

City of Anaheim  
**PLANNING DEPARTMENT**



**NOTICE OF AVAILABILITY  
OF DRAFT ENVIRONMENTAL IMPACT REPORT NO. 327  
FOR CANYON HILLS MANOR**

**Subject:**

NOTICE IS HEREBY GIVEN THAT DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) NO. 327 (STATE CLEARINGHOUSE NUMBER 2001101109) FOR CANYON HILLS MANOR IS AVAILABLE FOR PUBLIC REVIEW.

**Project Description:**

The project applicants, John and Lisa Waddell, propose to construct the Canyon Hills Manor wedding chapel and banquet facility consisting of two buildings and a parking area. The main building, consisting of two stories, would have a total floor area of 27,910 square feet and would house both wedding and banquet facilities including two wedding chapels, two banquet rooms, two bars, lounges, dressing rooms, and one central kitchen. A second, smaller 2,000-square foot maintenance building is also proposed. The area surrounding the facility would be landscaped and improved with surface parking. Access to the facility would be provided by a single (gated) driveway connection with Santa Ana Canyon Road.

**Project Location:**

The proposed project site is located in the northeastern portion of Orange County in the City of Anaheim. The 29-acre project site is located in the northeastern portion of the City of Anaheim along the south side of Santa Ana Canyon Road, between Festival Drive on the east and Eucalyptus Drive on the west. The Riverside Freeway (State Route 91 or SR-91) is located approximately 660 feet north of the northernmost boundary of the site. The City of Yorba Linda is located approximately ¼ mile north of the site. Regional access to the proposed project site is provided by the Riverside Freeway, with ramp connections at Weir Canyon Road and Imperial Highway.

The project applications include a Conditional Use Permit to permit the wedding chapel/banquet facility with roof mounted equipment and the serving of alcoholic beverages with a waiver of maximum building height, minimum number of parking spaces and the requirement to improve Santa Ana Canyon Road to its ultimate width. Also requested is approval of a Specimen Tree Removal permit to allow the removal of specimen trees from the site and an amendment to the Santa Ana Canyon Road Access

Points Study to allow an additional access point (the proposed project's driveway) on Santa Ana Canyon Road.

The Notice of Preparation identified a number of potential environmental impacts that could result with implementation of the project. However, upon completion of the DEIR, no significant effects on the environment are anticipated with implementation of the DEIR's mitigation measures.

**Notice of Availability:**

Please be informed that the City of Anaheim has released DEIR No. 327 prepared in compliance with the California Environmental Quality Act (CEQA) and the State and City of Anaheim CEQA Guidelines for Canyon Hills Manor project and related actions. The public review period will be 45 days, from **June 25, 2004 to August 9, 2004**.

Draft EIR No. 327 will be available for public review beginning June 25 2004 on the City's website at [www.Anaheim.net/citydepartments/planning](http://www.Anaheim.net/citydepartments/planning). Copies of the document will also be available for review at the following locations:

- City of Anaheim Planning Department, 200 S. Anaheim Boulevard, Anaheim, CA
- Anaheim Public Library, 500 W. Broadway, Anaheim, CA
- Canyon Hills Library, 400 Scout Trail, Anaheim, CA

**All interested parties are invited to submit written comments on the DEIR. Your comments should be sent at the earliest possible date but, due to the time limits mandated by State law, the comments must arrive no later than 5:00 p.m. on Monday, August 9, 2004.**

**Please submit your comments to Joseph Wright, Associate Planner, at the City of Anaheim Planning Department, 200 S. Anaheim Boulevard, Suite 162, Anaheim, California 92805 or by e-mail at [jwright@anaheim.net](mailto:jwright@anaheim.net).**

For more information, please call Joseph Wright at (714) 765-5139, Extension 5750.

The public hearing process will commence following the public review period. A separate notice advertising the hearing date will be provided.

DEIR NOTICE OF AVAILABILITY DATE PUBLISHED: June 25, 2004  
DATE MAILED: June 23, 2004.