

SECTION 4.0 LONG-TERM IMPACTS

Canyon Hills Manor ■ Draft Environmental Impact Report

4.1 Significant Irreversible Impacts

The proposed project will result in physical changes to the project site, including the alteration of a prominent ridgeline. However, any development of the site, including development allowed as-of-right under the City's General Plan and zoning ordinance, will result in alternation of its physical form. While the project would create an adverse visual impact, this impact would not be significant with the mitigation measures proposed.

The environmental analysis completed in Section 3 of this EIR identified potential adverse impacts that may result from the construction and subsequent operation of the proposed project. No significant, unmitigable impacts were identified as a result of the environmental analyses for the proposed project.

Several environmental issue areas involve the potentially irreversible commitment of resources, as noted below:

- *Visual/Aesthetics/Light and Glare.* The site's development will result in an alteration of existing views in the area. The site's undeveloped character will be permanently altered with development. In addition, the proposed project will introduce new sources of lighting that will remain over the operational life of the proposed development. However, the impacts will be less than significant with the proposed mitigation.
- *Biological Resources.* The proposed project will result in the 29-acre site that is presently undeveloped, with a wedding chapel and banquet facility. As a result, a portion of the existing habitat will be altered during construction. With the incorporation of the proposed mitigation measures and the replacement of specimen trees at a 2:1 ratio, the habitat loss is not considered to represent a significant adverse impact.
- *Earth and Geology.* The proposed development will involve the grading and excavation of a substantial portion of the site. It is assumed that this grading will represent a permanent alteration of the existing land forms within the proposed project site, which, with the incorporation of the proposed mitigation measures, under CEQA, is not considered a significant impact.
- *Land Use and Planning.* The proposed development will result in the development of the 29-acre site that is presently undeveloped, being converted to a wedding chapel and banquet facility. The proposed development will represent a long-term commitment of the site to development.
- *Noise.* The proposed project will result in increased traffic, which will result in a corresponding increase in traffic noise along the segment of Santa Ana Canyon Road connecting to the proposed project site. The increased traffic noise, while found to be "not significant," will continue over the operational life of the proposed project. Activities within the project site will also lead to an increase in the ambient noise levels in the area. However, the noise levels are not anticipated to be significant with the

proposed mitigation measures.

- *Traffic and Circulation.* The increase in traffic that will be generated by the proposed development will lead to additional traffic on local roadways. This traffic will continue as long as the proposed project is in operation. It should be noted, however, with the implementation of mitigation measures, that the amount of traffic generated by the project does not result in a significant impact to the traffic and circulation in the project area.

4.2 Effects Found to be Not Significant in the Initial Study

A number of impacts associated with the proposed development were found to be insignificant as part of the environmental analysis completed in the preparation of the Initial Study. These insignificant effects include:

Table 4-1 Environmental Issues Found to be Not Significant in Initial Study	
Environmental Issue	Initial Study Determination
AGRICULTURAL RESOURCES Would the project result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	No Impact
AGRICULTURAL RESOURCES Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?	No Impact
AIR QUALITY Would the project create objectionable odors affecting a substantial number of people?	Less Than Significant
CULTURAL RESOURCES Would the project disturb any historic resources as defined in §15064.5 and designated on a list of qualified historic structures as approved by the City?	No Impact
CULTURAL RESOURCES Would the project disturb any human resources, including those interred outside of formal cemeteries?	No Impact
GEOLOGY AND SOILS Would the project result in substantial soil erosion or the loss of topsoil?	Less Than Significant
GEOLOGY AND SOILS Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	No Impact
HAZARDS AND HAZARDOUS MATERIALS Would the project create a need to routinely transport, use, or dispose of hazardous materials?	No Impact
HAZARDS AND HAZARDOUS MATERIALS Would the project create a hazard by a reasonably foreseeable upset and accident condition(s) involving the release of hazardous materials into the environment?	No Impact
HAZARDS AND HAZARDOUS MATERIALS Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter-mile of an existing or proposed school?	No Impact
HAZARDS AND HAZARDOUS MATERIALS Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would create a significant hazard to the public or the environment?	No Impact
HYDROLOGY AND WATER QUALITY Would the project violate any water quality standards or waste discharge requirements?	No Impact
HYDROLOGY AND WATER QUALITY Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge?	No Impact

**Table 4-1
 Environmental Issues Found to be Not Significant in Initial Study**

Environmental Issue	Initial Study Determination
HYDROLOGY AND WATER QUALITY Would the project create or increase runoff which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of pollutant runoff?	Less Than Significant
HYDROLOGY AND WATER QUALITY Would the project place housing within a 100-year flood hazard area?	No Impact
HYDROLOGY AND WATER QUALITY Would the project place structures within a 100-year flood hazard area which would impede or redirect flood flows?	No Impact
HYDROLOGY AND WATER QUALITY Would the project expose people or structures to a significant risk of loss, injury, or death involving flooding?	No Impact
LAND USE AND PLANNING Would the project physically divide an established community?	No Impact
MINERAL RESOURCES Would the project result in the loss of availability delineated on a local general plan, specific plan or other land use plan?	No Impact
NOISE Would the project result in exposure of persons to or generation of noise levels in excess of the City's noise ordinance or other applicable standards?	Less Than Significant
NOISE Would the project result in exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	Less Than Significant
POPULATION AND HOUSING Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through the extension of roads or other infrastructure)?	No Impact
POPULATION AND HOUSING Would the project remove or displace a substantial number of people or existing homes, necessitating the construction of replacement housing elsewhere?	No Impact
PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of, or need for, new or physically altered government facilities to maintain acceptable service ratios, response times, or other performance objectives for fire protection services, which could cause significant environmental impacts:	Less Than Significant
PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of, or need for, new or physically altered government facilities to maintain acceptable service ratios, response times, or other performance objectives for law enforcement services, which could cause significant environmental impacts:	Less Than Significant
PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of, or need for, new or physically altered government facilities to maintain acceptable service ratios, response times, or other performance objectives for schools, which could cause significant environmental impacts:	No Impact
PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of, or need for, new or physically altered government facilities to maintain acceptable service ratios, response times, or other performance objectives for parks, which could cause significant environmental impacts:	No Impact
PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of, or need for, new or physically altered government facilities to maintain acceptable service ratios, response times, or other performance objectives for other public services, which could cause significant environmental impacts:	Less Than Significant Impact
RECREATION Would the project increase the use of existing neighborhood and regional parks or other recreational facilities causing physical deterioration of the facility?	No Impact
RECREATION Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	No Impact
TRANSPORTATION/TRAFFIC Would the project result in a change in air traffic patterns, including either an increase in traffic levels or change in location that results in substantial safety risks?	No Impact
TRANSPORTATION/TRAFFIC Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	No Impact
TRANSPORTATION/TRAFFIC Would the project result in inadequate emergency access?	No Impact

Table 4-1 Environmental Issues Found to be Not Significant in Initial Study	
Environmental Issue	Initial Study Determination
TRANSPORTATION/TRAFFIC Would the project result in inadequate parking capacity?	No Impact
TRANSPORTATION/TRAFFIC Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	No Impact
UTILITIES AND SERVICE SYSTEMS Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	No Impact
UTILITIES AND SERVICE SYSTEMS Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	No Impact
UTILITIES AND SERVICE SYSTEMS Would the project have insufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	No Impact
UTILITIES AND SERVICE SYSTEMS Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	No Impact
UTILITIES AND SERVICE SYSTEMS Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	No Impact
UTILITIES AND SERVICE SYSTEMS Would the project comply with federal, state, and local statutes and regulations related to solid waste?	No Impact
UTILITIES AND SERVICE SYSTEMS Would the project result in a need for new systems or supplies, or substantial alterations related to electricity?	Less Than Significant Impact
UTILITIES AND SERVICE SYSTEMS Would the project result in a need for new systems or supplies, or substantial alterations related to natural gas?	No Impact
UTILITIES AND SERVICE SYSTEMS Would the project result in a need for new systems or supplies, or substantial alterations related to telephone service?	No Impact
UTILITIES AND SERVICE SYSTEMS Would the project result in a need for new systems or supplies, or substantial alterations related to television service/reception?	No Impact

4.3 Growth-Inducing Impacts

Growth-inducing impacts are generally associated with the provision of urban services, such as utilities, improved roadways, and expanded public services, to an undeveloped or rural area. The proposed development is an infill project that will not result in substantial growth-inducing impacts. The variables that typically contribute to growth-inducing impacts and the project's contribution to these potential growth-inducing impacts are identified in Table 4-2.

Table 4-2 Potential Growth-Inducing Impacts		
Factor Contributing to Growth Inducement	Project's Potential Contribution	Basis for Determination
New development in an area presently undeveloped and economic factors which may influence development.	<u>Minimal potential</u> for growth inducement in the vicinity of the project site from the proposed project.	The 29-acre development site is an infill parcel. Residential development is located to the south, east, northwest, and southwest.
Extension of roadways and other transportation facilities.	<u>No potential</u> for growth-inducing impacts anticipated.	On-site roadway improvements are designed to accommodate the proposed project only. Improvements to Santa Ana Canyon Road will be per the General Plan requirements.
Extension of infrastructure and other improvements.	<u>No potential</u> for growth-inducing impacts anticipated.	Water, sewer, and flood control facilities will serve proposed project site only.
Major off-site public projects (treatment plants, etc).	<u>No potential</u> for growth-inducing impacts anticipated	The proposed project does not affect major off-site public projects.
Development of the site with a wedding chapel and banquet facility instead of residential homes.	<u>No potential</u> for growth-inducing impacts anticipated	No housing units are presently located on-site. The General Plan assumed housing for the site. The project precludes development of housing on this site. Additional housing on the site would be growth-inducing.
Additional population growth leading to increased demand for goods and services.	<u>Minimal</u> growth-inducing impacts expected.	No significant increase in employment is anticipated to result from the proposed project's operation.
Short-term growth-inducing impacts related to the project's construction.	<u>Minimal</u> growth-inducing impacts expected.	Short-term increases in construction employment are not anticipated to result in significant growth-inducing impacts.
Source: Blodgett/Baylosis Associates. 2001.		

With the exception of needed improvements to Santa Ana Canyon Road as discussed in Section 3.10 (Traffic and Circulation Impacts), the infrastructure improvements anticipated as part of the proposed development will serve only the project site. As a result, minimal local growth-inducing impacts are anticipated as part of the proposed project's construction.

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