

2.0 INTRODUCTION

2.1 OVERVIEW AND PROJECT BACKGROUND

This Draft Environmental Impact Report (EIR) has been prepared to evaluate environmental impacts associated with the proposed Ganahl Lumber Project (proposed project) in the City of San Juan Capistrano (City). The City is the “public agency which has the principal responsibility for carrying out or approving the project” and, as such, is the “Lead Agency” for this project under the California Environmental Quality Act of 1970 (CEQA) (*State CEQA Guidelines* for Implementation of CEQA Section 15367). CEQA requires the Lead Agency to consider the information contained in the EIR prior to taking any discretionary action. This Draft EIR is intended to serve as an informational document to be considered by the City and the Responsible Agencies during deliberations on the proposed project. The anticipated project approvals associated with the proposed project are described in Chapter 3.0, Project Description.

The City of San Juan Capistrano, as the Lead Agency, determined that the proposed project may have a significant effect on the environment and that an EIR would be required to more fully evaluate potential adverse environmental impacts that may result from development of the proposed project. As a result, this Draft EIR has been prepared in accordance with CEQA, as amended (Public Resources Code [PRC] Section 2100, et seq.), and the *State CEQA Guidelines* for Implementation of CEQA (California Code of Regulations [CCR], Title 14, Section 15000, et seq.). This Draft EIR also complies with the procedures established by the City for the implementation of CEQA.

Preparation of an Environmental Impact Report (EIR) for the proposed project began in 2019. Prior to the preparation of the Draft EIR, the Initial Study (LSA Associates, Inc. [LSA], May 2019) (provided in Appendix A of the Draft EIR) determined that the proposed project may have a significant effect on the environment and that an EIR would be required to more fully evaluate potential adverse environmental impacts that may result from development of the proposed project. Consequently, this Draft EIR was prepared.

Questions regarding the preparation of this document and the City’s review of the proposed project should be referred to the following:

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2.2 PURPOSES AND TYPE OF EIR/INTENDED USES OF THE EIR

This Draft EIR has been prepared to evaluate environmental impacts that may result from implementation of the proposed project. As the Lead Agency, the City has the authority for preparation of this Draft EIR and, after the comment/response process, certification of the Final EIR and approval of the proposed project as described in this Draft EIR.

The City and Responsible Agencies have the authority to make decisions on discretionary actions relating to development of the proposed project. As previously stated, this Draft EIR is intended to serve as an informational document to be considered by the City and Responsible Agencies during deliberations on the proposed project. This Draft EIR evaluates and mitigates a reasonable worst-case scenario of potential impacts associated with the proposed project.

This Draft EIR will serve as a Project EIR pursuant to *State CEQA Guidelines* Section 15161. According to Section 15161 of the *State CEQA Guidelines*, a Project EIR is appropriate for specific development projects in which information is available for all phases of the project, including planning, construction, and operation.

As previously stated, the City is the Lead Agency for the proposed project under CEQA (*State CEQA Guidelines* Section 15367). CEQA requires the Lead Agency to consider the information contained in the EIR prior to taking any discretionary action. This Draft EIR provides information to the Lead Agency and other public agencies, the general public, and decision makers regarding the potential environmental impacts from construction and operation of the proposed project. The purpose of the public review of the Draft EIR is to evaluate the adequacy of the environmental analysis in terms of compliance with CEQA. Section 15151 of the *State CEQA Guidelines* states the following regarding standards from which adequacy is judged:

“An EIR should be prepared with a sufficient degree of analysis to provide decision-makers with information which enables them to make a decision which intelligently takes account of environmental consequences. An evaluation of the environmental effects of a proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in the light of what is reasonably feasible. Disagreement among experts does not make an EIR inadequate, but the EIR should summarize the main points of disagreement among experts. The courts have not looked for perfection but for adequacy, completeness, and a good faith effort at full disclosure.”

Under CEQA (PRC Section 21002.1[a]):

“The purpose of an environmental impact report is to identify the significant effects on the environment of a project, to identify alternatives to the project, and to indicate the manner in which those significant effects can be mitigated or avoided.”

As previously discussed in Chapter 1.0, Executive Summary, an EIR is the most comprehensive form of environmental documentation identified in CEQA and the *State CEQA Guidelines* and provides the information needed to assess the environmental consequences of a proposed project. EIRs are intended to provide an objective, factually supported, full-disclosure analysis of the environmental consequences associated with a proposed project that has the potential to result in significant, adverse environmental impacts.

2.3 ENVIRONMENTAL REVIEW PROCESS

The California Environmental Quality Act (CEQA) (PRC Section 21000, et seq.), requires that a public agency prepare an EIR when the public agency finds substantial evidence that the project may have a significant effect on the environment (PRC Section 21080 (d)). The basic purposes of CEQA are to:

1. Inform governmental decision makers and the public about the potential significant environmental effects of proposed activities;
2. Identify the ways that environmental damage can be avoided or significantly reduced;
3. Prevent significant, avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures when the governmental agency finds the changes to be feasible; and
4. Disclose to the public the reasons why a governmental agency approved the project in the manner the agency chose if significant environmental effects are involved.

In compliance with the *State CEQA Guidelines*, the City has taken steps to maximize opportunities for the public and other public agencies to participate in the environmental review process. The City conducted the scoping process, issued a Notice of Preparation (NOP) for the proposed project, and determined that an EIR was required to evaluate the potentially significant environmental effects of the proposed project and related actions. In addition, a public scoping meeting was held, as discussed further below.

2.3.1 Initial Study and Notice of Preparation

The City, as the Lead Agency, originally prepared an Initial Study (IS) and issued a NOP of an EIR on May 22, 2019.

The SCH issued a project number for the EIR (SCH No. 2019050015). The primary purpose of preparing the IS was to scope the environmental analysis and describe potential environmental impacts that may result from project approval. The IS was also used to scope out environmental issues that were determined to be “less than significant” or “no impact.”

In accordance with the *State CEQA Guidelines*, Section 15082, the NOP was circulated to responsible agencies and individuals for a period of 30 days, during which time written comments were solicited pertaining to environmental issues and topics that the EIR should evaluate.

Responses to the IS/NOP were received from the following agencies:

- California Department of Transportation District 12
- California Native American Heritage Commission
- Orange County Public Works
- Orange County Transportation Authority
- Southern California Regional Rail Authority
- South Coast Air Quality Management District

- City of Dana Point
- South Coast Water District
- Torres Martinez, Desert Cahuilla Indians

The following individuals submitted written comments:

- Tom and Jeannie Gronewald

2.3.2 Scoping Meeting Summary

The City held a public scoping meeting at the San Juan Capistrano Community Center on Thursday, June 6, 2019 from 6:00 to 8:00 p.m., to present the proposed project and to solicit input from interested individuals regarding environmental issues that should be addressed in the Draft EIR. Key environmental issues and concerns raised in the response to the NOP scoping process or at the scoping meeting included:

- **Aesthetics:** Concerns relating to lighting were expressed and recommendations were made that the project be developed with lighting that is non-blue and is not similar to sports park lighting.
- **Air Quality:** Recommendations were made that the air quality analysis follow South Coast Air Quality Management District (SCAQMD) guidance for air quality analysis, include specific mitigation measures, and that a Health Risk Assessment (HRA) be prepared if the proposed project would generate heavy-duty diesel-fueled vehicle trips.
- **Biological Resources:** Concerns were expressed that the development of the project site would result in the loss of ocean breeze to the Capistrano Valley Mobile Estates and recommendations were made to plant specific species of trees (i.e., Pepper trees) to abate the loss.
- **Geology and Soils:** Concerns were raised regarding seismic and liquefaction hazards affecting the Stonehill Drive bridge and the San Juan Creek levee.
- **Hazards and Hazardous Substances:** Details were requested regarding on-site truck-fueling activities.
- **Hydrology:** Recommendations were made that the hydrological studies should comply with the Orange County Hydrology Manual and the Orange County Flood Control Design Manual, and that the City review and approve all hydrological analyses to confirm that the project is protected from erosion and flooding in a 100-year storm event. It was also recommended that the City ensure that floodplains are identified and structures conform to FEMA regulations.
- **Noise:** Mitigation measures were requested, if necessary, to protect users of Creekside Park and the County Bike Trail.
- **Transportation:** Recommendations were made that the project include a traffic signal at the intersection of Stonehill Drive and the road paralleling San Juan Creek that could be utilized by

adjacent property owners and potentially eliminate the need for at-grade crossing at the railroad tracks. Level of Service (LOS) analysis was also requested.

- **Utilities:** Information was requested regarding potable water service and sanitary sewer connections.

2.3.3 Public Review Period

This Draft EIR is being distributed to numerous public agencies and other interested parties for review and comment. The Draft EIR is also available at the following locations and on the City's website:

City of San Juan Capistrano
Development Services Department
32400 Paseo Adelanto
San Juan Capistrano, California 92675
Hours: Monday through Thursday, 7:30 a.m. to 5:30 p.m.
Friday, 7:30 a.m. to 4:30 p.m.

San Juan Capistrano Library
31495 El Camino Real
San Juan Capistrano, CA 92675
Hours: Sunday, 9:00 a.m. to 5:00 p.m.
Monday through Thursday, 10:00 a.m. to 7:00 p.m.
Friday, Closed
Saturday, 9:00 a.m. to 5:00 p.m.

All comments received from agencies and individuals on the Draft EIR will be accepted during the public review period, which will not be less than 45 days, in compliance with CEQA. All comments on the Draft EIR should be sent to the following City contact person:

Sergio Klotz, AICP, Assistant Development Services Director
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2.4 SCOPE OF THIS DRAFT EIR

As required by *State CEQA Guidelines* Section 15128, this Draft EIR must identify the effects of the proposed project determined to be significant. Per *State CEQA Guidelines* Section 15060, the City determined that the proposed project may have a significant impact on the environment and an EIR would clearly be required for the proposed project, and the EIR process was initiated. As explained in Section 2.2.1 above, the City issued an NOP soliciting comments from Responsible and Trustee Agencies and other interested parties, including members of the public.

The thresholds of significance criteria utilized in this Draft EIR are based on Appendix G of the *State CEQA Guidelines* and the City's CEQA Thresholds of Significance. All environmental topics contained in the Appendix G Checklist are addressed in this Draft EIR: aesthetics, agriculture (refer to discussion below in Section 2.5.1, Agricultural Resources), air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards, hydrology and water quality, land use, mineral resources (refer to discussion below in Section 2.5.2, Mineral Resources), noise, population and housing (refer to discussion below in Section 2.5.3, Population and Housing), public services (refer to discussion below in Section 2.5.4, Public Services) and utilities, recreation (refer to discussion below in Section 2.5.5, Recreation), traffic and wildfire (refer to discussion below in Section 2.5.6, Wildfire). The analysis herein determines whether there are no impacts, less than significant impacts, less than significant impacts with mitigation, or significant and unavoidable impacts associated with the proposed project. Mitigation measures are proposed where feasible to reduce or eliminate identified impacts.

2.5 EFFECTS FOUND NOT TO BE SIGNIFICANT

As required by *State CEQA Guidelines* Section 15128, this Draft EIR identifies the potential effects of the proposed project that were determined not to be significant and adverse and therefore not addressed in the Draft EIR. The proposed project would not result in adverse impacts related to agricultural resources, mineral resources, population and housing, public services, recreation, and wildfires. These issues are briefly discussed below along with the substantiation for why they were determined not to be significant.

2.5.1 Agricultural Resources

The project site is located in an urbanized area predominantly developed with residential and commercial uses. According to the City's Zoning Map, the majority of the project site is zoned as Commercial Manufacturing; however, the future utilities easement at the northwest corner of the project site is zoned Mobile Home Park Senior Overlay (IP). As such, the project site is not zoned for agricultural, forest land, or timberland uses and is not currently used for agricultural or timberland production. The project site is currently mapped as Urban and Built Up Land by the Farmland Mapping and Monitoring Program (FMMP).¹ There are no designated Prime Farmlands, Unique Farmlands, or Farmlands of Statewide Importance on the project site or in the project's immediate vicinity, nor are there areas zoned for agricultural or forestry uses. The project site does not contain any timberland resources. Further, the project area is not protected by a Williamson Act contract. Therefore, implementation of the proposed project would not result in environmental changes that could result in the conversion of farmland to non-agricultural use or the conversion of forest land to non-forest use. Therefore, project-related impacts with respect to agricultural and forestry resources are not evaluated further in this Draft EIR.

2.5.2 Mineral Resources

The project site is not designated as a mineral resources recovery site on the City's General Plan, Specific Plans, or other land use plan, and no mineral extraction activities currently occur on the site.

¹ California Department of Conservation. 2016. Orange County Important Farmland. Website: <ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2016/ora16.pdf> (accessed April 19, 2019).

According to the California Department of Conservation, the project site has been classified as Mineral Resource Zone (MRZ)-3, indicating that the project site is in an area where it is judged that little likelihood exists for the presence of significant mineral resources.¹ The project site would not result in the loss of a known commercially valuable mineral resource that would be of value to the region and residents of the State because no known mineral resources are present on the project site. Therefore, this issue is not evaluated further in this Draft EIR.

2.5.3 Population and Housing

Short-term and long-term employment opportunities offered by the construction and operational phases of the proposed project are likely to be met by the available local and regional labor pool. Construction of the proposed project would provide short-term construction jobs over an approximately 24 month period. Many of the construction jobs would be temporary and would be specific to the variety of construction activities. Although the proposed project would increase the number of employees at the project site during construction activities, it is expected that local and regional construction workers would be available to serve the proposed project's construction needs. Ganahl Lumber's proposed operations on the project site would employ approximately 60 to 80 people at full capacity. The proposed fast-food restaurants would also result in increased employment at the project site; however, these employees would likely be from the available local and regional labor pool and would not be anticipated to result in substantial population growth in the area. The proposed automobile storage uses already exist at the project site and would therefore not result in increased employment. Further, since Ganahl Lumber's proposed operations on the project site would replace an existing Ganahl Lumber store approximately 0.50 mile south of the project site, it is anticipated that some of the employees of the current store would resume employment at the proposed location in San Juan Capistrano.

As of June 2019, the City had a labor force of 17,100, and the County had a labor force of 1,604,000, with approximately 500 and 47,400 people unemployed, respectively.² The March 2019 unemployment rate was 2.8 percent for the City and 3.0 percent for the County.³ It is unlikely that a substantial number of employees would need to be relocated from outside the region to meet the need employees resulting from implementation of the proposed project. Further, the project would not result in a loss of housing or persons, nor require or necessitate the development of replacement housing elsewhere. Therefore, this issue is not evaluated further in this Draft EIR.

2.5.4 Public Services

The proposed project is not anticipated to induce substantial population growth that would increase demand for public services. Ganahl Lumber's proposed operations on the project site would employ approximately 60 to 80 people at full capacity. The proposed fast-food restaurants would also result in increased employment at the project site; however, these uses are not anticipated to result in

¹ State of California Department of Conservation (DOC). 1994. California Division of Mines and Geology. Generalized Mineral Land Classification of Orange County. Open-File Report 94-15, Plate 1.

² State of California Employment Development Department. 2019. Monthly Labor Force Data for Cities and Census Designated Places, June 2019. July 19, 2019. Website: <https://www.labormarketinfo.edd.ca.gov/data/labor-force-and-unemployment-for-cities-and-census-areas.html> (accessed on July 23, 2019).

³ Ibid.

substantial population growth in the area. The proposed automobile storage uses already exist at the project site and would therefore not result in increased employment or population. Additionally, since Ganahl Lumber's proposed operations on the project site would replace an existing Ganahl Lumber store approximately 0.50 mile south of the project site, it is anticipated that some of the employees of the current store would resume employment at the proposed location in San Juan Capistrano.

Fire protection services would be provided to the project site by the Orange County Fire Authority (OCFA). The proposed project would be required to comply with all applicable building code requirements requiring fire protection devices, such as sprinklers, alarms per the California Fire Code (Municipal Code Section 8-10.01 [Adoption of the 2016 California Fire Code]), adequately spaced fire hydrants, fire access lanes, and adequate emergency access. In order to meet the California Fire Code requirements, the project would include the addition of six on-site fire hydrants, fire lanes throughout the site, and emergency access at all entry points to the property. In addition, buildings proposed on the southwestern portion of the site would include automatic sprinkler systems to further minimize impacts related to fires. As such, the proposed project would be designed to comply with all OCFA access requirements and California Fire Code requirements. Therefore, construction and operation of the proposed project would not impair emergency response vehicles or increase response times, and would not substantially increase calls for service, thereby triggering the need for new or altered facilities.

The City contracts with the Orange County Sheriff's Department (OCSD) for police protection services. The project-related increase in on-site employees would have a negligible impact on the ability of the OCSD to maintain its existing staffing ratio of approximately one sworn officer for every 1,300 residents in the City.¹ Therefore, the proposed project would not trigger the need for expanded police services or for new or altered police facilities.

The provision of education and school facilities in the City is the responsibility of the Capistrano Unified School District (CUSD). Although the project is anticipated to increase employment by 60 to 80 positions (in addition to employment generated by the restaurant uses), this amount is nominal and not expected to significantly impact public school services within the CUSD. Furthermore, pursuant to California Education Code Section 17620(a)(1), the governing board of any school district is authorized to levy a fee, charge, dedication, or other requirement against any construction within the boundaries of the district for the purpose of funding the construction or reconstruction of school facilities. The project Applicant would be required to pay such fees to reduce any impacts of new development on school services as provided in Section 65995 of the California Government Code. Pursuant to the provisions of Government Code Section 65996, a project's impact on school facilities is fully mitigated through payment of the requisite school facility development fees current at the time a building permit is issued. The current Development Impact Fee for commercial projects within the CUSD's jurisdictional boundaries is \$0.61 per square foot.² With payment of the required

¹ 28 officers / 35,948 (2017 population) = approximately 1 officer per 1,300 persons. Source: United States Census Bureau. American Fact Finder 2013-2017 American Community Survey 5-Year Estimates. San Juan Capistrano city, California. Website: https://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml?src=bkml (accessed April 24, 2019).

² Capistrano Unified School District, Residential and Commercial/Industrial Fee Study. 2017-2018.

fees, potential impacts to school services and facilities associated with implementation of the proposed project would be less than significant. Therefore, the proposed project would not generate an increased demand for school facilities, or require the construction of school facilities.

According to the Parks and Recreation Element of the City's General Plan (2002), the City maintains approximately 162.6 acres of parks and recreational uses. Currently, the City has an established standard of 5 acres of park space per 1,000 residents. Although the project is anticipated to increase employment in the City by 60 to 80 positions (in addition to employment generated by the restaurant uses), this amount is negligible compared to the amount of parks and recreational space within the City. While it is possible that employees may visit parks and use facilities during breaks or after work hours, such visitation would not significantly affect park facilities. Therefore, the use of parks in the City by project occupants would not increase to a level that would result in the need for new or altered recreational facilities.

The Orange County Public Library (OCPL) system provides library services to the County, including the City, and includes 33 branches.¹ The San Juan Capistrano Library is the City's only library and is located at 31495 El Camino Real. The San Juan Capistrano Library consists of a 12,000 sf building that holds over 45,789 volumes, CDs, and videos, and provides 23 public computers and 3 additional resource/catalogue computers.² While it is possible that employees may visit library facilities during breaks or after work hours, the impact would not significantly affect OCPL system performance, and would not require the expansion of libraries within the City. For these reasons, public services, including fire, police, schools, parks, and libraries, are not evaluated further in this Draft EIR.

2.5.5 Recreation

As discussed above in Section 2.5.4, Public Services, the City currently maintains approximately 162.6 acres of parks and recreational facilities within its boundaries. The project does not propose any residential uses and, therefore, would not increase the population or demand related to parks. Although the project is anticipated to increase employment by 60 to 80 positions (in addition to employment generated by the restaurant uses), the number of employees is minor compared to the amount of parks and recreational space within the City. While it is possible that employees may visit parks and recreational facilities in the City during lunch breaks or after-work hours, it is unlikely that the use of parks by project employees would increase the use of those parks to a level that would contribute to substantial physical deterioration of those facilities. The proposed project would not include recreational facilities nor develop residential uses that would require the construction or expansion of recreational facilities that might have an adverse effect on the environment. The project does not propose any recreational uses which might have an adverse physical effect on the environment. Therefore, this issue is not evaluated further in this Draft EIR.

2.5.6 Wildfire

In its existing setting, the project site is located in a developed portion of the City. California Department of Forestry and Fire Protection (CAL FIRE) publishes maps that predict the threat of fire

¹ Orange County Public Libraries. About OCPL. Website: <http://ocpl.org/services/about> (accessed April 24, 2019).

² City of San Juan Capistrano, Public Services & Utilities Element (1999).

in individual counties in the State; Local Responsibility Areas and State or Federal Responsibility Areas are classified as either very high fire hazard severity zones (VHFHSZ) or non-VHFHSZ based on factors including fuel availability, topography, fire history, and climate. The project area is not located in or near a State Responsibility Area and does not include land classified as VHFHSZ as defined by CAL FIRE.¹ Overall, due to the project site's distance from the nearest VHFHSZ, risks associated with wildfires are considered less than significant. Although the proposed project would allow for the development of several structures on a site that is currently vacant, the project is located in a developed area and does not include any characteristics that would impair emergency response or evacuation or which would expose occupants to increased risks resulting from a wildfire. In addition, approval of the proposed project does not include any physical improvements that would result in the installation or maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. The project site is unlikely to experience wildfire-related risks resulting from geologic features, such as significant slopes, or geologic activities, such as landslide or flooding. Furthermore, because the vicinity is generally built out, the site is not adjacent to wildlands. Therefore, implementation of the proposed project would not result in impacts related to emergency response activities or wildfire risks. For these reasons, this issue is not evaluated further in this Draft EIR.

2.6 FORMAT OF THE DRAFT EIR

Pursuant to *State CEQA Guidelines*, Section 15120(c), this Draft EIR contains the information and analysis required by *State CEQA Guidelines*, Sections 15122 through 15131. Each of the required elements is covered in one of the Draft EIR chapters described below.

- **Chapter 1.0: Executive Summary.** Chapter 1.0 contains the Executive Summary of the Draft EIR, listing all significant project impacts, mitigation measures that have been recommended to reduce any insignificant impacts of the proposed project, and the level of significance of each impact following mitigation. The summary is presented in a table format.
- **Chapter 2.0: Introduction.** Chapter 2.0 contains a discussion of the purpose and intended use of the Draft EIR; a background on project initiation, the NOP, and areas of controversy known to the Lead Agency, including issues raised by the public. A summary discussion of effects found not to be significant and, therefore, not included in the Draft EIR analysis is also included in this chapter.
- **Chapter 3.0: Project Description.** Chapter 3.0 includes a discussion of the project's geographical setting, the history of the project site, and the project's goals, objectives, characteristics, components, construction phasing, and anticipated discretionary actions and permits.
- **Chapter 4.0: Environmental Analysis, Impacts, and Mitigation Measures.** Chapter 4.0 includes an analysis of the proposed project's environmental impacts. It is organized into the following topical sections: aesthetics, air quality, biological resources, cultural resources, energy, geology

¹ CAL FIRE. Very High Fire Hazard Severity Zones in LRA. San Juan Capistrano. October 2011. Website: http://www.fire.ca.gov/fire_prevention/fhsz_maps/FHSZ/orange/c30_SanJuanCapistrano_vhfhshz.pdf (accessed April 24, 2019).

and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, transportation/traffic, tribal cultural resources, and utilities and service systems. The environmental setting discussions describe the “existing conditions” of the environment on the project site and in the vicinity of the site as they pertain to the environmental issues being analyzed (Section 15125 of the *State CEQA Guidelines*).

The project impact discussions identify and focus on the significant environmental effects of the proposed project. The direct and indirect significant effects of the proposed project on the environment are identified and described, giving due consideration to both the short-term and long-term effects, as necessary (Section 15126.2[a] of the *State CEQA Guidelines*).

Chapter 4.0 also includes within the analysis of each environmental topic a discussion of the cumulative effects of the proposed project when considered in combination with other projects, causing related impacts as required by Section 15130 of the *State CEQA Guidelines*. Cumulative impacts are based on the buildout of the project and surrounding area, including all other known proposed projects in the surrounding area.

The discussions of mitigation measures identify and describe feasible measures that could minimize or lessen significant adverse impacts for each significant environmental effect identified in the Draft EIR (Section 15126[e] of the *State CEQA Guidelines*). The levels of significance before and after mitigation are provided. Unavoidable adverse effects are identified where mitigation is not expected to reduce the effects to less than significant levels.

- **Chapter 5.0: Alternatives.** In accordance with CEQA, the alternatives discussion in Chapter 5.0 describes a reasonable range of alternatives that could feasibly attain the basic objectives of the proposed project and are capable of eliminating or substantially reducing any of the proposed project’s significant adverse environmental effects or reducing them to a less than significant level. The alternatives analyzed in Chapter 5.0 include the No Project Alternative and the Reduced Project Alternatives (Alternatives 1, 2, and 3).

The No Project Alternative would involve no changes to the existing land uses and conditions on the project site. No new development on the project site would occur, and the existing facilities would remain in operation on the site.

The Reduced Project Alternatives would include the same uses on Areas B and C, but would reduce the square footage of drive-through restaurant space on Area A. Alternative 1 would eliminate the 6,000 square feet (sf) of drive-through restaurant uses. Alternative 2 would reduce the square footage of the restaurant uses from 6,000 sf to 2,000 sf, which would most likely result in one restaurant tenant. Alternative 3 would reduce the square footage of the restaurant uses from 6,000 sf to 4,000 sf, which would also most likely result in one restaurant tenant.

- **Chapter 6.0: Other CEQA Considerations.** Chapter 6.0 includes CEQA-mandated discussions on the following topics as required by Section 15126 of the *State CEQA Guidelines*: (1) significant irreversible environmental changes that would result from implementation of the proposed project; (2) significant adverse environmental impacts for which either no mitigation or only partial mitigation is feasible, and (3) growth-inducing impacts of the proposed project.

- **Chapter 7.0: Mitigation Monitoring and Reporting Program.** PRC Section 21081.6 requires that agencies adopt a mitigation monitoring and reporting program for any project for which it had made findings pursuant to PRC Section 21081. Chapter 7.0 provides a list of all proposed project mitigation measures and applicable performance standards, defines the parties responsible for implementation and review/approval, and identifies the timing for implementation of each control measure.
- **Chapter 8.0: Significant Unavoidable Impacts.** Chapter 8.0 summarizes those significant environmental impacts of the proposed project for which either no mitigation or only partial mitigation is feasible and which, therefore, would remain significant impacts after mitigation (*State CEQA Guidelines* Section 15126(b)).
- **Chapter 9.0: List of Preparers and Persons Consulted.** Chapter 9.0 provides a list of the Draft EIR preparers, technical report authors, and other experts included in the preparation of the Draft EIR and the organizations and persons consulted during preparation of the Draft EIR.
- **Chapter 10.0: References.** Chapter 10.0 provides the references used in this Draft EIR.

2.7 INCORPORATION BY REFERENCE

As permitted in Section 15150 of the *State CEQA Guidelines*, an EIR may reference all or portions of another document that is a matter of public record or is generally available to the public. Information from the documents that have been incorporated by reference has been briefly summarized in the appropriate sections of this Draft EIR, along with a description of how the public may obtain and review these documents. These documents include:

- City of San Juan Capistrano General Plan Elements (as amended) (available online at: <http://sanjuancapistrano.org/Departments/Development-Services/Planning-Zoning/General-Plan>)
- City of San Juan Capistrano Municipal Code and other titles referenced herein (available online at: <http://www.qcode.us/codes/sanjuancapistrano/>)

Documents that are incorporated by reference are available for review at:

City of San Juan Capistrano
32400 Paseo Adelanto
San Juan Capistrano, CA 92675