individuals in accordance with applicable regulations both to ensure adherence to applicable regulations (e.g., South Coast Air Quality Management District [SCAQMD]) and to provide safety to workers and the adjacent community.

The City shall provide documentation (e.g., all required waste manifests, sampling, and air monitoring analytical results) to the County of Orange Environmental Health Division showing that abatement of any ACMs, LBPs, or PCB-containing electrical fixtures identified in these structures has been completed in full compliance with all applicable regulations and approved by the appropriate regulatory agency(ies) (40 CFR, Subchapter R, TSCA, Parts 716, 745, 761, 763, and 795 and California Code of Regulations [CCR] Title 8, Article 2.6). An Operating & Maintenance (O&M) Plan shall be prepared for any ACM, LBP, or PCB-containing fixtures to remain in place and will be reviewed and approved by the County of Orange Environmental Health Division.

Mitigation Measure 4.7.2: Contingency Plan. Prior to commencement of grading activities, the Director of the Orange County Environmental Health Division, or designee, shall review and approve a contingency plan that addresses the potential to encounter on-site unknown hazards or hazardous substances during demolition and construction activities. The plan shall indicate that if construction workers encounter underground tanks, gases, odors, uncontained spills, or other unidentified substances, the contractor shall stop work, cordon off the affected area, and notify the Orange County Fire Authority (OCFA). The OCFA responder shall determine the next steps regarding possible site evacuation, sampling, and disposal of the substance consistent with local, State, and federal regulations.

Hydrology and Water Quality. Similar to the proposed project, construction of Alternative 2 could potentially impact water quality related to erosion and pollutants. However, compliance with regulatory requirements and mitigation would ensure these impacts would be less than significant. Specifically, Mitigation Measure 4.8.1 requires the preparation of a Storm Water Pollution Prevention Plan (SWPPP) and compliance with the Construction General Permit, and Mitigation Measure 4.8.2 requires the preparation of erosion control plans that would detail Best Management Practices (BMPs) to be implemented during project construction. Water quality impacts associated with construction would be similar to the proposed project since all structures on the project site, with the exception of the existing Sanctuary, would be demolished and excavation would still occur under this alternative.

Similar to the proposed project, the Reduced Project Alternative would implement an underground detention system to treat on-site runoff. Because Alternative 2 would develop the project site with less building square footage, this alternative would increase the amount of impervious area to a lesser amount than the proposed project (approximately 7,287 sf less than the proposed project). Although this alternative would result in the conversion of less pervious area to impervious area than the proposed project, the Reduced Project Alternative would be required to comply with mitigation to ensure impacts related to runoff following implementation of Alternative 2 would be less than significant. Specifically, Mitigation Measure 4.8.3 requires the implementation of BMPS consistent with the City's Model Water Quality Management Plan (WQMP) to treat runoff prior to discharge into the San Juan Creek, which is a City-designated Environmentally Sensitive Area. As such, with implementation of Mitigation Measure 4.8.3, impacts for Alternative 2 related to runoff and downstream aquatic, wetlands, and/or riparian habitats would be less than significant. Therefore, because this alternative would result in the conversion of less pervious area than the proposed project, Alternative 2 would result in incrementally fewer impacts related to runoff than the proposed project.

Construction of Alternative 2, similar to the proposed project, would also result in the infiltration of groundwater; however, because these activities would be temporary, construction impacts would not adversely impact groundwater recharge. Groundwater extraction would not be required during the operation of the Reduced Project Alternative. Therefore, impacts related to groundwater would be similar under Alternative 2 as those under the proposed project.

Neither the proposed project nor Alternative 2 would place housing or structures within a 100-year flood hazard area or within an area subject to the risk of failure of a dam or levee. Further, the project site is not within an area subject to impacts related to inundation associated with a seiche or tsunami.

Therefore, there would be no impacts under Alternative 2, like the proposed project, related to placement of housing or structures within an area subject to flooding or inundation associated with a seiche or tsunami, and no mitigation is required.

Overall, impacts related to hydrology and water quality for Alternative 2 would be similar to, although incrementally reduced due to the construction of a smaller building footprint for, the proposed project.

The following mitigation measures would be applicable to Alternative 2, as well as the proposed project, to ensure potential impacts related to hydrology and water quality are reduced to a less than significant level:

Mitigation Measure 4.8.1: Construction General Permit. Prior to issuance of a grading permit, the Applicant shall obtain coverage under the *State Water Resources Control Board National Pollutant Discharge Elimination System General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities* (Order No. 2009-0009-DWQ, Permit No. CAS000002) (Construction General Permit [CGP]). The Applicant shall provide the Waste Discharge Identification Number to the City of Dana Point (City) Director of Public Works to demonstrate proof of coverage under the CGP. A Storm Water Pollution Prevention Plan (SWPPP) shall be prepared and implemented for the project in compliance with the requirements of the CGP. The SWPPP shall identify construction Best Management Practices (BMPs) to be implemented to ensure that the potential for soil erosion and sedimentation is minimized and to control the discharge of pollutants in storm water runoff as a result of construction activities. Erosion, Sediment, Wind, and Temporary Tracking Control BMPs that may be implemented include, but are not limited to, the following:

- Scheduling
- Preservation of existing vegetation
- Hydraulic mulch
- Hydroseeding
- Soil binders
- Straw mulch
- Geotextiles and mats
- Wood mulching
- Earth dikes and drainage swales

- Velocity dissipation devices
- Slope drains
- Streambank stabilization
- Compost blankets
- Soil preparation/roughening
- Non-vegetative stabilization
- Silt fences
- Sediment basins
- Sediment traps
- Check dams
- Fiber rolls
- Gravel bag berms
- Street sweeping and vacuuming
- Sandbag barriers
- Straw bale barriers
- Storm drain inlet protection
- Active treatment systems
- Temporary silt dikes
- Compose socks and berms
- Biofilter bags
- Stabilized construction entrances/exits
- Stabilized construction roadways
- Entrance/outlet tire washes

Mitigation Measure 4.8.2:

Erosion Control Plan. In compliance with Chapter 8.01 of the City Municipal Code, during construction, the Applicant shall submit an erosion control plan annually by September 1 to the City Director of Public Works. The erosion control plans shall be prepared in accordance with Subarticle 13 of City Grading Manual. The Erosion Control Plan shall include, but not be limited to, the following:

- The name and 24 hour telephone number of the person responsible for performing emergency erosion control work.
- The signature of the civil engineer or other qualified individual who prepared the grading plan and who is responsible for inspection and monitoring of the erosion control work.

- All desilting and erosion protection facilities necessary to protect adjacent property from sediment deposition.
- The streets and drainage devices that shall be completed and paved by October 15 of each year.
- The placement of sandbags or gravel bags. Slope planting or other measures to control erosion from all slopes above and adjacent to roads open to the public. Gravel bags are preferred over sandbags.
- The plan shall indicate how access shall be provided to maintain desilting facilities during wet weather.

Mitigation Measure 4.8.3: Water Quality Management Plan. Prior to issuance of grading permits, the Applicant shall submit a Final Water Quality Management Plan (WQMP) to the City Director of Public Works for review and approval. The WQMP shall be consistent with the City's Model Water Quality Management Plan (Model WQMP) and the project's preliminary WQMP, as conceptually approved on January 14, 2013. Project-specific Low-Impact Development, Retention/Biofiltration Site Design, Source Control, and Treatment Control BMPs contained in the Final WQMP shall be incorporated into final design and comply with the Model WQMP requirements in effect at the time of submittal of each phase. The BMPs shall be properly designed and maintained to target pollutants of concern and reduce runoff from the project site. The WQMP shall include an operations and maintenance (O&M) Plan for the prescribed BMPs to ensure their long-term performance. The O&M Plan shall include, but not be limited to, the following requirements:

- Operation and maintenance records shall be retained a minimum of 5 years.
- Training and educational activities and BMP operation and maintenance shall be documented to verify compliance with the O&M Plan.
- A WQMP Verification Form shall be submitted to the City of Dana Point annually by September 1.
- BMPs shall be inspected for standing water on a regular basis.
- Operation and inspection requirements for the Low-Impact Development, Retention/Biofiltration Site Design, Source Control, and Treatment Control BMPs shall be included.

Land Use. Similar to the proposed project, Alternative 2 would have less than significant impacts related to land use and planning; however, Alternative 2 would not require a height variance. The project site is currently developed with existing South Shores Church facilities; therefore, because

Alternative 2, like the proposed project, would develop the project site with expanded church facilities, this alternative would not physically divide an established community. Alternative 2 would also be consistent with applicable goals and policies from the Orange County NCCP/HCP and the SCAG's RCP, as well as the City's General Plan, Local Coastal Program, and the City's Zoning Code. However, unlike the proposed project, Alternative 2 would not require a variance to allow for building heights greater than the 35 ft, as proposed for the Community Life Center under the proposed project. Therefore, because no height variance would be required, overall impacts related to land use and height for Alternative 2 would be less than for the proposed project.

Noise. Similar to the proposed project, Alternative 2 would have less than significant impacts related to noise. However, under both Alternative 2 and the proposed project, there would be no impacts related to excessive noise levels related to locating the project within an area near a public or private airport due to the fact that there are no private or public airports within the vicinity of the project site.

Construction activity associated with Alternative 2 would be reduced as compared to the proposed project due to the reduced building square footages, but would generally result in similar noise and vibration levels since the construction and excavation areas, methods, and equipment would be similar. Under both the proposed project and the Reduced Project Alternative, construction would not require the use of unusual grading or construction techniques (i.e., drill rig and/or blasting) that would cause excessive groundborne vibration or noise. Similar to the proposed project, caisson drilling under the Reduced Project Alternative would occur at least 25 ft from the nearest structures to the project site and, therefore, would not result in significant vibration impacts on adjacent properties.

Under the proposed project, the combined noise levels from construction activities could reach up to 94 A-weighted decibels (dBA) maximum instantaneous noise level (L_{max}) at the nearest residential uses to the south of the project site during the Phase 1A construction period, when the Preschool/ Administration building is being constructed. Existing residences to the east across the golf course are approximately 1,000 ft away from the project site. At this distance, noise levels would be reduced by 26 dBA when compared to the noise levels measured at 50 ft from the construction activity. Therefore, construction activity on the project site for the proposed project could potentially result in noise levels reaching 64 dBA L_{max} at the residences located to the east of the project site. Compliance with the construction hours specified in the City's Noise Ordinance would reduce the proposed project's construction noise impacts to a less than significant level. Because Alternative 2 would develop the project on a reduced scale, impacts related to construction noise for Alternative 2 would also be less significant, and incrementally reduced as compared to the proposed project.

Similar to the proposed project, implementation of mitigation measures for Alternative 2 would reduce adverse traffic noise impacts both off site and on the project site to below a level of significance. Traffic generated by Alternative 2 would be similar to project-related traffic since operational characteristics (attendance at church events) are expected to be similar to the proposed project. Mitigation Measure 4.10.1, which requires building facade upgrades, such as windows with sound transmission class (STC) ratings higher than those provided by standard building construction, would be required under the Reduced Project Alternative, as well as under the proposed project scenario, to reduce interior noise levels in the frontline rooms of the Community Life Center building below the 45 dBA CNEL. With implementation of Mitigation Measure 4.10.1, potential long-term traffic noise impacts on on-site uses would be reduced to less than significant levels. Therefore, traffic

noise associated with implementation of Alternative 2 would be similar to the noise generated by the project-related trips under the proposed project scenario.

During operation of the proposed project, the on-site Preschool play area would generate the most noise. The temporary play area would be approximately 147 ft from the nearest residences to the south. At this distance, the noise level would be reduced by 9 dBA from the noise level measured at 50 ft. This noise attenuation would reduce the maximum on-site play area noise to 66.55 dBA L_{max} . The 66.55 dBA maximum noise level would not exceed the City's 75 dBA L_{max} that is not to be exceeded at any time during the daytime hours for residential areas. Therefore, because Alternative 2 would also include a play area in the same location as for the proposed project scenario, operational noise impacts would be similar under this alternative as compared to the proposed project, and no mitigation is required.

Similar to the proposed project, the Reduced Project Alternative would include a mechanical room in the southwest corner of the lower level of the Parking Structure. Because the Parking Structure would be 10 ft further away from the Monarch Bay Villas than the Parking Structure location under the proposed project, noise levels at the Monarch Bay Villas related to the operation of the mechanical equipment in the Parking Structure would also be lower than the City's daytime and nighttime noise requirements, and would be slightly lower under this alternative than the proposed project. No mitigation is required.

Overall, construction noise impacts under Alternative 2 would be fewer than under the proposed project scenario, and operational noise impacts would be similar to the proposed project.

The following standard condition and mitigation measure would be applicable to Alternative 2, as well as to the proposed project, to ensure that potential significant impacts related to noise are reduced to a less than significant level:

- Standard Condition 4.10.1** **Short-Term Construction-Related Noise Impacts.** The following standard conditions are required of all development within the City of Dana Point (City) and would reduce short-term construction-related noise impacts resulting from the proposed project:
- During all project site excavation and grading, the project contractors should equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.
 - The project contractor should place all stationary construction equipment so that emitted noise is directed away from the relatively more sensitive receptors nearest the project site.
 - The construction contractor should locate equipment staging in areas that will create the greatest distance between construction-related noise sources and relatively more noise-sensitive receptors nearest the project site during all project construction.
 - The construction contractor shall limit all grading and equipment operations and all construction-related activities that would

result in high noise levels (90 dBA or greater) to between the hours of 10:00 a.m. and 4:00 p.m., Monday through Friday. No high noise level construction activities shall be permitted outside of these hours or on Saturdays, Sundays, and federal holidays.

Mitigation Measure 4.10.1: Prior to the issuance of any grading or building permits for Phase 1C, the Applicant shall submit the building plans for review and approval by the City of Dana Point (City) Building Official, or designee, to ensure that building facade upgrades, including but not limited to windows with Sound Transmission Class (STC)-30 or higher, have been included in the plans for the western facade of the Community Life Center along Crown Valley Parkway to reduce noise levels associated with traffic noise to an acceptable level.

Public Services and Utilities. Similar to the proposed project, Alternative 2 would have a less than significant impact on public services and utilities. Neither the proposed project nor Alternative 2 would have any impact related to conflicts with applicable wastewater treatment requirements established by the Regional Water Quality Control Board (RWQCB) because neither the proposed project nor Alternative 2 proposes to develop the project site with industrial uses that would be subject to an individual permit with specific treatment requirements established by the San Diego RWQCB. Additionally, similar to the proposed project, Alternative 2 would have a less than significant impact on the capacity of the downstream storm drain network due to the fact that both the proposed project and Alternative 2 would include an on-site storm drain system that would retain and treat stormwater runoff.

Alternative 2 would not include the addition of residential or commercial uses on site, which can result in a greater demand on emergency services and public transportation. Specifically, the Reduced Project Alternative would have similar impacts to the proposed project related to fire protection because Alternative 2 would also require the OCFA to approve the final site plan to ensure compliance with all applicable codes related to fire services and emergency access (Standard Condition 4.11.1). Further, because the Orange County Sheriff's Department (OCSO) indicated that they would be able to adequately serve the proposed project and because Alternative 2 includes similar on-site operations, Alternative 2 would have similar impacts related to police services as the proposed project. In addition, because neither the proposed project nor Alternative 2 include the addition of on-site housing or a significant increase in on-site attendance, both would have a less than significant impact on existing Orange County Transportation Authority (OCTA) services currently serving the project site. Therefore, Alternative 2 would have similar impacts as the proposed project related to emergency services and public transportation.

Because the square footage of church uses would be reduced under Alternative 2, the demands for natural gas, electricity, water, wastewater, and solid waste services would be slightly reduced as compared to the proposed project. Therefore, because the proposed project's demand for additional public services and utilities would be less than significant and because Alternative 2 would develop the same uses on the project site as the proposed project, but on a reduced scale, impacts related to these utilities would be less under this alternative than under the proposed project. Overall, impacts

related to public services and utilities under Alternative 2 are considered slightly fewer than under the proposed project.

The following standard condition would be applicable to Alternative 2, as well as the proposed project, to ensure that potential impacts related to public services and utilities are reduced to a less than significant level:

Standard Condition 4.11.1 Orange County Fire Authority Plan Check. Prior to the issuance of building permits, approval of final building design plans (including all fire prevention and suppression systems) by OCFA is required. Approval of the final building design plans would ensure that the development is constructed pursuant to California Fire Code (CFC) requirements.

Traffic. Alternative 2 would have similar impacts related to traffic as compared to the proposed project. Although Alternative 2 would develop the project site with less building square footage than the proposed project, this alternative proposes the same number of buildings on site, would develop the site with similar uses as the proposed project, and would have similar operational characteristics.

During the most intense phases of construction, the proposed project would result in a total of 58 trips during both the a.m. and p.m. peak hours. Although construction activities under Alternative 2 would be slightly reduced, this alternative would generate a similar number of construction peak-hour trips as the proposed project. Because the proposed project would result in potential impacts associated with hauling and delivery trips during construction, the proposed project would be required to adhere to Standard Condition 4.12.1, which stipulates that the Applicant's construction contractor will keep all haul routes used during the demolition and site preparation phases clean and free of debris and repair any damage to existing pavement, streets, curbs, or gutters along such routes. Standard Condition 4.12.1 also requires that the proposed project comply with a Construction Management Plan. With implementation of Standard Condition 4.12.1, impacts due to construction delivery and haul trips would be less than significant under the proposed project scenario. Therefore, because Alternative 2 would generate a similar number of construction trips as the proposed project, this alternative would also require adherence to Standard Condition 4.12.1 to ensure that impacts during construction would be less than significant.

Both the proposed project and Alternative 2 would generate a similar number of construction-related trips, and these trips would have a less than significant impact on the study area roadways and intersections. However, potentially significant impacts related to a shortage of on-site parking during construction would occur under both the proposed project and Alternative 2 because both scenarios propose to develop the site in similar phases over the course of 10 years. Under the proposed project scenario, parking deficits would occur on Sundays during each construction phase (with the exception of Phase 2). As such, off-site parking would need to be secured by the Church in order to accommodate the Sunday parking demand during project construction (with the exception of Phase 2). Therefore, implementation of Mitigation Measure 4.12.1, which requires the Applicant to secure sufficient off-site parking on Sundays during those construction phases when the project site is projected to have insufficient on-site parking, would be required to reduce the proposed project's parking impacts during construction to a less than significant level. However, as illustrated in

Table 5.D, unlike the proposed project, Alternative 2 would result in greater parking deficits on Sundays during each construction phase (the proposed project would not result in Sunday parking deficits during Phase 2) and, similar to the proposed project, would be required to implement Mitigation Measure 4.12.1 to reduce on-site parking impacts during construction of this alternative to a less than significant level. As such, Alternative 2 would have slightly greater impacts during more construction phases than the proposed project related to construction parking demands.

Table 5.D: Reduced Project Alternative Parking Adequacy

Phase	Time Period	Parking Demand	On-Site Parking Supply	Surplus/(Deficit)
Existing Conditions	Weekday ¹	193	228	35
	Sunday ²	254	228	(26)
1A	Weekday ³	34	161	127
	Sunday	262	161	(101)
1B	Weekday ^{3,4}	34	174	140
	Sunday	262	202	(60)
1B-E1	Weekday ^{3,4}	34	172	138
	Sunday	262	200	(62)
1B-E2	Weekday ^{3,4}	34	172	138
	Sunday	262	200	(62)
1C	Weekday ^{3,4}	34	93	59
	Sunday	262	121	(141)
2	Weekday ^{3,4}	35	176	141
	Sunday	267	204	(63)
3	Weekday ^{3,4}	36	176	140
	Sunday	271	204	(67)
4	Weekday ^{3,5}	37	72	35
	Sunday ⁶	276	72	(204)
5	Weekday ³	38	135	97
	Sunday	281	135	(146)
Master Plan Completion	Weekday	333	364	31
	Sunday	352	364	12

Source: LSA Associates, Inc. *Traffic Impact Analysis and Parking Analysis* (July 2014) (Appendix J).

Note: Parking demand estimates developed from surveys conducted at the project site on April 27 (Sunday) and April 30 (Wednesday), 2014.

¹ April 30, 2014.

² April 27, 2014.

³ The Women's Bible Study Fellowship held on Wednesdays would be discontinued during project construction.

⁴ The on-site parking supply would be reduced by 28 spaces during weekdays to accommodate the temporary outdoor play area for the preschool.

⁵ After the first 2 months of Phase 1C, the on-site parking supply on weekdays increases to 222 parking spaces.

⁶ After the first 2 months of Phase 1C, the on-site parking supply on Sundays increases to 250 parking spaces.

Alternative 2 would generate the same number of project-related trips as the proposed project due to the fact that this alternative would develop the project site with the same uses, and therefore, is anticipated to generate the same number of visitors to the project site as the proposed project. Project operations under the proposed project scenario would generate a total of 106 Sunday peak-hour trips at buildout; Alternative 2 would generate a similar number of Sunday peak-hour trips. Further, similar

to the proposed project, Alternative 2 would not result in any significant adverse impacts on any of the study area intersections with the addition of project traffic due to the fact that this alternative would generate a similar number of trips as the proposed project.

The peak parking demand at Master Plan completion under the proposed project scenario would be similar for Alternative 2 because the proposed project and Alternative 2 would generate a similar number of trips to the project site. Similar to the proposed project, the peak parking demand of 352 spaces at Master Plan completion would be accommodated by the 364 on-site parking spaces

included under the Reduced Project Alternative; however, because the Reduced Project Alternative would provide 47 less parking spaces than the proposed project, it would result in a reduced on-site parking surplus as compared to the proposed project.

As previously stated, neither the proposed project nor Alternative 2 would result in significant traffic impacts during project construction or operation and would provide sufficient parking with mitigation incorporated. Therefore, the proposed project would not conflict with any plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system or the Orange County Congestion Management Plan (i.e., levels of service [LOS] standards). In addition, because both the proposed project and Alternative 2 would include the same design related to on-site access and circulation, Alternative 2 would be similar to the proposed project in that it would have less than significant impacts related to circulation and access. Overall, operational traffic impacts for Alternative 2 would be similar to the proposed project; however, construction parking deficiencies for Alternative 2 would be greater than for the proposed project.

The following standard condition and mitigation measure, as revised, would be applicable to Alternative 2, to ensure less than potential impacts related to transportation/traffic would be reduced to a less than significant level:

Standard Condition 4.12.1: Construction Management Plan. Prior to the issuance of demolition, grading or any construction permits, the project Applicant shall submit a Construction Management Plan for review and approval by the City of Dana Point (City) Engineer. The Construction Management Plan shall include, at a minimum, the following measures, which shall be implemented during all construction activities as overseen by the construction contractor:

- Traffic controls shall be implemented for any street closure, detour, or other disruption to traffic circulation.
- The routes that construction vehicles shall utilize for the delivery of construction materials (i.e., lumber, tiles, piping, windows, etc.) to access the site shall be identified; traffic controls and detours shall be identified; and the proposed construction phasing plan for the project shall be provided.
- The hours during which transport activities will occur shall be specified.

- Identify the haul route for the materials to be removed (i.e., concrete, soil, steel, etc.) during the demolition phase and/or soil import during the site preparation phase.
- Subject to the direction of the City's Traffic Engineer, haul operations associated with the materials export/soil import may be prohibited during the a.m. and p.m. peak commute periods (i.e., between 7:00 a.m. and 9:00 a.m. and between 4:00 p.m. and 6:00 p.m.).
- The Applicant shall keep all haul routes clean and free of debris including but not limited to gravel and dirt as a result of its operations. The Applicant shall clean adjacent streets, as directed by the City's Traffic Engineer (or representative of the City Engineer), of any material which may have been spilled, tracked, or blown onto adjacent streets or areas.
- Hauling or transport of oversize loads shall be allowed between the hours of 9:00 a.m. and 3:00 p.m. only, Monday through Friday, unless approved otherwise by the City Engineer. No hauling or transport shall be allowed during nighttime hours, weekends or Federal holidays.
- Use of local streets shall be prohibited.
- Haul trucks entering or exiting public streets shall at all times yield to public traffic.
- If hauling operations cause any damage to existing pavement, street, curb, and/or gutter along the haul route, the Applicant shall be fully responsible for repairs. The repairs shall be completed to the satisfaction of the City Engineer.
- All construction-related parking and staging of vehicles will be kept out of the adjacent public roadways and will occur on-site to the extent feasible.
- This Construction Management Plan shall meet standards established in the current *California Manual on Uniform Traffic Control Device (MUTCD)*, as well as City of Dana Point requirements.

Mitigation Measure 4.12.1: Off-Site Shared Parking Agreement. Prior to the issuance of any demolition, grading, or construction permits associated with any phases of the proposed project, the project Applicant shall obtain the City of Dana Point (City) Planning Commission's approval for an updated Parking Management Plan as detailed in Chapter 9.35 of the City's Zoning Ordinance. The Parking Management Plan shall include parking agreements to accommodate parking needs for each construction phase off-site or other means to provide required spaces

on-site during each phase on Sundays in an amount equal to or greater than the following number of spaces for each phase:

- Phase 1A – 101 parking spaces;
- Phase 1B – 60 parking spaces;
- Phase 1B-E1 – 62 parking spaces;
- Phase 1B-E2 – 62 parking spaces;
- Phase 1C – 141 parking spaces (during the first 2 months of this phase);
- Phase 2 – 63 parking spaces;
- Phase 3 – 67 parking spaces;
- Phase 4 – 204 parking spaces; and
- Phase 5 – 146 parking spaces.

The off-site shared parking agreement for each construction phase shall be in effect until commencement of the following phase or until the Applicant demonstrates to the City's Community Development Director and Public Works Director, or designee, that the project site is able to provide adequate on-site parking to meet the proposed project's parking demand.

5.6.3 Overview of Potential Impacts/Comparison to the Proposed Project

Similar to the proposed project, Alternative 2 would not result in any significant unavoidable adverse impacts. However, due to the reduction in building square footage under Alternative 2, overall impacts would be slightly reduced compared to impacts associated with the proposed project. Specifically, under Alternative 2, air quality, greenhouse gas emissions, noise, public services, and utilities impacts would be incrementally reduced due to the reduction in building square footage proposed as part of this alternative. In addition, land use compatibility impacts would also be reduced under this alternative as compared to the proposed project due to the fact that the Community Life Center proposed as part of Alternative 2 would not require a height variance, as is required for the proposed project. Further, due to the reduced height of the Community Life Center proposed as part of the Reduced Project Alternative, visual impacts related to the obstruction of background views of hillside development, open space, and sky would be slightly reduced as compared to the proposed project. Lastly, construction parking deficiencies would be greater under Alternative 2 than the proposed project because Alternative 2 would result in greater Sunday parking deficiencies than the proposed project and, unlike the proposed project, would require off-site parking during each construction phase.

5.6.4 Attainment of Project Objectives

The Reduced Project Alternative would achieve all of the project objectives but to a lesser extent. Similar to the proposed project, Alternative 2 would replace existing facilities on the north end of the project site with new facilities consistent with the existing Sanctuary and surrounding development (Objective 1) and would accommodate the relocation of existing church structures (Objective 2). In addition, Alternative 2 would meet the proposed project’s objectives of employing mechanical and structural techniques to address on-site geotechnical issues (Objective 4) and would provide the addition of a Landscaped Meditation Garden in the southeastern corner of the project site (Objective 5). Further, the Reduced Project Alternative would provide an on-site Parking Structure and a surface parking lot, and would, therefore, meet the proposed project’s objective of addressing parking needs on Sundays (Objective 3) and providing adequate on-site parking and circulation (Objective 6). Therefore, this Reduced Project Alternative would meet all of the project objectives.

5.7 ENVIRONMENTALLY SUPERIOR ALTERNATIVE

CEQA requires the identification of an environmentally superior alternative. *State CEQA Guidelines* Section 15126.6I(2) states that if the No Project Alternative is the environmentally superior alternative, then the EIR shall also identify an environmentally superior alternative among the other alternatives. Table 5.E provides, in summary format, a comparison of the level of impacts for each alternative to the proposed project.

Table 5.E: Comparison of the Environmental Impacts of the Proposed Project to the Project Alternatives

Environmental Topic	Proposed Project Level of Impacts After Mitigation	Alternative 1: No Project/ No Development Alternative	Alternative 2: Reduced Project
Aesthetics	Less Than Significant	L	S
Air Quality	Less Than Significant	L	S
Biological Resources	Less Than Significant	L	S
Cultural Resources	Less Than Significant	L	S
Geology and Soils	Less Than Significant	G	L
Global Climate Change	Less Than Significant	L	S
Hazards and Hazardous Materials	Less Than Significant	L	S
Hydrology and Water Quality	Less Than Significant	G	S
Land Use	Less Than Significant	L	L
Noise	Less Than Significant	L	S
Public Services and Utilities	Less Than Significant	L	S
Traffic	Less Than Significant	L	S
Attainment of Project Objectives	Meets all of the Project Objectives	Meets none of the Project Objectives	Meets all of the Project Objectives, but not to the same degree as the proposed project

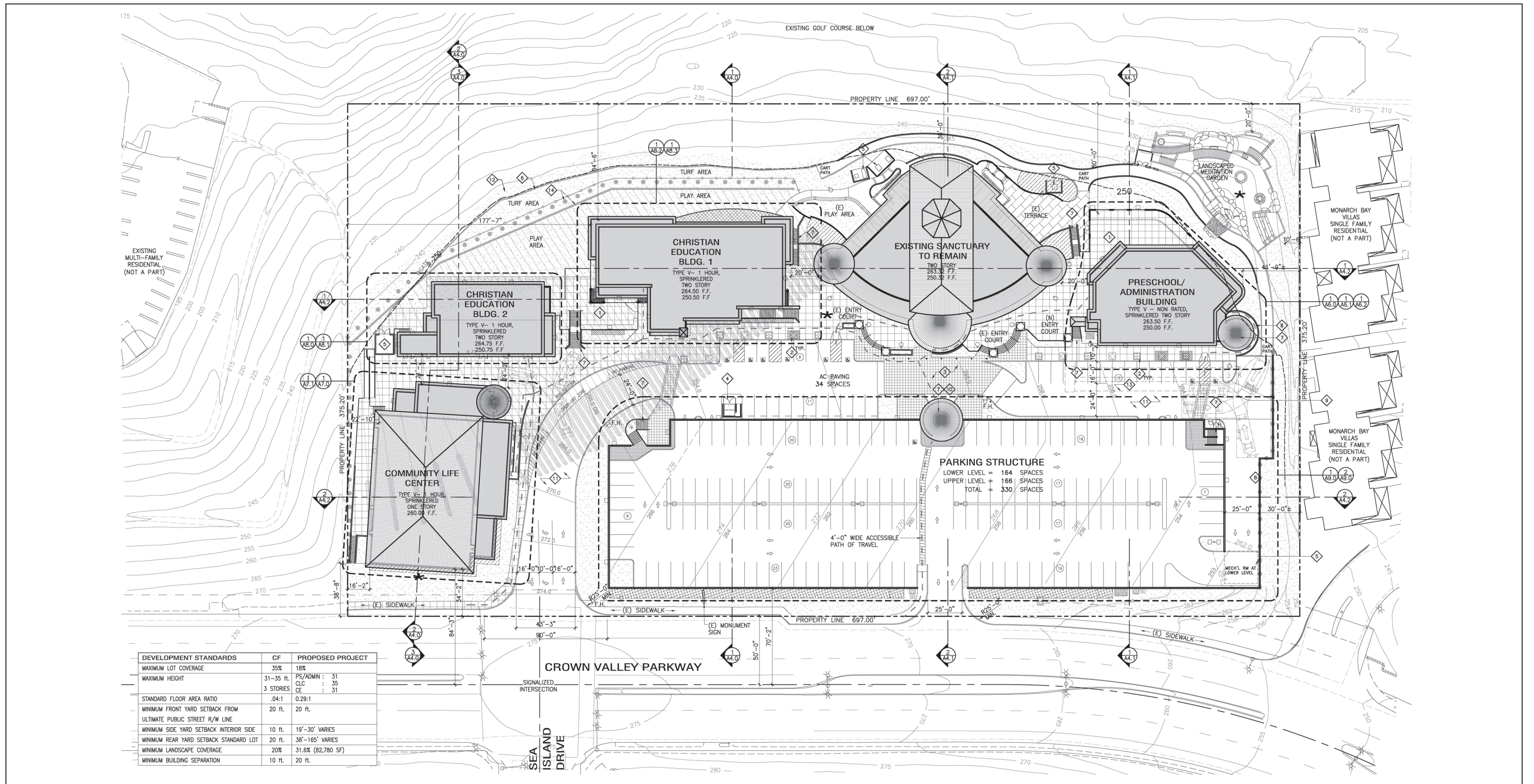
Legend:

- L = Less impacts than the proposed project; reduces or eliminates significant and adverse impacts
- S = Similar impacts as the proposed project; does not eliminate significant and adverse impacts
- G = Greater impacts than the proposed project

The No Project/No Build Alternative has the least impact to the environment because it would not result in the replacement and expansion of existing church facilities on the project site and would result in no construction or disturbance to the site. While the No Project Alternative would lessen or avoid the significant impacts of the proposed project, the beneficial impacts of the proposed project—including the replacement and expansion of existing church facilities, and provision of adequate on-site parking—would not occur, and none of the project objectives would be met.

Similar to the proposed project, with mitigation, Alternative 2 would not result in any significant adverse environmental impacts. In addition, a majority of the environmental impacts would be incrementally reduced under this alternative as compared to the proposed project, with the exception of on-site parking deficiencies on Sundays during construction, which would be greater than the proposed project. Further, the Reduced Project Alternative would achieve all of the project objectives. Specifically, the reduction of building square footage under Alternative 2 would not prohibit the potential of the site to accommodate church operations. Alternative 2 would provide adequate parking at buildout, which would meet the proposed project's objective of reducing existing and potential future parking and congestion impacts. Therefore, this Reduced Project Alternative is considered the environmentally superior alternative because it would meet all of the project objectives, and result in fewer environmental impacts as compared to the proposed project.

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DEVELOPMENT STANDARDS	CF	PROPOSED PROJECT
MAXIMUM LOT COVERAGE	35%	18%
MAXIMUM HEIGHT	31-35 ft. 3 STORIES	PS/ADMIN : 31 CLC : 35 CE : 31
STANDARD FLOOR AREA RATIO	.04:1	0.29:1
MINIMUM FRONT YARD SETBACK FROM ULTIMATE PUBLIC STREET R/W LINE	20 ft.	20 ft.
MINIMUM SIDE YARD SETBACK INTERIOR SIDE	10 ft.	19'-30' VARIES
MINIMUM REAR YARD SETBACK STANDARD LOT	20 ft.	38'-165' VARIES
MINIMUM LANDSCAPE COVERAGE	20%	31.6% (82,780 SF)
MINIMUM BUILDING SEPARATION	10 ft.	20 ft.

KEY NOTES

- 1 NEW HARDSCAPE
- 2 NEW TREE WELL
- 3 NEW ENHANCED PAVING
- 4 NEW CMU TRASH ENCLOSURE WITH WOOD TRELLIS
- 5 NEW MECHANICAL EQUIPMENT ENCLOSURE
- 6 NEW 4" HIGH TEMPERED GLASS FENCE ON TOP OF 2' HIGH CMU WALL
- 7 NEW STAIRS
- 8 NEW HANDICAP RAMP
- 9 OCFA HAMMERHEAD
- 10 NEW ELEVATOR
- 11 AC PAVING
- 12 HILLSIDE VEGETATION BEYOND FENCE LINE
- 13 UNDERGROUND DETENTION BASIN, CONSTRUCTED PHASE 1A
- 14 CAISSONS, REACTION WALL & TIE BACKS BELOW GRADE

LEGEND

- CENTERLINE
- - - BUILDING SETBACK
- - - PROPERTY LINE
- - - ACCESSIBLE PATH OF TRAVEL
- - - PRESCHOOL FENCING
- - - RIGHT OF WAY
- - - TOPOGRAPHIC CONTOUR LINE
- ▨ LANDSCAPED AREA
- ▨ HARDSCAPE
- ▨ BUILDING
- POLE MOUNTED AREA LIGHT
- PEDESTRIAN AREA LIGHT
- WALL MOUNTED AREA LIGHTS, SEE SHEET A15.0 LIGHTING PLAN FOR MORE INFORMATION
- ★ PROPOSED LOCATION OF "PUBLIC ART"

BMP'S REFER TO CIVIL ENGR'S WOMP DRWG FOR DETAILS OF PROPOSED BMP'S

- ▨ BIORETENTION WITH UNDERDRAINS (BIO-1) DOWNSPOUT PLANTER BOXES - BMP-1
- ▨ VEGETATED SWALE (BIO-2) BIOSWALE / DEPRESSED LANDSCAPE - BMP-2
- ▨ PROPRIETARY BIO-FILTRATION (BIO-7) FILTERRA SYSTEM - BMP-3
- STORM DRAIN

PARKING COUNT

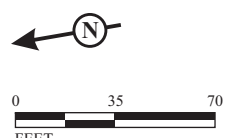
- 34 ON GRADE PARKING
- 164 LOWER LEVEL PARKING STRUCTURE
- 166 UPPER LEVEL PARKING STRUCTURE
- 364 TOTAL SPACES

BUILDING AREA

BUILDING	LOWER LEVEL	UPPER LEVEL	TOTAL
PRESCHOOL/ADMINISTRATION	7,841 sf.	6,026 sf.	13,867 sf.
COMMUNITY LIFE CENTER	11,738 sf.	-	11,738 sf.
EXISTING SANCTUARY	9,140 sf.	9,938 sf.	19,078 sf.
CHRISTIAN EDUCATION BLDG 2	4,963 sf.	4,825 sf.	9,788 sf.
CHRISTIAN EDUCATION BLDG 1	8,747 sf.	8,511 sf.	17,258 sf.

PROPOSED BLDG COVERAGE OF SITE AREA: 46,977 sq.ft. (18%)

LSA



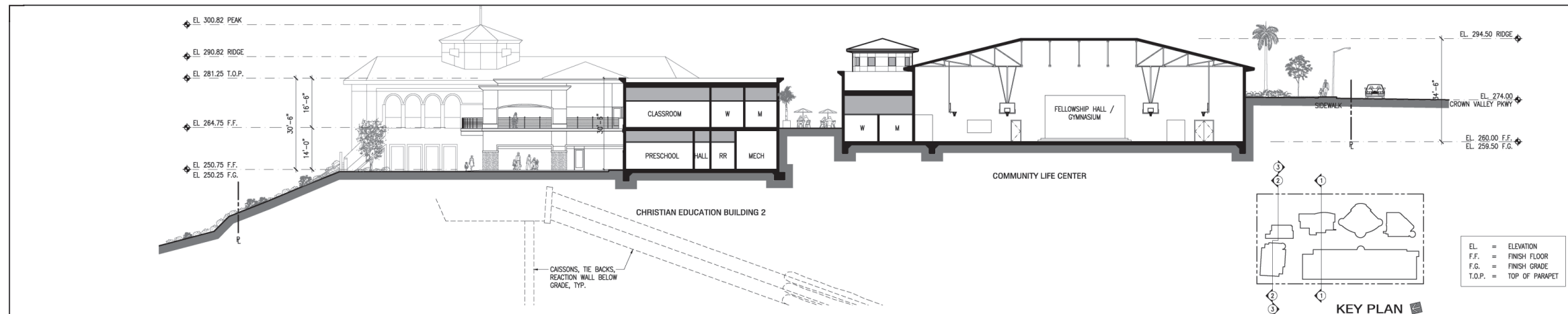
SOURCE: Matlock Associates

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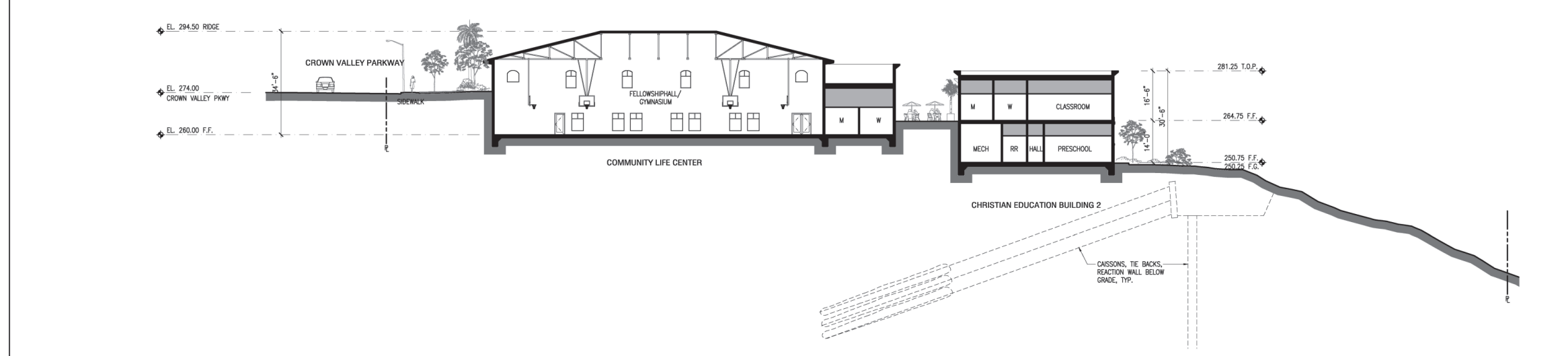
FIGURE 5.1

South Shores Church Master Plan Alternative
Reduced Project Alternative

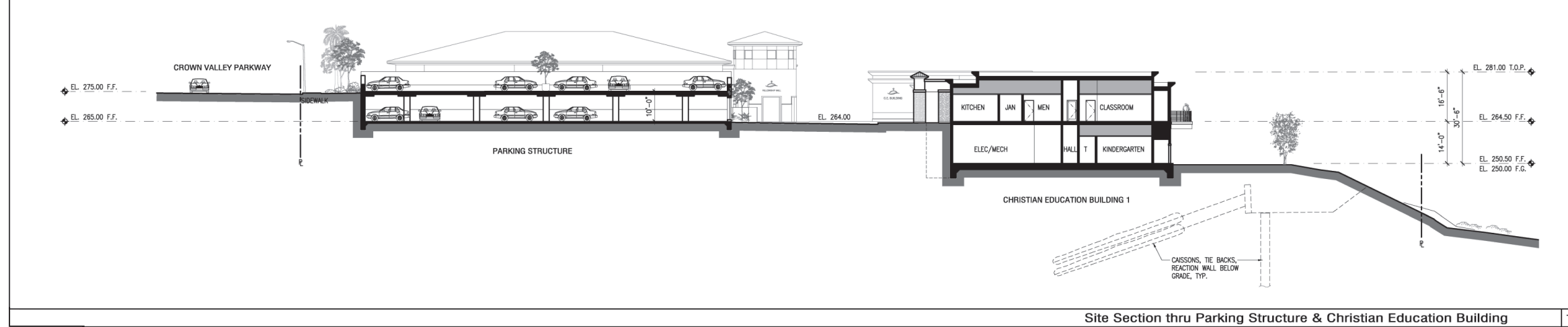
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Site Section thru Community Life Center & Christian Education Bldg. 2 | 3



Site Section thru Community Life Center & Christian Education Bldg. 2 | 2

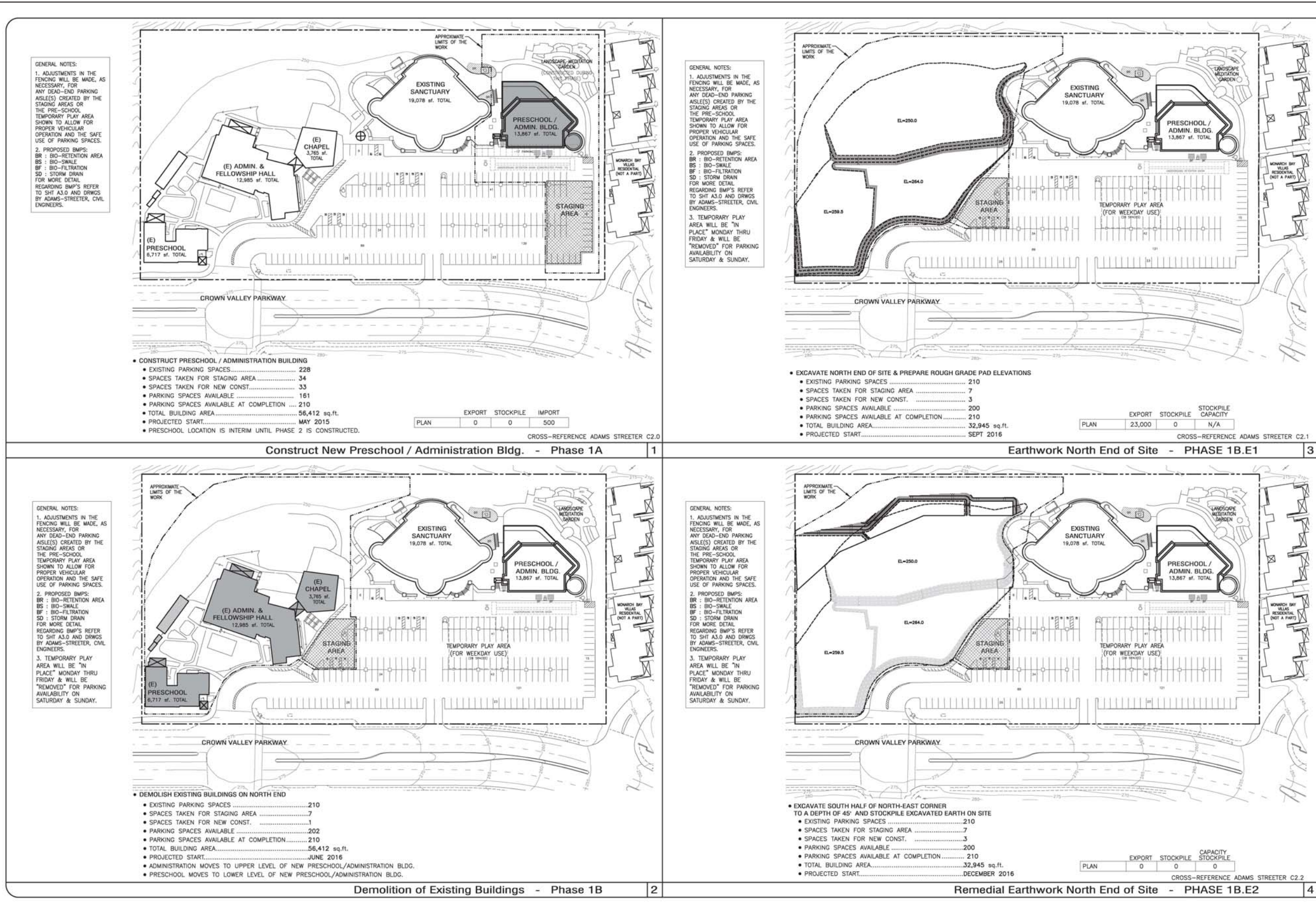


Site Section thru Parking Structure & Christian Education Building | 1

LSA

FIGURE 5.2

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LSA



SOURCE: Matlock Associates, Inc.

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FIGURE 5.3a

South Shores Church Master Plan Alternative
 Construction Phasing - Reduced Project Alternative

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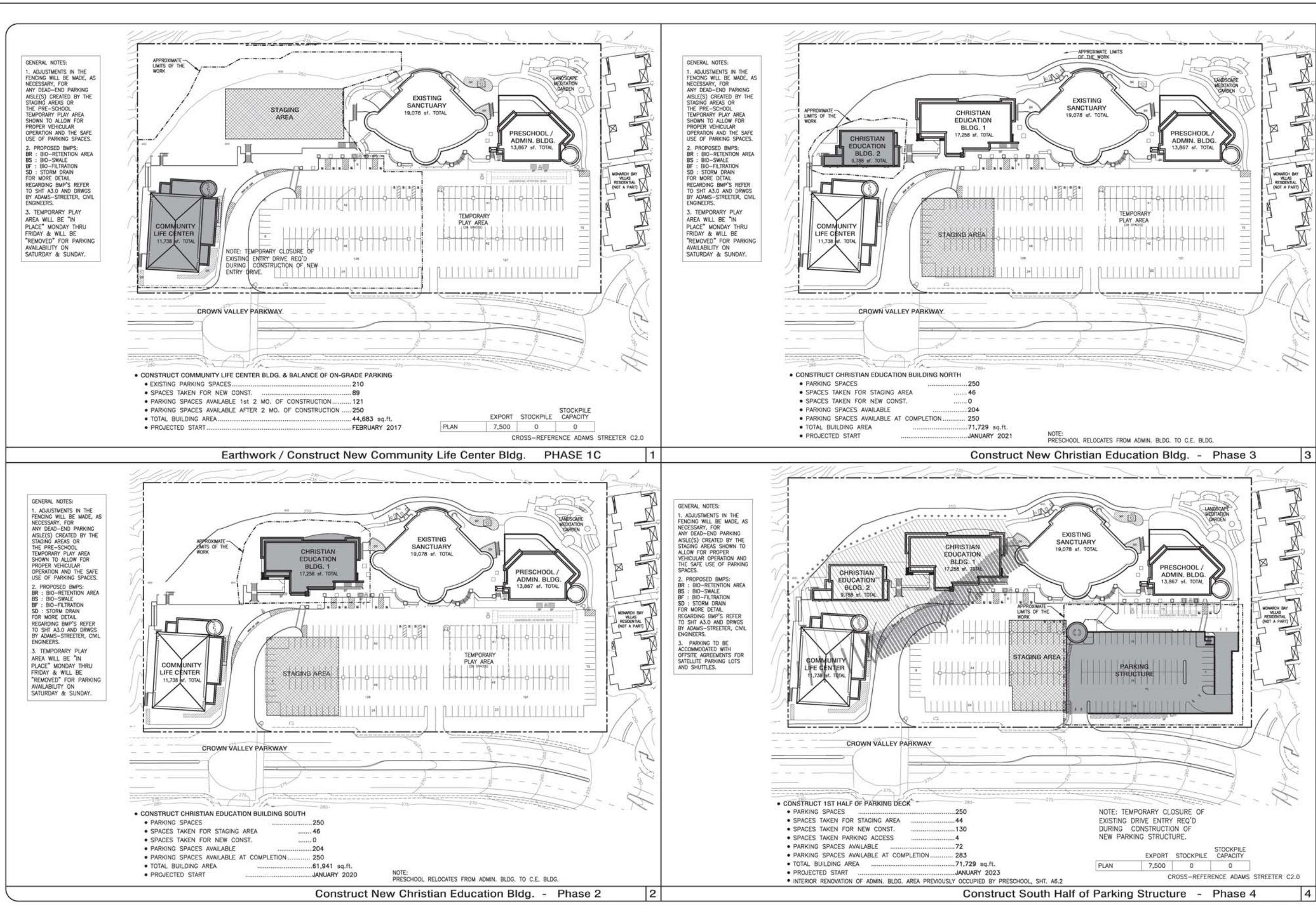
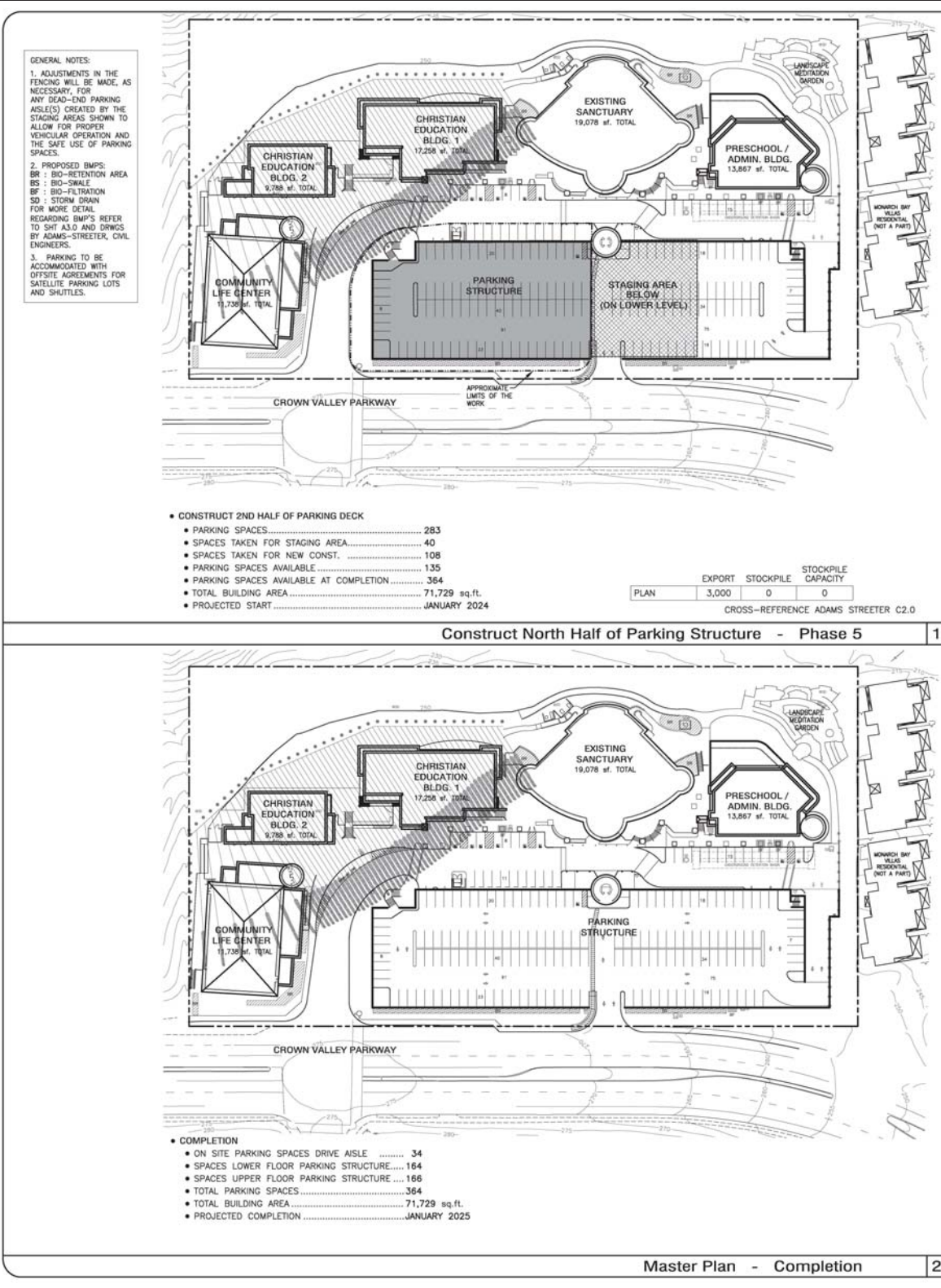


FIGURE 5.3b

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FIGURE 5.3c

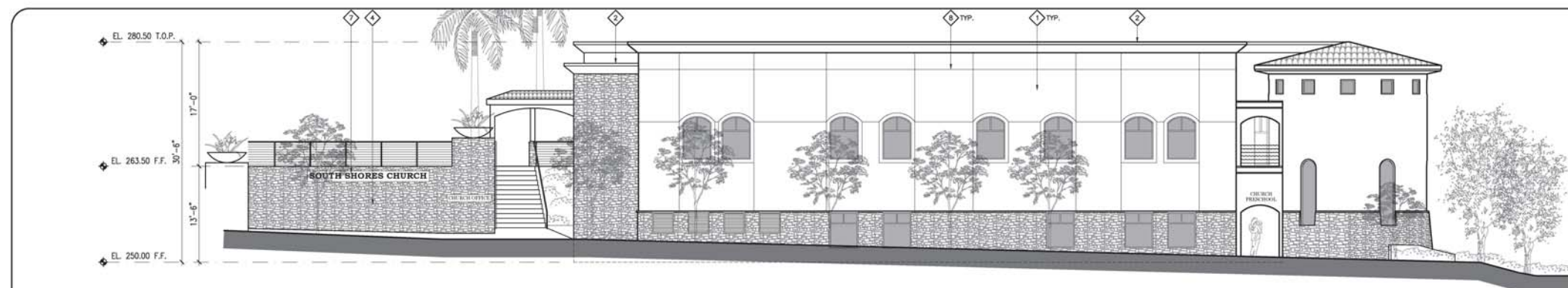


South Shores Church Master Plan Alternative
 Construction Phasing

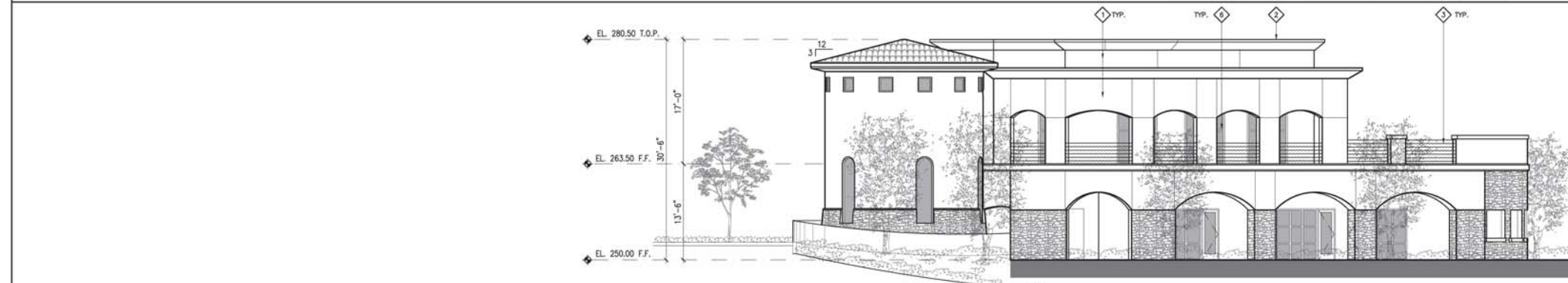
SOURCE: Matlock Associates, Inc.

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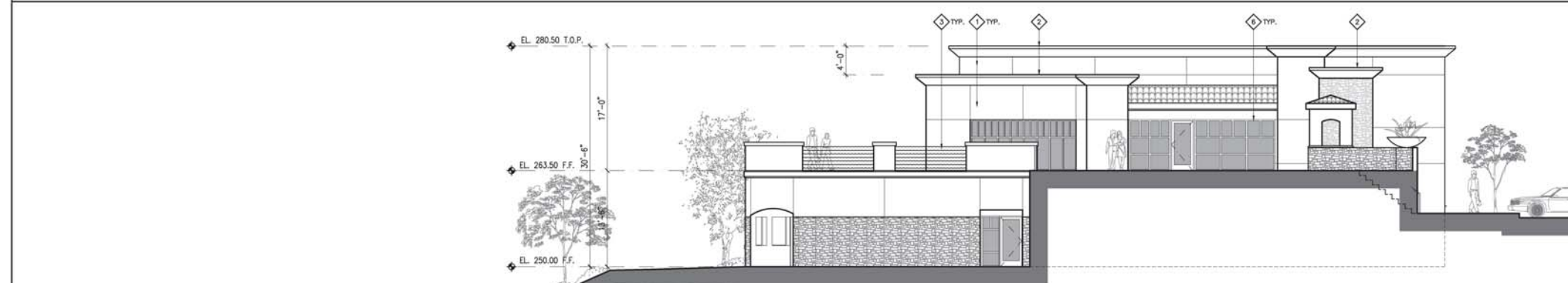
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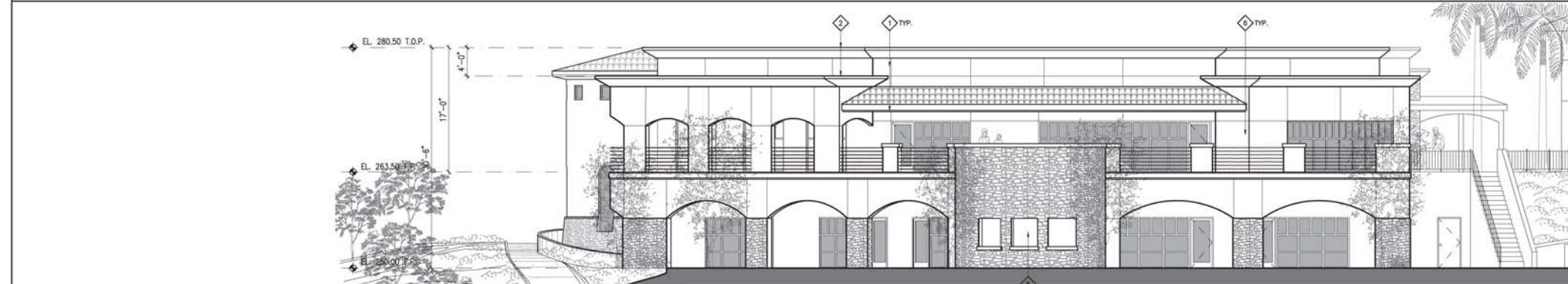
West Elevation - Preschool / Administration 4



South Elevation - Preschool / Administration 3



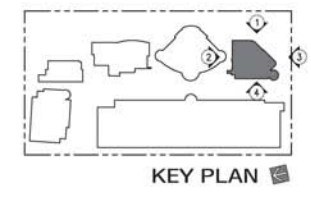
North Elevation - Preschool / Administration 2



East Elevation - Preschool / Administration 1

- KEY NOTES**
- ◇ SMOOTH PLASTER FINISH
 - ◇ PARAPET ROOF
 - ◇ HANDRAIL
 - ◇ RETAINING WALL
 - ◇ OPENING THRU WALL
 - ◇ ALUMINUM WINDOW SYSTEM
 - ◇ SIGNAGE UNDER SEPERATE PERMIT
 - ◇ CONTROL JOINT REVEAL

- LEGEND**
- BRONZE TINTED GLAZING TO MATCH EXISTING SANCTUARY
 - CULTURED STONE BY "EL DORADO" CUSTOM COLOR BLEND TO MATCH BOULDERS FOUND NATURALLY ON THE SITE
 - TERRA-COTTA ROOF TO MATCH EXISTING SANCTUARY
- EL. = ELEVATION
 F.F. = FINISH FLOOR
 F.G. = FINISH GRADE
 T.O.P. = TOP OF PARAPET



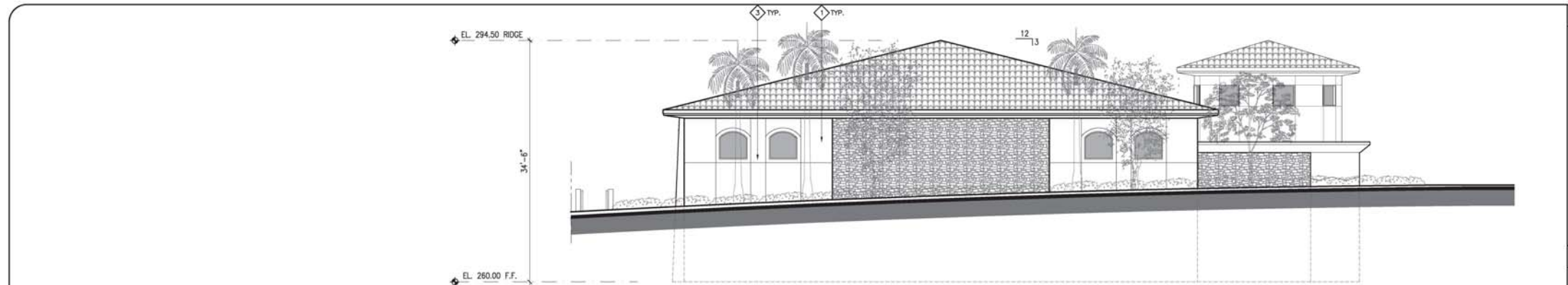
SOURCE: Matlock Associates, Inc.

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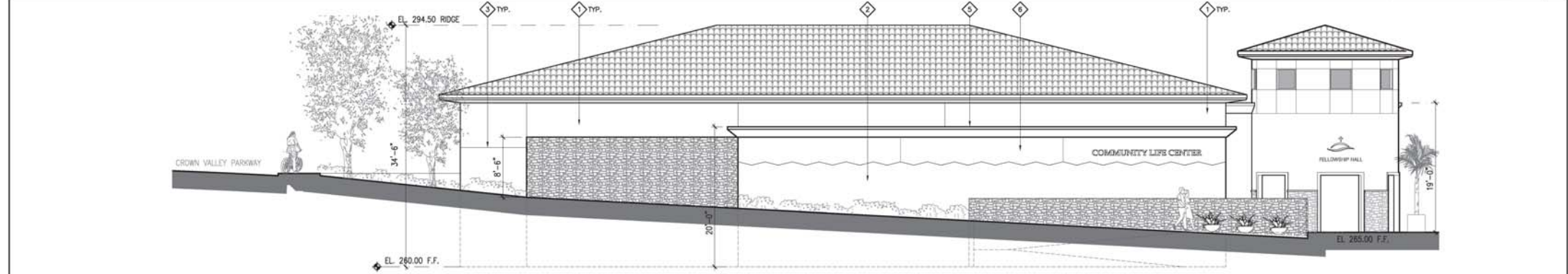
FIGURE 5.4

South Shores Church Master Plan Alternative
 Preschool/Administration Building Elevations

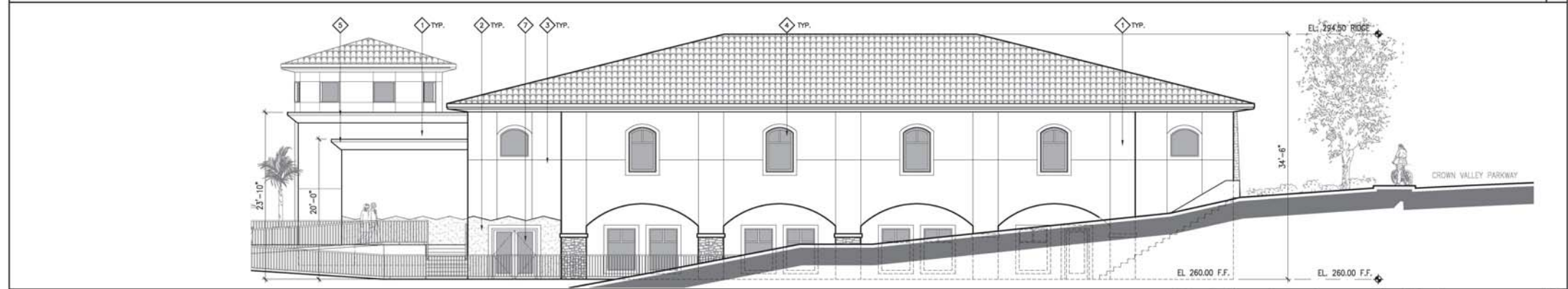
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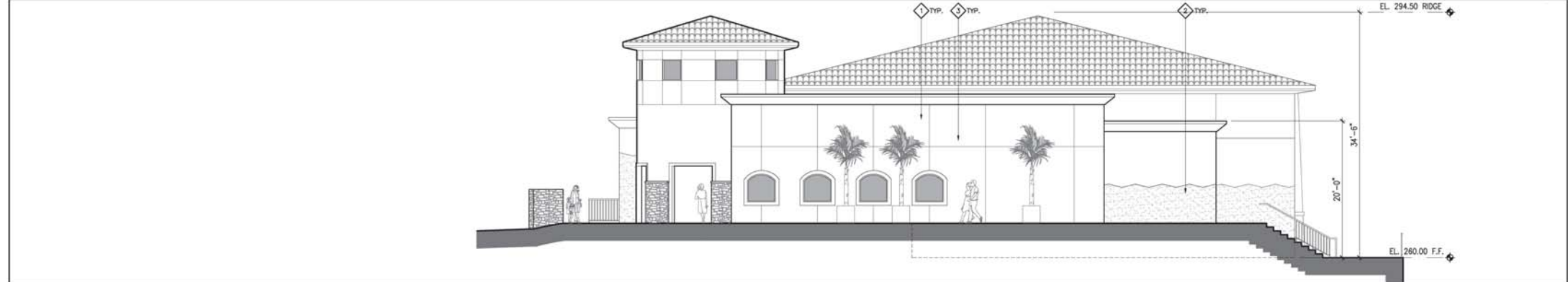
West Elevation - Community Life Center 4



South Elevation - Community Life Center 3



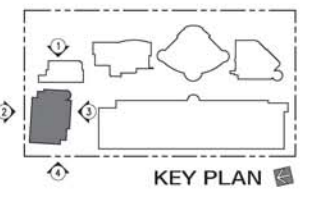
North Elevation - Community Life Center 2



East Elevation - Community Life Center 1

- KEY NOTES**
- 1 SMOOTH PLASTER FINISH
 - 2 TEXTURED PLASTER FINISH
 - 3 CONTROL JOINT REVEAL
 - 4 CLERESTORY WINDOWS
 - 5 PARAPET ROOF
 - SIGNAGE UNDER SEPERATE PERMIT
 - ALUMINUM WINDOW SYSTEM

- LEGEND**
- BRONZE TINTED GLAZING TO MATCH EXISTING SANCTUARY
 - CULTERED STONE BY "EL DORADO" COLOR BLEND TO MATCH BOULGERS FOUND NATURALLY ON THE SITE
 - TERRA-COTTA ROOF TO MATCH EXISTING SANCTUARY
- EL. = ELEVATION
 F.F. = FINISH FLOOR
 F.G. = FINISH GRADE
 T.O.P. = TOP OF PARAPET

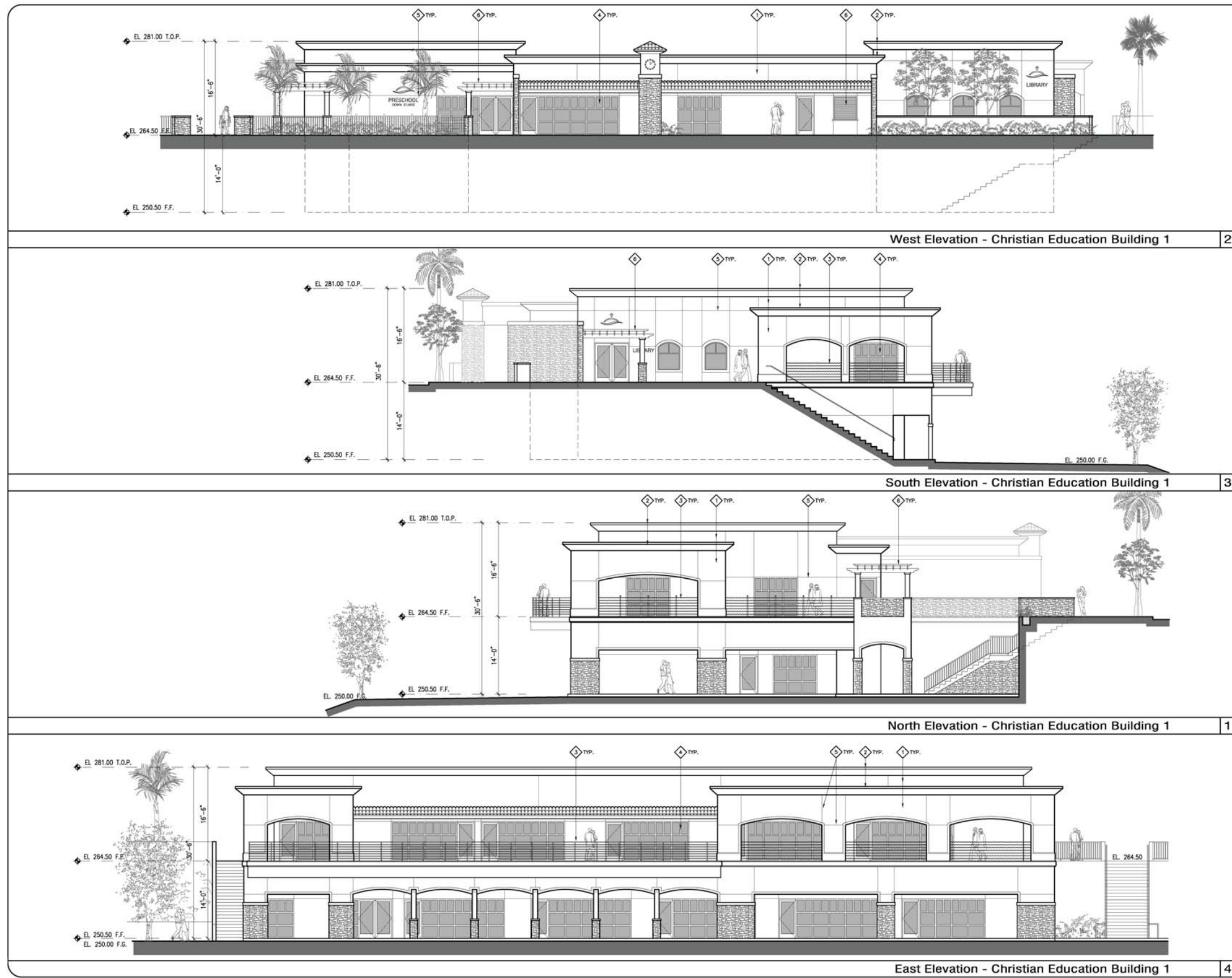


SOURCE: Matlock Associates, Inc.

FIGURE 5.5

South Shores Church Master Plan Alternative
 Community Life Center Building Elevations

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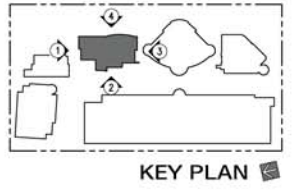
KEY NOTES

- ◇ SMOOTH PLASTER FINISH
- ◇ PARAPET ROOF
- ◇ HANDRAIL
- ◇ ALUMINUM WINDOW SYSTEM
- ◇ CONTROL JOINT REVEAL
- ◇ WOOD FRAMED TRELLIS
- ◇ METAL ROLL UP DOOR

LEGEND

- BRONZE TINTED GLAZING TO MATCH EXISTING SANCTUARY
- CULTERED STONE BY "EL DORADO" CUSTOM COLOR BLEND TO MATCH BOULDERS FOUND NATURALLY ON THE SITE
- TERRA-COTTA ROOF TO MATCH EXISTING SANCTUARY

EL = ELEVATION
 F.F. = FINISH FLOOR
 F.G. = FINISH GRADE
 T.O.P. = TOP OF PARAPET



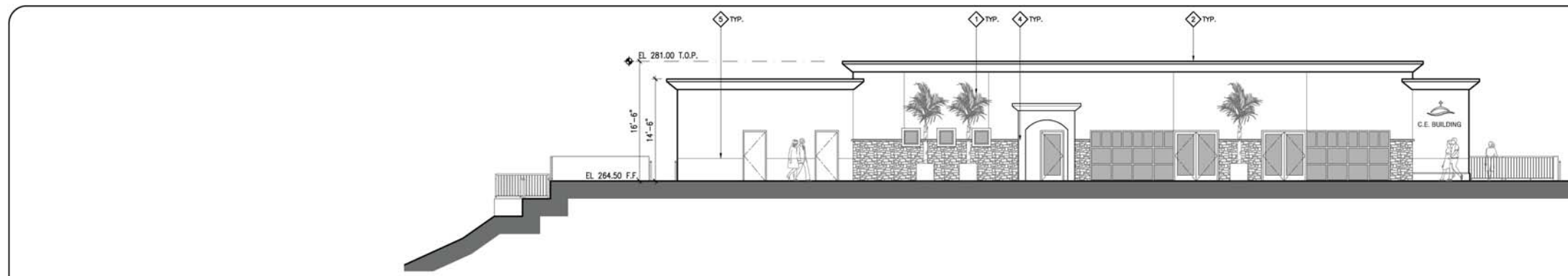
SOURCE: Matlock Associates, Inc.

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FIGURE 5.6

South Shores Church Master Plan Alternative
 Christian Education Building 1 Elevations

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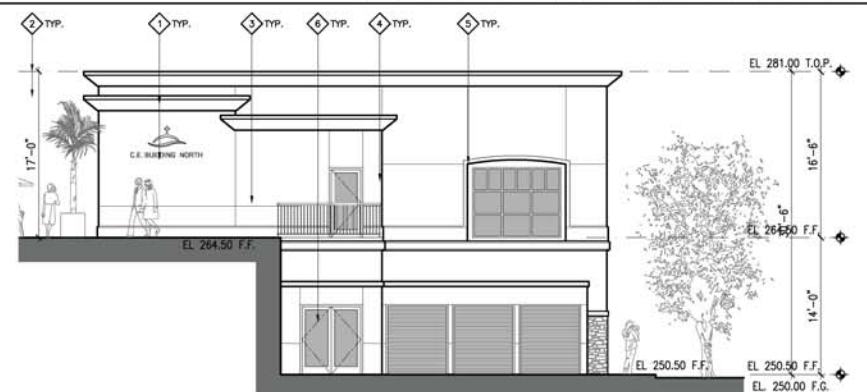


West Elevation - Christian Education Building 2

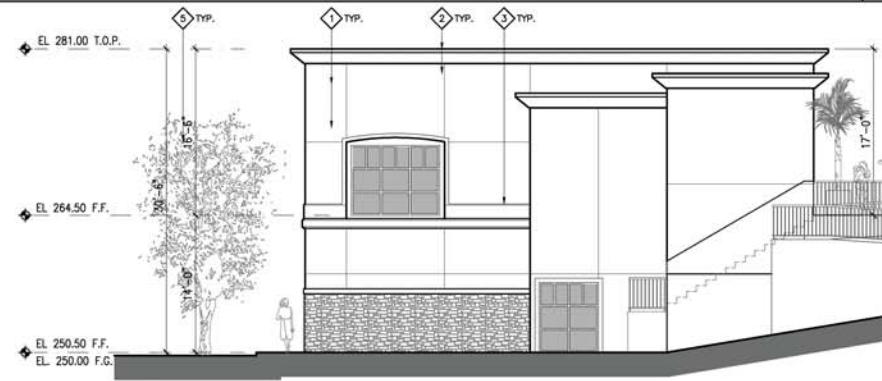
- KEY NOTES**
- ◇ SMOOTH PLASTER FINISH
 - ◇ PARAPET ROOF
 - ◇ HANDRAIL
 - ◇ ALUMINUM WINDOW SYSTEM
 - ◇ CONTROL JOINT REVEAL
 - ◇ METAL ROLL UP DOOR

LEGEND

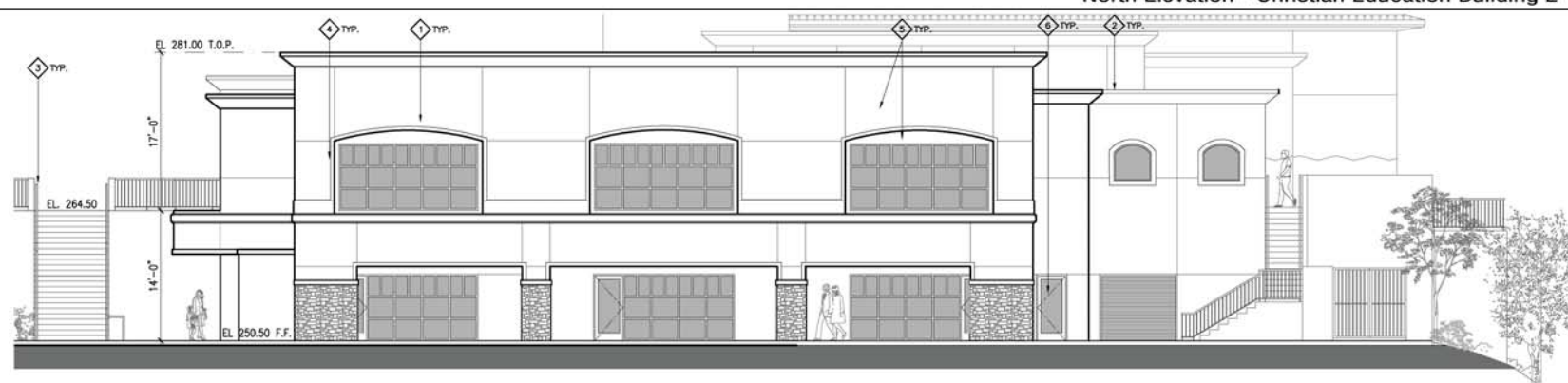
- BRONZE TINTED GLAZING TO MATCH EXISTING SANCTUARY
 - CUTLERED STONE BY "EL DORADO" CUSTOM COLOR BLEND TO MATCH BOULDERS FOUND NATURALLY ON THE SITE
 - TERRA-COTTA ROOF TO MATCH EXISTING SANCTUARY
- EL = ELEVATION
 F.F. = FINISH FLOOR
 F.G. = FINISH GRADE
 T.O.P. = TOP OF PARAPET



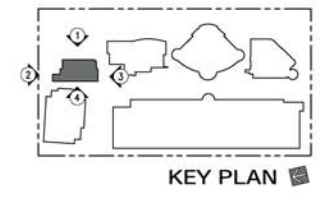
South Elevation - Christian Education Building 2



North Elevation - Christian Education Building 2



East Elevation - Christian Education Building 2



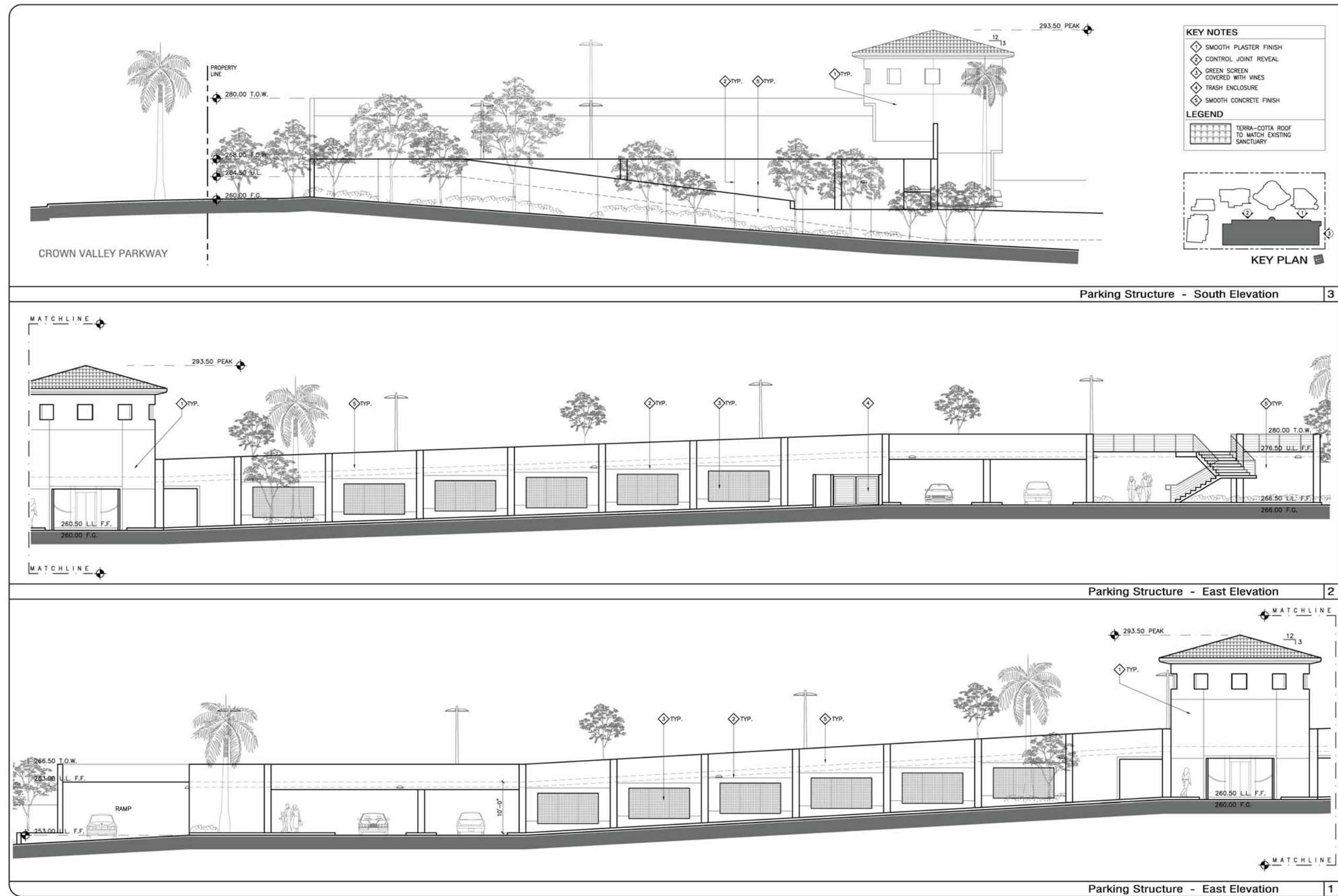
SOURCE: Matlock Associates, Inc.

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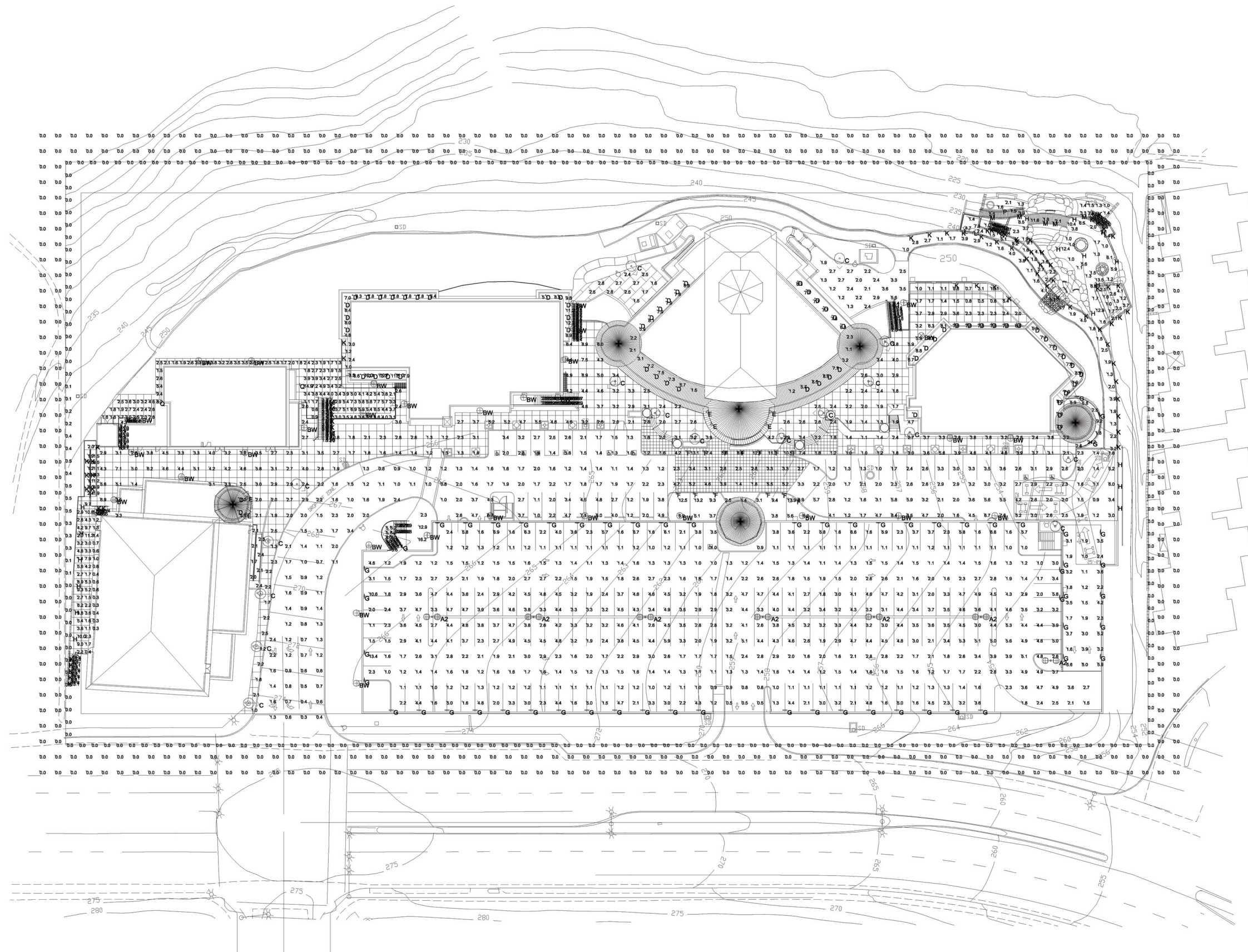
FIGURE 5.7

South Shores Church Master Plan Alternative
 Christian Education Building 2 Elevations

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Key View 1: Existing view.



Key View 1: Proposed view.

L S A

FIGURE 5.10

South Shores Church Master Plan Alternative
Key View 1 - View from Camino del Avion

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Key View 2: Existing view.



Key View 2: Proposed view.

L S A

FIGURE 5.11

South Shores Church Master Plan Alternative
Key View 2 - View Facing South from the Salt Creek Bike Path

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Key View 3: Existing view.



Key View 3: Proposed view.

L S A

FIGURE 5.12

South Shores Church Master Plan Alternative
Key View 3 - View from Southbound Crown Valley Parkway

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Key View 4: Existing view.



Key View 4: Proposed view.

L S A

FIGURE 5.13

South Shores Church Master Plan Alternative
Key View 4 - View from Sea Island Drive

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Key View 5: Existing view.



Key View 5: Proposed view.

L S A

FIGURE 5.14

South Shores Church Master Plan Alternative
Key View 5 - View from Monarch Beach Golf Links

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Key View 6: Existing view.



Key View 6: Proposed view.

L S A

FIGURE 5.15

South Shores Church Master Plan Alternative
Key View 6 - View from Monarch Beach Golf Links

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Key View 7: Existing view.



Key View 7: Proposed view.

L S A

FIGURE 5.16

South Shores Church Master Plan Alternative
Key View 7 - View Facing North from the Salt Creek Bike Path

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6.0 LONG-TERM IMPLICATIONS OF THE PROJECT

6.1 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

Section 15126.2 (c) of the *State Guidelines for the California Environmental Quality Act (State CEQA Guidelines)* requires that an Environmental Impact Report (EIR) consider and discuss significant irreversible changes that would be caused by implementation of the South Shores Church Master Plan Project (proposed project). The *State CEQA Guidelines* specify that the use of nonrenewable resources during the initial and continued phases of the project should be discussed because a large commitment of such resources makes removal or nonuse thereafter unlikely. Primary and secondary impacts (such as a highway improvement that provides access to a previously inaccessible area) should also be discussed because such changes generally commit future generations to similar uses. Irreversible damage can also result from environmental accidents associated with the project and should be discussed.

The project proposes to demolish the existing Preschool, Administration and Fellowship Hall building, Chapel, and parking lot. Following demolition, the project proposes to construct a new Preschool/Administration building, two new Christian Education buildings, a Community Life Center, and a two-level partially subterranean parking structure. Although the project site is already developed with existing church uses, the implementation of the proposed project is an irreversible commitment of the project site (land) to church uses. After the structural lifespan of the buildings is reached, it is improbable that the site would revert to the lesser developed state as it exists today. Once developed, the proposed project would have indefinitely altered the characteristics of the project site.

Determining whether the proposed project may result in significant irreversible effects requires a determination of whether key resources would be degraded or destroyed in such a way that there would be little possibility of restoring them. Implementation of the project would result in a commitment of limited, slowly renewable, and nonrenewable resources. As described in Section 4.3, Biological Resources, development proposed under the Master Plan would result in the preservation of 0.12 acre (ac) of undisturbed coastal sage scrub and chaparral and the loss of 0.18 ac of disturbed coastal sage scrub and chaparral on the project site. Coastal sage scrub is a sensitive natural community and impacts to this sensitive habitat can be mitigated through the *Central and Coastal Orange County Natural Communities Conservation Plan/Habitat Conservation Plan (NCCP/HCP)* in-lieu fee program, which provides funding for land acquisition, weed control, soil preparation, planting native species, supplemental irrigation, and other activities aimed at restoring, establishing, enhancing, and/or preserving covered coastal sage scrub species in the NCCP/HCP area. Therefore, the loss of this vegetation community would not represent an irreversible effect resulting from implementation of the proposed project. Because no significant mineral resources were identified within the project limits, no significant impacts related to these issues would result from development of the project site.

Construction of the project would result in a commitment of limited, slowly renewable, and nonrenewable resources. Such resources may include certain types of lumber and other forest

products; raw materials such as steel; aggregate materials used in concrete and asphalt such as sand and stone; water; petrochemical construction materials such as plastic; and petroleum-based construction materials. In addition, fossil fuels used by construction equipment would also be consumed. Project construction would also result in an increased commitment of public maintenance services such as waste disposal and treatment.

Similarly, operation of the proposed project would result in the commitment of limited, nonrenewable resources and slowly renewable resources such as natural gas, electricity, petroleum-based fuels, fossil fuels, and water. Natural gas and electricity will be used for lighting, heating, and cooling of the buildings and operation of project facilities. The project would not result in a significant adverse impact related to the provision of electricity or natural gas as the site is currently developed with similar uses, and electricity and natural gas services are already provided to the site. In addition, Title 24 of the California Code of Regulations (CCR) requires conservation practices that would limit the amount of energy consumed by the proposed project. Nevertheless, the use of such resources would continue to represent a long-term commitment of essentially nonrenewable resources.

Operation of the proposed project also requires an increase in potable water. The total average annual project demand for potable water is estimated to be 3,831,415¹ gallons per year (gpy) in addition to the water demand of the existing uses on the project site. Sufficient water supplies are available to service the project, and project impacts would be less than significant. However, the increase in water use will continue to represent a long-term commitment of this essentially nonrenewable resource.

The proposed project would change on-site drainage patterns by adding impervious surface areas, including buildings, as described in Section 4.8, Hydrology and Water Quality. Project hydrology would meet drainage system standards, and pollutants of concern would be controlled through implementation of structural and nonstructural best management practices (BMPs).

In addition, site topography would be modified per the conceptual grading plan for the site; however, on-site topography would not be substantially different after project implementation.

The commitment of limited, slowly renewable, and nonrenewable resources required for construction and operation of the proposed project would limit the availability of these resources for future generations or for other uses during the life of the project. However, the use of such resources for the project would be consistent with regional and local plans and projected growth in the area.

6.2 GROWTH-INDUCING IMPACTS

Sections 15126(d) and 15126.2(d) of the *State CEQA Guidelines* require that an EIR analyze growth-inducing impacts and state that an EIR should discuss the ways in which the project could foster economic or population growth or construction of additional housing, either directly or indirectly, in the surrounding environment. This section examines ways in which the proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. An assessment of other projects that could affect the environment,

¹ 10,497 gallons per day x 365.

individually or cumulatively, is also required. To address this issue, potential growth-inducing effects were examined through analysis of the following questions:

- Would the project remove obstacles to growth (e.g., through the construction or extension of major infrastructure facilities that do not presently exist in the project area, or through changes in existing regulations pertaining to land development)?
- Would this project result in the need to expand one or more public services to maintain desired levels of service?
- Would this project encourage or facilitate economic effects that could result in other activities that could significantly affect the environment?
- Would approval of this project involve some precedent-setting action that could encourage and facilitate other activities that could significantly affect the environment?

It should be noted that growth-inducing effects are not to be construed as necessarily beneficial, detrimental, or of little significance to the environment (*State CEQA Guidelines*, Section 15126.2(d)). This issue is presented to provide additional information on ways in which this project could contribute to significant changes in the environment beyond the direct consequences of developing the proposed land uses as described in earlier sections of this Draft EIR.

6.2.1 Removal of Obstacles to Growth

The project site is currently developed and surrounded by a variety of urban uses. As discussed in Section 4.11, Public Services and Utilities, implementation of the proposed project would not require infrastructure improvements as the project site is already developed, and utilities are currently provided to the project site. Therefore, the proposed project is not considered to be growth-inducing with respect to utilities. As discussed in Section 4.12, Transportation/Traffic, the proposed project does not require the extension of any roadways or additional roadway capacity, and no new off-site traffic improvements are required. Therefore, the proposed project is not considered to be growth-inducing with respect to traffic or circulation conditions. Because the proposed project is located in a built-up urban area and does not include any new major infrastructure improvements, it would not remove any obstacle to growth.

6.2.2 Expansion of Public Services

As discussed earlier in Section 4.11, Public Services and Utilities, the project site is currently served by all public service providers, including police protection services, fire prevention services, and public transit. Existing and planned facilities are sufficient to accommodate demand for services generated by the proposed project. Expansion of public services beyond what is currently planned for, and encouragement of other new growth, would not result from implementation of the proposed project.

6.2.3 Encouragement/Facilitation of Economic Effects

During project construction, a limited number of design, engineering, and construction-related jobs would be created, increasing economic activity. This would be a temporary situation, lasting until construction of the proposed project is completed. Currently, the existing church facilities at the project site employ 40 people. Project implementation (at build out) would result in an employment increase of up to 12 people, for a total of approximately 52 employees. The uses proposed under the proposed project would not result in an increase in employment at a level that would create new economic activity. Therefore, the proposed project would not facilitate economic effects that could result in other activities that could significantly affect the environment.

6.2.4 Precedent-Setting Action

The proposed project is the replacement/expansion of an existing church facility on a site designated as Community Facility (CF) in the City of Dana Point (City) General Plan and zoning code, and is located in an urban area. The proposed project does not require a General Plan Amendment or zone change. Therefore, the proposed project does not propose any precedent-setting actions that, if approved, would specifically allow or encourage other projects and resultant growth to occur.

6.3 SIGNIFICANT EFFECTS THAT CANNOT BE AVOIDED

Section 15126.2(b) of the *State CEQA Guidelines* requires that an EIR describe significant environmental impacts that cannot be avoided, including those effects that can be mitigated but not reduced to a less than significant level. Chapter 1.0, Executive Summary, of this document, contains a detailed summary table that identifies the project's environmental impacts, the proposed mitigation measures, and the level of significance of those impacts after mitigation. The following is a summary of the impacts that are considered significant, adverse, and unavoidable after all mitigation is applied. These impacts are also described in detail in Chapter 4.0, Existing Environmental Setting, Environmental Analysis, Impacts, and Mitigation Measures.

6.3.1 Inventory of Significant Unavoidable Adverse Impacts

As determined in the contents of this Draft EIR, implementation of the proposed project would not result in any significant and unavoidable adverse impacts. All potentially significant impacts have been effectively mitigated to a less than significant level.

7.0 MITIGATION MONITORING AND REPORTING PROGRAM

7.1 MITIGATION MONITORING REQUIREMENTS

Public Resources Code (PRC) Section 21081.6 (enacted by the passage of Assembly Bill 3180) requires that agencies adopt a mitigation monitoring and reporting program for any project for which findings had been made pursuant to PRC Section 21081. The Mitigation Monitoring and Reporting Program included in this section provides a list of all proposed project mitigation measures; assigns responsibility for implementation, review, and/or approval; and identifies the timing for implementation of each control measure.

PRC Section 21081.6 mandates that the following requirements shall apply to all reporting or mitigation monitoring programs:

- The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes that have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead agency or a responsible agency, prepare and submit a proposed reporting or monitoring program.
- The lead agency shall specify the location and custodian of the documents or other materials that constitute the record of proceedings upon which its decision is based.
- A public agency shall provide measures to mitigate or avoid significant effects on the environment that are fully enforceable through permit conditions, agreements, or other measures. Conditions of project approval may be set forth in referenced documents that address required mitigation measures or, in the case of the adoption of a plan, policy, regulation, or other project, by incorporating the mitigation measures into the plan, policy, regulation, or project design.
- Prior to the close of the public review period for a Draft Environmental Impact Report (EIR), a responsible agency, or a public agency having jurisdiction over natural resources affected by the project, shall either (1) submit to the lead agency complete and detailed performance objectives for mitigation measures that would address the significant effects on the environment identified by the responsible agency or agency having jurisdiction over natural resources affected by the project, or (2) refer the lead agency to appropriate, readily available guidelines or reference documents. Any mitigation measures submitted to a lead agency by a responsible agency or an agency having jurisdiction over natural resources affected by the project shall be limited to measures that mitigate impacts to resources that are subject to the statutory authority of, and definitions applicable to, that agency. Compliance or noncompliance with that requirement by a responsible agency or agency having jurisdiction over natural resources affected by a project shall not limit the authority of the responsible agency or agency having jurisdiction over natural resources affected by a project, or the authority of the lead agency, to approve, condition, or deny projects as provided by this division or any other provision of law.

7.2 MITIGATION MONITORING PROCEDURES

The mitigation monitoring and reporting program has been prepared in compliance with PRC Section 21081.6. It describes the requirements and procedures to be followed by the City of Dana Point (City) to ensure that all mitigation measures adopted as part of the South Shores Church Master Plan (proposed project) will be carried out as described in this Draft EIR.

Table 7.A lists each of the mitigation measures specified in this Draft EIR and identifies the party or parties responsible for implementation and monitoring of each measure.

Table 7.A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party/ Approving Agency	Timing for Mitigation Measure
4.1: Aesthetics		
The proposed project would not result in significant adverse impacts to aesthetics or visual resources; therefore, no mitigation measures are required.		
4.2: Air Quality		
The proposed project would not result in significant adverse impacts related to air quality; therefore, no mitigation measures are required.		
4.3: Biological Resources		
<p>Mitigation Measure 4.3.1: Orange County Central and Coastal Subregion NCCP/HCP. Prior to issuance of any demolition and/or grading permits, the project Applicant shall provide evidence to the City of Dana Point (City) Community Development Director, or designee, of in-lieu fees paid to the Nature Reserve of Orange County (NROC). The exact acreage of impact shall be determined during final site plan review and in-lieu fees shall be based on \$65,000 per impacted acre or the most current in-lieu fee amounts. These fees are considered mitigation within signatory agencies of the Natural Communities Conservation Plan (NCCP)/Habitat Conservation Plan (HCP) per the City’s Section 10(a) permit. In addition, the NCCP/HCP requires implementation of the following construction minimization measures during the authorized removal of coastal sage scrub habitat. The project Applicant shall retain a qualified biological monitor to assist with the implementation of these measures as approved by the City Community Development Director, or designee, prior to issuance of any demolition or grading permit, or any impacts on the on-site sensitive habitat.</p> <ul style="list-style-type: none"> • All natural vegetation shall only be removed outside the coastal California gnatcatchers breeding season (February 15 through July 15). • Prior to the commencement of grading operations or other activities involving significant soil disturbance, all areas of coastal sage scrub habitat to be avoided under the provisions of the NCCP/HCP shall be identified with temporary fencing or other markers clearly visible to construction personnel. Additionally, prior to the commencement of grading operations or other activities involving disturbance of coastal sage scrub, a 	Applicant/City of Dana Point Community Development Director, or designee	Prior to issuance of any demolition and/or grading permits

Table 7.A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party/ Approving Agency	Timing for Mitigation Measure
<p>survey shall be conducted to locate coastal California gnatcatchers and cactus wrens within 100 feet (ft) of the outer extent of projected soil disturbance activities, and the locations of any such species shall be clearly marked and identified on the construction/grading plans.</p> <ul style="list-style-type: none"> • A monitoring biologist, acceptable to USFWS/CDFW, shall be on site during any clearing of coastal sage scrub. The project Applicant or relevant public agency/utility shall advise USFWS/CDFW at least seven (7) calendar days (and preferably fourteen [14] calendar days) prior to the clearing of any habitat occupied by Identified Species to allow USFWS/CDFW to work with the monitoring biologist in connection with bird flushing/capture activities. The monitoring biologist shall flush Identified Species (avian or other mobile Identified Species) from occupied habitat areas immediately prior to brush-clearing and earth-moving activities. If birds cannot be flushed, they shall be captured in mist nets, if feasible, and relocated to areas of the site to be protected or to the NCCP/HCP Reserve System. It shall be the responsibility of the monitoring biologist to assure that identified bird species shall not be directly impacted by brush-clearing and earth-moving equipment in a manner that also allows for construction activities on a timely basis. • Following the completion of initial grading/earth movement activities, all areas of coastal sage scrub habitat to be avoided by construction equipment and personnel shall be marked with temporary fencing or other appropriate markers clearly visible to construction personnel. No construction access, parking, or storage of equipment or materials shall be permitted within such marked areas. • Coastal sage scrub identified in the NCCP/HCP for protection and located within the likely dust drift radius of construction 		

Table 7.A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party/ Approving Agency	Timing for Mitigation Measure
<p>areas shall be periodically sprayed with water to reduce accumulated dust on the leaves as recommended by the monitoring biologist.</p>		
<p>Mitigation Measure 4.3.2: Avoidance of Invasive Nonnative Plant Species. Prior to issuance of any grading or construction permits, the project Applicant shall provide a final landscape plan for review and approval by the City Community Development Director, or designee, and the City Public Works Director. The final landscape plan shall not include any invasive nonnative plant species on site in association with landscaping and/or redevelopment of the site. For the purposes of this mitigation, invasive nonnative plants are considered those plant species rated as “High” or “Moderate” in the California Invasive Plant Council (CAL-IPC) Invasive Plant Inventory.</p>	<p>Applicant/City of Dana Point Community Development Director, or designee; and Director of Public Works</p>	<p>Prior to issuance of grading or construction permits</p>
<p>Mitigation Measure 4.3.3: Migratory Bird Treaty Act (MBTA). In the event that project construction or grading activities occur within the active breeding season for birds (i.e., February 15 through August 15), a nesting bird survey shall be conducted by a qualified biologist prior to commencement of construction activities. If active nesting of birds is observed within 100 ft of the designated construction area prior to construction, the construction crew shall establish an appropriate buffer around the active nest. A qualified biologist shall determine the buffer distance based on the specific nesting bird species and circumstances involved. Once the designated project biologist verifies that the birds have fledged from the nest, the buffer may be removed. Prior to issuance of any grading or building permits, the City Community Development Director, or designee, shall verify that all project grading and construction plans include specific documentation regarding the requirements of the MBTA, that preconstruction surveys have been completed and the results reviewed by staff, and that the appropriate buffers (if needed) are noted on the plans and established in the field with orange snow fencing.</p>	<p>Applicant/City of Dana Point Planning Director, or designee</p>	<p>Prior to issuance of any grading or building permits</p>

Table 7.A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party/ Approving Agency	Timing for Mitigation Measure
4.4: Cultural Resources		
<p>Mitigation Measure 4.4.1: Archaeological Monitors. Prior to issuance of grading permits, and in adherence to the recommendations of the cultural resources survey, the project Applicant shall retain a qualified archaeological monitor, subject to review and approval by the City of Dana Point (City) Community Development Director, or designee. This monitor shall be present at the pregrade conference in order to explain the cultural mitigation measures associated with the proposed project. The monitor, in conjunction with the City and the project Applicant will prepare a plan that includes: (1) a description of circumstances that would result in the halting of work at the project site (e.g., what is considered a “significant” archaeological site); (2) a description of procedures for halting work on site and notification procedures; and (3) a description of monitoring reporting procedures. If any significant historical resources, archaeological resources, or human remains are found during monitoring, work shall stop within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals. Project personnel shall not collect or move any archaeological materials or human remains and associated materials. To the extent feasible, project activities shall avoid these deposits. Where avoidance is not feasible, the archaeological deposits shall be evaluated for their eligibility for listing in the California Register of Historic Places. If the deposits are not eligible, avoidance is not necessary. If the deposits are eligible, adverse effects on the deposits must be avoided, or such effects must be mitigated. Mitigation can include, but is not necessarily limited to, the following: excavation of the deposit in accordance with a data recovery plan (see California Code of Regulations Title 4(3) Section 5126.4(b)(3)(C)) and standard archaeological field methods and procedures; laboratory and technical analyses of recovered archaeological materials; production of a report detailing the methods, findings, and</p>	<p>Applicant/City of Dana Point Community Development Director, or designee</p>	<p>Prior to issuance of grading permits</p>

Table 7.A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party/ Approving Agency	Timing for Mitigation Measure
<p>significance of the archaeological site and associated materials; curation of archaeological materials at an appropriate facility for future research and/or display; an interpretive display of recovered archaeological materials at a local school, museum, or library; and public lectures at local schools and/or historical societies on the findings and significance of the site and recovered archaeological materials.</p>		
<p>Mitigation Measure 4.4.2: Mitigation Measure 4.4.2: Paleontological Resources Impact Mitigation Program. The Applicant shall retain a qualified paleontologist, subject to the review and approval of the City of Dana Point’s (City) Community Development Director, or designee, to prepare a Paleontological Resources Impact Mitigation Program (PRIMP) for the proposed project prior to issuance of any grading permits. The PRIMP shall be consistent with the guidelines of the Society of Vertebrate Paleontology (SVP) and shall include, but not be limited to, the following:</p> <ul style="list-style-type: none"> • The paleontologist, or his/her representative, shall attend a preconstruction meeting. • A qualified paleontological monitor working under the direction of an Orange County certified paleontologist shall “spot check” grading within the project site. Initially, spot checks are recommended for 2 to 3 hours twice per week during grading. If fossil resources are noted during the spot check, the monitoring level shall be increased to full time for the remaining duration of the grading. • In the event that paleontological resources are encountered when a paleontological monitor is not present, work in the immediate area of the find shall be redirected and the paleontologist contacted to assess the find for scientific significance. The paleontologist shall make recommendations as to whether monitoring shall be required in these sediments on a full-time basis. 	<p>Applicant/City of Dana Point Community Development Director, or designee</p>	<p>Prior to issuance of grading permits, and if excavation activities are anticipated to extend deeper than 15 feet (ft) below the surface</p>

Table 7.A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party/ Approving Agency	Timing for Mitigation Measure
<ul style="list-style-type: none"> • Collected resources shall be prepared to the point of identification and permanent preservation in accordance with the recommendations of the <i>Paleontological Resources Assessment</i> (Appendix D). This includes washing and picking of mass samples to recover small vertebrate and invertebrate fossils and removal of surplus sediment around larger specimens to reduce the storage volume for the repository and the storage cost for the developer. • Any collected resources shall be cataloged and curated into the permanent collections of an accredited scientific institution in accordance with the recommendations of the <i>Paleontological Resources Assessment</i> (Appendix D). • At the conclusion of the monitoring program, a report of findings with an appended inventory of specimens shall be prepared. When submitted to the City, the report and inventory shall signify completion of the program to mitigate impacts to paleontological resources in accordance with the recommendations of the <i>Paleontological Resources Assessment</i> (Appendix D). 		
<p>Mitigation Measure 4.4.3: Human Remains. Consistent with the requirements of the California Code of Regulations (CCR) Section 15064.5(e), if human remains are encountered during site disturbance, grading, or other construction activities on the project site, work within 25 feet of the discovery shall be redirected and the County of Orange (County) Coroner shall be notified immediately. No further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be Native American, the County Coroner shall notify the Native American Heritage Commission (NAHC), which will determine and notify a most likely descendant (MLD). With the permission of the City of Dana Point (City), the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours</p>	<p>Applicant/City of Dana Point Community Development Director, or designee</p>	<p>Ongoing during any site disturbance activities</p>

Table 7.A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party/ Approving Agency	Timing for Mitigation Measure
<p>of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials. Consistent with CCR Section 15064.5(d), if the remains are determined to be Native American and an MLD is notified, the City shall consult with the MLD as identified by the NAHC to develop an agreement for the treatment and disposition of the remains.</p> <p>Upon completion of the assessment, the consulting archaeologist shall prepare a report documenting the methods and results and provide recommendations regarding the treatment of the human remains and any associated cultural materials, as appropriate, and in coordination with the recommendations of the MLD. The report shall be submitted to the City Community Development Director, or designee, and the South Central Coastal Information Center. The City's Community Development Director, or designee, shall be responsible for reviewing any reports produced by the archaeologist to determine the appropriateness and adequacy of findings and recommendations.</p>		

Table 7.A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party/ Approving Agency	Timing for Mitigation Measure
4.5: Geology and Soils		
<p>Mitigation Measure 4.5.1 Incorporation of and compliance with the recommendations in the <i>Geotechnical Evaluation</i>. All grading operations and construction shall be conducted in conformance with the recommendations included in the geotechnical evaluation on the proposed project site that has been prepared by LGC Geotechnical, Inc., titled <i>Geotechnical Evaluation and Slope Stabilization Design for Environmental Impact Report Purposes, for Proposed Structures at the South Shores Church, City of Dana Point, California</i> (May 20, 2013) and <i>Supplemental Geotechnical Slope Stabilization Design</i> by LGC (December 5, 2013) as applicable, or any subsequent geotechnical evaluation prepared for the project. When finalized plans for the proposed development are approved the geotechnical consultant shall perform a review of the plans and any additional work in order to provide a construction level geotechnical report addressing full ground stabilization, foundation, and grading recommendations. Design, grading, and construction shall be performed in accordance with the requirements of the City of Dana Point (City) Municipal Code and the California Building Code (CBC) applicable at the time of grading, appropriate local grading regulations, and the recommendations of the project geotechnical consultant as summarized in a final written report, subject to review and approval by the Director of Public Works, or designee, prior to issuance grading permits.</p> <p>Specific recommendations in the geotechnical evaluations address the following and shall be incorporated into the final project plans and construction level geotechnical report:</p> <ol style="list-style-type: none"> 1. Mechanical slope stabilization 2. Tieback access excavation 3. Retaining walls for the Community Life Center and Christian Education building 	<p>Applicant/City of Dana Point Public Works Director, or designee</p>	<p>Prior to issuance of any grading permits</p>

Table 7.A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party/ Approving Agency	Timing for Mitigation Measure
<ol style="list-style-type: none"> 4. Retaining walls for the Pre-School/Administration building and Meditation Garden 5. Existing crib wall 6. Parking structure 7. Deepened foundations for top-of-slope structures 8. Site earthwork 9. Geotechnical consultant role during construction 10. Temporary stability 11. Subsurface drainage 12. Grading plan review <p>Grading plan review shall also be conducted by the Director of Public Works, or designee, prior to the start of grading to verify that the requirements developed during the geotechnical evaluation have been appropriately incorporated into the project plans. Design, grading, and construction shall be conducted in accordance with the specifications of the project geotechnical consultant as summarized in a final report based on the CBC applicable at the time of grading and building and the City Municipal Code. On-site inspection during grading shall be conducted by the project geotechnical consultant and the Director of Public Works, or designee, to ensure compliance with geotechnical specifications as incorporated into project plans.</p>		
<p>Mitigation Measure 4.5.2</p>	<p>Maintenance of Unimproved Slopes. Prior to issuance of grading permits, the Applicant shall submit for review and approval by the City Director of Community Development and Director of Public Works a grading plan review report that includes a long-term slope maintenance program for the unimproved slopes, such as establishing plants, avoiding concentration of water to the</p>	<p>Applicant/City of Dana Point Public Works Director, or designee</p>
		<p>Prior to issuance of any grading permits</p>

Table 7.A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party/ Approving Agency	Timing for Mitigation Measure
<p>subsurface, discouraging rodent activity, and repairing erosion rills. The Applicant shall demonstrate to the City Director of Community Development and Director of Public Works that he/she is prepared to implement all slope maintenance procedures described in the grading plan review report. All future transfers of the property shall have conditions requiring the recipient to assume responsibility for implementation of the slope maintenance program.</p>		
<p>Mitigation Measure 4.5.3 Additional Testing and Analysis for Corrosive Soils. A final geotechnical design report, including the structural foundation designs, shall be prepared by the project Applicant and submitted for review and approval by the City Community Development Director and the City Public Works Director, or designee, prior to issuance of any construction permits. The final geotechnical design report shall include the results of additional soil testing and analysis to determine the corrosivity of the soils. The project engineer shall design the structural foundations in accordance with the results of the soil testing.</p>	<p>Applicant/City of Dana Point Community Development Director and Public Works Director, or designee</p>	<p>Prior to issuance of any construction permits</p>
<p>4.6: Greenhouse Gas Emissions</p>		
<p>The proposed project would not result in significant adverse impacts related to greenhouse gas emissions and global climate change; therefore, no mitigation measures are required.</p>		
<p>4.7: Hazards and Hazardous Materials</p>		
<p>Mitigation Measure 4.7.1: Predemolition Surveys. Prior to commencement of demolition activities, the City of Dana Point (City) Building Official, or designee, shall verify that predemolition surveys for asbestos-containing materials (ACMs) and lead-based paints (LBPs) (including sampling and analysis of all suspected building materials) and inspections for polychlorinated biphenyl (PCB)-containing electrical fixtures shall be performed. All inspections, surveys, and analyses shall be performed by appropriately licensed and qualified individuals in accordance with applicable regulations (i.e., American Society for Testing and Materials (ASTM) E 1527-05, and 40 Code of Federal Regulations (CFR), Subchapter R, Toxic Substances Control Act [TSCA], Part 716). If the predemolition surveys do not find ACMs, LBPs, or PCB-containing</p>	<p>Applicant/City of Dana Point Building Official or designee and County of Orange Environmental Health Division (if applicable)</p>	<p>Prior to commencement of any demolition activities</p>

Table 7.A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party/ Approving Agency	Timing for Mitigation Measure
<p>electrical fixtures, the inspectors shall provide documentation of the inspection and its results to the City Building Department to confirm that no further abatement actions are required.</p> <p>If the predemolition surveys find evidence of ACMs, LBPs, or PCB-containing electrical fixtures, all such materials shall be removed, handled, and properly disposed of by appropriately licensed contractors according to all applicable regulations during demolition of structures (40 CFR, Subchapter R, TSCA, Parts 745, 761, and 763). Air monitoring during these predemolition surveys shall be completed by appropriately licensed and qualified individuals in accordance with applicable regulations both to ensure adherence to applicable regulations (e.g., South Coast Air Quality Management District [SCAQMD]) and to provide safety to workers and the adjacent community.</p> <p>The City shall provide documentation (e.g., all required waste manifests, sampling, and air monitoring analytical results) to the County of Orange Environmental Health Division showing that abatement of any ACMs, LBPs, or PCB-containing electrical fixtures identified in these structures has been completed in full compliance with all applicable regulations and approved by the appropriate regulatory agency(ies) (40 CFR, Subchapter R, TSCA, Parts 716, 745, 761, 763, and 795 and California Code of Regulations [CCR] Title 8, Article 2.6). An Operating & Maintenance (O&M) Plan shall be prepared for any ACM, LBP, or PCB-containing fixtures to remain in place and will be reviewed and approved by the County of Orange Environmental Health Division.</p>		
<p>Mitigation Measure 4.7.2: Contingency Plan. Prior to commencement of grading activities, the Director of the Orange County Environmental Health Division, or designee, shall review and approve a contingency plan that addresses the potential to encounter on-site unknown hazards or hazardous substances during demolition and construction activities.</p>	<p>Applicant/ County of Orange Environmental Health Division</p>	<p>Prior to commencement of any grading activities</p>

Table 7.A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party/ Approving Agency	Timing for Mitigation Measure
<p>The plan shall indicate that if construction workers encounter underground tanks, gases, odors, uncontained spills, or other unidentified substances, the contractor shall stop work, cordon off the affected area, and notify the Orange County Fire Authority (OCFA). The OCFA responder shall determine the next steps regarding possible site evacuation, sampling, and disposal of the substance consistent with local, State, and federal regulations.</p>		
<p>4.8: Hydrology and Water Quality</p>		
<p>Refer to Mitigation Measure 4.5.2 above.</p>		
<p>Mitigation Measure 4.8.1: Construction General Permit. Prior to issuance of a grading permit, the Applicant shall obtain coverage under the <i>State Water Resources Control Board National Pollutant Discharge Elimination System General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities</i> (Order No. 2009-0009-DWQ, Permit No. CAS000002) (Construction General Permit [CGP]). The Applicant shall provide the Waste Discharge Identification Number to the City of Dana Point (City) Director of Public Works to demonstrate proof of coverage under the CGP. A Storm Water Pollution Prevention Plan (SWPPP) shall be prepared and implemented for the project in compliance with the requirements of the CGP. The SWPPP shall identify construction Best Management Practices (BMPs) to be implemented to ensure that the potential for soil erosion and sedimentation is minimized and to control the discharge of pollutants in storm water runoff as a result of construction activities. Erosion, Sediment, Wind, and Temporary Tracking Control BMPs that may be implemented include, but are not limited to, the following:</p> <ul style="list-style-type: none"> • Scheduling • Preservation of existing vegetation • Hydraulic mulch • Hydroseeding 	<p>Applicant/City of Dana Point Public Works Director, or designee</p>	<p>Prior to issuance of a grading permit</p>

Table 7.A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party/ Approving Agency	Timing for Mitigation Measure
<ul style="list-style-type: none"> • Soil binders • Straw mulch • Geotextiles and mats • Wood mulching • Earth dikes and drainage swales • Velocity dissipation devices • Slope drains • Streambank stabilization • Compost blankets • Soil preparation/roughening • Non-vegetative stabilization • Silt fences • Sediment basins • Sediment traps • Check dams • Fiber rolls • Gravel bag berms • Street sweeping and vacuuming • Sandbag barriers • Straw bale barriers • Storm drain inlet protection • Active treatment systems 		

Table 7.A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party/ Approving Agency	Timing for Mitigation Measure
<ul style="list-style-type: none"> • Temporary silt dikes • Compose socks and berms • Biofilter bags • Stabilized construction entrances/exits • Stabilized construction roadways • Entrance/outlet tire washes 		
<p>Mitigation Measure 4.8.2: Erosion Control Plan. In compliance with Chapter 8.01 of the City Municipal Code, during construction, the Applicant shall submit an erosion control plan annually by September 1 to the City Director of Public Works. The erosion control plans shall be prepared in accordance with Subarticle 13 of City Grading Manual. The Erosion Control Plan shall include, but not be limited to, the following:</p> <ul style="list-style-type: none"> • The name and 24 hour telephone number of the person responsible for performing emergency erosion control work. • The signature of the civil engineer or other qualified individual who prepared the grading plan and who is responsible for inspection and monitoring of the erosion control work. • All desilting and erosion protection facilities necessary to protect adjacent property from sediment deposition. • The streets and drainage devices that shall be completed and paved by October 15 of each year. • The placement of sandbags or gravel bags. Slope planting or other measures to control erosion from all slopes above and adjacent to roads open to the public. Gravel bags are preferred over sandbags. • The plan shall indicate how access shall be provided to maintain desilting facilities during wet weather. 	Applicant/City of Dana Point Public Works Director, or designee	Ongoing during construction

Table 7.A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party/ Approving Agency	Timing for Mitigation Measure
<p>Mitigation Measure 4.8.3: Water Quality Management Plan. Prior to issuance of grading permits, the Applicant shall submit a Final Water Quality Management Plan (WQMP) to the City Director of Public Works for review and approval. The WQMP shall be consistent with the City’s Model Water Quality Management Plan (Model WQMP) and the project’s preliminary WQMP, as conceptually approved on January 14, 2013. Project-specific Low-Impact Development, Retention/Biofiltration Site Design, Source Control, and Treatment Control BMPs contained in the Final WQMP shall be incorporated into final design and comply with the Model WQMP requirements in effect at the time of submittal of each phase. The BMPs shall be properly designed and maintained to target pollutants of concern and reduce runoff from the project site. The WQMP shall include an operations and maintenance (O&M) Plan for the prescribed BMPs to ensure their long-term performance. The O&M Plan shall include, but not be limited to, the following requirements:</p> <ul style="list-style-type: none"> • Operation and maintenance records shall be retained a minimum of 5 years. • Training and educational activities and BMP operation and maintenance shall be documented to verify compliance with the O&M Plan. • A WQMP Verification Form shall be submitted to the City of Dana Point annually by September 1. • BMPs shall be inspected for standing water on a regular basis. • Operation and inspection requirements for the Low-Impact Development, Retention/Biofiltration Site Design, Source Control, and Treatment Control BMPs shall be included. 	<p>Construction Contractor/Applicant/ City of Dana Point Public Works Director, or designee</p>	<p>Prior to the issuance of grading permits</p>

Table 7.A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party/ Approving Agency	Timing for Mitigation Measure
4.9: Land Use and Planning		
Refer to Mitigation Measure 4.3.1 above.		
4.10: Noise		
<p>Mitigation Measure 4.10.1: Prior to the issuance of any grading or building permits for Phase 1C, the Applicant shall submit the building plans for review and approval by the City of Dana Point (City) Building Official, or designee, to ensure that building facade upgrades, including but not limited to windows with Sound Transmission Class (STC)-30 or higher, have been included in the plans for the western facade of the Community Life Center along Crown Valley Parkway to reduce noise levels associated with traffic noise to an acceptable level.</p>	Applicant/City of Dana Point Building Official, or designee	Prior to the issuance of any grading or building permits for Phase 1C
4.11: Public Services and Utilities		
The proposed project would not result in significant adverse impacts related to public services and utilities; therefore, no mitigation measures are required.		
4.12 Traffic and Circulation		
<p>Mitigation Measure 4.12.1: Off-Site Shared Parking Agreement. Prior to the issuance of any demolition, grading, or construction permits associated with any phase of the proposed project, the project Applicant shall obtain the City of Dana Point (City) Planning Commission’s approval for an updated Parking Management Plan as detailed in Chapter 9.35 of the City’s Zoning Ordinance. The Parking Management Plan shall include parking agreements to accommodate parking needs for each construction phase off-site or other means to provide required spaces on-site during each phase on Sundays in an amount equal to or greater than the following number of spaces for each corresponding phase:</p> <ul style="list-style-type: none"> • Phase 1A – 101 parking spaces; • Phase 1B – 44 parking spaces; • Phase 1B-E1 – 46 parking spaces; 	Applicant/City of Dana Point Community Development Director and Public Works Director, or designee	Prior to the issuance of any demolition, grading, or construction permits associated with any phase of the proposed project

Table 7.A: Mitigation and Monitoring Reporting Program

Mitigation Measures	Responsible Party/ Approving Agency	Timing for Mitigation Measure
<ul style="list-style-type: none"> • Phase 1B-E2 – 46 parking spaces; • Phase 1C – 125 parking spaces (during the first 2 months of this phase); • Phase 3 – 47 parking spaces; • Phase 4 – 185 parking spaces; and • Phase 5 – 131 parking spaces. <p>The off-site shared parking agreement for each construction phase shall be in effect until commencement of the following phase or until the Applicant demonstrates to the City’s Community Development Director and Public Works Director, or designee, that the project site is able to provide adequate on-site parking to meet the proposed project’s parking demand.</p>		

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8.0 SIGNIFICANT UNAVOIDABLE IMPACTS

8.1 INTRODUCTION

California Environmental Quality Act (CEQA) Guidelines Section 15126.2(b) requires that an Environmental Impact Report (EIR) describe the significant adverse environmental impacts of a proposed project that cannot be avoided, including those effects that can be mitigated but not reduced to below a level of significance. The Executive Summary of this Draft EIR contains a detailed summary table that identifies the potentially significant adverse impacts of the South Shores Church Master Plan (proposed project), the proposed project mitigation measures, and the level of significance of each impact after mitigation. These impacts are also described in detail in Chapter 4.0, Existing Environmental Setting, Environmental Analysis, Impacts, and Mitigation Measures, and in those portions of Sections 4.1 through 4.12 titled Project Impacts and Mitigation Measures.

As described in detail in Chapter 4.0, the proposed project would not result in significant unavoidable adverse impacts related to aesthetics, air quality, biological resources, cultural and paleontological resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, public services and utilities, and transportation/traffic. Therefore, the project impacts related to these issues are not discussed further in this section.

8.2 SIGNIFICANT UNAVOIDABLE ADVERSE PROJECT IMPACTS

As determined in the contents of this Draft EIR, implementation of the proposed project would not result in any significant and unavoidable adverse impacts. All potentially significant impacts have been effectively mitigated to a less than significant level.

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9.0 ORGANIZATIONS AND PERSONS CONSULTED

Orange County Fire Authority. Michele Hernandez, Management Analyst.

Orange County Sheriff Department. Lynn Koehmstedt, Chief.

Orange County Transportation Authority. Carolyn Mamaradlo, Associate Transportation Analyst, Strategic Planning.

Orange County Waste & Recycling. John J. Arnau, CEQA & Habitat Program Manager.

San Diego Gas & Electric. Mike Sciortino.

South Coast Water District. Lana Remington, Permit Specialist.

The Southern California Gas Company. Paul Simonoff, Technical Services Supervisor, Pacific Coast Region – Anaheim.

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10.0 LIST OF PREPARERS

10.1 CITY OF DANA POINT

Ursula Luna-Reynosa, Community Development Director

Saima Qureshy, Senior Planner

10.2 CONSULTANT TEAM

The following individuals were involved in the preparation of the Draft Environmental Impact Report (EIR) and/or technical reports in support of the EIR. The nature of their involvement is summarized below.

10.2.1 LSA Associates, Inc.

The following individuals were involved in preparation of the Draft EIR and of the Air Quality/Greenhouse Gas Emissions Analysis, Archaeological Assessment, Biological Resources Assessment, Noise Analysis, Paleontological Assessment, and Traffic Impact Analysis.

Ashley Davis, Principal in Charge

Nicole West, CPSWQ, QSD/QSP, Associate

Ryan Bensley, Environmental Planner

Alyssa Helper, Environmental Planner

Janet Cutler, Assistant Environmental Planner

Ken Wilhelm, Principal, Transportation

Meghan Macias, Principal, Transportation

Dean Arizabal, Senior Transportation Planner

Rohit Itadkar, Assistant Transportation Engineer

Tony Chung, Ph.D., Principal, Air and Noise

Ronald Brugger, Air Quality/Noise Analyst

Art Homrighausen, Principal, Biologist

Jim Harrison, Principal, Biologist

Richard Erickson, Associate, Biologist

Debbie McLean, Principal, Archaeologist/Paleontologist

Ivan Strudwick, RPA

Gary Dow, Associate, Graphics

Mathew Philips, Graphics

Meredith Canterbury, Geographic Information Systems Specialist

Jade Dean, Assistant, Geographic Information Systems

10.2.2 South Shores Church

GG Kohlhausen

10.2.3 Soft Mirage

The following individuals were involved in preparation of the view simulations for the development of the proposed project:

Steve Pollack

Changmin Lyu

10.2.4 Adams-Streeter Civil Engineers, Inc.

Preparation of the *Preliminary Water Quality Management Plan* (November 21, 2012) and *Master Plan Hydrology Report* (February 29, 2012).

10.2.5 LGC Geotechnical, Inc.

The following individuals were involved in preparation of the following reports:

Geotechnical Evaluation and Slope Stabilization Design for Environmental Impact Report Purposes, for Proposed New Structures at South Shores Church, City of Dana Point, California (November 2012).

Geotechnical Evaluation and Slope Stabilization Design for Environmental Impact Report Purposes, for Proposed New Structures at South Shores Church, City of Dana Point, California (May 20 2013).

Supplemental Geotechnical Evaluation and Slope Stabilization Design for Environmental Impact Report Purposes, for Proposed New Structures at South Shores Church, City of Dana Point, California (December 5, 2013).

Tim Lawson, Geotechnical Engineer

Katie Maes, Project Geologist

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12.0 LIST OF ACRONYMS AND ABBREVIATIONS

°F	Fahrenheit
µg/m ³	micrograms per cubic meter
A	
AAQS	Ambient Air Quality Standards
AB	Assembly Bill
ac	acre(s)
ACM	asbestos-containing material
ADA	Americans with Disabilities Act
ADL	aerially deposited lead
AEC	Advantage Environmental Consultants, LLC
afy	acre-feet per year
AGR	Agricultural Supply
AHERA	Asbestos Hazard Emergency Response Act
amsl	above mean sea level
APN	Assessor's Parcel Number
AQMD	Air Quality Management District
AQMP	Air Quality Management Plan
ARB	California Air Resources Board
ASTM	American Society for Testing and Materials
B	
Basin	South Coast Air Basin
Basin Plan	Water Quality Control Plan
bcf	billion cubic feet
bgs	below ground surface
Bio-CO ₂	Biologically generated carbon dioxide
BMP	best management practice
C	
C&D	Construction and Demolition
CAA	Clean Air Act
CAFE	Corporate Average Fuel Economy
CAGN	Coastal California Gnatcatcher
CalARP	California Accidental Release Prevention Program
CalEEMod	California Emissions Estimator Model
CalEPA	California Environmental Protection Agency

Cal Green Code	California Green Buildings Standards
California Register	California Register of Historical Resources
Cal-IPC	California Invasive Plant Council
Cal/OSHA	California Occupational Safety and Health Administration
CalRecycle	California Department of Resources Recycling and Recovery
Caltrans	California Department of Transportation
CAT	Climate Action Team
CBC	California Building Code
CCA	California Coastal Act
CCC	California Coastal Commission
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CDP	Coastal Development Permit
CDS	Continuous Deflective Separation
CE	Christian Education Buildings
CEC	California Energy Commission
CEQ	Council on Environmental Quality
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
cf	cubic feet
CF	Community Facility
CFC	California Fire Code
CFR	Code of Federal Regulations
cfs	cubic feet per second
CGP	Construction General Permit
CGS	California Geological Survey
CH ₄	methane
City	City of Dana Point
CIWMB	California Integrated Waste Management Board
CIWMP	Countywide Integrated Waste Management Plan
CLC	Community Life Center
CMA	Congestion Management Agency
CMP	Orange County Congestion Management Plan
CNPS	California Native Plant Society
CO	carbon monoxide
CO ₂	carbon dioxide
CO ₂ e	carbon dioxide equivalent
CO ₂ e/yr	carbon dioxide equivalent per year
Commission	California Fish and Game Commission
County	County of Orange
CSU	Community Service Unit
CTR	California Toxics Rule

CUP	Conditional Use Permit
CUPA	Certified Unified Program Agency
CUSD	Capistrano Unified School District
CVC	California Vehicle Code
CWA	Clean Water Act
cy	cubic yard(s)
D	
DAMP	Drainage Area Management Plan
Diesel RRP	Diesel Risk Reduction Plan
DMP	Development Monitoring Program
DPM	diesel particulate matter
DTSC	Department of Toxic Substances Control
DU	dwelling units
E	
EDR	Environmental Database Research
EIR	Environmental Impact Report
EO	Executive Order
EPA	Environmental Protection Agency
F	
FAR	Floor Area Ratio
FEIR	Final Environmental Impact Report
FEMA	Federal Emergency Management Agency
FESA	Federal Endangered Species Act
FIP	Facilities Implementation Plan
FIRM	Federal Insurance Rate Map
ft	foot/feet
G	
GCC	global climate change
GDP	Groundwater Discharge Permit
GHG	greenhouse gases
gpd	gallons per day
gpy	gallons per year
gWh	gigawatt-hours
GWP	global warming potential
H	
H ₂ S	hydrogen sulfide
HA	Hydrologic Area
HCM	Highway Capacity Manual

HCP	Habitat Conservation Plan
HFC	hydrofluorocarbon
HMP	Hydromodification Management Plan
HOV	high-occupancy vehicle
HRI	Historic Resources Inventory
HSA	Hydrologic Subarea
HSC	Health and Safety Code
HU	Hydrologic Unit
HWCL	Hazardous Waste Control Law
I	
I-5	Interstate 5
ICU	intersection capacity utilization
IIPP	Injury and Illness Prevention Program
IPCC	Intergovernmental Panel on Climate Change
IS	Initial Study
ITE	Institute of Transportation Engineers
IWMP	Integrated Waste Management Plan
J	
JPA	Joint Powers Authority
K	
kWh	kilowatt hours
L	
LBP	lead-based paint
lbs/day	pounds per day
LCP	Local Coastal Program
LEA	Local Enforcement Agency
LGC	LGC Geotechnical Inc.
LID	Low-Impact Development
LIP	Local Implementation Plan
LOS	Level(s) of service
LSA	LSA Associates, Inc.
LST	Localized Significance Threshold
LUST	leaking underground storage tank
M	
m	meter(s)
MBTA	Migratory Bird Treaty Act
mgd	million gallons per day
mg/L	milligrams per liter

mg/m ³	milligrams per cubic meter
mi	mile(s)
ml	milliliter(s)
MLD	Most Likely Descendant
MMcf/d	million cubic feet per day
MMT	million metric tons
MND	Mitigated Negative Declaration
Model Program	Model New Development and Redevelopment Program
Model WQMP	Model Water Quality Management Plan
MOU	Memorandum of Understanding
MPAH	Orange County Master Plan of Arterial Highways
mpg	miles per gallon
mph	miles per hour
MPO	Metropolitan Planning Organization
MS4	Municipal Separate Storm Sewer System
MT	metric tons
MT/yr	metric tons per year
MUN	Municipal and Domestic Supply
MUTCD	California Manual on Uniform Traffic Control Device
mW	megawatts
MWDOC	Municipal Water District of Orange County
N	
N/A	not applicable
N ₂ O	nitrous oxide
NAAQS	national ambient air quality standards
NAHC	Native American Heritage Commission
National Register	National Register of Historic Places
NBio-CO ₂	non-biologically generated carbon dioxide
NCCP	Natural Communities Conservation Plan
ND	no data available
NDS	National Data and Surveying Services
NEPA	National Environmental Policy Act
NHTSA	National Highway Traffic Safety Administration
NO	nitric oxide
NO ₂	nitrogen oxide
NOI	Notice of Intent
NOP	Notice of Preparation
NO _x	nitrogen oxides
NPDES	National Pollutant Discharge Elimination System
NROC	Nature Reserve of Orange County
NTU	National Turbidity Units

O

O&M	Operating & Maintenance Plan
O ₃	ozone
OCFA	Orange County Fire Authority
OCFCD	Orange County Flood Control District
OCHCA	Orange County Health Care Agency
OC OA/EOC	Orange County and Operational Area Emergency Operations Center
OCP-2010	Orange County Projections-2010
OCPL	Orange County Public Library
OCSD	Orange County Sheriff Department
OCTA	Orange County Transportation Authority
OCWR	Orange County Waste and Recycling
OES	Office of Emergency Services
OMB	White House Office of Management and Budget
OPR	Office of Planning and Research
OSH Act	Occupational Safety and Health Act of 1970
OSHA	Occupational Safety and Health Administration

P

PA	Participating Agencies
PCB	polychlorinated biphenyl
PCH	Pacific Coast Highway
PFC	perfluorocarbon
PGA	peak ground acceleration
pH	percentage of hydrogen
Phase I ESA	Phase I Environmental Site Assessment
PM	particulate matter
PM _{2.5}	particulate matter less than 2.5 microns in size
PM ₁₀	particulate matter less than 10 microns in size
Porter-Cologne Act	Porter-Cologne Water Quality Control Act
ppb	parts per billion
ppm	parts per million
PRC	Public Resources Code
PRIMP	Paleontological Resources Impact Mitigation Program
proposed project	South Shores Church Master Plan
PS/Admin	Preschool/Administration Building
psi	pounds per square inch

R

RCP	Regional Comprehensive Plan
RCRA	Resource Conservation and Recovery Act

REC	Recognized Environmental Condition
REC1	Water Contact Recreation
REC2	Noncontact Water Recreation
ROC	reactive organic compound
ROG	reactive organic gas
RIRO	right-in/right-out
RWQCB	Regional Water Quality Control Board
S	
SARA	Superfund Amendments and Reauthorization Act
SB	Senate Bill
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCCIC	South Central Coastal Information Center
SCH	State Clearinghouse
SCWD	South Coast Water District
SDG&E	San Diego Gas & Electric
SDP	Site Development Permit (3.0)
sf	square feet
SF ₆	sulfur hexafluoride
SHL	California Historical Landmarks
SHMA	Seismic Hazard Mapping Act
SHPO	State Historic Preservation Officer
SIP	State Implementation Plan
SJBA	San Juan Basin Authority
SO ₂	sulfur dioxide
SoCalGas	The Southern California Gas Company
SOCWA	South Orange County Wastewater Authority
SO _x	sulfur oxides
SPHI	California Points of Historical Interest
sq mi	square mile(s)
SRA	Source Receptor Area
SRRE	Source Reduction and Recycling Element
State OSH Act	California Occupational Safety and Health Act of 1973
SVP	Society of Vertebrate Paleontology
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
T	
TAC	toxic air contaminants
TCA	Transportation Corridor Agencies
TGD	Technical Guidance Document

TIA	Traffic Impact Analysis and Parking Analysis
TMDL	Total Maximum Daily Load
tpd	tons per day
tpy	tons per year
TSCA	Toxic Substances Control Act
U	
UNEP	United Nations Environment Programme
UNFCCC	United Nations Framework Convention on Climate Change
Unified Program	Unified Hazardous Waste and Hazardous Materials Management Regulatory Program
USC	United States Code
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
UST	underground storage tank
UWMP	Urban Water Management Plan
V	
VMT	vehicle miles traveled
v/c	volume-to-capacity
VOC	volatile organic compound
W	
WARM	Warm Freshwater Habitat
WDR	General Waste Discharge Requirements
WILD	Wildlife Habitat
WQMP	Water Quality Management Plans
WRRP	Waste Reduction and Recycling Plan