



NOTICE OF PREPARATION

DRAFT ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

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

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

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

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

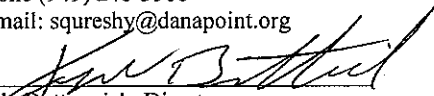
Based on the analysis contained in the project's Initial Study, the probable environmental effects of the project to be analyzed in the Draft EIR include but are not necessarily limited to the following: aesthetics, air quality, biological resources, cultural/paleontological resources, geology and soils,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

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

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

All comments to this notice must be submitted in writing to the following address or by email, as indicated below, by March 22, 2010:

City of Dana Point
Attention: Saima Qureshy, AICP, Senior Planner
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Kyle Butterwick, Director
Community Development Department

1/28/10
Date