



Notice of Availability of a Draft Environmental Impact Report for the Ganahl Lumber Project

Pursuant to Public Resources Code Sections 21091 and 21092 and California Environmental Quality Act (CEQA) Guidelines Section 15105 and 15087(a), notice is hereby given that a Draft Environmental Impact Report (DEIR) (SCH No: 2019050015) for the Ganahl Lumber project (proposed project) is available for public review during the public comment period (January 6, 2020–February 19, 2020). The City of San Juan Capistrano (City) has prepared the DEIR to analyze environmental impacts associated with implementation of the proposed project; to discuss alternatives; and to propose mitigation measures for identified potentially significant impacts that will minimize, offset, or otherwise reduce or avoid those environmental impacts.

The proposed project is located at 25865 Stonehill Drive on an approximately 17-acre site. 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 a 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 167,385 square feet (sf) within Areas A, B, and C, with a majority of the development concentrated within Area B. The proposed project would include an easement travelling north/south from the northwestern corner of Area C to Avenida Aeropuerto; 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 and serve as a utility easement for gas, storm drain, and sewer improvements to serve the project site.

The DEIR identifies potential significant effects generated by the proposed project in relation to the following Environmental Analysis Checklist categories: Aesthetics, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Noise, Transportation, Tribal Cultural Resources, and Utilities and Service Systems. The DEIR includes proposed mitigation measures that will ensure that the proposed project will not result in any significant, adverse effects on the environment, except for traffic impacts. No feasible mitigation is available to reduce the project's potentially significant traffic impacts along segments of Stonehill Drive and the intersection of Stonehill Drive and Del Obispo Street; therefore, those impacts are determined to be significant and unavoidable impacts. The project site is not on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and there are no current Recognized Environmental Conditions associated with the project site.

The purpose of this notice is to inform local residents, institutions, agencies, and other interested parties about the availability of the DEIR during the public comment period (January 6, 2020–February 19, 2020).

DEIR REVIEWING LOCATIONS

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

San Juan Capistrano Public Library
San Juan Capistrano Regional Library
31495 El Camino Real
San Juan Capistrano, CA 92675

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

Address Comments to:
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