



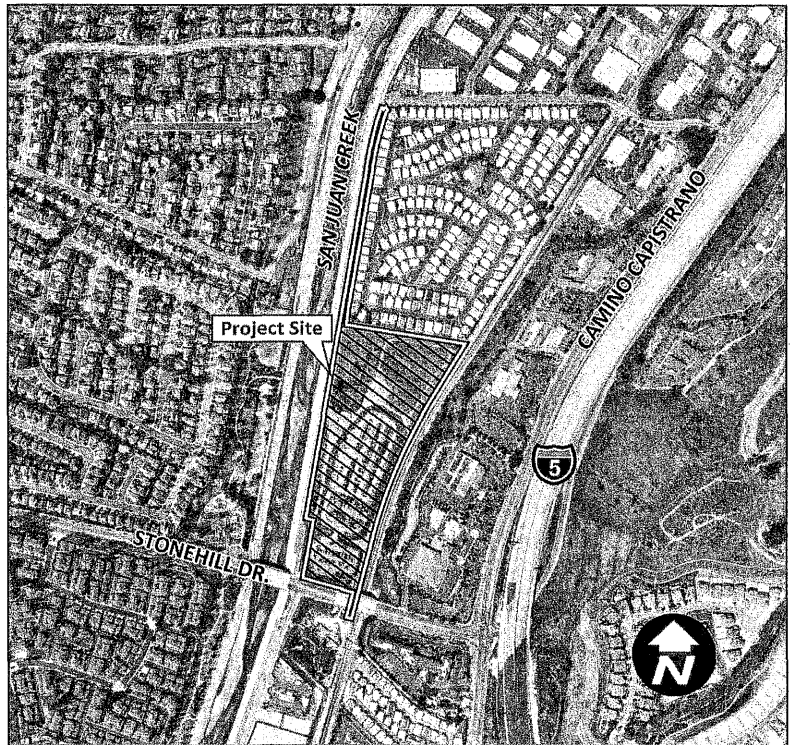
PUBLIC NOTICE/NOTICE OF PREPARATION OF DRAFT ENVIRONMENTAL IMPACT REPORT

Project: Ganahl Lumber Project

Lead Agency: City of San Juan Capistrano

Project Applicant: Ganahl Lumber Company

PROJECT DESCRIPTION: 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. Surrounding land uses include a mobile home park to the north; the San Juan Creek Channel and Trail, Creekside Park, and single-family residential uses to the west; the BNSF rail line and automobile dealerships to the east; and a hotel, a mobile home park, and commercial uses south of Stonehill Drive. According to the City's General Plan Land Use Element (1991), a majority of the project site has a land use designation of Quasi-Industrial, and the northernmost portion of the project site has a land use designation of Industrial Park. According to the City's Zoning Map, a majority of the project site is zoned as Commercial Manufacturing (CM), and the northernmost portion of the project site is zoned Mobile Home Park Senior Overlay (MHP-SO). No General Plan amendment or zoning changes would be required to implement the proposed project.



The proposed project involves the development of three separate development 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 provide emergency access to and from the project site to the north.

Required discretionary actions associated with the project include the following: Certification of the EIR; Property Sale and development agreement(s); Amendment of Deed Restrictions/Easements Affecting the Property; Grading Plan Modification; Architectural Control; Floodplain Land Use Permit; Sign Permit Program; and Tentative Tract Map. The following future discretionary approvals would be required from both the Lead Agency and Responsible Agencies: Discretionary Use Permit (DUP)/Conditional Use Permit (CUP) to be approved by the City at a future date; General Construction Activities National Pollutant Discharge Elimination System (NPDES) Permit Order 2009-0009-DWQ as amended, Stormwater Pollution Prevention Plan, and Best Management Practices (BMPs), to be approved by the State

Water Resources Control Board (SWRCB); a Water Quality Management Plan (WQMP) and BMPs consistent with NPDES Permit Order 2013-0001 (including amendments R9-2015-0001 and R9-2015-0100) to meet post construction NPDES requirements; and a Conditional Letter of Map Revisions Based on Fill (CLOMR-F) and Letter of Map Revision Based on Fill (LOMR-F), to be approved by the Federal Emergency Management Agency (FEMA).

POTENTIAL ENVIRONMENTAL IMPACTS: The Draft EIR (DEIR) will examine potential environmental impacts generated by the proposed project in relation to the following Environmental Analysis categories: 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. A more complete description of the proposed project and potential environmental impacts are included in the Initial Study, which is available at the reviewing locations listed below and online at: <http://sanjuancapistrano.org/Departments/Development-Services/Planning-Zoning/Environmental-Documents>.

The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

PROJECT SCOPING PROCESS: Circulation of this Notice of Preparation (NOP) starts a 30-day public review and comment period on the scope of the DEIR that begins on **May 23, 2019**, and ends on **June 21, 2019** at 5:00 p.m. All interested parties, including the public, responsible agencies, and trustee agencies, are invited to provide comments and input on the scope and content of the environmental analysis to be addressed in the DEIR. Responsible and trustee agencies should provide comments and input related to the agencies' respective areas of statutory responsibility. Comments received during the scoping period will be considered during preparation of the DEIR. Public agencies and interested parties will have an additional opportunity to comment on the proposed project during the 45-day public review period to be held after the publication and circulation of the DEIR.

SCOPING MEETING: The City will conduct a Public Scoping Meeting in order to present the proposed project and the EIR process and to receive public comments. The City invites interested parties to the following public scoping meeting for the proposed project in order to learn more about the project, ask questions, and submit comments:

Date/Time:

June 6, 2019, 6:00 – 8:00 p.m.

Location:

**Community Center Hall
25925 Camino Del Avion
San Juan Capistrano**

Governor's Office of Planning & Research

MAY 23 2019

STATE CLEARINGHOUSE

INITIAL STUDY REVIEWING LOCATIONS

The Initial Study is available for public review from **May 23, 2019** and ending **June 21, 2019** at the following locations:

City of San Juan Capistrano
Development Services Department
32400 Paseo Adelanto
San Juan Capistrano, CA 92675

San Juan Capistrano Library
City of San Juan Capistrano Library
31495 El Camino Real
San Juan Capistrano, CA 92675

Online

<http://sanjuancapistrano.org/Departments/Development-Services/Planning-Zoning/Environmental-Documents>

Address Comments to:

City of San Juan Capistrano:
Attn: Sergio Klotz, AICP, Assistant Development Services Director
32400 Paseo Adelanto
San Juan Capistrano, CA 92675
Phone: (949) 443-6334
Email: SKlotz@sanjuancapistrano.org