

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Ganahl Lumber Project

Lead Agency: City of San Juan Capistrano

Contact Name: Sergio Klotz, AICP, Assistant Development Services Director

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Project Location: San Juan Capistrano, Orange County
City County

Project Description (Proposed actions, location, and/or consequences).

The City of San Juan Capistrano (City) is the Lead Agency responsible for preparing an Environmental Impact Report (EIR) addressing potential environmental impacts associated with the Ganahl Lumber Project (proposed project). The proposed project is located at 25865 Stonehill Drive on an approximately 17-acre site comprised of the following Assessor's Parcel Numbers (APNs): 121-253-13 and -15, 121-240-39, -73, and -76, and generally bound by Stonehill Drive to the South and San Juan Creek to the west. The proposed project involves the development of three separate areas, described as Areas A, B, and C. Area A would include the future potential development of two drive-through restaurants. Area B would be developed with the Ganahl Lumber hardware store and lumber yard, which would be comprised of 15 structures, including 3 main buildings, a guard house, and 11 sheds. Area C would include a crushed-rock gravel area for long-term vehicle storage; the lot would include 399 parking spaces that would be used by local car dealerships to store excess vehicles. The project proposes a total building area of 166,385 square feet (sf) within Areas A, B, and C, with a majority of the development concentrated within Area B. In addition, the proposed project includes an easement for a two-lane access road extending from Area A to the properties immediately south of Stonehill Drive. A two-lane easement travelling north/south from the northwestern corner of Area C to Avenida Aeropuerto is also proposed; the easement would be located immediately west of the mobile home park adjacent to the project site to the north.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Based on the Initial Study completed for the project, the City has determined that the project could result in impacts related to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Mandatory Findings of Significance. These topics will be analyzed in the EIR. Mitigation will be developed and included in the EIR, if necessary, to address the project's potentially significant adverse effects.

Governor's Office of Planning & Research

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STATE CLEARINGHOUSE

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The project does not have any areas of controversy known to the Lead Agency. To provide an opportunity for public input, the City will be conducting a Scoping Meeting on June 6, 2019.

Provide a list of the responsible or trustee agencies for the project.

Responsible agencies for the project include the South Coast Air Quality Management District (SCAQMD) and the San Diego Regional Water Quality Control Board (RWQCB).

The California Department of Fish and Wildlife (CDFW) is a trustee agency for the project.