



**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.



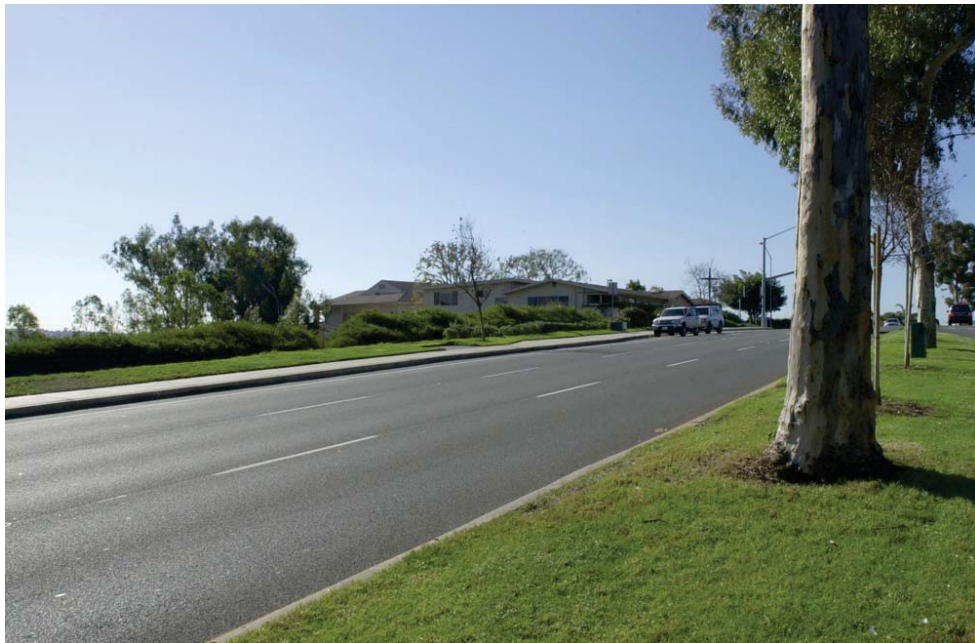
**Key View 2:** Proposed view.

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.

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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.

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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.

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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.**

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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 3,831,415<sup>1</sup> 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,

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<sup>1</sup> 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
<b>4.1: Aesthetics</b>		
The proposed project would not result in significant adverse impacts to aesthetics or visual resources; therefore, no mitigation measures are required.		
<b>4.2: Air Quality</b>		
The proposed project would not result in significant adverse impacts related to air quality; therefore, no mitigation measures are required.		
<b>4.3: Biological Resources</b>		
<p><b>Mitigation Measure 4.3.1: Orange County Central and Coastal Subregion NCCP/HCP.</b>                      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"> <li>• All natural vegetation shall only be removed outside the coastal California gnatcatchers breeding season (February 15 through July 15).</li> <li>• 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</li> </ul>	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"> <li>• 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.</li> <li>• 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.</li> <li>• Coastal sage scrub identified in the NCCP/HCP for protection and located within the likely dust drift radius of construction</li> </ul>		

**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><b>Mitigation Measure 4.3.2: Avoidance of Invasive Nonnative Plant Species.</b> 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><b>Mitigation Measure 4.3.3: Migratory Bird Treaty Act (MBTA).</b> 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
<b>4.4: Cultural Resources</b>		
<p><b>Mitigation Measure 4.4.1: Archaeological Monitors.</b> 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><b>Mitigation Measure 4.4.2:</b> <b>Mitigation Measure 4.4.2: Paleontological Resources Impact Mitigation Program.</b> 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"> <li>• The paleontologist, or his/her representative, shall attend a preconstruction meeting.</li> <li>• 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.</li> <li>• 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.</li> </ul>	<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"> <li>• 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.</li> <li>• 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).</li> <li>• 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).</li> </ul>		
<p><b>Mitigation Measure 4.4.3: Human Remains.</b> 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
<b>4.5: Geology and Soils</b>		
<p><b>Mitigation Measure 4.5.1</b>    <b>Incorporation of and compliance with the recommendations in the <i>Geotechnical Evaluation</i>.</b> 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"> <li>1. Mechanical slope stabilization</li> <li>2. Tieback access excavation</li> <li>3. Retaining walls for the Community Life Center and Christian Education building</li> </ol>	<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"> <li>4. Retaining walls for the Pre-School/Administration building and Meditation Garden</li> <li>5. Existing crib wall</li> <li>6. Parking structure</li> <li>7. Deepened foundations for top-of-slope structures</li> <li>8. Site earthwork</li> <li>9. Geotechnical consultant role during construction</li> <li>10. Temporary stability</li> <li>11. Subsurface drainage</li> <li>12. Grading plan review</li> </ol> <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><b>Mitigation Measure 4.5.2</b></p>	<p><b>Maintenance of Unimproved Slopes.</b> 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><b>Mitigation Measure 4.5.3</b> <b>Additional Testing and Analysis for Corrosive Soils.</b> 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><b>4.6: Greenhouse Gas Emissions</b></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><b>4.7: Hazards and Hazardous Materials</b></p>		
<p><b>Mitigation Measure 4.7.1: Predemolition Surveys.</b> 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 &amp; Maintenance (O&amp;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><b>Mitigation Measure 4.7.2:</b> <b>Contingency Plan.</b> 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><b>4.8: Hydrology and Water Quality</b></p>		
<p>Refer to Mitigation Measure 4.5.2 above.</p>		
<p><b>Mitigation Measure 4.8.1:</b> <b>Construction General Permit.</b> 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"> <li>• Scheduling</li> <li>• Preservation of existing vegetation</li> <li>• Hydraulic mulch</li> <li>• Hydroseeding</li> </ul>	<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"> <li>• Soil binders</li> <li>• Straw mulch</li> <li>• Geotextiles and mats</li> <li>• Wood mulching</li> <li>• Earth dikes and drainage swales</li> <li>• Velocity dissipation devices</li> <li>• Slope drains</li> <li>• Streambank stabilization</li> <li>• Compost blankets</li> <li>• Soil preparation/roughening</li> <li>• Non-vegetative stabilization</li> <li>• Silt fences</li> <li>• Sediment basins</li> <li>• Sediment traps</li> <li>• Check dams</li> <li>• Fiber rolls</li> <li>• Gravel bag berms</li> <li>• Street sweeping and vacuuming</li> <li>• Sandbag barriers</li> <li>• Straw bale barriers</li> <li>• Storm drain inlet protection</li> <li>• Active treatment systems</li> </ul>		

**Table 7.A: Mitigation and Monitoring Reporting Program**

Mitigation Measures	Responsible Party/ Approving Agency	Timing for Mitigation Measure
<ul style="list-style-type: none"> <li>• Temporary silt dikes</li> <li>• Compose socks and berms</li> <li>• Biofilter bags</li> <li>• Stabilized construction entrances/exits</li> <li>• Stabilized construction roadways</li> <li>• Entrance/outlet tire washes</li> </ul>		
<p><b>Mitigation Measure 4.8.2:</b> <b>Erosion Control Plan.</b> 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"> <li>• The name and 24 hour telephone number of the person responsible for performing emergency erosion control work.</li> <li>• 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.</li> <li>• All desilting and erosion protection facilities necessary to protect adjacent property from sediment deposition.</li> <li>• The streets and drainage devices that shall be completed and paved by October 15 of each year.</li> <li>• 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.</li> <li>• The plan shall indicate how access shall be provided to maintain desilting facilities during wet weather.</li> </ul>	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><b>Mitigation Measure 4.8.3:</b> <b>Water Quality Management Plan.</b> 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&amp;M) Plan for the prescribed BMPs to ensure their long-term performance. The O&amp;M Plan shall include, but not be limited to, the following requirements:</p> <ul style="list-style-type: none"> <li>• Operation and maintenance records shall be retained a minimum of 5 years.</li> <li>• Training and educational activities and BMP operation and maintenance shall be documented to verify compliance with the O&amp;M Plan.</li> <li>• A WQMP Verification Form shall be submitted to the City of Dana Point annually by September 1.</li> <li>• BMPs shall be inspected for standing water on a regular basis.</li> <li>• Operation and inspection requirements for the Low-Impact Development, Retention/Biofiltration Site Design, Source Control, and Treatment Control BMPs shall be included.</li> </ul>	<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
<b>4.9: Land Use and Planning</b>		
Refer to Mitigation Measure 4.3.1 above.		
<b>4.10: Noise</b>		
<b>Mitigation Measure 4.10.1:</b> 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.	Applicant/City of Dana Point Building Official, or designee	Prior to the issuance of any grading or building permits for Phase 1C
<b>4.11: Public Services and Utilities</b>		
The proposed project would not result in significant adverse impacts related to public services and utilities; therefore, no mitigation measures are required.		
<b>4.12 Traffic and Circulation</b>		
<b>Mitigation Measure 4.12.1:</b> <b>Off-Site Shared Parking Agreement.</b> 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: <ul style="list-style-type: none"> <li>• Phase 1A – 101 parking spaces;</li> <li>• Phase 1B – 44 parking spaces;</li> <li>• Phase 1B-E1 – 46 parking spaces;</li> </ul>	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"> <li>• Phase 1B-E2 – 46 parking spaces;</li> <li>• Phase 1C – 125 parking spaces (during the first 2 months of this phase);</li> <li>• Phase 3 – 47 parking spaces;</li> <li>• Phase 4 – 185 parking spaces; and</li> <li>• Phase 5 – 131 parking spaces.</li> </ul> <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

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Alyssa Helper, Environmental Planner

Janet Cutler, Assistant Environmental Planner

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Art Homrighausen, Principal, Biologist

Jim Harrison, Principal, Biologist

Richard Erickson, Associate, Biologist

Debbie McLean, Principal, Archaeologist/Paleontologist

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Gary Dow, Associate, Graphics

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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 <sup>3</sup>	micrograms per cubic meter
<b>A</b>	
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>B</b>	
Basin	South Coast Air Basin
Basin Plan	Water Quality Control Plan
bcf	billion cubic feet
bgs	below ground surface
Bio-CO <sub>2</sub>	Biologically generated carbon dioxide
BMP	best management practice
<b>C</b>	
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 <sub>4</sub>	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 <sub>2</sub>	carbon dioxide
CO <sub>2</sub> e	carbon dioxide equivalent
CO <sub>2</sub> 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)
<b>D</b>	
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
<b>E</b>	
EDR	Environmental Database Research
EIR	Environmental Impact Report
EO	Executive Order
EPA	Environmental Protection Agency
<b>F</b>	
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
<b>G</b>	
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
<b>H</b>	
H <sub>2</sub> 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
<b>I</b>	
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
<b>J</b>	
JPA	Joint Powers Authority
<b>K</b>	
kWh	kilowatt hours
<b>L</b>	
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
<b>M</b>	
m	meter(s)
MBTA	Migratory Bird Treaty Act
mgd	million gallons per day
mg/L	milligrams per liter

mg/m <sup>3</sup>	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
<b>N</b>	
N/A	not applicable
N <sub>2</sub> O	nitrous oxide
NAAQS	national ambient air quality standards
NAHC	Native American Heritage Commission
National Register	National Register of Historic Places
NBio-CO <sub>2</sub>	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 <sub>2</sub>	nitrogen oxide
NOI	Notice of Intent
NOP	Notice of Preparation
NO <sub>x</sub>	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 <sub>3</sub>	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 <sub>2.5</sub>	particulate matter less than 2.5 microns in size
PM <sub>10</sub>	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
<b>S</b>	
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 <sub>6</sub>	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 <sub>2</sub>	sulfur dioxide
SoCalGas	The Southern California Gas Company
SOCWA	South Orange County Wastewater Authority
SO <sub>x</sub>	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
<b>T</b>	
TAC	toxic air contaminants
TCA	Transportation Corridor Agencies
TGD	Technical Guidance Document

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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
<b>U</b>	
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
<b>V</b>	
VMT	vehicle miles traveled
v/c	volume-to-capacity
VOC	volatile organic compound
<b>W</b>	
WARM	Warm Freshwater Habitat
WDR	General Waste Discharge Requirements
WILD	Wildlife Habitat
WQMP	Water Quality Management Plans
WRRP	Waste Reduction and Recycling Plan