

SECTION 1.0 INTRODUCTION

Canyon Hills Manor ■ Draft Environmental Impact Report

1.1 Scope of the Draft EIR

The City of Anaheim (referred to hereinafter as the Lead Agency) is reviewing a development proposal that would involve the construction of a wedding chapel and banquet facility within a 29-acre, undeveloped property located in the northeast portion of the City. The proposed project, if approved, would involve the construction of a main building, consisting of 27,910 square feet of floor area that would house both a wedding and banquet facility. A second smaller 2,000 square foot maintenance building is also proposed. The proposed project site is presently vacant and undeveloped. The applicants, John and Lisa Waddell, are seeking various approvals to construct the Canyon Hills Manor wedding chapel and banquet facility. Among the requested approvals is a Conditional Use Permit (CUP) that would permit the wedding chapel/banquet facility and the serving of alcoholic beverages with a waiver of the maximum building height, roof-mounted equipment, minimum number of parking spaces and the requirement to improve Santa Ana Canyon Road to its ultimate width. 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 Point Study to allow vehicle access point for the project to Santa Ana Canyon Road area are also requested.

As part of the proposed project's environmental review, the City has authorized the preparation of this draft EIR to ascertain the scope and extent of potential impacts and the nature and extent of any mitigation.¹ The State of California, through the California Environmental Quality Act (CEQA), has provided local governments with specific guidance regarding the manner in which the environmental review process is to be implemented at the local level. The primary purpose of CEQA is to ensure that decision-makers and the public understand the environmental implications of a specific action or project. The purpose of this draft EIR is to determine whether the proposed Canyon Hills Manor project will have the potential for significant adverse impacts on the environment. The analysis considered in this draft EIR analyzes both the short-term (construction-related) and the long-term (operational) impacts anticipated with the implementation of the proposed project.

1.2 Overview of the Proposed Project

The proposed project, if approved, will involve the construction and subsequent operation of a wedding chapel and banquet facility. The main building, consisting of two-stories, would have a total floor area of 27,910 square feet. This main building would house both wedding and banquet facilities. The main building would include two wedding chapels, two banquet rooms, restrooms, two bars, lounges, dressing rooms, and one central kitchen.² A second, smaller 2,000 square foot maintenance building is also proposed. The area surrounding the facility

¹California, State of, *Title 14. California Code of Regulations. Chapter 3. Guidelines for the Implementation of the California Environmental Quality Act.* as Amended 2001 (CEQA Guidelines) § 15050.

² Kristi K. Skelton Architect, AIA. *Site Plan.* 2001, 2002

would be landscaped and improved with surface parking. Access to the facility would be provided by a single (gated) driveway connection to Santa Ana Canyon Road. A vehicular turn around area would also be provided at the gate location. No parking would be permitted on the access road. In addition, the facility will include a guest drop-off area. Exhibit 2-4, provided at the end of Section 2, Project Description, illustrates the site plan for the proposed project. The project's physical and operational characteristics are further described in Section 2, herein.

1.3 Purpose of the Draft EIR

The environmental review for the proposed project is being administered by the City of Anaheim. The City is the designated Lead Agency pursuant to Section 21067 of the California Environmental Quality Act (CEQA). The City is the public agency responsible for overseeing and managing the environmental review, and for considering the approvals required to implement the proposed project. The Lead Agency has the authority to approve or deny the project and to certify the final EIR. The purpose of this draft EIR, therefore, is to provide information to the public, decision-makers, and other agencies concerning the proposed project and the anticipated environmental changes associated with its implementation.

The Lead Agency oversaw the preparation and circulation of an Initial Study that determined the scope of the analysis required for this draft EIR. The Initial Study, together with a Notice of Preparation, was circulated for public review, indicating the Lead Agency's intention to prepare an EIR to consider the potential impacts of the proposed project. This draft EIR will be circulated for a minimum of 45 days, as required under State law. The Lead Agency will then prepare the final EIR following the conclusion of the 45-day review period. Certain projects or actions undertaken by a Lead Agency may require oversight, approvals, or permits from other public agencies. These other agencies are referred to as *responsible agencies* and *trustee agencies*. Pursuant to Sections 15381 and 15386 of the State CEQA Guidelines, as amended, responsible agencies and trustee agencies are defined as follows:

"Responsible agency means a public agency which proposes to carry out or approve a project, for which a Lead Agency is preparing an EIR. For the purposes of CEQA, the term responsible agency includes all public agencies other than the Lead Agency which have discretionary approval power over the project," and "trustee agency means a State agency having jurisdiction by law over natural resources affected by a project which are held in trust for the people of the State of California.

Responsible agencies, trustee agencies, and other entities that may use this draft EIR in their decision-making process or for informational purposes may include, but not be limited to, the following: the U. S. Fish and Wildlife Service; California Department of Fish and Game; the Regional Water Quality Control Board, Santa Ana Region; U.S. Army Corps of Engineers; the State of California Department of Alcohol and Beverage Control; the County of Orange Health Care Agency; and, the South Coast Air Quality Management District.

1.4 Format of This Draft EIR

This draft EIR was prepared pursuant to the guidance provided in the State's CEQA Guidelines. This draft EIR consists of the following sections:

- *Executive Summary* provides an overview of the proposed project, including the environmental setting, project components, alternatives, and a matrix table summarizing the environmental impacts for each environmental issue analyzed, as well as applicable mitigation measures and the level of significance anticipated after the mitigation measures would be applied.
- *Section 1 - Introduction* provides an overview of the environmental review process, describes the purpose of this draft EIR, and summarizes the findings of the analysis.
- *Section 2 - Project Description* describes the proposed project, including the potential short-term (construction-related) and long-term (operational) characteristics associated with the project's implementation. In addition, this section discusses the objectives the applicant seeks to accomplish with the proposed project, discretionary actions associated with its approval, and the scope of the cumulative impact analyses.
- *Section 3 - Environmental Analysis* evaluates the impacts associated with the approval and subsequent implementation of the proposed project. The analysis considers the existing conditions relative to the particular issue being discussed, the potential impacts related to the project's approval and subsequent implementation, the level of potential impact weighed against thresholds considered to represent a significant adverse impact, and finally, the identification of those mitigation measures that would be effective in reducing or eliminating a potential impact.
- *Section 4 - Long-Term Impacts* discusses the manner in which the proposed project would contribute to long-term impacts and ways it may encourage additional growth and development (growth-inducing impacts). This analysis also discusses long-term irreversible changes to the environment that would be a direct result of the proposed project's approval and subsequent implementation.
- *Section 5 - Alternatives Analysis* discusses various alternatives that were considered as part of the planning process. The alternatives include the "no project alternative", a number of modified development scenarios with respect to grading, an alternative that minimizes potential impacts on sensitive habitats, and an alternate use scenario that reflects the City's current General Plan and zoning designations for the site.
- *Section 6 - Preparers/References* lists those individuals involved in the EIR's preparation and the primary references consulted in the analysis.

The *Appendices* include a copy of the Initial Study, the Notice of Preparation (NOP), and the responses to the NOP. The mitigation monitoring program, indicating how the recommended mitigation measures will be implemented, the timing of their implementation, and the public agency or entity responsible for overseeing the mitigation measure's implementation, is provided under separate cover. The mitigation monitoring program will be considered concurrently with the findings of this draft EIR.

1.5 Focus of Draft EIR's Analysis

The environmental analysis for the proposed project focuses on those issues where it was determined, as part of the Initial Study's preparation and the comments received following its circulation, that there is a potential for significant environmental impacts in the absence of mitigation. Under CEQA, a significant effect on the environment means a substantial or potentially substantial adverse change in any of the physical conditions within the area affected by a proposed action or project.

As part of the environmental review for the proposed Canyon Hills Manor project, the Lead Agency prepared and circulated an Initial Study that included a preliminary evaluation of the potential impacts associated with the project's approval and subsequent implementation. The Initial Study provided the basis for determining the nature and scope of the requisite environmental analysis and review. Based on the findings of the Initial Study (which is included herein as Appendix A), the Lead Agency determined that an EIR is warranted to fully assess the potential environmental impacts and to identify mitigation measures that will be effective in reducing potential impacts. The issue areas the Initial Study indicated that would require analysis in the EIR are indicated in Table 1-1.

Table 1-1 Issues Requiring Analysis in EIR	
Issue	Scope of Analysis indicated in Initial Study
Aesthetics	The proposed project's potential effects on a scenic vista or scenic highway.
Aesthetics	The project's potential for substantially degrading the existing visual character or quality of the site and its surroundings.
Aesthetics	The project's potential for creating a new source of substantial light or glare that would adversely affect day or nighttime views in the area.
Air Quality	The project's potential for obstructing the implementation of the applicable air quality plan.
Air Quality	The project's potential for violating air quality standards or contributing to an existing or projected air quality violation.
Air Quality	The project's potential for resulting in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable Federal or State ambient air quality standard.
Air Quality	The project's potential for exposing sensitive receptors to pollutant concentrations.

Table 1-1 Issues Requiring Analysis in EIR	
Issue	Scope of Analysis indicated in Initial Study
Biological Resources	The project's potential for affecting any species identified as a candidate, sensitive, or special status species by local designation or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.
Biological Resources	The project's potential for an adverse effect on any riparian habitat or other sensitive natural community identified by local designation or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.
Biological Resources	The project's potential for having an adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.
Biological Resources	The project's potential for interfering with an established migratory wildlife corridor.
Cultural Resources	The project's potential for disturbing archaeological resources.
Cultural Resources	The project's potential for destroying a unique paleontological resource or site or unique geological feature.
Geology and Soils	The project's potential for exposing people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault (Refer to Division of Mines and Geology Special Publication 42; strong seismic ground shaking; seismic-related ground failure, including liquefaction; or landslide).
Geology and Soils	The project's potential for being 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- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse.
Hydrology	The project's potential for altering the existing drainage pattern of the site or area in a manner which would result in substantial erosion or siltation on-site or off-site, or result in flooding on-site or off-site.
Hydrology	The project's potential for degrading water quality.
Land Use	The project's potential for creating conflicts with any applicable land use plans, policy, or regulation (including, but not limited to the General Plan, specific plan, and zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.
Land Use	The project's potential for conflicting with any applicable habitat conservation plan or natural community conservation plan.
Noise	The project's potential for resulting in a temporary, periodic or permanent increase in ambient noise levels in the project vicinity above levels existing without the project.
Transportation	The project's potential for generating traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections).
Transportation	The project's potential for exceeding, either individually or cumulatively, a level of service standard established by the County congestion management agency for designated roads or highways.
Utilities/Recreation	The project's potential impacts requiring or resulting in the construction of new utilities or recreational facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

Following the circulation of the Initial Study, a number of additional issues were identified in the responses, including the following:

- The proposed project's impact on surrounding land uses and the potential expansion and/or widening of Santa Ana Canyon Road;
- The impact of future development on traffic and circulation within the City of Anaheim and the affected area;
- The proposed project's impact on local flora and fauna habitats; and,
- The proposed project's impact on key public services.

1.6 Areas of Potential Controversy

As indicated in the preceding section, the Initial Study and the NOP were circulated for 30 days indicating the scope and content of the draft EIR's analysis. The responses to the NOP, together with the public comments received indicate that the local residents have a number of concerns with the proposed Canyon Hills Manor project. The major issues of concern include the following:

- The project, once completed, would have the potential for generating traffic that would lead to both additional congestion and traffic hazards;
- The expanded project would lead to increased on-site activities that would contribute to increased noise, light, and glare;
- The proposed Canyon Hills Manor project would be incompatible with the surrounding development; and,
- The proposed project, and the attendant grading, would substantially alter the appearance of the area.

The analysis contained herein indicates the proposed project's environmental effects. There are a number of outstanding issues that are beyond the scope of CEQA to address. These issues are policy-related in that the decision-makers will be required to determine whether to grant the requested discretionary actions.

1.7 Disposition and Use of this EIR

Certain projects or actions undertaken by a Lead Agency (in this instance, the City of Anaheim) may require oversight, approvals, or permits from other public agencies. These other agencies are referred to as *responsible agencies* and *trustee agencies*, pursuant to Sections 15381 and 15386 of the State CEQA Guidelines.² Those public agencies and/or entities that may use this

² California, State of. Public Resources Code Division 13. *The California Environmental Quality Act. Chapter 2.5, § 21067 and § 21069.* 2000.

draft EIR in decision-making purposes include the U. S. Fish and Wildlife Service; California Department of Fish and Game; the Regional Water Quality Control Board, Santa Ana Region; the U.S. Army Corps of Engineers; the State of California Department of Alcohol and Beverage Control; the County of Orange Health Care Agency; and, the South Coast Air Quality Management District.

Copies of the draft EIR and the Notice of Completion were forwarded to responsible agencies, trustee agencies, interested agencies, and the public for review and comment. A 45-day public review period will be provided to allow these entities and other interested parties to comment on the proposed project and the findings of the draft EIR.³

³ California, State of. Public Resources Code Division 13. *The California Environmental Quality Act. Chapter 2.6, § Section 2109(b)*. 2000.

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