



## Notice of Availability of a Draft Environmental Impact Report for the South Shores Church Master Plan Project

Pursuant to Public Resources Code Sections 21091 and 21092 and California Environmental Quality Act (CEQA) Guidelines Section 15105 and 15087(a), notice is hereby given that a Draft Environmental Impact Report (DEIR) (SCH No. 2009041129) for the South Shores Church Master Plan project (proposed project) is available for public review during the public comment period (September 15, 2014 – October 30, 2014). The City of Dana Point (City) has prepared the DEIR to analyze environmental impacts associated with implementation of the proposed project; to discuss alternatives; and to propose mitigation measures for identified potentially significant impacts that will minimize, offset, or otherwise reduce or avoid those environmental impacts.

The proposed project would demolish 23,467 square feet (sf) of building space on the project site, including the existing Preschool, Administration and Fellowship Hall building, Chapel, and parking lot, and would construct a total of 70,284 sf of new building space, including a new Preschool/Administration building, two new Christian Education buildings, a Community Life Center, and a two-level partially subterranean Parking Structure. No construction or modifications to the existing Sanctuary building are proposed as part of this project. The proposed project is proposed in five phases over a 10-year period; however, construction activities would not occur continuously over the 10-year period. Currently, the General Plan Land Use and Zoning designations for the project site are Community Facility (CF). The approximately 6-acre project site is located at 32712 Crown Valley Parkway and is bounded by Crown Valley Parkway to the west, the Monarch Bay Villas to the south, an undeveloped hillside and the Monarch Beach Golf Links golf course to the east, and the Monarch Coast Apartments to the north.

The DEIR examines the potential impacts generated by the proposed project in relation to the following Environmental Analysis Checklist categories: 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. Impacts that were determined to be less than significant were discussed and evaluated in the Introduction. The analysis contained in the Introduction determined that the proposed project would result in either no impact or a less than significant impact to Agricultural Resources, Mineral Resources, Population and Housing, and Recreation.

The purpose of this notice is to inform local residents, institutions, agencies, and other interested parties about the availability of the DEIR during the public comment period (September 15, 2014 – October 30, 2014). **Written comments on the DEIR must be submitted no later than Thursday, October 30, 2014, to the address below.**

### DEIR REVIEWING LOCATIONS

Please submit written comments by October 30, 2014

#### City of Dana Point

Community Development Department, Planning Division  
33282 Golden Lantern, Suite 209  
Dana Point, California 92629  
Phone: (949) 248-3572

#### Laguna Niguel Library

30341 Crown Valley Parkway  
Laguna Niguel, California 92677

#### Online

<http://www.danapoint.org/index.aspx?page=281>

#### Address Comments to:

Saima Qureshy, AICP, Senior Planner  
City of Dana Point  
Community Development Department, Planning Division  
33282 Golden Lantern, Suite 209  
Dana Point, California 92629

**Email:** [squireshy@danapoint.org](mailto:squireshy@danapoint.org)

