

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2019050015

Project Title: Ganahl Lumber ProjectLead Agency: City of San Juan CapistranoContact Person: Sergio KlotzMailing Address: 32400 Paseo AdelantoPhone: (949) 443-6334City: San Juan CapistranoZip: 92675County: Orange County**Project Location:** County: Orange CountyCity/Nearest Community: San Juan CapistranoCross Streets: Stonehill Drive and Camino CapistranoZip Code: 92675Longitude/Latitude (degrees, minutes and seconds): 33 ° 28 ' 32 " N / 117 ° 40 ' 40 " W Total Acres: 17Assessor's Parcel No.: 121-253-13,-15, 121-240-39,-73,-76Section: 14Twp.: 8SRange: 8WBase: San Bern.Within 2 Miles: State Hwy #: SR-1, SR-74, I-5Waterways: San Juan Creek, Pacific OceanAirports: N/ARailways: Amtrak/Metrolink RailSchools: See attachment**Document Type:**CEQA: NOP Early Cons Neg Dec Mit Neg Dec Draft EIR Supplement/Subsequent EIR

(Prior SCH No.) _____

Other: _____

NEPA: NOI

Governor's Office of Planning & Research

Other: Joint Document EA **JAN 06 2020** Final Document Draft EIS Other: _____ FONSI**STATE CLEARINGHOUSE****Local Action Type:** General Plan Update General Plan Amendment General Plan Element Community Plan Specific Plan Master Plan Planned Unit Development Site Plan Rezone Prezone Use Permit Land Division (Subdivision, etc.) Annexation Redevelopment Coastal Permit Other: See attachment**Development Type:** Residential: Units _____

Acres _____

 Office: Sq.ft. _____

Acres _____

Employees _____

 Commercial: Sq.ft. 167,385Acres 3.84Employees 80-100 Industrial: Sq.ft. _____

Acres _____

Employees _____

 Educational: _____ Recreational: _____ Water Facilities: Type _____

MGD _____

 Transportation: Type _____ Mining: Mineral _____ Power: Type _____

MW _____

 Waste Treatment: Type _____

MGD _____

 Hazardous Waste: Type _____

Other: _____

Project Issues Discussed in Document: Aesthetic/Visual Agricultural Land Air Quality Archeological/Historical Biological Resources Coastal Zone Drainage/Absorption Economic/Jobs Fiscal Flood Plain/Flooding Forest Land/Fire Hazard Geologic/Seismic Minerals Noise Population/Housing Balance Public Services/Facilities Recreation/Parks Schools/Universities Septic Systems Sewer Capacity Soil Erosion/Compaction/Grading Solid Waste Toxic/Hazardous Traffic/Circulation Vegetation Water Quality Water Supply/Groundwater Wetland/Riparian Growth Inducement Land Use Cumulative Effects Other: _____**Present Land Use/Zoning/General Plan Designation:**Zoning: Commercial Manufacturing and Mobile Home Park Senior Overlay; GPLU: Quasi-Industrial and Industrial Park**Project Description:** (please use a separate page if necessary)

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 proposed project includes an easement travelling north/south from the northwestern corner of Area C to Avenida Aeropuerto to provide emergency access to and from the project site to the north and serve as a utility easement for the project's gas, storm drain, and sewer improvements.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X". If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|--|
| <input type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input checked="" type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District #12 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB #9 |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region #5 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date January 6, 2020 Ending Date February 19, 2020

Lead Agency (Complete if applicable):

Consulting Firm: <u>LSA Associates, Inc.</u>	Applicant: <u>Ganahl Lumber Company</u>
Address: <u>20 Executive Park, Suite 200</u>	Address: <u>1220 E. Ball Road</u>
City/State/Zip: <u>Irvine, Ca 92614</u>	City/State/Zip: <u>Anaheim, CA 92805</u>
Contact: <u>Ryan Bensley</u>	Phone: _____
Phone: <u>(949) 553-0666</u>	

Signature of Lead Agency Representative:  Date: 01/03/2020

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Attachment to the NOC

Ganahl Lumber Yard Project

The following schools are located within 2 miles of the project site:

- Del Obispo Elementary School
- Palisades Elementary School
- Kinoshita Elementary School
- Marco Forster Middle School
- Dana Hills High School
- West River Academy Private School
- Little Minds Montessori Academy
- St. Edward the Confessor School
- Dana Montessori School
- Capistrano Beach Christian School
- St. Anne School

The discretionary approvals by the City of San Juan Capistrano, as the Lead Agency, would include the following:

- CEQA Compliance
- Property Sale and Development Agreement(s)
- Amendment of Deed Restrictions/Easements Affecting the Property
- Grading Plan Modification (GPM)
- Architectural Control
- Flood Plain Land Use Permit (FP)
- Sign Permit Program (SP)
- Tentative Tract Map

- **Planning Director's Unlisted Land Use Determination**

Future discretionary and ministerial approvals would be required from both the Lead Agency and from Responsible agencies. Responsible agencies for the project include the South Coast Air Quality Management District (SCAQMD) and the San Diego Regional Water Quality Control Board (RWQCB). These include, but are not limited to, the following:

- **Discretionary Use Permit (DUP)/Conditional Use Permit (CUP):** The review and evaluation of any project impacts related to the potential future development of drive-through restaurants.
- **State Water Resources Control Board:** General Construction Activities NPDES Permit Order 2009-0009-DWQ as amended, Stormwater Pollution Prevention Plan, and Best Management Practices.
- **FEMA:** Conditional Letter of Map Revisions Based on Fill (CLOMR-F) and Letter of Map Revision Based on Fill (LOMR-F).