1.0 EXECUTIVE SUMMARY

1.1 INTRODUCTION

The California Environmental Quality Act (CEQA) requires that local government agencies, before taking action on projects over which they have discretionary approval authority, consider the environmental consequences of such projects. An Environmental Impact Report (EIR) is a public document designed to provide both the public and local and State governmental agency decision-makers with an analysis of potential environmental consequences to support informed decision-making.

This Executive Summary has been prepared according to *State CEQA Guidelines* Section 15123 for the Draft EIR for the proposed Ganahl Lumber Project (proposed project). This Draft EIR has been prepared for the City of San Juan Capistrano (City) to analyze the proposed project's potential impacts on the environment; to propose mitigation measures for identified potentially significant impacts that would minimize, offset, or otherwise reduce or avoid those environmental impacts; and to discuss alternatives that could reduce the potentially significant impacts of the proposed project.

1.2 SUMMARY OF LOCATION AND SETTING

The proposed project is located on an approximately 17-acre site in the City of San Juan Capistrano, which itself is located in southern Orange County, California. The City encompasses approximately 14 square miles of land (approximately 8,960 acres) within the County. The City is bounded by the adjacent City of Mission Viejo to the north, the Cities of Laguna Niguel and Dana Point to the west, the City of San Clemente to the south, and unincorporated Orange County to the east.

Regional access to the project site is provided by Interstate 5 (I-5), Pacific Coast Highway (PCH, also known as State Route 1), State Route 73 (SR-73), and State Route 74 (SR-74, also known as Ortega Highway). The I-5 freeway bisects the central portion of the City in a north-south direction and is located less than 0.25 mile east of the project site; PCH extends in a north-south direction and is approximately 0.7 mile south of the project site; SR-73 extends in an east-west direction in the northern portion of the City and is located approximately 5.0 miles north of the project site; and Ortega Highway extends in an east-west direction approximately 3.2 miles north of the project site (refer to Figure 3.1, Regional Project Location, in Chapter 3.0, Project Description).

The project site is comprised of five Assessor's Parcel Numbers (APNs), including 121-253-13 and -15, and 121-240-39, -73, and -76. 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; railroad tracks and automobile dealerships to the east; and a hotel, a mobile home park, and commercial uses south of Stonehill Drive.

The project site is generally bounded to the south by Stonehill Drive, to the west by San Juan Creek Channel and Trail, to the east by the Los Angeles – San Diego – San Luis Obispo (LOSSAN) rail corridor, and to the north by the Capistrano Valley Mobile Estates mobile home park. Directly south

of the project site, an existing access easement would remain in place; this easement extends under the Stonehill Drive Bridge and connects the project site to neighboring parcels to the south.

1.3 SUMMARY OF PROJECT DESCRIPTION

The project site encompasses approximately 17 acres and includes the development of three separate development areas, described as Areas A, B, and C. Figure 3.6, Conceptual Site Plan, shows the three development areas proposed within the project site.

Area A is approximately 2 acres and would include the potential development of two drive-through restaurants. Area B is approximately 10.6 acres and would be developed with the Ganahl Lumber hardware store and lumber yard. Area C is approximately 4.4 acres and would include a crushed-rock gravel area for short-term vehicle storage. Table 1.A includes a breakdown of building area proposed within Areas A and B. No structures are proposed within Area C.

Table 1.A: Proposed Building Area

Proposed Structures	Floor Area	Overhang Area	Total Building Area
Area A			
Potential Drive-Through Restaurant Use(s)	6,000 sf	-	6,000 sf
Total Area A	***6,000 sf***	***-***	***6,000 sf***
Area B			
Building 1 (Hardware Store)	50,898 sf	4,825 sf	55,723 sf
Building 2 (Drive-Through Shed and Marketing Room)	34,729 sf	9,641 sf	44,370 sf
Building 3 (Will-Call and Operations Office)	20,781 sf	1,732 sf	22,513 sf
Building 4 (Guard House)	74 sf	113 sf	187 sf
Building 5A (T-Shed)	2,856 sf	-	2,856 sf
Building 5B (T-Shed)	2,856 sf	-	2,856 sf
Building 5C (T-Shed)	2,856 sf	-	2,856 sf
Building 5D (T-Shed)	2,856 sf	-	2,856 sf
Building 5E (T-Shed)	2,856 sf	-	2,856 sf
Building 5F (T-Shed)	2,856 sf	-	2,856 sf
Building 6A (Pole Shed)	5,988 sf	-	5,988 sf
Building 6B (Pole Shed)	6,760 sf	-	6,760 sf
Building 6C (Pole Shed)	5,089 sf	-	5,089 sf
Building 7A (L-Shed)	1,731 sf	-	1,731 sf
Building 7B (L-Shed)	1,888 sf	-	1,888 sf
Total Area B	***145,074 sf***	***16,311 sf***	***161,385 sf***
Area C			
No structures proposed	-	-	-
Total Area C	-	-	-
Total Proposed Area	***151,074 sf***	***16,311 sf***	***167,385 sf***

Source: Site Plans (Withee Malcolm Architects, LLP, August 2019).
sf = square foot/feet

As shown in Table 1.A, the project proposes a total building area of 167,385 sf within Areas A and B. A majority of the development would be located within Area B. Out of the total building area, 16,311 sf is proposed as overhang area; an overhang area is defined as the exterior floor area covered by projections that extend past the edge of the building, such as eaves. Consequently, the project proposes 151,074 sf of total floor area, which is defined as the total area inside the buildings. Project components specific to the individual development areas are described in greater detail below.

The proposed project includes a utility 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 future private emergency access to and from the project site to the north.

See Chapter 3.0, Project Description, for a complete description of the project components.

1.4 SIGNIFICANT UNAVOIDABLE IMPACTS

As described in Chapter 4.0, Existing Environmental Setting, Environmental Analysis, Impacts, and Mitigation Measures, the proposed project would not result in significant unavoidable adverse 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; tribal cultural resources; or utilities and service systems. In addition, as described in Section 2.0, Introduction, the project would have no impacts related to agricultural resources, mineral resources, population and housing, public services, recreation, and wildfire. However, the proposed project would result in significant and unavoidable traffic impacts.

The project would result in conflicts with City Administrative Policy No. 310, which was adopted by the City in 1998 for the purpose of establishing thresholds for determining traffic impacts. As discussed in Section 4.12, Transportation, the project would result in potentially significant impacts at two roadway segments (Stonehill Drive between Camino Capistrano and the Project Driveway, and between the Project Driveway and Del Obispo Street) in the Existing Plus Project condition. No feasible mitigation is available to reduce the impacts on these two roadway segments. There is no available right-of-way along these roadway segments to construct improvements that would provide additional roadway capacity. Therefore, significant and unavoidable impacts would occur at these roadway segments.

In addition to potentially significant impacts at the same two roadway segments (Stonehill Drive between Camino Capistrano and the Project Driveway, and between the Project Driveway and Del Obispo Street) the proposed project would also result in potentially significant impacts at the intersection of Del Obispo Street/Stonehill Drive in the Existing Plus Project Plus Cumulative and General Plan Buildout (2040) scenario. No feasible mitigation is available to reduce the impacts on these roadway segments and the impacted intersection. As described above, there is no available right-of-way along these segments of Stonehill Drive to construct improvements that would provide additional roadway capacity. In addition, there is insufficient available right-of-way along Del Obispo Street and Stonehill Drive in the vicinity of the impacted intersection to construct improvements.

Further, the impacted intersection is located within the City of Dana Point, and mitigation cannot be enforced within another jurisdiction outside the City of San Juan Capistrano. Therefore, significant and unavoidable impacts would occur at the intersection of Del Obispo Street/Stonehill Drive and two roadway segments (Stonehill Drive between Camino Capistrano and the Project Driveway, and between the Project Driveway and Del Obispo Street).

1.5 ALTERNATIVES

The following alternatives to the proposed project were selected for consideration, including the No Project Alternative as required by CEQA:

1.5.1 Alternative 1: No Restaurant Uses

Alternative 1 would allow for the future construction of a 161,385 square-foot (sf) Ganahl Lumber hardware store and lumber yard and a 399-space vehicle storage facility, but no drive-through restaurant uses would be developed. Alternative 1 represents a reduction in 6,000 sf of drive-through restaurant use as compared to the proposed project. Under Alternative 1, Area A would provide 150 parking spaces, compared to 62 parking spaces provided in Area A as part of the proposed project.

Most components of the proposed project, such as outdoor lighting, circulation and access, signage, utilities and drainage, sustainability features, landscaping, and construction phasing, and grading, would not significantly change with the implementation of Alternative 1. Components specific to Area A, such as the location of walkways, retaining walls fences, and gates, would also not change under Alternative 1. The modification and installation of existing and new utilities and infrastructure associated with the proposed project would still occur under Alternative 1. Although Alternative 1 would not involve the development of structures on Area A as the proposed project would, the entirety of Area A would still be cleared, excavated, graded, and paved to accommodate surface parking.

1.5.2 Alternative 2: 2,000 Square Feet of Restaurant Uses

Alternative 2 would allow for the future construction of a 161,385 sf Ganahl Lumber hardware store and lumber yard, a 399-space vehicle storage facility, and 2,000 sf of drive-through restaurant uses, which represents a reduction of 4,000 sf of drive-through restaurant uses as compared to the proposed project. This would most likely result in one restaurant tenant and would reduce daily traffic trips to/from the site. Alternative 2 would provide 80 parking spaces, compared to 62 parking spaces provided in Area A as part of the proposed project.

Most components of the proposed project, such as outdoor lighting, circulation and access, signage, utilities and drainage, sustainability features, landscaping, and construction phasing and grading, would not significantly change with the implementation of Alternative 2. Components specific to Area A, such as the location of walkways, retaining walls, fences, and gates, would also not change under Alternative 2.

1.5.3 Alternative 3: 4,000 Square Feet of Restaurant Uses

Alternative 3 would allow for the future construction of a 161,385 sf Ganahl Lumber hardware store and lumber yard, a 399-space vehicle storage facility, and 4,000 sf of drive-through restaurant uses, which represents a reduction of 2,000 sf of drive-through restaurant use as compared to the proposed project. This would most likely result in one restaurant tenant and would reduce daily traffic trips to/from the site. Area A would provide 101 parking spaces, compared to 62 parking spaces provided as part of the project. Under Alternative 3, these additional parking spaces would be used by the drive-through restaurant use.

Most components of the proposed project, such as outdoor lighting, circulation and access, signage, utilities and drainage, sustainability features, landscaping, construction phasing, and grading, would not significantly change under the implementation of Alternative 3. Components specific to Area A, such as the location of walkways, retaining walls, fences, and gates, would also not change under Alternative 3.

1.5.4 Alternative 4: No Project Alternative

CEQA requires analysis of a "No Project" Alternative. The purpose of describing and analyzing a no project alternative is to allow decision-makers to compare the impacts of approving the proposed project with the impacts of not approving the proposed project. According to *State CEQA Guidelines* Section 15126.6(e)(3)(C), the lead agency should proceed to analyze the impacts of the no project alternative by projecting what would reasonably be expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services.

The No Project Alternative would be environmentally superior to the proposed project on the basis of the reduced physical impacts that would occur with this Alternative. The No Project Alternative would have the least impact on the environment because it would not require construction and operation of the development areas included in the proposed project. While the No Project Alternative would lessen or avoid impacts of the proposed project, the beneficial impacts of the proposed project—including the provision of a lumber store that provides building supplies and hardware to professional contractors and the public, as well as casual restaurant uses—would not occur, and only one of the project objectives (as discussed in Chapter 3.0, Project Description) would be met.

1.6 AREAS OF CONTROVERSY

Pursuant to *State CEQA Guidelines* Section 15123, this EIR acknowledges the areas of controversy and issues to be resolved that are known to the City or that were raised during the scoping process. Major issues and concerns raised at the scoping meeting held on June 6, 2019, and comments submitted in writing during the Notice of Preparation (NOP) process included: (1) concerns related to project lighting; (2) recommendations requesting the air quality analysis follow South Coast Air Quality Management District (SCAQMD) guidance for air quality analysis, include specific mitigation measures, and prepare a Health Risk Assessment (HRA) if the proposed project would generate heavy-duty diesel-fueled vehicle trips; (3) concerns regarding the potential loss of ocean breeze to

the Capistrano Valley Mobile Estates and recommendations to plant specific species of trees (i.e., Pepper trees) to abate for the loss; (4) recommendations requesting that the hydrological studies 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; and (5) recommendations 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. Please note that these are not exhaustive lists of areas of controversy, but rather key issues that were raised during the scoping process and public review period for the Draft EIR.

This Draft EIR addresses each of these areas of concern or controversy in detail, examines project-related and cumulative environmental impacts, identifies significant adverse environmental impacts, and proposes mitigation measures designed to reduce or eliminate potentially significant impacts of the proposed project.

1.7 SUMMARY OF IMPACTS AND MITIGATION MEASURES

Table 1.B identifies the potential environmental impacts, proposed mitigation measures, and level of significance after mitigation is incorporated into the proposed project. Table 1.B also identifies cumulative impacts resulting from the proposed project. Environmental topics addressed in this Draft EIR include 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.

Refer to Chapter 2.0, Introduction, of this Draft EIR for a discussion of additional effects found not to be significant through the NOP process (e.g., Agricultural Resources, Mineral Resources, Population and Housing, Public Services, Recreation, and Wildfire).

Table 1.B: Summary of Potential Environmental Impacts, Project Design Features, Mitigation Measures, Compliance Measures, and Levels of Significance

Potential Environmental Impact	Project Design Features, Mitigation Measures, and Compliance Measures	Level of Significance After Mitigation
4.1: Aesthetics		
Threshold 4.1.3: In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? ***Less than Significant Impact.*** The proposed project would enhance the existing visual setting of the project site by converting the existing underutilized property to a developed commercial use featuring high-quality building materials and new landscaping. Further, the project would be consistent with other regulations governing scenic quality, including those outlined in the General Plan Land Use and Community Design Elements and the City's Zoning Code. Therefore, the proposed project would not substantially degrade the visual character of the project site nor conflict with applicable zoning and other regulations governing scenic quality, and no mitigation would be required.	No mitigation is required.	Less than Significant Impact.
Threshold 4.1.4: Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? ***Less than Significant with Mitigation Incorporated.*** Currently, there are no existing sources of light or glare emanating from the undeveloped project site. Short-term construction activities would occur primarily during daylight hours; however, construction activities may require periodic nighttime lighting. Due to its limited scope and duration, light generated during project construction would not substantially alter the character of off-site areas surrounding the construction area, or interfere with the performance of	**Mitigation Measure AES-1: Comprehensive Lighting Plan.** Prior to issuance of any building permits, the project Applicant shall prepare a comprehensive lighting plan for review and approval by the City of San Juan Capistrano (City) Development Services Director and/or the City's Design Review Committee, or designee. The lighting plan shall be prepared by a qualified lighting engineer and shall be in compliance with applicable standards of the City's Municipal Code. The lighting plan shall address all aspects of lighting, including infrastructure, on-site driveways, safety, signage, and promotional lighting, if any. The lighting plan shall include, but not be limited to, the following, as determined by the lighting engineer: • Exterior on-site lighting shall be shielded and confined within site boundaries.	Less than Significant Impact.

Table 1.B: Summary of Potential Environmental Impacts, Project Design Features, Mitigation Measures, Compliance Measures, and Levels of Significance

Potential Environmental Impact	Project Design Features, Mitigation Measures, and Compliance Measures	Level of Significance After Mitigation
an off-site activity. Therefore, construction lighting impacts would be less than significant, and no mitigation would be required. The proposed project would introduce new sources of light to the project site that are typical of commercial uses. Lighting would be limited to on-site sources and be directed downward onto the project site and shielded to minimize overspill and glare to adjacent properties in compliance with the City's Lighting Standards (Municipal Code Section 9-3.529). Although the proposed project is not anticipated to incorporate design features that would result in excessive lighting or the generation of glare on the site, lighting plans are subject to City review and approval as part of the site plan review process. Mitigation Measures AES-1 and AES-2 require the project Applicant to prepare a lighting plan and photometric study for review and approval by the City's Development Services Department. Implementation of Mitigation Measures AES-1 and AES-2 would ensure that impacts associated with new lighting would remain less than significant.	• No direct rays or glare are permitted to shine onto public streets or adjacent sites. • "Walpak" type fixtures are not permitted. • Parking area lighting shall include cut-off fixtures, and light standards shall not exceed 20 feet in height. • Lighting fixtures that blink, flash, or emit unusual high intensity or brightness are not permitted. • The site shall not be excessively illuminated based on the illumination recommendations of the Illuminating Engineering Society of North America, or, if, in the opinion of the City Development Services Director, or designee, the illumination creates an unacceptable negative impact on surrounding land uses or environmental resources. The City Development Services Director, or designee, may order the dimming of light sources or other remediation upon finding that the site is excessively illuminated. **Mitigation Measure AES-2: Photometric Study.** Prior to the issuance of any building permits, a Final Photometric Study shall be prepared by the project Applicant in conjunction with a Final Lighting Plan for approval by the City Development Services Director, or designee.	
Cumulative Aesthetic Impacts. ***Less than Significant Impact.*** The cumulative impact area for aesthetics related to the proposed project is the City of San Juan Capistrano. Several residential and commercial development projects are approved and/or pending within the City. Each of these projects, as well as all proposed development in the City, would be subject to its own consistency analysis for policies and regulations governing scenic quality and would be reviewed for consistency with General Plan goals and policies and Zoning Code development standards. If there were any potential for	No mitigation is required.	Less than Significant Impact.

Table 1.B: Summary of Potential Environmental Impacts, Project Design Features, Mitigation Measures, Compliance Measures, and Levels of Significance

Potential Environmental Impact	Project Design Features, Mitigation Measures, and Compliance Measures	Level of Significance After Mitigation
significant impacts to aesthetics, appropriate mitigation measures would be identified to reduce and/or avoid impacts related to aesthetics. The proposed project and all related projects are required to adhere to City and State regulations designed to reduce and/or avoid impacts related to aesthetics. With compliance with these regulations, cumulative impacts related to aesthetics would be less than significant. Therefore, implementation of the proposed project would not result in a significant cumulative impact related to aesthetics.		
4.2: Air Quality		
Threshold 4.2.1: Conflict with or obstruct implementation of the applicable air quality plan? ***Less than Significant Impact.*** The proposed project would not conflict with or obstruct implementation of the 2016 AQMP because (1) the project's construction and operational emissions would not exceed the SCAQMD regional significance thresholds, and (2) the proposed project is consistent with the current General Plan land use designation on the project site and would not exceed the growth assumptions in the AQMP, is consistent with land use planning strategies set forth by SCAQMD, and includes implementation of all feasible air quality mitigation measures. In order to further reduce construction impacts, the project would comply with emission reduction measures required by the SCAQMD, including SCAQMD Rules 402, 403, and 1113. Therefore, impacts related to the conflict with or obstruction of implementation of the applicable air quality plan would be less than significant, and no mitigation is required.	No mitigation is required. Although project-related impacts would be less than significant, incorporation of the following Regulatory Compliance Measures would be required to further reduce emissions. **RCM AQ -1: South Coast Air Quality Management District (SCAQMD) Rule 402, Nuisance.** Prohibits the discharge from any source whatsoever such quantities of air contaminants or other material that cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health, or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. This rule does not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals. **RCM AQ-2: South Coast Air Quality Management District (SCAQMD) Rule 403, Fugitive Dust.** The project Applicant shall ensure the Construction Contractor implements fugitive dust control measures in compliance with SCAQMD Rule 403. The project Applicant shall include the following fugitive dust control measures for SCAQMD Rule 403 compliance in the project plans and specifications: • All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 miles per hour (mph) per SCAQMD guidelines in order to	Less than Significant Impact.

Table 1.B: Summary of Potential Environmental Impacts, Project Design Features, Mitigation Measures, Compliance Measures, and Levels of Significance

Potential Environmental Impact	Project Design Features, Mitigation Measures, and Compliance Measures	Level of Significance After Mitigation
	limit fugitive dust emissions. • The Construction Contractor shall ensure that all disturbed unpaved roads and disturbed areas within the project site are watered, with complete coverage of disturbed areas, at least three (3) times daily during dry weather and preferably mid-morning, afternoon, and after work is done for the day. • The contractor shall ensure that traffic speeds on unpaved roads and project site areas are reduced to 15 mph or less. **RCM AQ-3: SCAQMD Rule 1113.** The project Applicant shall ensure the Construction Contractor implements measures to control volatile organic compound (VOC) emissions from architectural coatings in compliance with SCAQMD Rule 1113. The project Applicant shall include the following control measures for SCAQMD Rule 1113 compliance in the project plans and specifications: • Only "Low-Volatile Organic Compounds" paints (no more than 50 grams/liter of VOC) shall be used.	
Threshold 4.2.2: Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard? ***Less than Significant Impact.*** Construction and operation of the proposed project would not exceed the significance thresholds of criteria pollutants for which the project region is nonattainment under the CAAQS or NAAQS. According to the SCAQMD, projects that do not exceed the significance thresholds are generally not considered to result in cumulatively considerable air quality impacts. Therefore, based on the fact that the emissions during construction and operation of proposed project would not exceed any of the air quality significance thresholds for any criteria pollutants,	No mitigation is required. Refer to RCM AQ-1 through AQ-3, above.	Less than Significant Impact.

Table 1.B: Summary of Potential Environmental Impacts, Project Design Features, Mitigation Measures, Compliance Measures, and Levels of Significance

Potential Environmental Impact	Project Design Features, Mitigation Measures, and Compliance Measures	Level of Significance After Mitigation
the proposed project would not have a cumulatively considerable impact. In order to further reduce construction impacts, the project would comply with emission reduction measures required by the SCAQMD, including SCAQMD Rules 402, 403, and 1113. Therefore, impacts related to the cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable NAAQS or CAAQS would be less than significant.		
Threshold 4.2.3: Expose sensitive receptors to substantial pollutant concentrations? ***Less than Significant Impact.*** Construction and operation emissions associated with the proposed project would not exceed the LSTs established by SCAQMD. In order to further reduce construction impacts, the project would comply with emission reduction measures required by the SCAQMD, including SCAQMD Rules 402 and 403. Because the project would not exceed the LSTs with compliance with regulatory requirements, impacts related to exposure of sensitive receptors to substantial pollutant concentrations would be less than significant.	No mitigation is required. Refer to RCM AQ-1 and AQ-2, above.	Less than Significant Impact.
Cumulative Air Quality Impacts. ***Less than Significant Impact.*** The cumulative impact area for air quality related to the proposed project is the Basin. Air pollution is inherently a cumulative impact measured across an air basin. The incremental effects of projects that do not exceed the project-specific thresholds are generally not considered to be cumulatively considerable per SCAQMD guidelines. The proposed project's construction- and operation-related regional daily emissions are less than the SCAQMD significance thresholds for all criteria pollutants. In	No mitigation is required.	Less than Significant Impact.

Table 1.B: Summary of Potential Environmental Impacts, Project Design Features, Mitigation Measures, Compliance Measures, and Levels of Significance

Potential Environmental Impact	Project Design Features, Mitigation Measures, and Compliance Measures	Level of Significance After Mitigation
addition, adherence to SCAQMD rules and regulations on a project-by-project basis would substantially reduce potential impacts associated with the related projects and basin-wide air pollutant emissions. Therefore, the proposed project would not have a cumulatively considerable increase in emissions, and the proposed project's cumulative air quality impacts would be less than significant.		
4.3: Biological Resources		
Threshold 4.3.1: Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? ***Less than Significant with Mitigation Incorporated.*** The proposed project would involve the grading of the entire project site and removal of all existing vegetation, which may result in impacts to special-status plant and animal species that have a potential to occur on the site. The existing site provides low-quality potential habitat for three special status plant species, and the removal of the potential habitat is not expected to contribute substantially to the overall decline of the species. Therefore, the removal of this low-quality habitat would result in less than significant impact to these species. White-tailed kite is a special status species that may nest in trees located within 500 feet of the project site. As specified in Mitigation Measure BIO-1, if activities with the potential to disrupt white-tailed kite are scheduled to occur during breeding season, a pre-construction nesting bird survey	**Mitigation Measure BIO-1: Pre-Construction Surveys for Nesting Birds.** Any development activities within the project site shall be conducted during the non-breeding season for birds (approximately September 1 through February 15). This will avoid violations of the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code (FGC) Sections 3503, 3503.5 and 3513. If activities with the potential to disrupt nesting birds are scheduled to occur during the bird breeding season (February through August for raptors and March through August for songbirds), a pre-construction nesting bird survey shall be conducted by a qualified biologist. The project Applicant shall hire a qualified biologist to conduct a pre-construction presence/absence survey for nesting birds no more than 14 days prior to site disturbance and submit the survey results to the Director of the City of San Juan Capistrano (City) Development Services Department, or designee. If nesting birds are not detected, no further action is necessary. The nest surveys shall include the project site and adjacent areas where project activities have the potential to cause nest failure. If no nesting birds are observed during the survey, site preparation and construction activities may begin. If nesting birds (including nesting raptors) are found to be present, then avoidance or minimization measures shall be undertaken in consultation with the California Department of Fish and Wildlife (CDFW) and prior to issuance of any grading or construction permits. Measures shall include establishment of an avoidance buffer until nesting has been completed. The width of the buffer will be determined by the project biologist. Typically this is a minimum of 300 feet from the nest site in all directions (500 feet is typically recommended by	Less than Significant Impact.

Table 1.B: Summary of Potential Environmental Impacts, Project Design Features, Mitigation Measures, Compliance Measures, and Levels of Significance

Potential Environmental Impact	Project Design Features, Mitigation Measures, and Compliance Measures	Level of Significance After Mitigation
would be conducted by a qualified biologist. With implementation of Mitigation Measure BIO-1, impacts to white-tailed kite would be less than significant. Additionally, the removal of the California sagebrush scrub and construction noise and vibration from grading and vegetation removal may impact coastal California gnatcatchers. As specified in Mitigation Measure BIO-2, pre-construction surveys would be conducted for sensitive wildlife species within all areas of potential permanent and temporary disturbance. Further, as specified in Mitigation Measure BIO-3, biological monitoring during vegetation clearing and construction activities would ensure that individual gnatcatchers are not present during vegetation removal. Impacts to coastal California gnatcatcher would be less than significant with implementation of Mitigation Measures BIO-2 and BIO-3. The San Diego desert woodrat is a special status species that has a moderate potential to occur on the site. However, impacts to this species would remain less than significant as the removal of potential habitat during clearing and grading of the site would not result in a substantial decline to the species.	CDFW for raptors), until the juveniles have fledged and there has been no evidence of a second attempt at nesting. The monitoring biologist will monitor the nest(s) during construction and document any findings to be confirmed by the Director of the City of San Juan Capistrano Development Services Department, or designee. **Mitigation Measure BIO-2: Pre-Construction Sensitive Wildlife Surveys.** The project Applicant shall hire a qualified biologist to conduct pre-construction surveys for the sensitive wildlife species within all areas of potential permanent and temporary disturbance. Pre-construction surveys shall take place a maximum of 14 days prior to the start of ground disturbing activities. The pre-construction surveys shall take place regardless of breeding season timing and shall focus on identifying the presence of coastal California gnatcatcher and other special-status wildlife species with potential to occur within the project site. The project biologist shall submit the survey results to the Director of the City of San Juan Capistrano Development Services Department, or designee. Should special-status species be identified during pre-construction surveys, the monitoring biologist shall develop suitable avoidance and minimization measures with the appropriate agency (i.e., USFWS, CDFW) for implementation prior to and/or during construction. If coastal California gnatcatcher is observed during pre-construction surveys, consultation between the City and project Applicant and the United States Fish and Wildlife Service (USFWS) is required. The consultation process shall identify mitigation measures to be implemented prior to and/or during construction activities for any coastal California gnatcatchers or other sensitive wildlife present. These measures include, but are not limited to, the following: • If vegetation removal or other ground-disturbing activities are scheduled to occur during the coastal California gnatcatcher breeding season (February 15 through August 30), then all areas containing coastal sage scrub located outside of the project impact area shall be identified with temporary fencing or other markers clearly visible to construction personnel. No project-related activities shall occur in the coastal sage scrub outside of the project impact	

Table 1.B: Summary of Potential Environmental Impacts, Project Design Features, Mitigation Measures, Compliance Measures, and Levels of Significance

Potential Environmental Impact	Project Design Features, Mitigation Measures, and Compliance Measures	Level of Significance After Mitigation
	area. • A monitoring biologist that has been approved by USFWS, shall be on site during ground-disturbing activities, including the clearing of coastal sage scrub, within the project impact area. The monitoring biologist shall perform a clearance sweep of the coastal sage scrub immediately prior to ground-disturbing activities to determine if coastal California gnatcatcher is occupying the coastal sage scrub within the project impact area. If the species is present, then ground-disturbing activities shall not commence until the individual has left the project impact area, as determined by the monitoring biologist. If California gnatcatcher is not observed during the clearance sweep, then ground-disturbing activities may commence. Once the vegetation removal has taken place, no additional impacts to coastal California gnatcatcher or other sensitive wildlife species are anticipated and no further measures would be required. **Mitigation Measure BIO-3: Biological Monitoring.** The project Applicant shall hire a qualified biologist to monitor all vegetation clearing activities both during and outside of the breeding season. A biological monitor shall perform biological clearance surveys at the start of each work day that vegetation clearing takes place to minimize impacts on sensitive wildlife species. The monitor will be responsible for ensuring that impacts to sensitive species will be avoided to the fullest extent possible. The biological monitor shall be present during the initiation of vegetation clearing activities and their presence should continue as necessary to maintain protective measures and to monitor for species in harm's way. These protection measures may include redirecting wildlife or capturing and relocating wildlife to areas outside the work area. Any captured species shall be relocated out of harm's way to adjacent appropriate habitat that is outside of project impact areas. Biological monitoring shall take place until the project site has been completely cleared of any vegetation. The monitoring biologist will document any findings to be confirmed by the Director of the City of San Juan Capistrano Development Services Department, or designee.	

Table 1.B: Summary of Potential Environmental Impacts, Project Design Features, Mitigation Measures, Compliance Measures, and Levels of Significance

Potential Environmental Impact	Project Design Features, Mitigation Measures, and Compliance Measures	Level of Significance After Mitigation
Threshold 4.3.3: Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? ***Less than Significant Impact.*** Although the project site does not contain state or federally protected wetlands; the San Juan Creek Channel, located immediately west of the project site, contains wetlands classified as Riverine and Freshwater Emergent Wetlands.[1] During construction activities, excavated soil would be exposed, and there would be an increased potential for soil erosion and sedimentation compared to existing conditions. In addition, chemicals, liquid products, petroleum products (e.g., paints, solvents, and fuels), and concrete-related waste may be spilled or leaked and have the potential to be transported via storm water runoff into San Juan Creek. The primary pollutants of concern from long-term operation of commercial and restaurant developments include nutrients, bacteria/viruses/ pathogens, pesticides, and dry weather runoff; other pollutants of concern include suspended solids, oil and grease, and trash and debris. However, with implementation of RCM WQ-1 and RCM WQ-4, as outlined in Section 4.9, Hydrology and Water Quality, construction and operational impacts to the Riverine and Freshwater Emergent Wetlands contained within San Juan Creek Channel would be less than significant, and no mitigation is required.	No mitigation is required. Refer to RCMs WQ-1 and WQ-4, provided below in Section 4.9, Hydrology and Water Quality.	Less than Significant Impact.

[1] United States Fish and Wildlife Service (USFWS). National Wetland Inventory. Website: https://www.fws.gov/wetlands/Data/Mapper.html (accessed June 27, 2019).

Table 1.B: Summary of Potential Environmental Impacts, Project Design Features, Mitigation Measures, Compliance Measures, and Levels of Significance

Potential Environmental Impact	Project Design Features, Mitigation Measures, and Compliance Measures	Level of Significance After Mitigation
Cumulative Biological Resources Impacts. ***Less than Significant Impact.*** Although the project site is located in the Orange County Southern Subregion Habitat Conservation Plan (OCSSHCP), it is located in an area identified as "developed" and is outside of the designated habitat reserve. In addition, development of the proposed project would not result in the removal of any sensitive habitat species identified in the OCSSHCP. Therefore, the proposed project would not contribute to the cumulative loss of biological resources and impacts on biological resources would be less than cumulatively significant.	No mitigation is required.	Less than Significant Impact.
4.4: Cultural Resources		
Threshold 4.4.2: Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of CEQA? ***Less than Significant with Mitigation Incorporated.*** The records search and field survey did not identify any recorded archaeological resources on or in the immediate vicinity of the project site. However, the archaeological sensitivity of the project area is high due to its location adjacent to San Juan Creek. As a result, it remains possible that buried, previously unrecorded cultural resources could be present in native soils on the project site and disturbed during project construction.	**Mitigation Measure CUL-1: Cultural Resources Monitoring and Accidental Discovery.** Prior to the issuance of grading permits, and in adherence to the recommendations of the cultural resources survey, the project Applicant shall retain, with approval of the City of San Juan Capistrano (City) Development Services Director, or designee, a qualified archaeological monitor. A monitoring plan should be prepared by the archaeologist and implemented upon approval by the City. Prior to issuance of grading permits, the project Applicant, with City approval, shall also retain a Native American monitor to be selected by the City after consultation with interested tribal and Native American representatives. Both monitors shall be present on the project site during ground-disturbing activities to monitor rough and finish grading, excavation, and other ground-disturbing activities in the native soils. Because no cultural resources were identified on the project site, both monitors are not required to be present on a full-time basis, but shall spot check ground-disturbing activities to ensure that no cultural resources are impacted during construction activities. If cultural materials are discovered during site preparation, grading, or excavation, the construction contractor shall divert all earthmoving activity within and around the immediate discovery area until a qualified archaeologist can assess the nature and significance of the find. Project personnel shall not	Less than Significant Impact.

Table 1.B: Summary of Potential Environmental Impacts, Project Design Features, Mitigation Measures, Compliance Measures, and Levels of Significance

Potential Environmental Impact	Project Design Features, Mitigation Measures, and Compliance Measures	Level of Significance After Mitigation
	collect or move any archaeological materials or human remains and associated materials. To the extent feasible, project activities shall avoid these deposits. Where avoidance is not feasible, the archaeological deposits shall be evaluated for their eligibility for listing on the California Register of Historical Resources. If the deposits are not eligible, avoidance is not necessary. If the deposits are eligible, adverse effects on the deposits must be avoided, or such effects must be mitigated. Mitigation can include, but is not necessarily limited to: excavation of the deposit in accordance with a data recovery plan (see California Code of Regulations [CCR] Title 4(3) Section 5126.4(b)(3)(C)) and standard archaeological field methods and procedures; laboratory and technical analyses of recovered archaeological materials; production of a report detailing the methods, findings, and significance of the archaeological site and associated materials; curation of archaeological materials at an appropriate facility for future research and/or display; an interpretive display of recovered archaeological materials at a local school, museum, or library; and public lectures at local schools and/or historical societies on the findings and significance of the site and recovered archaeological materials. The City Development Services Director, or designee, shall be responsible for reviewing any reports produced by the archaeologist to determine the appropriateness and adequacy of the findings and recommendations.	
Threshold 4.4.3: Disturb any human remains, including those interred outside of dedicated cemeteries? ***Less than Significant with Mitigation Incorporated.*** Although no human remains are known to be on the project site or are anticipated to be discovered during project construction, the archaeological sensitivity of the project vicinity is high. There is always a possibility of encountering unanticipated cultural resources, including human remains. Precautionary mitigation is required to ensure that the proposed project does not impact or disturb any human remains.	**Mitigation Measure CUL-2: Human Remains.** Consistent with the requirements of CCR Section 15064.5(e), if human remains are encountered during site disturbance, grading, or other construction activities on the project site, the construction contractor shall halt work within 25 feet of the discovery; all work within 25 feet of the discovery shall be redirected and the Orange County (County) Coroner notified immediately. No further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be Native American, the County Coroner shall notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the City, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD may recommend scientific removal	Less than Significant Impact.

Table 1.B: Summary of Potential Environmental Impacts, Project Design Features, Mitigation Measures, Compliance Measures, and Levels of Significance

Potential Environmental Impact	Project Design Features, Mitigation Measures, and Compliance Measures	Level of Significance After Mitigation
	and nondestructive analysis of human remains and items associated with Native American burials. Consistent with CCR Section 15064.5(d), if the remains are determined to be Native American and an MLD is notified, the City shall consult with the MLD identified by the NAHC to develop an agreement for the treatment and disposition of the remains. Upon completion of the assessment, the consulting archaeologist shall prepare a report documenting the methods and results and provide recommendations regarding the treatment of the human remains and any associated cultural materials, as appropriate, and in coordination with the recommendations of the MLD. The report shall be submitted to the City Development Services Director, or designee, and the South Central Coastal Information Center. The City Development Services Director, or designee, shall be responsible for reviewing any reports produced by the archaeologist to determine the appropriateness and adequacy of the findings and recommendations.	
Cumulative Cultural Resources Impacts. ***Less than Significant with Mitigation Incorporated.*** Potential impacts of the proposed project to unknown cultural resources, when combined with the impacts of past, present, and reasonably foreseeable projects in the City of San Juan Capistrano, could contribute to a cumulatively significant impact due to the overall loss of archaeological artifacts and fossil remains unique to the region. However, each development proposal received by the City is required to undergo environmental review pursuant to CEQA. If there were any potential for significant impacts to archaeological resources, an investigation would be required to determine the nature and extent of the resources and identify appropriate mitigation measures. When resources are assessed and/or protected as they are discovered, impacts to these resources are less than significant.	Refer to Mitigation Measure CUL-1 and CUL-2, above.	Less than Significant Impact.

Table 1.B: Summary of Potential Environmental Impacts, Project Design Features, Mitigation Measures, Compliance Measures, and Levels of Significance

Potential Environmental Impact	Project Design Features, Mitigation Measures, and Compliance Measures	Level of Significance After Mitigation
As such, implementation of Mitigation Measures CUL-1 and CUL-2 would ensure that the proposed project, together with cumulative projects, would not result in a significant cumulative impact to unique archaeological resources and previously undiscovered buried human remains.		
4.5: Energy		
Threshold 4.5.1: Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? ***Less than Significant Impact.*** **Construction.** The project would consume approximately 381,084 gallons of fuel during construction, which would increase the annual construction generated fuel use in Orange County by approximately 2.2 percent. As such, project construction would have a negligible effect on local and regional energy supplies. Furthermore, impacts related to energy use during construction would be temporary and relatively small in comparison to Orange County's overall use of the State's available energy sources. No unusual Project characteristics would necessitate the use of construction equipment that would be less energy efficient than at comparable construction sites in the region or the state. Therefore, construction of the proposed project would not result in the wasteful, inefficient, or unnecessary consumption of energy resources, and impacts would be less than significant. Energy use consumed by operation of the proposed project would be associated with natural gas use, electricity consumption, and fuel used for vehicle trips associated with the project. Operation of the proposed project would	No mitigation is required. Although project-related impacts would be less than significant, incorporation of the following Regulatory Compliance Measure would be required to further reduce energy consumption. **RCM E-1: California Code of Regulations (CCR), Title 24.** Prior to issuance of building permits, the City of San Juan Capistrano (City) Director of Development Services, or designee, shall confirm that the project design complies with the 2019 Building Energy Efficiency Standards (CCR Title 24) energy conservation and green building standards, as well as those listed in Part 11 (California Green Building Standards Code [CalGreen Code]). The City Director of Development Services shall confirm that the project complies with the mandatory measures listed in the CalGreen Code for non-residential building construction.	Less than Significant Impact.

Table 1.B: Summary of Potential Environmental Impacts, Project Design Features, Mitigation Measures, Compliance Measures, and Levels of Significance

Potential Environmental Impact	Project Design Features, Mitigation Measures, and Compliance Measures	Level of Significance After Mitigation
increase the annual consumption in Orange County by approximately 0.014 percent, 0.008 percent, and 0.031 percent for electricity, natural gas, and fuel consumption, respectively. With implementation of RCM E-1**,** requiring compliance with Title 24 standards, the proposed project would not result in the wasteful, inefficient, or unnecessary consumption of fuel or energy and would incorporate renewable energy or energy efficiency measures into building design, equipment use, and transportation. Therefore, impacts related to consumption of energy resources during operation would be less than significant.		
Threshold 4.5.2: Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? ***Less than Significant Impact.*** Energy usage on the project site during construction would be temporary in nature and would be relatively small in comparison to the overall use in the County. In addition, energy usage associated with operation of the proposed project would be relatively small in comparison to the overall use in Orange County, and the State's available energy sources and energy impacts would be negligible at the regional level. Because California's energy conservation planning actions are conducted at a regional level, and because the proposed project's total impact on regional energy supplies would be minor, the proposed project would not conflict with or obstruct California's energy conservation plans as described in the CEC's Integrated Energy Policy Report. Potential impacts related to conflict with or obstruction of a State or local plan for renewable energy or energy efficiency would be less than significant, and no mitigation is required.	No mitigation is required.	Less than Significant Impact.

Table 1.B: Summary of Potential Environmental Impacts, Project Design Features, Mitigation Measures, Compliance Measures, and Levels of Significance

Potential Environmental Impact	Project Design Features, Mitigation Measures, and Compliance Measures	Level of Significance After Mitigation
Cumulative Energy Impacts. ***Less than Significant Impact.*** The proposed project would result in an increased services demand in electricity and natural gas. Although the proposed project would result in a net increase in electricity, this increase would not require SCE to expand or construct infrastructure that could cause substantial environmental impacts. Additionally, it is anticipated that SoCalGas would be able to meet the natural gas demand of the proposed project without additional facilities. Furthermore, the proposed project's percent of cumulative electricity and natural gas consumption would be negligible, and there are sufficient planned natural gas and electricity supplies in the region for the estimated increases in energy demands. Transportation related energy use would also increase as part of the proposed project. However, this transportation energy use would not represent a major amount of energy use when compared to the amount of existing development and to the total number of vehicle trips and VMT throughout Orange County and the region. Further, compliance with the existing mitigation measures would ensure that the proposed project does not result in an inefficient, wasteful, and unnecessary consumption of energy. Therefore, the proposed project's contribution to impacts related to the inefficient, wasteful, and unnecessary consumption of energy would not be cumulatively considerable, and no mitigation is required.	No mitigation is required.	Less than Significant Impact.

Table 1.B: Summary of Potential Environmental Impacts, Project Design Features, Mitigation Measures, Compliance Measures, and Levels of Significance

Potential Environmental Impact	Project Design Features, Mitigation Measures, and Compliance Measures	Level of Significance After Mitigation
4.6: Geology and Soils		
Threshold 4.6.1.ii: Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: Strong seismic ground shaking? ***Less than Significant with Mitigation Incorporated.*** As with all of Southern California, the project site is subject to strong ground motion resulting from earthquakes on nearby faults. There are several faults near the project site that are capable of producing strong ground motion, including the Newport-Inglewood-Rose Canyon Fault and the San Joaquin Hills Fault. During an earthquake along any of these faults, seismically induced ground shaking would be expected to occur. Mitigation Measures GEO-1 and GEO-2 require the project Applicant to comply with the recommendations of the project Geotechnical Investigation and the most current CBC, which stipulates appropriate seismic design provisions that shall be implemented with project design and construction. With implementation of Mitigation Measures GEO-1 and GEO-2, potential project impacts related to seismic ground shaking would be reduced to a less than significant level.	**Mitigation Measure GEO-1: Incorporation of and Compliance with the Recommendations in the Geotechnical Investigation.** All grading operations and construction shall be conducted in conformance with the recommendations included in the geotechnical report on the proposed project site that has been prepared by Willdan Engineering Geotechnical Group, titled Geotechnical Investigation report and Response to Third Party Review, Proposed Ganahl Lumber Facility Development San Juan Capistrano, California (Geotechnical Investigation) (November 2018) (included in Appendix F of this EIR). Design, grading, and construction shall be performed in accordance with the requirements of the City of San Juan Capistrano (City) Building Code and the California Building Code (CBC) applicable at the time of grading, appropriate local grading regulations, and the recommendations of the project geotechnical consultant as summarized in a final written report, subject to review by the Director of the City of San Juan Capistrano Development Services Department, or designee, prior to commencement of grading activities. Recommendations in the Geotechnical Investigation are summarized below. • **Site Grading/Earthwork:** Prior to grading activities on the site, organics and debris shall be removed and hauled off-site. Undocumented fill within the project limits shall be over-excavated to a minimum depth of 12 feet (ft). The bottom of the excavated area shall be underlain by a layer of filter fabric (which will prevent contamination of crushed aggregate from underlying fine soils) and overlain by a minimum of 2 ft of crushed rock and a geogrid layer(which will minimize the manifestation of vertical settlements to the surface). The excavated layer shall be backfilled with engineered fill, which shall be compacted to at least 90 percent. Compaction shall be verified by observation, probing, and testing by a Geotechnical Consultant. • **Fill Material:** Onsite soils with an Expansion Index (EI) less than 35 and free of organic materials, debris, and cobbles larger than 3 inches may be used for backfilling. Imported granular soils may be used in compacted fills within the project limits. All imported soil shall contain binder material. Imported materials shall also be non-expansive and free of organic materials, debris,	Less than Significant Impact.

Table 1.B: Summary of Potential Environmental Impacts, Project Design Features, Mitigation Measures, Compliance Measures, and Levels of Significance

Potential Environmental Impact	Project Design Features, Mitigation Measures, and Compliance Measures	Level of Significance After Mitigation
	and cobbles larger than 3 inches, with no more than 25 percent passing No. 200 Sieve. All fill materials within the upper 2 ft shall be free of particles greater than 2 inches in size. A bulk sample of import material, weighing at least 30 pounds, shall be submitted to the Geotechnical Consultant for approval at least 48 hours prior to fill operations. • **Utility Trenching:** Bedding materials consisting of sand, gravel, or crushed aggregate shall be used to backfill around utility pipes. Onsite soils having a Sand Equivalent (SE) of 30 or greater can also be used as bedding material. Prior to placing pipes, the pipe trench subgrade shall be observed by the Geotechnical Consultant. If exposed subgrade is loose or unstable, unsuitable subgrade shall be excavated and replaced with bedding material. Trenches in pavement areas shall be capped with at least 1 ft of compacted, on-site soil and shall be compacted to at least 95 percent relative compaction. • **Temporary Excavations:** All temporary excavations shall be properly sloped or shored. Excavation of 3.5 ft or less in depth may be performed with vertical sidewalls. Deeper excavations up to a depth of 10 ft can be accomplished with Occupational Safety and Health Administration (OSHA) requirements for Type C soils and may be laid back 1H:1.5V gradient, or 1H:1V upon review by the Geotechnical Consultant. • **Shoring:** Shoring systems feasible for the site are expected to include cantilever shoring such as soldier piles and. All shoring shall be designed in accordance with the latest edition of the Trenching and Shoring Manual (Caltrans, 2011), and shall be approved by the Geotechnical Consultant. A licensed surveyor shall be retained to establish monuments on the shoring and surrounding area. These monuments shall be monitored for movement during construction. • **Spread/Strip Footing Foundations:** Upon completion of the grading (cutting) required to establish the proposed building pad elevations, the proposed structures may be supported by a spread/strip footing foundation system. Spread/strip footings shall be at least 24 and 18 inches wide, respectively, and embedded at least 18 inches below the lowest adjacent grade in the	

Table 1.B: Summary of Potential Environmental Impacts, Project Design Features, Mitigation Measures, Compliance Measures, and Levels of Significance

Potential Environmental Impact	Project Design Features, Mitigation Measures, and Compliance Measures	Level of Significance After Mitigation
	engineered fill. The slab-on-grade should be at least 5 inches thick and reinforced with rebar. Footings hall be deepened as necessary in order to maintain adequate support for the foundations adjacent to utility trenches. • **Matt Foundations:** Upon completion of the grading (cutting) required to establish the proposed building pad elevations, the proposed structures may be supported by a matt foundation system in areas where settlements cannot be tolerated by spread/strip footings. The mat should be at least 10 inches thick and embedded at least 18 inches below the lowest adjacent grade in the engineered fill. • **Concrete Flatworks:** Frequent construction or control joints shall be provided in all concrete slabs where cracking is objectionable. Contraction or weakened plane joints shall extend deeper than one-quarter of the slab thickness. Control joints shall be spaced a minimum of 10 ft intervals. Exterior concrete slab-on-grade may be subjected to drying due to the fluctuation of moisture content in subgrade soils. Deepened edge sections will aid in reducing the potential for the shrinkage and swelling of underlying soils. • **Retaining Walls:** The proposed development is expected to require various types of earth-retaining structures: freestanding cantilever retaining wall, temporary shoring, and below grade walls for several of the proposed structures. In general, retaining structures planned at the site shall be backfilled with compacted soil and be constructed with a backdrain. • **Corrosive Soils:** A representative bulk sample of soils in contact with concrete and pipes shall be collected and tested or pH, minimum resistivity, soluble chloride content, and soluble sulfate content. The test results shall be used to determine the chemical properties of onsite soils and appropriate recommendations. Recommendations for corrosion protection may include, but are not limited to, sacrificial metal, the use of protective coatings, and/or cathodic protection. • **Geotechnical Review and Future Testing:** Additional site testing and final design evaluation shall be conducted by the project Geotechnical Consultant	

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Potential Environmental Impact	Project Design Features, Mitigation Measures, and Compliance Measures	Level of Significance After Mitigation
	to refine and enhance these recommendations. Grading plan review shall also be conducted by the Geotechnical Consultant and the Director of the City of San Juan Capistrano Development Services Department, or designee, prior to the start of grading to verify that the recommendations developed during the geotechnical design evaluation have been appropriately incorporated into the project plans. Final design shall be based on testing and analyses of the near-surface soils following the completion of grading. Design, grading, and construction shall be conducted in accordance with the specifications of the Geotechnical Consultant as summarized in a final report based on the CBC applicable at the time of grading and building and the City of San Juan Capistrano Building Code. On-site inspection during grading shall be conducted by the Geotechnical Consultant and the City Building Official to ensure compliance with geotechnical specifications as incorporated into project plans **Mitigation Measure GEO-2: California Building Code Compliance and Seismic Standards.** Structures and retaining walls shall be designed in accordance with the seismic parameters presented in the Geotechnical Investigation (Willdan Engineering Geotechnical Group, 2018, Appendix F) and applicable sections of Section 1613 of the 2007 California Building Code (CBC). Prior to issuance of building permits for planned structures, the project soils engineer and the Director of the San Juan Capistrano Development Services Department, or designee, shall review building plans to verify that structural design conforms to the recommendations of the Geotechnical Investigation and the City of San Juan Capistrano Building Code.	
Threshold 4.6.1.iii: Result in seismic-related ground failure, including liquefaction? ***Less than Significant with Mitigation Incorporated.*** The project site is located with a State-designated Liquefaction Hazard Zone for the Dana Point Quadrangle. In addition, testing performed as part of the Geotechnical Investigation found that sand and sandy silt layers within alluvial deposits on the site would likely liquefy during earthquake. Mitigation	Refer to Mitigation Measures GEO-1 and GEO-2, above.	Less than Significant Impact.

Table 1.B: Summary of Potential Environmental Impacts, Project Design Features, Mitigation Measures, Compliance Measures, and Levels of Significance

Potential Environmental Impact	Project Design Features, Mitigation Measures, and Compliance Measures	Level of Significance After Mitigation
Measures GEO-1 and GEO-2 require the City to comply with the recommendations of the project Geotechnical Investigation and the most current CBC, which stipulates appropriate design provisions (including provisions related to foundation design) that shall be implemented with project design and construction. With implementation of Mitigation Measures GEO-1 and GEO-2, potential project impacts related to seismically induced ground failure, including liquefaction, would be reduced to a less than significant level.		
Threshold 4.6.2: Result in substantial soil erosion or the loss of topsoil? ***Less than Significant Impact.*** During construction activities, soil would be exposed and there would be an increased potential for soil erosion compared to existing conditions due to soil disturbance and the exposure of substantial amounts of soil to weather conditions (e.g., wind, rain). During a storm event, soil erosion could occur at an accelerated rate. The increased erosion potential could result in short-term water quality impacts as identified in Section 4.9, Hydrology and Water Quality. During construction, the project Applicant is required to adhere to the requirements of the General Construction Permit and utilize typical BMPs specifically identified in the SWPPP for the project in order to prevent construction pollutants from contacting stormwater and to keep all products of erosion from moving off site into receiving waters. Additionally, a Final Hydrology and Hydraulic Analysis would be required to be prepared and submitted to the City for Approval, to ensure the peak flow of stormwater runoff in the proposed condition would not exceed the outfall capacity. Water-related impacts during construction would be less than significant through	No mitigation is required. Refer to Regulatory Compliance Measures WQ-1, WQ-2, and WQ-5 in Section 4.9, Hydrology and Water Quality.	Less than Significant Impact.

Table 1.B: Summary of Potential Environmental Impacts, Project Design Features, Mitigation Measures, Compliance Measures, and Levels of Significance

Potential Environmental Impact	Project Design Features, Mitigation Measures, and Compliance Measures	Level of Significance After Mitigation
implementation of construction site BMPs. The proposed project would result in a net increase in stormwater runoff; however, the proposed project would also install a stormwater runoff system. Additionally, a Final Hydrology and Hydraulic Analysis would be required to be prepared and submitted to the City for Approval, which would confirm that the final design of the project meets the City and County requirements, that peak flow of stormwater runoff in the proposed condition would not exceed the outfall capacity, and that the on-site stormdrain and detention facilities are appropriately sized to accommodate stormwater runoff. As a result, any increase in peak discharge would be negligible. Therefore, the proposed project would not result in substantial on-site or downstream erosion, siltation, or flooding, and no mitigation is required.		
Threshold 4.6.3: Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslides, lateral spreading, subsidence, liquefaction, or collapse? **Slope Stability.** ***Less than Significant with Mitigation Incorporated.*** As previously stated, no existing landslides are present on or adjacent to the property. Geologic mapping for the site does not indicate that the site is susceptible to landslide. In addition, the project site is in a generally flat area with no evidence of historic landslides. Therefore, the potential for seismically induced landslides on site is considered low. No mitigation is required. Due to the topography of the project site and the design	Refer to Mitigation Measure GEO-1, above.	Less than Significant Impact.

Table 1.B: Summary of Potential Environmental Impacts, Project Design Features, Mitigation Measures, Compliance Measures, and Levels of Significance

Potential Environmental Impact	Project Design Features, Mitigation Measures, and Compliance Measures	Level of Significance After Mitigation
of the proposed project, grading would entail cut-and-fill slopes, and construction of retaining walls would be necessary in some areas. In addition, shoring would be required during excavation. Unstable cut-and-fill slopes and could create significant short-term and long-term hazards. Mitigation Measure GEO-1 requires planned grading and shoring to conform to the recommendations of the Geotechnical Investigation, which contains specific recommendations for addressing potential slope instability. With implementation of these recommendations, potential impacts related to slope instability would be reduced below a level of significance. **Unsuitable Soils.** **Corrosive Soils and Soluble Sulfate Content.** ***Less than Significant with Mitigation Incorporated.*** Corrosive soils could potentially create a significant hazard to the project by weakening the structural integrity of the concrete and metal used to construct the building and could potentially lead to structural instability. As required by Mitigation Measure GEO-1, soils anticipated to come into contact with pipes or concrete on the site shall be tested for pH, minimum resistivity, soluble chloride content, and soluble sulfate content. Where corrosive soils are identified, corrosion protection measures shall be implemented. Corrosion protection may include, but is not limited to, sacrificial metal, the use of protective coatings, and/or cathodic protection. With implementation of Mitigation Measure GEO-1, potential impacts related to corrosive soils would be reduced to a less than significant level.		

Table 1.B: Summary of Potential Environmental Impacts, Project Design Features, Mitigation Measures, Compliance Measures, and Levels of Significance

Potential Environmental Impact	Project Design Features, Mitigation Measures, and Compliance Measures	Level of Significance After Mitigation
Settlement Potential. ***Less than Significant with Mitigation Incorporated.*** The site is underlain by sand and sandy silt layers within alluvial deposits, which are likely to liquefy during earthquake. As such, these layers will likely experience a loss of shear strength resulting in ground deformation and settlement. In total, the Geotechnical Investigation found that seismic settlements due to liquefaction could be up to 2 inches on the project site. Compliance with the recommendations contained in the Geotechnical Investigation for the proposed project, including those related to earthwork activities and foundation design, would be required reduce potential impacts related to ground settlement. Implementation of Mitigation Measure GEO-1 would reduce potential impacts with respect to ground settlement to a less than significant level. **Subsidence.** ***Less than Significant Impact.*** The phenomenon of widespread land sinking, or subsidence, is generally related to substantial overpumping of groundwater or petroleum reserves from deep underground reservoirs. Overpumping and excessive groundwater withdrawal have not occurred in the project area. In addition, the project does not have an oil, gas, or water pump on site and none are located near the site and has not been used for the extraction of either resource. Subsidence is therefore not considered a potential constraint or a potentially significant impact of the project, and no mitigation is required.		

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Potential Environmental Impact	Project Design Features, Mitigation Measures, and Compliance Measures	Level of Significance After Mitigation
Lateral Spreading. ***Less than Significant Impact.*** Lateral spreading typically occurs as a form of horizontal displacement of relatively flat-lying alluvial material toward an open or "unconfined" face such as an open body of water, channel, or excavation. In soils, this movement is generally due to failure along a weak plane and may often be associated with liquefaction. According to the Geotechnical Investigation, lateral spreading at the project site is not a concern because the proposed final ground surface would be relatively flat and the recently constructed sheet pile system along the San Juan Creek levee (a separate project), which penetrates below the lowest liquefiable layer identified within the project site for protection of the creek levee, would prevent lateral motion from occurring. Therefore, the soils on the project site are not subject to lateral spreading. Therefore, lateral spreading is not considered a potential constraint or a potentially significant impact of the project, and no mitigation is required.		
Threshold 4.6.4: Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating direct or indirect substantial risks to life or property? ***Less than Significant with Mitigation Incorporated.*** The expansion potential for onsite soils is unknown at this time; however, undocumented fill on the site includes clay at varying moisture contents, and as such, may be potentially expansive. The Geotechnical Investigation contains specific construction recommendations to reduce project impacts associated with expansive soils to a less than significant level. Mitigation Measure GEO-1 incorporates the	Refer to Mitigation Measure GEO-1, above.	Less than Significant Impact.

Table 1.B: Summary of Potential Environmental Impacts, Project Design Features, Mitigation Measures, Compliance Measures, and Levels of Significance

Potential Environmental Impact	Project Design Features, Mitigation Measures, and Compliance Measures	Level of Significance After Mitigation
recommendations in the Geotechnical Investigation related to expansive soils, including a requirement that all imported materials be non-expansive (EI less than 35). Therefore, adherence to Mitigation Measure GEO-1 will reduce project impacts related to expansive soils to a less than significant level.		
Threshold 4.6.6: Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? ***Less than Significant with Mitigation Incorporated.*** The project site is located on sediments mapped as Quaternary Alluvium, but is underlain by older estuarine deposits of the San Juan Creek floodplain. There are no known localities on the project site but, based on the locality search conducted for the proposed project, sensitive sediments that may contain fossil remains do exist within the project areas. As such, there is the potential to encounter paleontological resources during all ground-disturbing activities for the proposed project. Mitigation Measure GEO-3 requires the project Applicant to prepare a Paleontological Resources Assessment to evaluate the potential for project implementation to impact unknown paleontological resources. In the event that the Paleontological Resources Assessment does not identify the potential for the project to impact such resources, no further action or mitigation is required. In the event that the Paleontological Resources Assessment identifies a low potential for the project to impact paleontological resources, the Developer/project Applicant shall retain a paleontologist on an on-call basis to address any unanticipated discoveries. If the Paleontological Resources Assessment determines that paleontological resources may be impacted by project development, a Paleontological Resources Impact Mitigation Program	**Mitigation Measure GEO-3: Paleontological Resources Assessment.** In accordance with City of San Juan Capistrano Council Policy 601, a paleontologist certified by the County of Orange shall prepare a paleontological assessment that includes the following information: a clear map delineating the project boundaries, the results of a field survey of the project area, the results of background research and sources for that background information, criteria for evaluation of paleontological sensitivity of the property, and determined whether development of the project has the potential to impact paleontological resources. If the Paleontological Resources Assessment determines that project activities will not impact paleontological resources, no further paleontological resource impact mitigation is required. If the Paleontological Resources Assessment determines that there is a low possibility for project activities to impact paleontological resources, the Developer/project Applicant shall retain a paleontologist on an on-call basis to address any unanticipated discoveries. If the Paleontological Resources Assessment determines that paleontological resources may be impacted by project development, a Paleontological Resources Impact Mitigation Program shall be prepared, and paleontological monitoring, fossil collection and treatment (if necessary), and preparation of a final monitoring report shall occur as described in Mitigation Measure GEO-4. **Mitigation Measure GEO-4: Paleontological Resources Impact Mitigation Program.** Prior to commencement of any grading activity on site, the paleontologist, who is listed on the County of Orange list of certified paleontologists, shall prepare a Paleontological Resources Impact Mitigation Program (PRIMP) for the proposed project. The PRIMP shall include the methods that will be used to protect paleontological resources that may exist	Less than Significant Impact.

Table 1.B: Summary of Potential Environmental Impacts, Project Design Features, Mitigation Measures, Compliance Measures, and Levels of Significance

Potential Environmental Impact	Project Design Features, Mitigation Measures, and Compliance Measures	Level of Significance After Mitigation
(PRIMP) shall be prepared, and paleontological monitoring, fossil collection and treatment (if necessary), and preparation of a final monitoring report shall occur as described in Mitigation Measure GEO-4. With implementation of Mitigation Measures GEO-3 and GEO-4, impacts to unknown paleontological resources would be less than significant.	within the project site, as well as procedures for monitoring, fossil preparation and identification, curation into a repository, and preparation of a report at the conclusion of grading. The PRIMP shall be consistent with the guidelines of the Society of Vertebrate Paleontology (SVP) (2010). The paleontologist or paleontological monitor shall attend one pre-construction meeting in order to explain the mitigation measures associated with the project, the potential for encountering paleontological resources, and the types of resources that may be found. Ground-disturbing activities in deposits with high paleontological sensitivity shall be monitored by a paleontological monitor following the PRIMP. Spot check monitoring is required for ground disturbance in deposits with low paleontological sensitivity, and no paleontological monitoring is required for ground disturbance in deposits with no paleontological sensitivity. The monitor shall be equipped to salvage fossils and/or matrix samples as they are unearthed in order to avoid construction delays. The monitor shall be empowered to temporarily halt or divert equipment in the area of the find in order to allow removal of abundant or large specimens. In the event that paleontological resources are encountered when a paleontological monitor is not present, work in the immediate area of the find shall be redirected and a paleontologist shall be contacted to assess the find for significance. Sediments shall be occasionally be spot-screened through one-eighth to one-twentieth-inch mesh screens to determine whether microfossils exist. If microfossils are encountered, additional sediment samples (up to 6,000 pounds) shall be collected and processed through one-twentieth-inch mesh screens to recover additional fossils. Collected resources shall be prepared to the point of identification, identified to the lowest taxonomic level possible, cataloged, and curated into the permanent collections of a scientific institution.	

Table 1.B: Summary of Potential Environmental Impacts, Project Design Features, Mitigation Measures, Compliance Measures, and Levels of Significance

Potential Environmental Impact	Project Design Features, Mitigation Measures, and Compliance Measures	Level of Significance After Mitigation
	At the conclusion of the monitoring program, a report of findings shall be prepared to document the results of the monitoring program. When submitted to the City of San Juan Capistrano Director of Development Services, or designee, the report and inventory would signify completion of the program to mitigate impacts to paleontological resources.	
Cumulative Geology and Soils Impacts. ***Less than Significant Impact.*** There are no rare or special geological features or soil types on the project site that would be affected by project activities and no other known activities or projects with activities that affect the geology and soils of this site. In addition, the proposed project, as with all foreseeable projects, would also be required to comply with the applicable state and local requirements, including the City of San Juan Capistrano Building Code. Therefore, the project's contribution to cumulative geotechnical and soil impacts is less than significant. The proposed project, in conjunction with other development in the City, has the potential to cumulatively impact paleontological resources; however, it should be noted that each development proposal received by the City that requires discretionary approval would be required to undergo environmental review pursuant to CEQA. If there is a potential for significant impacts to paleontological resources, an investigation would be required to determine the nature and extent of the resources and identify appropriate mitigation measures. If subsurface cultural resources are assessed and/or protected as they are discovered, impacts to these resources would be less than significant. In addition, the City's General Plan policies would be implemented as appropriate to reduce the effects of additional development within the City. Therefore, the	No mitigation is required.	Less than Significant Impact.

Table 1.B: Summary of Potential Environmental Impacts, Project Design Features, Mitigation Measures, Compliance Measures, and Levels of Significance

Potential Environmental Impact	Project Design Features, Mitigation Measures, and Compliance Measures	Level of Significance After Mitigation
project's contribution to the cumulative destruction of known and unknown paleontological resources throughout the City would be reduced to below a level of significance.		
4.7: Greenhouse Gas Emissions		
Threshold 4.7.1: Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? ***Less than Significant Impact.*** Construction of the proposed project would generate approximately 3,868 metric tons (MT) over the course of construction, and the amortized construction emissions have been assessed as part of the annual average operation emissions. Because construction would be temporary (approximately 24 months), would cease upon project completion, and would not result in a permanent increase in emissions, impacts would be less than significant. Operation of the project would not exceed SCAQMD efficiency-based thresholds in either 2020 or 2035 buildout scenarios. Therefore, impacts related to construction-related and operational GHG emissions would be less than significant, and no mitigation would be required.	No mitigation is required.	Less than Significant Impact.
Threshold 4.7.2: Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? ***Less than Significant Impact.*** The proposed project would not conflict with the stated goals of the 2016–2040 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). As such, the proposed project would not interfere with SCAG's ability to achieve the region's 2020 and post-2020 mobile source GHG reduction targets outlined in the 2016–2040 RTP/SCS, and it can be assumed that regional mobile emissions will decrease consistent with the goals of	No mitigation is required.	Less than Significant Impact.

Table 1.B: Summary of Potential Environmental Impacts, Project Design Features, Mitigation Measures, Compliance Measures, and Levels of Significance

Potential Environmental Impact	Project Design Features, Mitigation Measures, and Compliance Measures	Level of Significance After Mitigation
the 2016–2040 RTP/SCS. Further, the proposed project is not considered regionally significant per *State CEQA Guidelines* Section 15206. Thus, the project would not conflict with the 2016–2040 RTP/SCS targets since those targets were established and are applicable on a regional level. Therefore, impacts related to conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions would be less than significant, and no mitigation is required.		
Cumulative Greenhouse Gas Emissions Impacts. ***Less than Significant Impact.*** GHG emissions are global pollutants, and therefore, result in cumulative impacts by nature. Consequently, it is speculative to determine how an individual project's GHG emissions would impact California. As such, impacts are not project-specific impacts to GCC, but are the proposed project's contribution to this cumulative impact. The impact of project-related GHG emissions would not result is a reasonably foreseeable cumulatively considerable contribution to GCC. Additionally, the proposed project, in conjunction with other cumulative projects, would be subject to all applicable regulatory requirements which would further reduce GHG emissions. Further, the proposed project would not conflict with SCAG's 2016–2040 RTP/SCS. Therefore, the project's cumulative contribution of GHG emissions would be less than significant and the project's cumulative GHG impacts would also be less than cumulatively considerable.	No mitigation is required.	Less than Significant Impact.

Table 1.B: Summary of Potential Environmental Impacts, Project Design Features, Mitigation Measures, Compliance Measures, and Levels of Significance

Potential Environmental Impact	Project Design Features, Mitigation Measures, and Compliance Measures	Level of Significance After Mitigation
4.8: Hazards and Hazardous Materials		
Threshold 4.8.2: Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? ***Less than Significant with Mitigation Incorporated.*** The project site is vacant but occasionally used as an illegal dump site for trash and construction debris. As such, there is potential for uncovering hazardous materials in the soil during construction activities. Due to the unknown nature of these potentially hazardous materials, discovery during construction could create a significant hazard to construction personnel onsite, the public or the environment. The project would be constructed in compliance with the proper responses, procedures, and best practices to minimize risks to construction personnel and to the environment in the unlikely event debris and waste encountered on the project site are determined to be hazardous. However, Mitigation Measure HAZ-1 requires preparation of a Contingency Plan to outline the proper procedures for handling unknown hazardous materials during demolition and construction. This measure would ensure that the risk of creating a hazard to the public or the environment would be reduced to a less than significant level.	**Mitigation Measure HAZ-1: Construction Contingency Plan.** Prior to commencement of site preparation or grading activities, the Director of the County Environmental Health Division, or designee, shall review and approve a contingency plan that addresses the procedures to be followed should on-site unknown hazards or hazardous substances be encountered during grading and construction activities. The plan shall indicate that if construction workers encounter underground tanks, gases, odors, uncontained spills, or other unidentified substances, the contractor shall stop work, cordon off the affected area, and notify the Orange County Fire Authority (OCFA). The OCFA responder shall determine the next steps regarding possible site evacuation, sampling, and disposal of the substance consistent with local, State, and federal regulations. Following approval of the Contingency Plan by the County Environmental Health Division, and prior to issuance of any grading permits, the project Applicant shall submit written notification of the approval to the Director of the City of San Juan Capistrano's Development Service Department, or designee.	Less than Significant Impact.

Table 1.B: Summary of Potential Environmental Impacts, Project Design Features, Mitigation Measures, Compliance Measures, and Levels of Significance

Potential Environmental Impact	Project Design Features, Mitigation Measures, and Compliance Measures	Level of Significance After Mitigation
Cumulative Hazards and Hazardous Materials Impacts. ***Less than Significant Impact.*** The contribution of hazardous materials use and hazardous waste disposal with implementation of the project is minimal, and combined hazardous materials effects from past, present, and reasonably foreseeable projects within the City and immediate area would not be cumulatively significant. Consistency with federal, State, and local regulations would prevent the proposed project as well as other projects from creating cumulative impacts in terms of hazards and hazardous materials. Impacts associated with hazardous soils, hazardous groundwater, and use of hazardous materials on site would be controlled through application of regulatory compliance measures. Implementation of the proposed project would not result in an incremental contribution to cumulative impacts related to hazards and hazardous materials.	No mitigation is required.	Less than Significant Impact.
4.9: Hydrology and Water Quality		
Threshold 4.9.1: Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality? ***Less than Significant Impact.*** The proposed project would comply with existing NPDES and City regulations and would implement construction and operational BMPs to reduce pollutants of concern in stormwater runoff.	No mitigation is required. Although project-related impacts would be less than significant, incorporation of the following Regulatory Compliance Measures would be required to reduce hydrology and water quality impacts. **RCM WQ-1: Construction General Permit**. Prior to commencement of construction activities, the project Applicant shall obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Construction General Permit), NPDES No. CAS000002, Order No. 2009-0009-DWQ, as amended by Order No. 2010-0014-DWQ and Order No. 2012-0006-DWQ, or any other subsequent permit. This shall include submission of Permit Registration Documents (PRDs), including permit application fees, a Notice of Intent (NOI), a risk assessment, a site plan, a Stormwater Pollution Prevention Plan (SWPPP), a signed certification statement, and any other	Less than Significant Impact.

Table 1.B: Summary of Potential Environmental Impacts, Project Design Features, Mitigation Measures, Compliance Measures, and Levels of Significance

Potential Environmental Impact	Project Design Features, Mitigation Measures, and Compliance Measures	Level of Significance After Mitigation
	compliance-related documents required by the permit, to the State Water Resources Control Board via the Stormwater Multiple Application and Report Tracking System (SMARTS). As required by the Section 8-14.107 of the City of San Juan Capistrano's (City) Municipal Code, construction activities shall not commence until a Waste Discharge Identification Number (WDID) is obtained for the project from the SMARTS and provided to the City of San Juan Capistrano Building Official, or designee, to demonstrate that coverage under the Construction General Permit has been obtained. Project construction shall comply with all applicable requirements specified in the Construction General Permit, including but not limited to, preparation of a SWPPP and implementation of construction site Best Management Practices (BMPs) to address all construction-related activities, equipment, and materials that have the potential to impact water quality for the appropriate risk level identified for the project. The SWPPP shall identify the sources of pollutants that may affect the quality of stormwater and shall include BMPs (e.g., Sediment Control, Erosion Control, and Good Housekeeping BMPs) to control the pollutants in stormwater runoff. Construction Site BMPs shall also conform to the requirements specified in the latest edition of the Orange County Stormwater Program Construction Runoff Guidance Manual for Contractors, Project Owners, and Developers to control and minimize the impacts of construction and construction-related activities, materials, and pollutants on the watershed. Upon completion of construction activities and stabilization of the project site, a Notice of Termination shall be submitted via SMARTS. **RCM WQ-2: Erosion and Sediment Control Plans.** In compliance with the requirements of Sections 8-2.15, 8-2.16, and 8-14.107 of the San Juan Capistrano Municipal Code, the project Applicant shall submit a pollution control plan, construction BMP plan, and/or erosion and sediment control plan a to the City of Lake San Juan Capistrano Building Official, or designee, for review and approval prior to issuance of a grading permit. The project Applicant shall also install and maintain erosion control devices year round in compliance with the City-approved pollution control plan, construction BMP plan, and/or erosion and sediment control plan. The project Applicant shall ensure that the	

Table 1.B: Summary of Potential Environmental Impacts, Project Design Features, Mitigation Measures, Compliance Measures, and Levels of Significance

Potential Environmental Impact	Project Design Features, Mitigation Measures, and Compliance Measures	Level of Significance After Mitigation
	construction BMPs are inspected and maintained prior to, during, and after rain events. **RCM WQ-3: Groundwater Dewatering Permits.** Prior to initiation of excavation activities, the project Applicant shall obtain coverage under San Diego RWQCB issued the General Waste Discharge Requirements for Discharges from Groundwater Extraction Discharges to Surface Waters within the San Diego Region (Order No. R9-2015-0013, NPDES No. CAG919003), or any other subsequent permit, and provide evidence of coverage to the City of San Juan Capistrano Building Official, or designee. This shall include submission of a Notice of Intent (NOI) for coverage under the permit to the San Diego Regional Water Quality Control Board (RWQCB) at least 60 days prior to the start of excavation activities and anticipated discharge of dewatered groundwater to surface waters. Groundwater dewatering activities shall comply with all applicable provisions in the permit, including water sampling, analysis, treatment (if required), and reporting of dewatering-related discharges. Upon completion of groundwater dewatering activities, a Notice of Termination shall be submitted to the San Diego RWQCB. **RCM WQ-4: Water Quality Management Plan.** Prior to issuance of building permits, the Applicant shall submit a Final Water Quality Management Plan (WQMP) to the City of San Juan Capistrano Building Official, or designee, for review and approval in compliance with Sections 8-14.105 and 8-14.106 of the City Municipal Code and the National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for Discharges from the Municipal Separate Storm Sewer Systems (MS4) Draining the Watersheds within the San Diego Region (South Orange County MS4 Permit), Order R9-2013-0001, NPDES No. CAS6010266, as amended by Order No. R9-2015-0001, or any other subsequent permit. The Final WQMP shall be prepared consistent with the requirements of the Model Water Quality Management Plan (Model WQMP) for South Orange County (County of Orange 2017) and the Technical Guidance Document (TGD) for the Preparation of Conceptual/Preliminary and/or Project Water Quality Management Plans (WQMPs) (County of Orange 2018), or subsequent guidance manuals. The Final WQMP shall specify the	

Table 1.B: Summary of Potential Environmental Impacts, Project Design Features, Mitigation Measures, Compliance Measures, and Levels of Significance

Potential Environmental Impact	Project Design Features, Mitigation Measures, and Compliance Measures	Level of Significance After Mitigation
	BMPs to be incorporated into the project design to target pollutants of concern in runoff from the project site. The City of San Juan Capistrano Building Official, or designee, shall ensure that the BMPs specified in the Final WQMP are incorporated into the final project design. **RCM WQ-5: Final Hydrology and Hydraulics Analysis.** Prior to issuance of building permits, the project Applicant shall submit Final Hydrology and Hydraulics Analysis to the City of San Juan Capistrano Building Official, or designee, for review and approval. The Final Hydrology and Hydraulics Analysis shall be prepared consistent with the requirements of the *Orange County Hydrology Manual* (Orange County Public Works [OCPW] 1986) and the *Orange County Hydrology Manual Addendum No. 1* (OCPW 1996), or subsequent guidance manuals. The Final Hydrology and Hydraulics Analysis shall confirm that the on-site storm drains, on-site detention systems, and any other drainage structures are appropriately sized to accommodate stormwater runoff from the design storm so that the capacity of downstream storm drain facilities is not exceeded. The City of San Juan Capistrano Building Official, or designee, shall ensure that the drainage facilities specified in the Final Hydrology and Hydraulics Analysis are incorporated into the final project design.	
Threshold 4.9.3.i: Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: Result in substantial erosion or siltation on- or off-site? ***Less than Significant Impact.*** The proposed project would comply with existing NPDES and City regulations and would implement construction BMPs to reduce construction impacts related to erosion and siltation. The project site and the downstream receiving water, San Juan Creek, would not be susceptible to erosion or siltation impacts.	No mitigation is required. See Regulatory Compliance Measures WQ-1 and WQ-2, above.	Less than Significant Impact.

Table 1.B: Summary of Potential Environmental Impacts, Project Design Features, Mitigation Measures, Compliance Measures, and Levels of Significance

Potential Environmental Impact	Project Design Features, Mitigation Measures, and Compliance Measures	Level of Significance After Mitigation
Threshold 4.9.3.ii: Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? ***Less than Significant Impact.*** The proposed project would comply with existing NPDES and City regulations and would implement drainage facilities to reduce impacts related to flooding.	No mitigation is required. See Regulatory Compliance Measure WQ-5, above.	Less than Significant Impact.
Threshold 4.9.3.iii: Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? ***Less than Significant Impact.*** The proposed project would comply with existing NPDES and City regulations and would implement construction and operational BMPs and drainage facilities to reduce impacts related to polluted runoff and storm drain capacity.	No mitigation is required. See Regulatory Compliance Measures WQ-1 through WQ-5, above.	Less than Significant Impact.

Table 1.B: Summary of Potential Environmental Impacts, Project Design Features, Mitigation Measures, Compliance Measures, and Levels of Significance

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Threshold 4.9.3.iv: Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: Impede or redirect flood flows? ***Less than Significant Impact.*** Although the Project site is located within a 100-year floodplain, the proposed Project would not impede or redirect flood flows. The proposed Project would comply with existing National Flood Insurance Program (NFIP), the Federal Emergency Management Agency (FEMA), and City regulations governing development within a 100-year floodplain. An elevation certification would be obtained from a certified engineer or surveyor and a Conditional Letter of Map Revision (CLOMR) and Letter of Map Revision (LOMR) would be obtained from FEMA.	No mitigation is required. Although project-related impacts would be less than significant, incorporation of the following Regulatory Compliance Measure would be required to reduce hydrology impacts. **RCM WQ-6: Flood Hazard Certification.** Prior to issuance of any Certificates of Occupancy, the project Applicant shall obtain certification from a registered professional engineer or surveyor that the constructed structures on comply with the requirements of Section 8-11.115 of the City's Municipal Code. The certification shall be a Federal Emergency Management Agency (FEMA) Elevation Certificate and shall verify that the elevation of the first floor of the completed building is located above the 100-year floodplain and complies with the elevation requirements in Section 8-11.115 of the City's Municipal Code. In addition, the certification shall verify that the on-site structure would not impede or increase the 100-year flood elevations. The certification shall be submitted to and verified by the City Floodplain Administrator. **RCM WQ-7: Letter of Map Revision.** Flood Insurance Rate Map Revisions. Prior to the issuance of any grading or construction permits, the project Applicant shall process a Conditional Letter of Map Revision (CLOMR) through the City of San Juan Capistrano, Orange County Flood Control District (OCFCD), and the Federal Emergency Management Agency (FEMA). Project construction shall not commence until the CLOMR is approved by FEMA. Upon completion of construction, the project Applicant shall process a Letter of Map Revision (LOMR) through the City of San Juan Capistrano, OCFCD, and FEMA. The City of San Juan Capistrano shall not issue the first Certificate of Occupancy until the LOMR is approved by FEMA.	Less than Significant Impact.
Cumulative Hydrology and Water Quality Impacts. ***Less than Significant Impact.*** The proposed project and other related projects would comply with existing NPDES and City regulations and would implement construction and operational BMPs and drainage facilities to reduce impacts related to hydrology and water quality.	No mitigation is required	Less than Significant Impact.

Table 1.B: Summary of Potential Environmental Impacts, Project Design Features, Mitigation Measures, Compliance Measures, and Levels of Significance

Potential Environmental Impact	Project Design Features, Mitigation Measures, and Compliance Measures	Level of Significance After Mitigation
4.10: Land Use and Planning		
Threshold 4.10.2: Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? ***Less than Significant Impact.*** **General Plan and Zoning Code Consistency.** Uses proposed as part of the project would be consistent with both the existing General Plan land use designation of Quasi-Industrial and zoning classification of Commercial Manufacturing for the site. Although the northernmost portion of the property is designated as Industrial Park in the General Plan and is zoned as Mobile Home Park Senior Overlay, this is where the utility easement is located and no new development is proposed on this portion of the property. The project would comply with all development standards outlined in the City's Zoning Code. No General Plan Amendment or Zoning Amendment would be required. Therefore, land use impacts with respect to consistency with local land use plans would be considered less than significant, and no mitigation is required. **SCAG RCP.** SCAG Regional Comprehensive Plan (RCP) policies encourage job and housing opportunities to be balanced at the County or subregional level. SCAG policies also encourage growth to be concentrated near transit services, transit nodes, existing freeways, high-occupancy vehicle (HOV) lanes, and toll roads. The proposed project would be located immediately adjacent to Stonehill Drive, a designated Primary Arterial in the City's General Plan Circulation Element, which connects to Interstate 5 (I-5) just east of the project site. Therefore, the proposed project would be	No mitigation is required.	Less than Significant Impact.

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Potential Environmental Impact	Project Design Features, Mitigation Measures, and Compliance Measures	Level of Significance After Mitigation
consistent with SCAG policies to encourage growth near existing freeways and established roadways. Furthermore, the proposed project would include on-site commercial uses that would provide employment opportunities. Therefore, the proposed project would be consistent with SCAG policies aimed at encouraging job opportunities, and no mitigation is required. **SCAG RTP/SCS.** The 2016–2040 RTP/SCS aims to improve the regional transportation network by improving regional economic development and competitiveness, maximizing mobility in the region, ensuring travel safety and reliability, preserving a sustainable regional transportation system, maximizing the productivity of the transportation system, protecting the environment and health of our residents, encouraging energy efficiency, encouraging land use and growth patterns that facilitate transit and active transportation, and maximizing the security of the regional transportation system through improved system monitoring, rapid recovery planning, and coordination with other security agencies. The proposed project would result in the conversion of the currently vacant and underutilized project site to commercial uses. The project would provide access to the site off Stonehill Drive, which would serve to connect the site with the local and regional transportation systems. All access improvements included as part of the proposed project would comply with City and OCFA standards to ensure the safety and reliability of transportation improvements included as part of the Project. In addition, development of the project would also provide employment opportunities that would promote economic development and competiveness. The proposed project would also promote		

Table 1.B: Summary of Potential Environmental Impacts, Project Design Features, Mitigation Measures, Compliance Measures, and Levels of Significance

Potential Environmental Impact	Project Design Features, Mitigation Measures, and Compliance Measures	Level of Significance After Mitigation
energy efficiency through compliance with the California Green Building Standards Code (CalGreen Code). Due to the proximity of bus stops to the site, employees traveling to and from the project site may use alternative transportation to access the site. Therefore, the proposed project would be consistent with applicable goals outlined in the 2016-2040 RTP/SCS.		
Cumulative Land Use and Planning Impacts. ***Less than Significant Impact.*** As previously stated, uses proposed as part of the project would be consistent with both the existing General Plan land use and zoning designation. As such, no General Plan Amendment or Zoning Amendment would be required. Therefore, land use impacts with respect to consistency with local land use plans would be considered less than significant, and no mitigation is required. The proposed project would include land uses that are consistent with the surrounding neighborhoods and therefore would not contribute to a pattern of development that adversely impacts adjacent land uses or conflicts with existing or planned development. Proposed on-site improvements would be consistent with the long-range planning goals of the governing plans and policies for the surrounding area. There are no incompatibilities between the proposed project and planned future projects in the City, which primarily include residential and commercial developments. Therefore, the proposed project would not contribute to a significant cumulative land use compatibility impact in the study area, and no mitigation is required.	No mitigation is required.	Less than Significant Impact.

Table 1.B: Summary of Potential Environmental Impacts, Project Design Features, Mitigation Measures, Compliance Measures, and Levels of Significance

Potential Environmental Impact	Project Design Features, Mitigation Measures, and Compliance Measures	Level of Significance After Mitigation
4.11: Noise		
Threshold 4.11.1: Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? ***Less than Significant with Mitigation Incorporated.*** **Construction Noise.** During project construction, exterior noise levels could affect sensitive receptors in the vicinity. The nearest sensitive receptor to the project site, the residential mobile home park located adjacent to the northern boundary of the project site, could be exposed to temporary and intermittent noise levels of 82 dBA L_{eq} with L_{max} events even louder. Implementation of Project Design Feature NOI-1, which includes noise attenuation measures to reduce construction noise, and Mitigation Measure NOI-1, which requires compliance with the construction hours specified in the City's Noise Ordinance (Section 9-3.531, Noise Standards [Residential and Nonresidential]), would reduce construction noise impacts to a less than significant level. ***Less than Significant Impact.*** **Operational Noise.** Operational noise sources associated with the proposed project include mobile and stationary (i.e., mechanical equipment, lumber yard operations) sources. The proposed project would not result in any exceedances in mobile-source or stationary source noise standards. Operational Impacts would be less than significant. No mitigation is required.	**Mitigation Measure NOI-1: Construction Hours**. Prior to issuance of demolition or grading permits, the project Applicant shall submit grading and construction plans for review and approval by the City of San Juan Capistrano's (City) Director of Development Services, or designee. The plans shall include a condition that the construction contractor shall limit all construction-related activities to between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday, and from 8:30 a.m. to 4:30 p.m. on Saturday. No construction shall be permitted outside of these hours or on Sundays and federal holidays. **Mitigation Measure NOI-2: Short Term Construction Noise**. Prior to issuance of construction permits, the project Applicant shall submit project improvement and building plans for review and approval by the City's Director of Development Services, or designee. These construction plans shall include the following requirements for construction activities: • Construction contracts must specify that all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state-required noise attenuation devices. • A sign, legible at a distance of 50 feet, shall be posted at the project construction site providing a contact name and a telephone number where residents can inquire about the construction process and register complaints. This sign shall indicate the dates and duration of construction activities. In conjunction with this required posting, a noise disturbance coordinator will be identified to address construction noise concerns received. The coordinator shall be responsible for responding to any local complaints about construction noise. When a complaint is received, the disturbance coordinator shall notify the City within 24 hours of the complaint and determine the cause of the noise complaint (starting too early, malfunctioning muffler, etc.) and shall implement reasonable measures to resolve the complaint, as deemed acceptable by the City. All signs posted at the construction site shall include the contact name and the	Less than Significant Impact.

Table 1.B: Summary of Potential Environmental Impacts, Project Design Features, Mitigation Measures, Compliance Measures, and Levels of Significance

Potential Environmental Impact	Project Design Features, Mitigation Measures, and Compliance Measures	Level of Significance After Mitigation
	telephone number for the noise disturbance coordinator. • Construction equipment shall be prohibited from idling for longer than 5 minutes. After five minutes of idling equipment shall be shut off. • In order to maximize the distance between construction equipment staging areas and the sensitive noise receivers north of the project site, all equipment staging areas and material storage areas shall be placed within the southern portion of the site, as far from these receivers as possible. • The use of electric air compressors and similar power tools shall be employed to the maximum extent feasible. • During construction, stationary construction equipment shall be placed such that emitted noise is directed away from the sensitive noise receivers north of the project site and the use of temporary acoustic barriers around stationary equipment shall be implemented at all times. • The temporary storage of earth material excavated from the site shall be positioned in a manner to function as a noise barrier between the sensitive noise receivers north of the project site and the active portions of the construction site, to the extent feasible. • Proposed project "Pole Shed 6B" and "L-Shed 7B" shall be of the first buildings constructed onsite in order to provide a barrier between the sensitive noise receivers north of the project site and the rest of the construction site. When built, these buildings would collectively be approximately 500 feet long and reach approximately 20 feet in height.	

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Potential Environmental Impact	Project Design Features, Mitigation Measures, and Compliance Measures	Level of Significance After Mitigation
Threshold 4.11.2: Generation of excessive groundborne vibration or groundborne noise levels? ***Less than Significant Impact.*** Increases in groundborne vibration levels attributable to the proposed project would be primarily associated with short-term construction-related activities. Construction-related ground vibration is normally associated with impact equipment such as pile drivers, jackhammers, and the operation of some heavy-duty construction equipment. Based on the vibration levels presented in Caltrans' Transportation and Construction Vibration Guidance Manual (2013), ground vibration generated by heavy-duty equipment would not be anticipated to exceed approximately 0.073 in/sec PPV at 50 feet. Therefore, impacts would be less than significant. No mitigation is required.	No mitigation required.	Less than Significant Impact.
Threshold 4.11.3: For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? ***No Impact.*** The project site is not located within two miles of a public airport or within an airport land use plan nor is the project within the vicinity of a private airstrip. As such, the project site would not be exposed to excessive noise levels from airport operations and therefore, there would be no impact. No mitigation would be required.	No mitigation is required	No Impact.

Table 1.B: Summary of Potential Environmental Impacts, Project Design Features, Mitigation Measures, Compliance Measures, and Levels of Significance

Potential Environmental Impact	Project Design Features, Mitigation Measures, and Compliance Measures	Level of Significance After Mitigation
Cumulative Noise Impacts. ***Less than Significant with Mitigation Incorporated.*** **Construction Noise.** Construction noise impacts primarily affect the areas immediately adjacent to the construction site. Construction noise for the proposed project was determined to be less than significant with the implementation of Mitigation Measure NOI-1, which requires compliance with the construction hour restrictions in the City's Municipal Code and Mitigation Measure NOI-2, which includes noise attenuation measures to reduce construction noise. Cumulative developments in the vicinity of the project would also be required to comply with the applicable City's Municipal Code limitations on construction. Therefore, with implementation of mitigation, cumulative construction noise impacts would be less than significant. ***Less than Significant Impact*** **Operational Noise.** Noise levels associated with the proposed project and related cumulative projects together could result in higher noise levels than considered separately. Related cumulative projects would be required to comply with the City's noise level standards and include mitigation measures if standards are exceeded. Additionally, no significant cumulative traffic noise impact would result from the proposed combined with related projects. Therefore, operational cumulative noise impacts would be less than significant. No mitigation is required.	See Mitigation Measure NOI-1 and Mitigation Measure NOI-2, above.	Less than Significant Impact.

Table 1.B: Summary of Potential Environmental Impacts, Project Design Features, Mitigation Measures, Compliance Measures, and Levels of Significance

Potential Environmental Impact	Project Design Features, Mitigation Measures, and Compliance Measures	Level of Significance After Mitigation
4.12: Transportation		
Threshold 4.12.1: Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities? ***Potentially Significant Impact.*** The total construction worker and truck trip generation (in PCEs) would be 256 ADT, 52 a.m. peak-hour trips (42 inbound and 10 outbound), and 52 p.m. peak-hour trips (10 inbound and 42 outbound). Because the construction trip generation would be significantly less than the net trip generation of the proposed project (which would generate 3,486 ADT, 312 a.m. peak-hour trips and 213 p.m. peak hour trips), construction traffic impacts would be less than significant. The proposed project would be required to comply with General Plan policies addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. The Project would also be required to comply with City Council Policy No. 310, which establishes metrics for determining traffic impacts, consistent transportation-related goals and policies in the City's General Plan, and the Orange County Congestion Management Program (CMP) (2017). However, the project would result in conflicts with Administrative Policy No. 310 due to project-related significant unavoidable impacts to roadway segments in the Existing Plus Project Condition.	No feasible mitigation is available to reduce project-related impacts on identified roadway segments.	Significant and Unavoidable Impact.

Table 1.B: Summary of Potential Environmental Impacts, Project Design Features, Mitigation Measures, Compliance Measures, and Levels of Significance

Potential Environmental Impact	Project Design Features, Mitigation Measures, and Compliance Measures	Level of Significance After Mitigation
Threshold 4.12.2: Conflict or be inconsistent with CEQA Guidelines section 15064.3 or will conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? ***Less than Significant Impact.*** The proposed project would replace an existing Ganahl Lumber hardware store located of 34162 Doheny Park Road in Capistrano Beach (approximately 0.50 mile south of the project site). Because the proposed project would replace an existing Ganahl Lumber hardware store within close proximity to the project site, provide local-serving retail/restaurant uses, and replace the existing vehicle storage spaces, there would be no net increase in vehicle miles travelled (VMT) within the project area as a result of project implementation. At this time, the City has not adopted a methodology to analyze VMT impacts within its jurisdiction. In addition, the City does not currently have thresholds or standards in place for assessing potential VMT impacts. Therefore, this information is provided for disclosure purposes only, and traffic impacts in this Draft EIR for CEQA purposes are based on the City's LOS thresholds.	No mitigation is required.	Less than Significant Impact.
Cumulative Transportation Impacts. ***Potentially Significant Impact.*** All study area intersections, including the hot-spot intersections, are forecast to operate at satisfactory LOS based on the ICU methodology, with the exception of Del Obispo Street/Stonehill Drive (LOS D in the a.m. peak hour). The project would add more than 0.01 to the v/c ratio at this intersection (0.012). This is considered a significant unavoidable impact because there is no available	No feasible mitigation is available to reduce cumulative impacts.	Significant and Unavoidable Impact.

Table 1.B: Summary of Potential Environmental Impacts, Project Design Features, Mitigation Measures, Compliance Measures, and Levels of Significance

Potential Environmental Impact	Project Design Features, Mitigation Measures, and Compliance Measures	Level of Significance After Mitigation
right-of-way as a feasible improvement to widen Del Obispo Street or Stonehill Drive. In addition, this intersection is located within the City of Dana Point and mitigation cannot be enforced within another jurisdiction outside the City of San Juan Capistrano. Therefore, a significant impact would occur at one study area intersection based on the ICU methodology.		
4.13: Tribal Cultural Resources		
Threshold 4.13.2: Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. ***Less than Significant Impact with Mitigation Incorporated.*** A Cultural Resources Survey, a SLF through the NAHC, and AB 52 Native American consultation were conducted for the proposed project. No evidence that the proposed project would result in a substantial adverse change in the significance of a tribal cultural resource, as defined in PRC section 21074, was identified during these efforts. Although there is no evidence of tribal cultural resources on the City, the City requires monitoring for development projects in culturally sensitive areas. Due to the location of the project	Refer to Mitigation Measure CUL-1, above.	Less than Significant Impact.

Table 1.B: Summary of Potential Environmental Impacts, Project Design Features, Mitigation Measures, Compliance Measures, and Levels of Significance

Potential Environmental Impact	Project Design Features, Mitigation Measures, and Compliance Measures	Level of Significance After Mitigation
site in an area near the San Juan Creek, which was previously occupied by the Juaneño village of *Toovannga,* the project area is considered potentially sensitive for tribal cultural resources. As such, monitoring by an archaeological monitor under the supervision of an Orange County Certified Archaeologist and by a Native American representative from one of the Juaneño groups recognized by the NAHC is required (Mitigation Measure CUL-2). Mitigation Measure CUL-2 would reduce any potential impacts to previously undiscovered tribal cultural resources to a less than significant level.		
Cumulative Tribal Cultural Resources Impacts. ***Less than Significant with Mitigation Incorporated.*** The cumulative study area for tribal cultural resources is the geographical area of the City of San Juan Capistrano. Future development in the City could include excavation and grading that could potentially impact tribal cultural resources. The cumulative effect of the proposed project would be the continued loss of these resources. The proposed project, in conjunction with other development in the City, has the potential to cumulatively impact tribal cultural resources; however, it should be noted that each development proposal requiring a discretionary approval received by the City would undergo environmental review pursuant to CEQA. If there is a potential for significant impacts to tribal cultural resources, an investigation would be required to determine the nature and extent of the resources and to identify appropriate mitigation measures. If subsurface cultural resources are assessed and/or protected as they are discovered, impacts to these resources would be less than significant. In addition, applicable City ordinances and General Plan policies would be implemented as	Refer to Mitigation Measure CUL-2, above.	Less than Significant Impact

Table 1.B: Summary of Potential Environmental Impacts, Project Design Features, Mitigation Measures, Compliance Measures, and Levels of Significance

Potential Environmental Impact	Project Design Features, Mitigation Measures, and Compliance Measures	Level of Significance After Mitigation
appropriate to reduce the effects of additional development within the City. Mitigation Measure CUL-1 would be implemented during construction of the proposed project to reduce potential project impacts by ensuring avoidance, evaluation, and, as applicable, scientific recovery and study of any tribal cultural resources encountered. Therefore, with implementation of Mitigation Measure CUL-1, the contribution of the proposed project to the cumulative loss of known and unknown tribal cultural resources throughout the City would be reduced to below a level of significance.		
4.14: Utilities and Service Systems		
Threshold 4.14.1: Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? ***Less than Significant with Mitigation Incorporated.*** Facilities related to stormwater drainage, electrical power, natural gas, and telecommunications would be constructed and/or expanded on site. The construction and expansion of these facilities is unlikely to cause significant environmental effects because the projected usage associated with these utilities is within the current capacity of their respective providers and all extensions would be constructed in compliance with all State and local regulations. Project compliance with Mitigation Measures UTL-1 and UTL-2 and with Regulatory Compliance Measures (RCM) UTL-1, RCM UTL-2, and RCM UTL-3 would ensure that the increase in demand for water and wastewater generation during project operation and any	**Mitigation Measure UTL-1: Water Capacity Study.** Prior to issuance of a grading or building permit, the project Applicant shall submit a Water Capacity Study prepared by a qualified civil engineer to the City of San Juan Capistrano City Engineer, or designee, for review and approval. The Water Capacity Study shall include a review of the existing water distribution system that would serve the project site to confirm that it has available capacity to convey the water required by the proposed project's uses. Any required improvements shall be identified in the Water Capacity Study. The analysis, conclusions, and recommendations in the Water Capacity Study shall be based on final design plans and shall be consistent with all applicable City requirements. In the event a water supply line deficiency is identified in the Water Capacity Study, the project Applicant shall pay a fair-share portion of the cost to improve or replace water lines to ensure sufficient capacity. **Mitigation Measure UTL-2: Sewer Feasibility Study.** Prior to issuance of a grading or building permit, the project Applicant shall submit a Sewer Feasibility Study prepared by a qualified civil engineer to the City of San Juan Capistrano City Engineer, or designee, for review and approval. The Sewer Feasibility Study shall include a review of the existing sewer system that would serve the project site to confirm that it has available capacity to accept the wastewater flow generated by the proposed project's uses. Any required improvements shall be	Less than Significant Impact.

Table 1.B: Summary of Potential Environmental Impacts, Project Design Features, Mitigation Measures, Compliance Measures, and Levels of Significance

Potential Environmental Impact	Project Design Features, Mitigation Measures, and Compliance Measures	Level of Significance After Mitigation
associated infrastructure expansion would not cause significant environmental effects.	identified in the Sewer Feasibility Study. The analysis, conclusions, and recommendations in the Sewer Feasibility Study shall be based on final design plans and shall be consistent with all applicable City requirements. In the event that the Sewer Feasibility Study identifies insufficient sewer capacity to serve the proposed project, the project Applicant would be required to pay a fair-share portion of the cost to improve or replace sewer lines to ensure sufficient capacity. **RCM UTL-1: Title 24 of the California Code of Regulations (CCR).** Prior to issuance of building permits, the City of San Juan Capistrano (City) Director of Development Services, or designee, shall ensure that the project design complies with the 2019 Building Energy Efficiency Standards (Title 24 of the California Code of Regulations [CCR]) energy conservation and green building standards. **RCM UTL-2: Domestic Water Fee.** Prior to issuance of any grading or construction permits, the City of San Juan Capistrano Public Works Director, or designee, shall verify that the project Applicant has paid the proposed project's fair share of Domestic Water Fees in accordance with City Resolution No. 04-05-18-04. **RCM UTL-3: Sewer Connection Fee.** Prior to issuance of any grading or construction permits, the City Public Works Director, or designee, shall verify that the project Applicant has paid the proposed project's fair share of Sewer Connection Fees in accordance with City Resolution No. 04-11-16-05.	
Threshold 4.14.2: Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? ***Less than Significant Impact.*** As described further in the City's Final 2015 UWMP, the City has sufficient entitlements to receive imported water from the MWDOC and also has significant water reserves from local groundwater supplies. Based on the Final 2015 UWMP, the City would be able to purchase additional water to supply the project-related	No mitigation is required.	Less than Significant Impact.

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Potential Environmental Impact	Project Design Features, Mitigation Measures, and Compliance Measures	Level of Significance After Mitigation
increase in demand for potable water. As such, the City would have adequate water supplies to serve existing and projected water demands through the year 2040 under normal, single-dry-year, and multiple-dry-year scenarios. The incremental water demand generated by the proposed project would be within the current and projected water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years. Therefore, impacts related to water supplies would be less than significant.		
Cumulative Utilities and Service Systems Impacts. ***Less than Significant Impact.*** The proposed project would not generate water, wastewater, solid waste, or storm water runoff in excess of the capacity and forecasted demand of current providers. Project compliance with all State and local regulations concerning the expansion of utility and service systems would ensure that implementation of the proposed project would not cumulatively contribute to the ability of service providers to provide existing commitments and future projected needs of customers in the area. Therefore, sufficient water, wastewater, natural gas, electric, and telecommunications supplies and infrastructure capacity are available, or already have been planned, to serve past, present, and reasonably foreseeable projects. Impacts to these utilities would not be cumulatively considerable, and no mitigation is required.	No mitigation is required.	Less than Significant Impact.