

Our Lady of Peace Project Subsequent Environmental Impact Report Scoping Meeting

July 7, 2026

5:30 pm to 7:00 pm



Purpose of the Scoping Meeting

- Inform the public of the City's Intent to Prepare a Subsequent Environmental Impact Report (EIR) tiering off the General Plan Program EIR for the Proposed Project in compliance with the California Environmental Quality Act (CEQA)
- Introduce and Describe the proposed project
- Present an overview of the Environmental Review Process
- Obtain public input on the Environmental Scope and Content of the EIR
- *Please note that this is the **BEGINNING** of the CEQA process - the City's final decision on the project is expected in Spring 2027, after the EIR is completed*



CEQA Process



★ *Opportunities
for Public Input*



Our Lady of Peace Project



- Site is home to Our Lady of Peace Korean Catholic Church
- Project includes church and residential development on a 6-acre parcel at Trabuco Rd. and Remington in Northwood
- Project includes construction of a new permanent church to replace existing church building along with 68 multi-family residential units



Our Lady of Peace Project

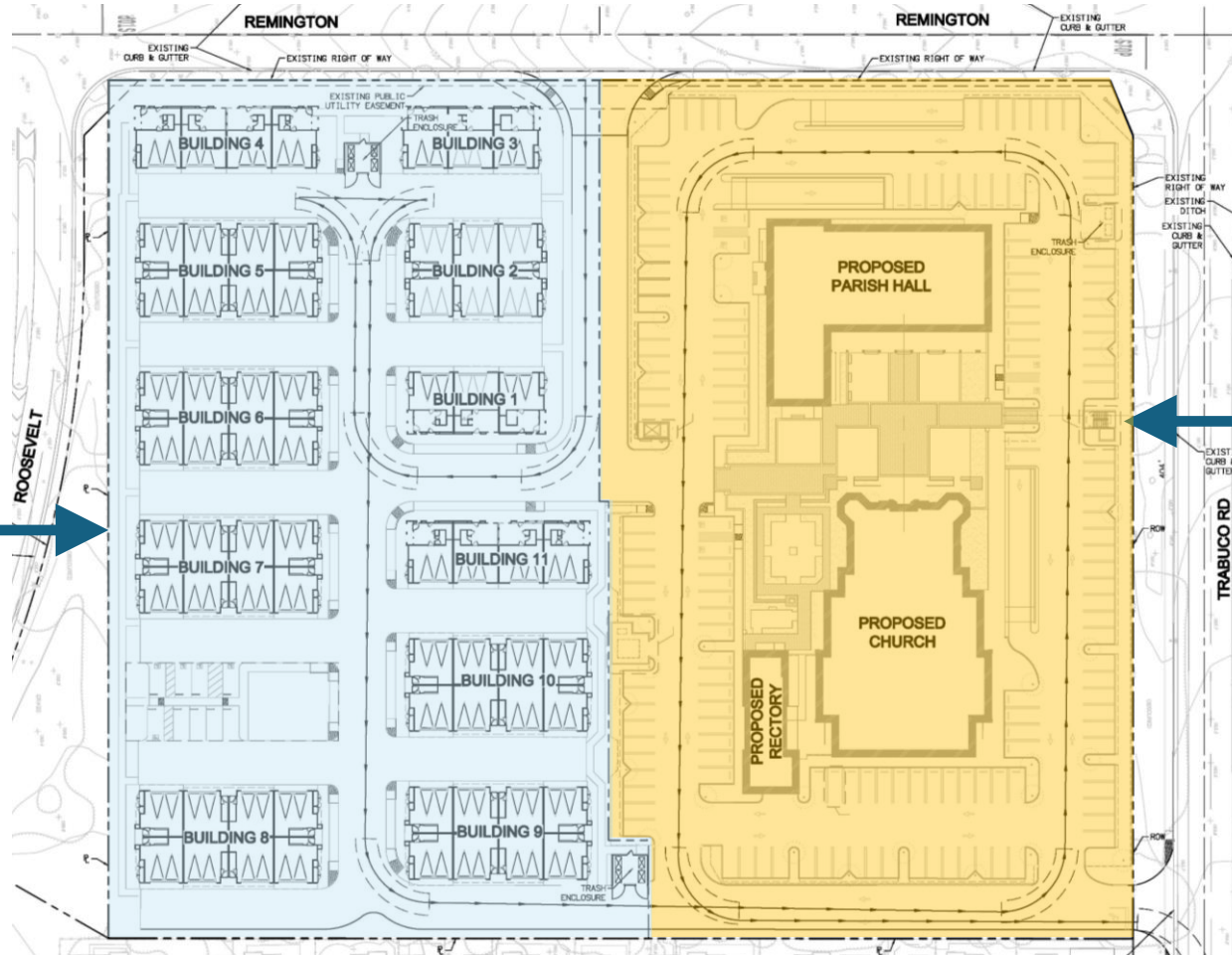


- The existing church was approved in 1998 under a conditional use permit (File No. 30614-CUP)
- An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for that project
- Current proposal includes changes to the project, including adding new residential development
- As a result, City is preparing a Subsequent EIR to evaluate the environmental impacts of the current proposal



Our Lady of Peace Project

**Residential
Development**



**Church
Development**



Our Lady of Peace Project



Church Development

- 3.06 acres on the northern half of the site
- Church building with a basement that includes a columbarium and 48-seat chapel
- Parish Hall
- Rectory
- Two levels of underground parking



Our Lady of Peace Project

Residential Development

- 2.94 acres on the southern half of the site
- 68 residential units
- 11 three-story multi-family buildings
- Private neighborhood park



BUILDING 1A
SANTA BARBARA

BUILDING 2B
FORMAL SPANISH

VIEW FROM REMINGTON



BUILDING 2B
FORMAL SPANISH

BUILDING 4A
SANTA BARBARA

BUILDING 4B
SANTA BARBARA

BUILDING 4A
SANTA BARBARA

VIEW FROM ROOSEVELT



Initial Study

- First step: City prepared an Initial Study
- Initial Study evaluated all CEQA environmental topic areas
- Study found the following impact categories would have no impacts or less than significant impacts:
 - Aesthetics, Agriculture and Forestry Resources, Biological Resources, Hazards and Hazardous Materials, Land Use/Planning, Mineral Resources, Population/Housing, Public Services, Recreation, and Wildfire.
- Based on that evaluation, the City determined that a Subsequent EIR is warranted to further analyze specific environmental issues



Subsequent Environmental Impact Report

- Project requires a Subsequent EIR that tiers off the 2045 General Plan Program EIR
- The Subsequent EIR will focus on project-specific environmental effects, including:
 - Air Quality
 - Cultural Resources
 - Energy
 - Geology & Soils
 - Greenhouse Gas Emissions
 - Hydrology & Water Quality
 - Noise
 - Transportation
 - Tribal Cultural Resources
 - Utilities/Service Systems



Project Schedule

Milestone	Date
Publication of Notice of Preparation (NOP)	June 30, 2026
Public Scoping Meeting	July 7, 2026 (Today)
End of 30-day NOP Comment Period	July 30, 2026
Publication of Draft SEIR and Notice of Availability	Autumn 2026 (tentative)
End of 45-day Draft SEIR Comment Period	Autumn 2026 (tentative)
Publication of Response to Comments on Draft SEIR and Final SEIR	Spring 2027 (tentative)
Planning Commission Public Hearing	Spring 2027 (tentative)



Public Comments

Submit written comments by:
July 30, 2026, at 5:30 pm

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Thank you for participating!

