
SECTION 2: EXECUTIVE SUMMARY

2.1 - Purpose

This Draft EIR is intended to serve as an informational document for public agency decision-makers and the public in compliance with the California Environmental Quality Act (CEQA). Environmental impacts are analyzed to the degree of specificity prescribed by the State CEQA (Guidelines) Section 15146. This document will address the potentially significant adverse environmental impacts that may be associated with both short-term construction period and long-term operations of the project, and will identify appropriate and feasible mitigation measures and alternatives in accordance with CEQA. The Governor's Office of Planning and research has assigned State Clearinghouse No. 2011101046 to this project.

The purpose of this Draft EIR is to inform decision makers, representatives of affected and responsible agencies, the public, and other interested parties of the potential environmental effects that may result from implementation of the proposed project. This Draft EIR describes and evaluates potential impacts to those topical environmental issues identified in the Initial Study that may have a potentially significant impact on the environment.

2.2 - Project Summary

2.2.1 - Project Location

The site is located in the City of Orange (City) and within the boundaries of the Orange Park Acres Specific Plan (OPA Plan). The OPA Plan overlies both City territory and unincorporated County territory located east of the site. The site is on the south side of Santiago Canyon Road, the west side of Orange Park Boulevard, and the north side of Frank Lane. The rectangular shaped site contains 6.03 acres.

Rural residential and equestrian-oriented developments characterize the immediate vicinity of the project site including the equestrian-oriented community of Orange Park Acres (OPA), which generally coincide with the OPA Plan boundary.

Open space and recreational uses in the general vicinity of the site include Irvine Regional Park with the Orange County Zoo to the east, Peters Canyon Regional Park to the southeast, El Modena Open Space Preserve to the southwest, Santiago Oaks Regional Park to the northeast, and Irvine Lake to the southeast. Other major land uses include Holy Sepulcher Cemetery to the east and Santiago Canyon College to the southeast of the site.

2.2.2 - Project Description

The Salem Specific Plan represents a redesign of the existing, onsite uses and does not propose new uses. There will be no changes to the school uses that currently exist. The redesign is intended to

accommodate the growing congregation by integrating existing uses with the construction of a new worship center resulting in a site plan with more efficient traffic flow, increased parking, and improved infrastructure.

The Salem Specific Plan provides for a redesign of the church and school campus with a new worship center that includes a sanctuary, conference and meeting rooms, and administrative offices. The existing, onsite preschool will be relocated to an existing onsite vacant structure. Existing onsite infrastructure related to storm water and water quality management and improved vehicle circulation and parking design to improve the flow of traffic entering and exiting the site are also part of the redesign. All of the existing uses and proposed improvements conform to the “Public/Quasi-public” designation for the site as specified in the OPA Plan, which serves to implement the City of Orange’s Land Use Element of its General Plan for the portion of the City located within the OPA Plan boundary.

The list of Required Public Agency Approvals, and Requested Entitlements is provided below.

Certification of the Environmental Impact Report No. 1827-11

The City of Orange has determined that a Draft EIR is required to analyze the potential environmental impacts of the project. The Draft EIR will be prepared in accordance with CEQA and the CEQA Guidelines. The City of Orange will consider certification of the Draft EIR prior to taking action on the requested approvals.

Zone Change No. 1259-11

Approval of a zone change is required to change the existing zoning classification on the entire project site from R-1-40 (Single-Family Residential) to the SP-PI (Specific Plan/Public and Institutional).

Design Review Committee No. 4538-11

Approval of a Design Review is required because the project includes the construction of new buildings, reconstruction of parking lots and the multipurpose field, and landscape improvements including construction of masonry walls. The project applicant proposes a Design Review Committee application for the proposed project elevations, and landscape plan, reflective of the requirements of the Salem Church and School Specific Plan.

Specific Plan No. SPLAN-0002

Approval of a Specific Plan is necessary to provide a uniform set of development standards applicable to the entire site.

Other Additional Agencies Expected To Use This EIR

The following is a list of other additional agencies that are expected to use this Draft EIR for their review of the project and the project component under their review and approval:

- South Coast Air Quality Management District - review for consistency with Air Quality Management Plan.

2.2.3 - Project Objectives

The following objectives have been established by the project applicant to guide the development of the proposed project:

- OBJ-1** Attain the most suitable land use pattern for the campus with a functional and aesthetic relationship of facilities while being responsive to the concerns and wishes expressed by surrounding residences and the City of Orange.
- OBJ-2** Ensure the quality appearance for Salem Church Campus with consistent design and visual improvements blending proposed facilities with existing facilities, thus continuing the visual character and appeal of the existing facility.
- OBJ-3** Have an efficient internal circulation system to alleviate unnecessary project-related traffic overflow onto adjacent streets while ensuring the functional access and parking needs of the campus.
- OBJ-4** Maintain comparable onsite open space and recreational amenities of the campus while meeting the programmatic needs.
- OBJ-5** Provide a comprehensive, well-rounded master plan for the property that addresses environmental, water quality, drainage, circulation and public facilities and services.
- OBJ-6** Create a water quality and drainage system that minimizes the impact to offsite receiving waters and ensures that runoff from smaller events is infiltrated or otherwise addressed as applicable, before entering Handy Creek and Santiago Creek.
- OBJ-7** Incorporate sustainable design techniques into the redesign plans for the campus.

2.3 - Significant Unavoidable Impacts

All topical environmental issues were either below the level of significance and did not require mitigation or can be feasibly mitigated below the level of significance with implementation of recommended mitigation measures, project design features, or both. There would not be any significant and unavoidable impacts remaining after project implementation.

2.4 - Summary of Project Alternatives

CEQA Guidelines Section 15126.6 states that a Draft EIR “shall include a range of reasonable alternatives to the project, or the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives.” In addition, CEQA Guidelines Section 15126.6(e) indicates that if other future uses of the land are predictable, such uses should be discussed as possible no-project conditions and the project should be compared to them. Section 7 of this Draft EIR provides descriptions and analysis of each alternative in adequate detail to allow the decision-maker to decide whether an alternative should be adopted in lieu of the proposed project.

2.4.1 - Alternatives Analyzed in This Draft EIR

The Draft EIR analyzes the following two alternatives:

- No Project Alternative - No Development
- Design Review Committee Land Use Plan of May 5, 2006 Alternative
- Single Access Alternative

2.4.2 - Environmentally Superior Alternative

As addressed in Section 7, Alternatives, the Environmentally Superior Alternative is the proposed project because all of the alternatives identified greater impacts when compared to the proposed project.

2.5 - Summary of Environmental Impacts, Mitigation Measures, and Project Design Features

Table 2-1 below lists the impact questions evaluated in this Draft EIR, organized by topical environmental issue, and provides a tabular summary of the impact questions with the level of significance before mitigation, associated mitigation measures if applicable, and the resulting level of significance after implementation of the mitigation measure(s). Threshold questions screened out through the Initial Study are not included in the table below.

Table 2-1: Impacts and Mitigation Measures Summary

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Section 4.1 - Aesthetics			
<i>Impact Questions</i>			
Impact 4.1-1. The project will not substantially degrade the existing visual character or quality of the site and its surroundings.	Less than significant.	No mitigation measures are required.	Less than significant.
Impact 4.1-2. The project will not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.	Less than significant.	No mitigation measures are required.	Less than significant.
Section 4.2 - Air Quality			
<i>Impact Questions</i>			
Impact 4.2-1. The project will not conflict with or obstruct implementation of the applicable air quality plan.	Less than significant.	No mitigation measures are required.	Less than significant.
Impact 4.2-2. The project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation.	Less than significant.	No mitigation measures are required.	Less than significant.

Table 2-1 (cont.): Impacts and Mitigation Measures Summary

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Impact 4.2-3. The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors).	Less than significant.	No mitigation measures are required.	Less than significant.
Impact 4.2-4. The project will not expose sensitive receptors to substantial pollutant concentrations.	Less than significant.	No mitigation measures are required.	Less than significant.
Section 4.3 - Greenhouse Gas Emissions			
<i>Impact Questions</i>			
Impact 4.3-1. Although the project would generate greenhouse gas emissions these emissions would not have a significant impact on the environment.	Less than significant.	No mitigation measures are required.	Less than significant.
Impact 4.3-2. The project would not conflict with an applicable policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.	Less than significant.	<ul style="list-style-type: none"> • No mitigation measures are required. 	Less than significant.
Impact 4.3-3. The project would not be significantly impacted by climate change induced impacts from a reduced water supply, increased wildfires, or flooding.	Less than significant.	No mitigation measures are required.	Less than significant.

Table 2-1 (cont.): Impacts and Mitigation Measures Summary

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Section 4.4 - Hazards and Hazardous Materials			
<i>Impact Questions</i>			
Impact 4.4-1. The project will not create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials.	Less than significant.	No mitigation measures are required.	Less than significant.
Impact 4.4-2. The project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.	Less than significant.	No mitigation measures are required.	Less than significant.
Section 4.5 - Hydrology and Water Quality			
<i>Impact Questions</i>			
Impact 4.5-1. The project will not violate any water quality standards or waste discharge requirements.	Less than significant.	No mitigation measures are required.	Less than significant.
Impact 4.5-2. The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in a substantial erosion or siltation on- or offsite.	Less than significant.	No mitigation measures are required.	Less than significant.

Table 2-1 (cont.): Impacts and Mitigation Measures Summary

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Impact 4.5-3. The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite.	Less than significant.	No mitigation measures are required.	Less than significant.
Impact 4.5-4. The project will not create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.	Less than significant.	No mitigation measures are required.	Less than significant.
Impact 4.5-5. The project will not otherwise substantially degrade water quality.	Less than significant.	No mitigation measures are required.	Less than significant.
Impact 4.5-6. The project will not potentially impact stormwater runoff from construction activities.	Less than significant.	No mitigation measures are required.	Less than significant.
Impact 4.5-7. The project will not potentially impact stormwater runoff from post-construction activities.	Less than significant.	No mitigation measures are required.	Less than significant.
Impact 4.5-8. The project will not result in the potential for discharge of stormwater to affect the beneficial uses of the receiving waters.	Less than significant.	No mitigation measures are required.	Less than significant.

Table 2-1 (cont.): Impacts and Mitigation Measures Summary

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Impact 4.5-9. The project will not create the potential for significant changes in the flow velocity or volume of stormwater runoff to cause environmental harm.	Less than significant.	No mitigation measures are required.	Less than significant.
Impact 4.5-10. The project will not create significant increases in erosion of the project site or surrounding areas.	Less than significant.	No mitigation measures are required.	Less than significant.
Section 4.6 - Land Use and Planning			
<i>Impact Questions</i>			
Impact 4.6-1. The project will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.	Less than significant.	No mitigation measures are required.	Less than significant.
Section 4.7 - Noise			
<i>Impact Questions</i>			
Impact 4.7-1. The project will not expose persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.	Potentially significant.	MM NOI-1. Prior to the initiation of demolition activities a minimum 8-foot high temporary sound wall shall be constructed along the north side of Frank Lane from the existing classrooms to the existing parking lot with the play court overlays. The sound wall shall have a minimum STC 12 rating, which is equivalent to ½” plywood and the sound wall shall be maintained through the completion of grading activities.	Less than significant.

Table 2-1 (cont.): Impacts and Mitigation Measures Summary

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Impact 4.7-2. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	Less than significant.	No mitigation measures are required.	Less than significant.
Impact 4.7-3. A substantial temporary or periodic increase in ambient noise levels in the project vicinity is not above levels existing without the project.	Potentially significant.	MM NOI-2. The project applicant shall require that a “windows closed” condition shall be provided for the proposed sanctuary. A “windows closed” condition requires a means of mechanical ventilation per the Uniform Building Code standards. This shall be achieved with standard air conditioning or a fresh air intake system.	Less than significant.
Section 4.8 - Transportation			
<i>Impact Questions</i>			
Impact 4.8-1. The project will not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.	Less than significant.	No mitigation measures are required.	Less than significant.
Impact 4.8-2. The project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.	Less than significant.	No mitigation measures are required.	Less than significant.

Table 2-1 (cont.): Impacts and Mitigation Measures Summary

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Impact 4.8-3. The project will not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).	Less than significant.	No mitigation measures are required.	Less than significant.
Impact 4.8-4. The project will not result in inadequate emergency access.	Less than significant.	No mitigation measures are required.	Less than significant.
Impact 4.8-5. The project will not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities supporting alternative transportation (e.g. bus turnouts, bicycle racks).	Less than significant.	No mitigation measures are required.	Less than significant.
Section 4.9 - Utilities and Service Systems			
<i>Impact Questions</i>			
Impact 4.9-1. The project will not require or result in the construction of new water or wastewater treatment or collection facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.	Less than significant.	No mitigation measures are required.	Less than significant.

Table 2-1 (cont.): Impacts and Mitigation Measures Summary

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>Impact 4.9-2. The project will not require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.</p>	<p>Less than significant.</p>	<p>No mitigation measures are required.</p>	<p>Less than significant.</p>
<p>Impact 4.9-3. The project will have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed.</p>	<p>Less than significant.</p>	<p>No mitigation measures are required.</p>	<p>Less than significant.</p>
<p>Impact 4.9-4. The project will not result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.</p>	<p>Less than significant.</p>	<p>No mitigation is measures are required.</p>	<p>Less than significant.</p>