

**APPENDIX A:  
Notice of Preparation and Initial Study**

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**Canyon Hills Manor ■ Draft Environmental Impact Report**



## CITY OF ANAHEIM NOTICE OF PREPARATION

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### **Project Identification**

Canyon Hills Manor (Wedding Chapel and Banquet Facility)  
EIR No. 327/CUP No. 2001-04431;

### **Description of Proposed Action**

The City of Anaheim is the designated Lead Agency overseeing the environmental review for the proposed Canyon Hills Manor development (referred to hereinafter as "the project"). As the Lead Agency, the City directed the preparation of the attached Initial Study to determine the nature and extent of the environmental review required for the proposed project.

Upon completion of the Initial Study, the City determined the proposed project may lead to potentially significant adverse impacts in the absence of mitigation, or additional information was required to ascertain the level of impact and the required mitigation. As a result, the City determined that an environmental impact report (EIR) was required to evaluate the environmental impacts associated with the proposed project's construction and subsequent operation.

### **Location of Proposed Project**

The 28-acre project site is located in the northeastern portion of Orange County and is within the City of Anaheim, south of Santa Ana Canyon Road (no address has been assigned to the site). The proposed project site is located south of Santa Ana Canyon Road, between Festival Drive to the east and Eucalyptus Drive to the west. The Riverside Freeway (SR-91) is located approximately 660 feet north of the site. The project site is vacant and characterized by steep natural terrain with a prominent ridge. The City of Yorba Linda is located approximately ½ mile north of the proposed project site. Regional access to the site is provided by ramp connections with the Riverside Freeway (SR-91) via the Weir Canyon Road and Imperial Highway off-ramps.

### **Description of Proposed Project**

The proposed project consists of an approximately 25,000-square foot two-story structure that would house a wedding and banquet facility. In addition, a 2,000-square foot maintenance building is also proposed. The main building would contain two wedding chapels, two banquet rooms, restrooms, two bars, lounges, dressing rooms, and one central kitchen. A smaller 2,000-square foot maintenance building would also be provided. The area surrounding the facility will be landscaped or improved with an asphalt parking area. One gated access road and two parking areas will be provided.

Project construction is anticipated to take approximately 12 months. Grading of the site would take approximately 6 months, and construction of the facility is anticipated to require an additional 6 months. Grading will be necessary to level that portion of the site where construction of the wedding chapel and banquet facility will take place. Grading for the building pads, parking areas, and road will involve approximately 350,000 cubic yards of earth, with approximately 100,000 cubic yards of fill and approximately 250,000 cubic yards of export. An alternative will be also considered in the EIR that provides for the future widening of Santa Ana Canyon Road. The grading required to accommodate this widening will involve an additional 300,000 cubic yards of export. This alternative is required by the City of Anaheim Municipal Code. The grading contemplated as part of the site's development will alter the site's existing topography and these topographical changes will be analyzed in the EIR.

The proposed facility will be open for business seven days each week, though events will be limited to Friday evenings (7:00 p.m. to 12:00 a.m.), Saturday (9:00 a.m. to 12:00 a.m.), and Sunday (9:00 a.m. to 11:00 p.m.). Weekday operations will consist primarily of facility viewing.

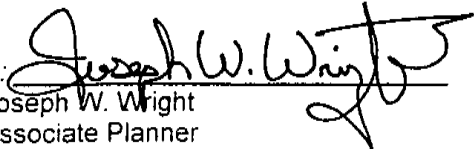
### Scope of the Environmental Analysis

The City of Anaheim has determined that an EIR would be required to fully analyze the proposed project's environmental impacts and to recommend appropriate mitigation measures. An Initial Study and Environmental Information Form was prepared to indicate those issues that would require analysis in the EIR and are attached.

### Review

Due to the time limits mandated by State law, your response must be submitted no later than 30 days after receipt of this notice. Please send your comments to Mr. Joseph W. Wright, Associate Planner, at the following address:

**City of Anaheim Planning Department**  
**200 South Anaheim Boulevard, Room 162**  
**Anaheim, California 92805**

Signature:   
Name: Joseph W. Wright  
Title: Associate Planner

Date: Oct. 12, 2001



## CITY OF ANAHEIM PROJECT DESCRIPTION

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### Project Identification

Canyon Hills Manor (Wedding Chapel and Banquet Facility)  
EIR No. 327/Conditional Use Permit (CUP) No. 2001-04431

### Project Location and Setting

The 28-acre project site is located in the City of Anaheim along the south side of Santa Ana Canyon Road, between Festival Drive to the east and Eucalyptus Drive to the west. No address has been assigned to the project site. The Riverside Freeway (SR-91) is located approximately 660 feet north of the site. The project site is currently vacant and is characterized by undisturbed steep natural terrain with a prominent ridge. The project site, in a regional context, is shown in Exhibit 1. Exhibit 2 illustrates the local setting of the project site.

The project is located in the northeastern portion of Orange County. The City of Yorba Linda is located approximately ½ mile north of the site. Regional access to the site is provided by the Riverside Freeway, via ramp connections at Weir Canyon Road or Imperial Highway. Surrounding land uses include:

- *North:* The aforementioned SR-91 freeway and a truck weigh-station are located to the north across Santa Ana Canyon Road.
- *East:* A Southern California Edison (SCE) easement and an undeveloped parcel are located adjacent to the site on the east with an existing shopping center (Anaheim Hills Festival Center) located further east of the Edison easement. In addition, commercial development consisting of a hotel and a restaurant are proposed or under construction in this area.
- *West:* The parcels located adjacent to the project site on the west are undeveloped and zoned RS-A-43,000 (SC) (Residential/Agricultural/Scenic Corridor Overlay). Existing single-family detached homes are located further west beyond the undeveloped parcels.
- *South:* The parcels located adjacent to the project site, to the south, are also undeveloped and zoned RS-A-43,000 (SC) (Residential/Agricultural/Scenic Corridor Overlay). Existing single-family detached homes are located further south beyond these undeveloped parcels.

### Project Description

#### Physical Characteristics

The proposed project involves the development of a wedding chapel and banquet facility consisting of approximately 25,000 square feet. A second, smaller 2,000 square foot maintenance building, is also proposed. The main building would involve the construction of one two-story building that would house both the wedding and banquet facility. The building's height will not exceed 30 feet. The proposed main building would contain two wedding chapels, two banquet rooms, restrooms, two bars, lounges, dressing rooms, and one central kitchen. The area surrounding the facility will be landscaped or improved with surface parking. One gated access road and two paved parking lots will be provided. Exhibit 3 shows the site plan for the proposed project.

### Construction Characteristics

Project construction is anticipated to take approximately 12 months to complete. Grading of the site would take approximately 6 months, and construction of the facility is anticipated to require an additional 6 months. Grading will be necessary to level the portion of the site where construction of the wedding chapel and banquet facility will take place. Grading for the building pads, parking areas and road include approximately 350,000 cubic yards of fill and approximately 300,000 cubic yards of export. The City of Anaheim Public Works Department has requested that the EIR evaluate an alternative that provides for the grading of the frontage along the Santa Ana Canyon Road right-of-way to accommodate a future widening of this roadway. Approximately 300,000 cubic yards of additional export will be required to accommodate the grading for this future roadway widening.

### Operational Characteristics

The proposed facility will be open for business 7 days each week, with events held on Friday evenings (7:00 p.m. to 12:00 a.m.) and on Saturdays (9:00 a.m. to 12:00 a.m.) and Sundays (9:00 a.m. to 11:00 p.m.). Weekday operation will consist primarily of facility viewing, deliveries, and general maintenance. Proposed hours of operation are as follows:

Monday through Thursday	9:00 a.m. to 8:00 p.m. (regular office hours)
Friday	9:00 a.m. to 7:00 p.m. (regular office hours)
Friday	7:00 p.m. to 12:00 a.m. (events)
Saturday	9:00 a.m. to 12:00 a.m. (events)
Sunday	9:00 a.m. to 11:00 p.m. (events)

The facility, if approved, will employ a small office staff, kitchen staff, and dining room staff. Maximum staffing on-site per day would be as follows:

Monday and Tuesday	1 office staff
Wednesday	1 office staff, 1 kitchen staff
Thursday	1 office staff, 4 kitchen staff
Friday (daytime)	1 office staff
Friday (evening)	6 kitchen staff, 8-10 dining room staff
Saturday	6 kitchen staff, 8-10 dining room staff
Sunday	6 kitchen staff, 8-10 dining room staff

All deliveries would be scheduled for Wednesdays, and would include a total of approximately five deliveries, including food products, beverages, and linens. The proposed structure will be designed with two complete sets of facilities in one building. The proposed design provides for two chapels, two banquet facilities, and associated accommodations so that two weddings, or other events, may occur simultaneously. The design of the facility, and scheduling of events, may be executed so that each of the two events is completely independent of each other. The larger banquet room will accommodate up to 300 guests, while the smaller banquet room may hold up to 150 persons.

Events would include both daytime and evening events, with the events occurring on Fridays, Saturdays, and Sundays. Friday evening events would begin at 7:00 p.m. and end at 12:00 a.m. On Saturdays and Sundays, up to four events may occur on-site each day, with two daytime events occurring simultaneously, and two evening events occurring simultaneously. The two daytime events would use the facilities from 10:00 a.m. to 5:00 p.m., and 11:00 a.m. to 6:00 p.m. The two evening events would use the facilities from 6:00 p.m. to 11:00 p.m., and 7:00 p.m. to 12:00 a.m.

For a typical daytime weekend event, the first bridal party would arrive at the facility at approximately 10:00 a.m. The bridal party would prepare for the wedding in upstairs dressing rooms. The wedding ceremony would occur at approximately 11:00 a.m. After the ceremony, photos would be taken of the bridal party on the private grounds associated with their chapel. During the bridal party photos, guests would leave the chapel area and be escorted through the lounge to the dining room. At approximately 12:30 p.m., the reception would begin, ultimately concluding at approximately 5:00 p.m. From 10:00 a.m. to 5:00 p.m., the

chapel and associated facilities may be used by only one wedding party. The proposed project would have two sets of facilities; thus, two weddings could take place and be completely separate during a given time period. The second bridal party would arrive at approximately 11:00 a.m. and would use the second set of facilities, including separate parking areas, dressing rooms, photo areas, chapel, lounge, bar, and banquet room. The second party's events would follow a similar timeline as the first, and would end at approximately 6:00 p.m.

For evening events (Friday, Saturday, and Sunday), the first bridal party would arrive at 6:00 p.m. (at 7:00 p.m. on Friday). Events would follow a similar schedule as the daytime weddings, and would conclude at approximately 11:00 p.m. The second evening wedding party would arrive at 7:00 p.m. and would follow a similar timeline as the first, ending at approximately 12:00 a.m., except on Sunday. Sundays are early departure nights, with most events ending at 9:00 or 10:00 p.m.

The activities described above will be confined to the indoor portions of the main building. An outdoor patio area will be provided as a designated "smoking area." In addition, a small portion of the site will be reserved for photography.

### **Discretionary Actions Requested**

The following discretionary actions may be considered as a part of the proposed project's approval:

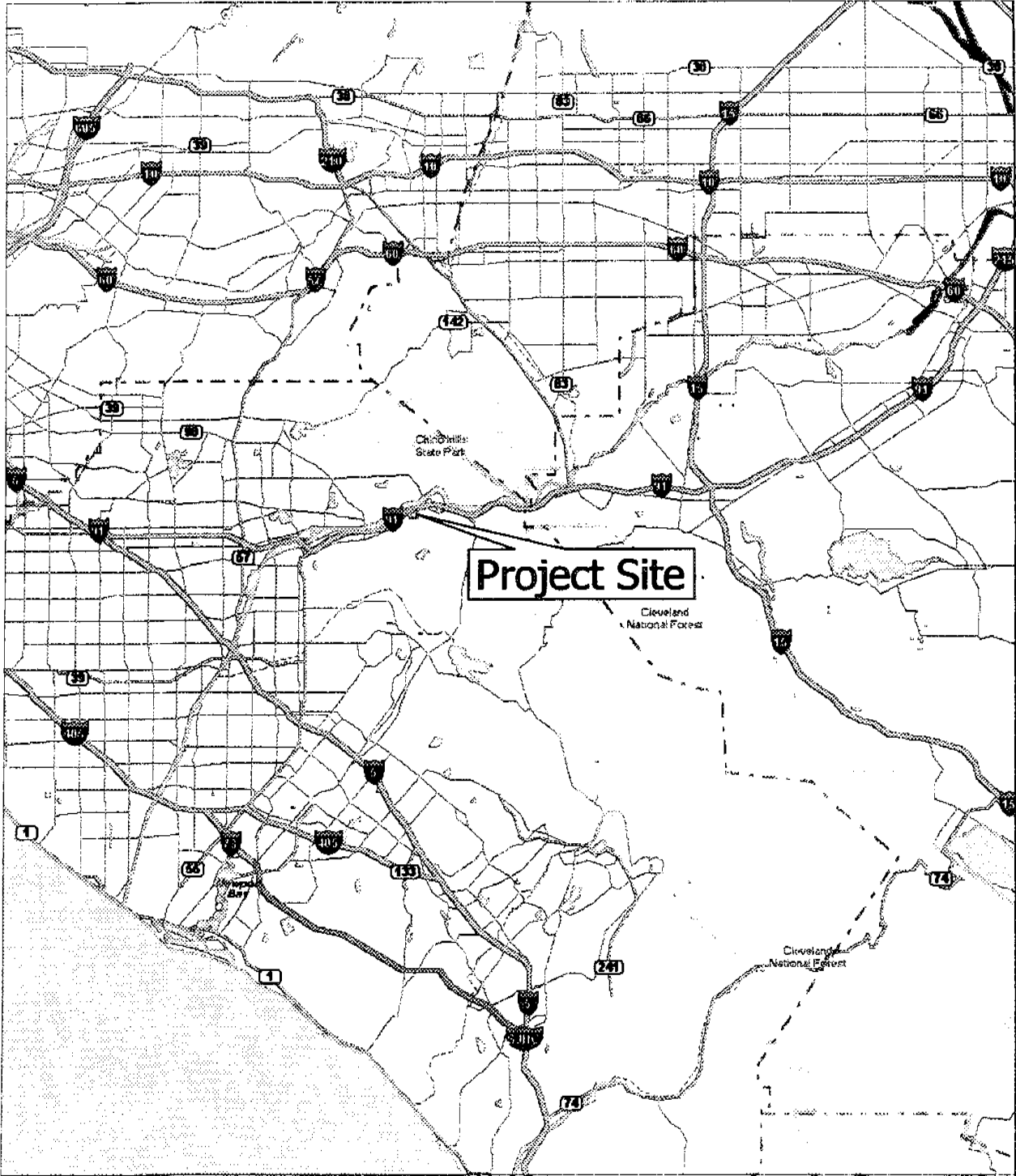
- Conditional Use Permit (CUP) with possible waivers. The applicant is requesting a CUP for a 25,000 square foot two storied structure to house a wedding chapel and banquet facility that will include the serving of alcoholic beverages. Any applicable waivers and/or variances needed to implement the site plan, signs and/or structures proposed by the project will also be addressed.
- Specimen Tree Removal Permit. The applicant will be required to obtain permits to remove mature specimen trees from the project site.
- Santa Ana Canyon Road Access Points Study Amendment. The applicant is requesting an amendment to the Santa Ana Canyon Road access points study to allow an additional access point (driveway) on Santa Ana Canyon Road.
- Alcoholic Beverage Permit. The applicant will be required to obtain a permit from the Alcohol Beverage Control Board (ABC) to serve alcoholic beverages.
- NPDES Permit. The applicant will be required to obtain a permit for storm water runoff pursuant to the requirements of the National Pollutant Discharge Elimination System from the Santa Ana Regional Water Quality Board.
- Potential General Plan Amendment. The applicant may be required to obtain a general plan amendment if the project is ultimately found to be exempt from the widening requirements of Santa Ana Canyon Road.
- U.S. Fish & Wildlife Service Section 10 (2) (A) or Section 7 Consultation Permit. The applicant will be required to obtain permits from the Fish and Wildlife Service to address the project's impacts on the local habitat.
- Any other permit that may be required to implement the proposed project.

### **Alternatives to be Considered in the EIR**

According to CEQA, an EIR must describe a range of reasonable alternatives to the project that would attain most of the basic objectives of the project while avoiding significant environmental effects. An EIR need not consider every conceivable alternative. Rather, a reasonable range of alternatives that will foster informed decision-making and public participation should be considered. The potential alternatives that will be considered in the EIR will likely include the following:

- *No Project Alternative* - This alternative considers the No Project, "do nothing" alternative required pursuant to CEQA. Under this scenario, the status quo would be maintained and no development of the proposed project site would occur.
- *Land Use Alternative* – This alternative considers the impacts associated with the site's development pursuant to its existing General Plan (Hillside Estate Density Residential) and Zoning (RS-A-43,000/SC) designations.
- *Less Intensive Alternative* – This alternative provides for the construction of a smaller wedding banquet facility as a means to reduce or otherwise eliminate potential adverse impacts identified in the EIR's analysis.
- *Site Design Alternative* – This alternative provides for the grading of the frontage along the Santa Ana Canyon Road right-of-way to accommodate a possible future widening. Approximately 300,000 cubic yards of additional export will be required to accommodate the grading for this potential roadway widening.

In the course of the environmental analysis and the preparation of the draft EIR, the aforementioned alternatives may be modified and/or expanded to address any unforeseen impacts.

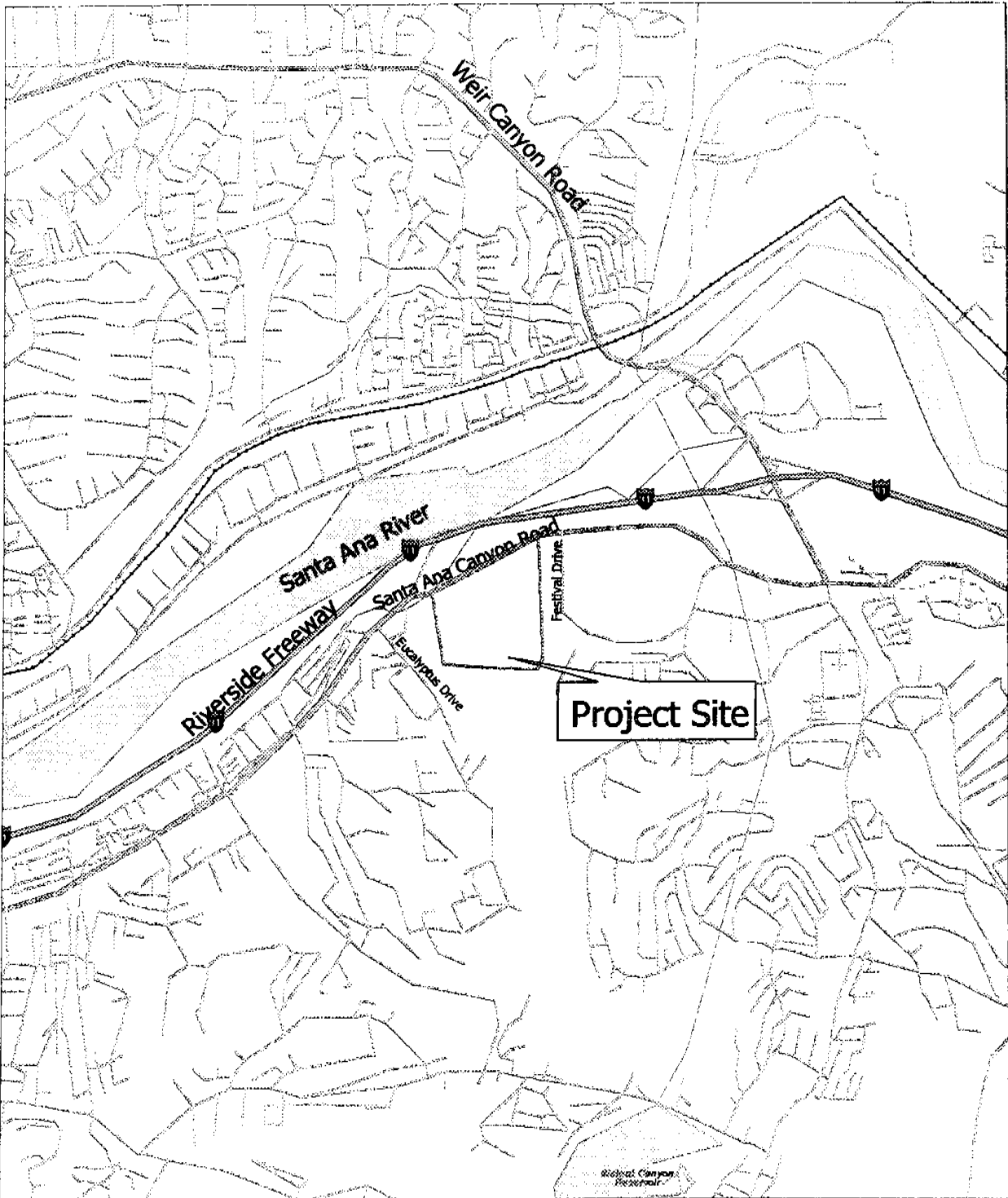


**Exhibit 1**  
**Regional Location**  
Source: Blodgett/Bayliss Associates, 2001.





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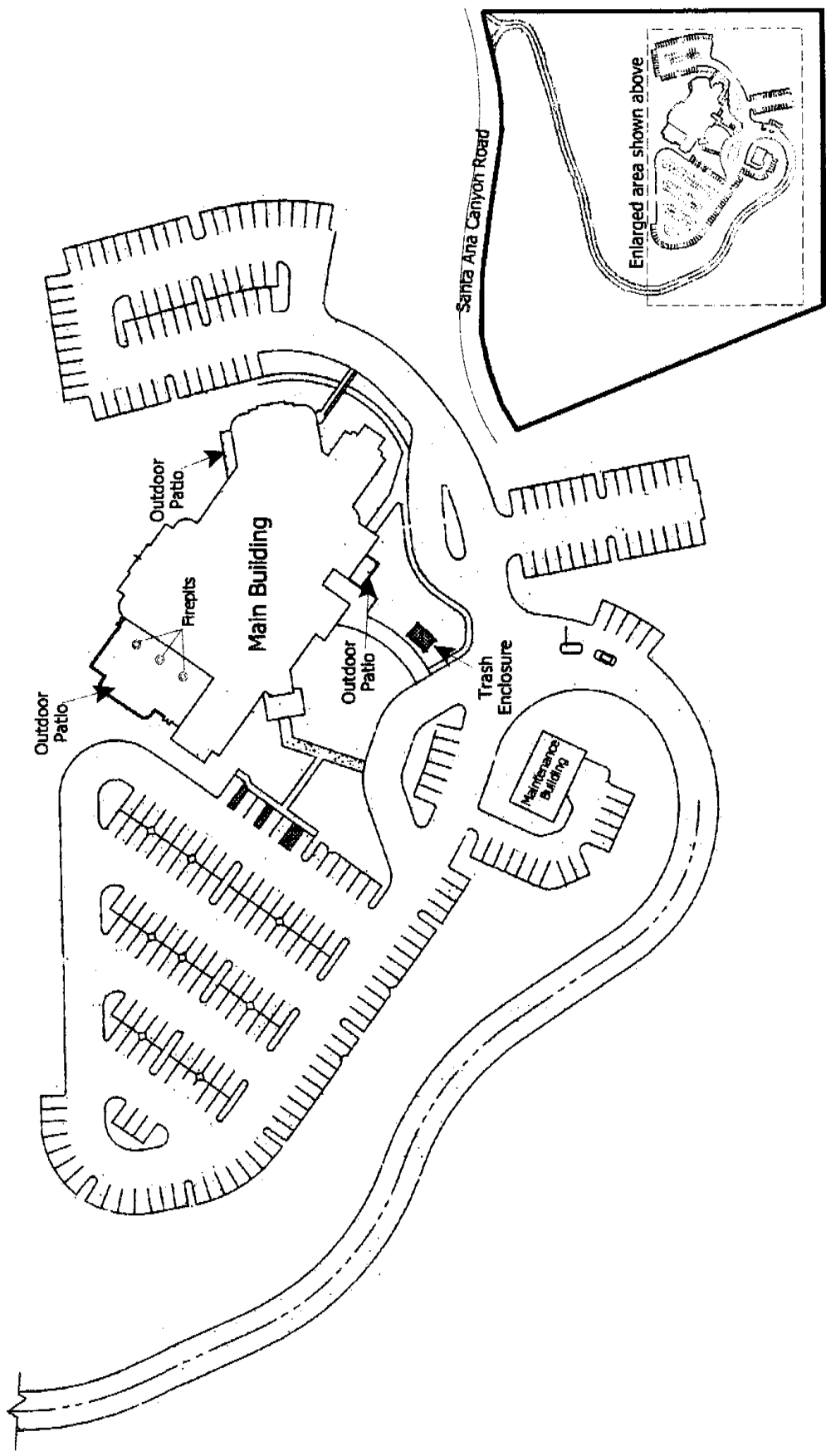


**Exhibit 2  
Project Area**

Source: Blodgett/Baytos Associates, 2001.



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**Exhibit 3**  
**Site Plan**  
Source: Kristi K. Skelton, 2001.



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## CITY OF ANAHEIM ENVIRONMENTAL INFORMATION FORM

(To be completed by applicant)

Dear Applicant:

The City of Anaheim as Lead Agency is required to comply with the California Environmental Quality Act (CEQA). CEQA requires the City to evaluate the potential environmental impacts of your development project. In order to assist us in completing this required environmental review, please provide us with the following information:

1. Project Address or Location: *Assessor's Parcel No's. 085-051-04, 085-051-09, and 085-051-10 (refer to map)*
2. Project Description (describe the entire project, including but not limited to later phases of the project, and any off-site supporting improvements or features necessary for its implementation. Attach additional sheets if necessary): *The proposed project involves the construction of a 25,000-square foot wedding chapel and banquet facility. A smaller 2,000-square foot maintenance building is also proposed. The proposed development will involve grading and excavation of a portion of the development site, the construction of an access road, parking areas, and the proposed structure, and the installation of landscaping.*
3. Assessor's Parcel Number: *Assessor's Parcel No's 085-051-04, 085-051-09, and 085-051-10*
4. Name of Property Owner: *Waddell Foods (The Garden Room, Garden Grove, California)*  
Address: *12777 Knott Avenue, Garden Grove, California 92841*
5. Name of Authorized Agent: *Lisa Waddell*  
Address: *207 Red Rock, Anaheim, California 92807*
6. Describe the project site as it exists before the project, including if the site is on filled land or on a slope of ten percent or more and provide information on it's topography, soil stability, plants and animals, and any cultural, historic or scenic aspects. Provide pictures of the site and describe any existing structures on the site, and their current use. Attach additional sheets if necessary.

*Refer to attached Project Description and Initial Study*

7. Other public agencies whose approval is required (e.g., for permits, financing, participation agreement, etc.).  
*United States Fish and Wildlife Service, Regional Water Quality Control Board, State of California Alcohol Beverage Control Board, and South Coast Air Quality Management District.*
8. Site size: *Approximately 28 acres*
9. Demolition proposed:      No            Yes
10. Square feet of new construction: *approximately 25,000 square feet of floor area*
11. Type, number, stories and height of new buildings: *The two-story proposed structure would house two wedding chapels, two banquet rooms, restrooms, two bars, lounges, dressing rooms, and one central kitchen. The maximum height of the proposed structure will be 30 feet above grade.*
12. Number of on-site parking spaces provided: 269
13. Tentative development schedule:  
Start Date:           August 2002  
Completion Date:   July 2003  
Phasing:             *6 months for site preparation and 6 months for construction*

**Complete Sections 14 and 15 for proposed residential projects only: *Not Applicable***

- | 14. | Single or Multi-Family Units? | Number of Units | Sq. Ft. of Units | No. of Bedrooms |
|-----|-------------------------------|-----------------|------------------|-----------------|
|     | N/A                           | N/A             | N/A              | N/A             |
15. Will the proposed residential housing development meet any of the following Article 34 restrictions (low income housing development):
- |  | Yes | No  |
|--|-----|-----|
| A. Apply for property tax abatement  | N/A | N/A |
| B. Apply for long-term governmental financing  | N/A | N/A |
| C. Provide in excess of 40% of the housing units as low income housing with rent control and occupancy restrictions. | N/A | N/A |

**Complete this section for proposed commercial projects only:**

16. A. Type of Commercial or Office: *Wedding and banquet facility*
- B. Is the project oriented:  Regionally \_\_\_ City or \_\_\_ Neighborhood
- C. Anticipated hours of operation: *Monday through Thursday: 9:00 a.m. to 8:00 p.m.; Friday and Saturday: 9:00 a.m. to 12:00 a.m. (midnight); and Sunday: 9:00 a.m. to 11:00 p.m. Events will be held on Friday (7:00 p.m. to 12:00 a.m.), Saturday (9:00 a.m. to 12:00 a.m.) and Sunday (9:00 a.m. to 11:00 p.m.)*
- D. Estimated employees per shift and number of shifts: *Monday through Friday (daytime): 1 to 5 employees (1 shift) on Friday evenings; and 14 to 16 employees (2 shifts) on Saturdays and Sundays..*
- E. Location of loading facilities and anticipated hours of loading/delivery operations: *Weekdays (Wednesday). Loading area will be adjacent to the main building.*
17. If use not residential, commercial or office, indicate type of use below:  
N/A Manufacturing/Warehousing N/A Institutional Other (Specify): N/A
- A. Indicate major function: N/A
- B. Anticipated hours of operation: N/A
- C. Estimated employees per shift and number of shifts: N/A
- D. Type, location and square footage of loading facilities: N/A

Please note that upon review of the submitted information, City staff may request additional supporting documentation to assist in the environmental analysis of your project to ensure compliance with CEQA.

18. Name of preparer: *Blodgett/Baylosis Associates* Relationship to property owner: *Consultant*  
Address: *6709 Greenleaf Avenue, Suite 314, Whittier, CA 90601*  
Phone No.: *562/907-4541*

Preparer's signature: \_\_\_\_\_ Date: October 12, 2001



## City of Anaheim Environmental Checklist Form

Case No.: EIR No. 327/CUP-2001-04431

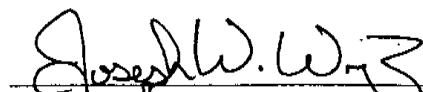
### Environmental Factors Potentially Affected:

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Aesthetic/Visual          | <input type="checkbox"/> Agricultural Resources                        | <input checked="" type="checkbox"/> Air Quality            |
| <input checked="" type="checkbox"/> Biological Resources      | <input checked="" type="checkbox"/> Cultural Resources                 | <input checked="" type="checkbox"/> Geology/Soils          |
| <input type="checkbox"/> Hazards & Hazardous Materials        | <input checked="" type="checkbox"/> Hydrology/Water Quality            | <input checked="" type="checkbox"/> Land Use/Planning      |
| <input type="checkbox"/> Mineral Resources                    | <input checked="" type="checkbox"/> Noise                              | <input type="checkbox"/> Population/Housing                |
| <input type="checkbox"/> Public Services                      | <input type="checkbox"/> Recreation                                    | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input checked="" type="checkbox"/> Utilities/Service Systems | <input checked="" type="checkbox"/> Mandatory Findings of Significance |  |

### Determination: (To be completed by the City)

On the basis of this initial evaluation:

- I find that the proposed project is exempt from CEQA.
- I find that the proposed project COULD NOT have a significant effect on the environment, and a Negative Declaration will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because mitigation measures have been incorporated into the project or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

  
\_\_\_\_\_  
Signature of City of Anaheim Representative  
Joseph W. Wright  
Joseph W. Wright, Associate Planner  
Printed Name

Date: Oct. 12, 2001



The County of Orange requires that the City notify the County of certain zoning actions. The following checklist will determine the need for notification. The County will be notified of any "yes" responses to questions 1 through 4:

1. Does this zoning action involve adoption or amendment to either (a) the Anaheim General Plan, (b) a Specific Plan, or (c) a reclassification? Yes \_\_\_ No √

**If yes, complete the following**

2. Does this zoning action involve land located east of the alignment of Weir Canyon Road? Yes \_\_\_ No √
3. Does this zoning action involve a residential project over 99 acres or 99 units in size? Yes \_\_\_ No √
4. Does this zoning action involve a non-residential project over 29 acres or a non-residential project with more than 99 employees? Yes \_\_\_ No √

**Evaluation of Environmental Impacts:**

1. Answers must take account of the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
2. List of "Supporting Information Sources" must be attached and other sources used or individuals contacted should be cited in the discussion.
3. Response Column Heading Definitions:
  - a. *Significant Impact* is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
  - b. *Potentially Significant Unless Mitigation Incorporated* applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact". The mitigation measures must be described, along with a brief explanation of how they reduce the effect to a less than significant level.
  - c. *Less Than Significant Impact* applies where the project creates no significant impacts, only Less Than Significant impacts.
  - d. *No Impact* applies where a project does not create an impact in that category. "No Impact" answers do not require an explanation if they are adequately supported by information sources cited immediately following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one proposed (e.g., the project falls outside of a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
4. Earlier analyses may be used where, pursuant to a tiering, program EIR, Master EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15062(c)(3)(D)). In this case, a brief discussion should identify the following:
  - a. *Earlier Analysis Used.* Identify and state where they are available for review. *None.*

- b. *Impacts Adequately Addressed.* Identify which effects from the checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis. *Not applicable.*
  - c. *Mitigation Measures.* For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project. *Mitigation will be identified in EIR.*
5. Incorporate into the checklist any references to information sources for potential impacts (e.g., the General Plan, zoning ordinance). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated. *References are identified in the narrative and through the use of endnotes. The reference citations are provided at the end of the checklist.*
6. The explanation of each issue should identify:
- a. The significance criteria or threshold, if any, used to evaluate each question; and
  - b. The mitigation measure identified, if any, to reduce the impact to less than significant.

ENVIRONMENTAL ISSUES (Attach explanation and information sources)	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>I. AESTHETICS—Would the project:</b>				
a) Have an effect on a scenic vista or scenic highway?	■			
b) Substantially degrade the existing visual character or quality of the site and its surroundings?	■			
c) Create a new source of substantial light or glare that would adversely by affect day or nighttime views in the area?	■			
<b>Narrative Summary:</b>				
<p>The proposed project site is comprised of vacant land that is characterized by steep slopes and undisturbed natural terrain. The site's existing local relief ranges from approximately 330 feet above mean sea level (AMSL) to approximately 673 feet AMSL resulting in the creation of a prominent ridge in relation to the surrounding properties. The properties to the west, east and south are also vacant land with steep slopes and natural vegetation. The areas surrounding these vacant parcels are developed, with a residential subdivision located to the west, a commercial center and senior housing complex located to the east, and the SR-91 (Riverside) Freeway and Santa Ana Canyon Road located to the north. The proposed project site, and the parcels located immediately adjacent to the site, represent the last remaining undeveloped land holding along this segment of Santa Ana Canyon Road.</p> <p>A mix of vegetation communities characterize the project site's land cover. The project site is located within the City's Scenic Corridor Overlay Zone, as define by the Anaheim Municipal Code (Chapter 18.84). The purpose of this overlay is to provide for, and to promote, orderly growth in this area, and to protect, preserve, and enhance unique and natural scenic assets. Santa Ana Canyon Road is designated as a Scenic Expressway as per the General Plan. In addition, the General Plan encourages limited grading and slope alteration for hillside developments.</p> <p><i>The proposed project's potential conformity with the City's Scenic Corridor Overlay Zone, and the project's visual, glare, and lighting impacts associated with future development of the site, will be evaluated within the EIR.</i></p> <p>(References 12 and 26)</p>				

ENVIRONMENTAL ISSUES. (Attach explanation and information sources)	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>II. AGRICULTURAL RESOURCES</b> —Would the project:				
a) Convert 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?				■
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				■
<p><b>Narrative Summary:</b></p> <p>The soils that underlie the proposed project site consist of the Cieneba soils series. According to the United States Department of Agriculture (USDA), these soils are not considered to be Prime Agricultural Soils, Unique Farmland Soils, or Farmland Soils of Statewide Importance.</p> <p>The proposed project's implementation will not displace any existing agricultural operations and/or activities. Furthermore, no agricultural uses and/or activities are contemplated under the existing land use designations. The northern portion of the site was previously used for agricultural purposes more than 30 years ago. Finally, the proposed project site is not under an existing Williamson Act contract. <i>As a result, these issues will not require further analysis in the EIR.</i></p> <p>(References 12 and 26)</p>				
<b>III. AIR QUALITY</b> —Would the project:*				
a) Conflict with or obstruct implementation of the applicable air quality plan?	■			
b) Violate any air quality standard or contribute to an existing or projected air quality violation.	■			
c) Result 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?	■			
d) Expose sensitive receptors to pollutant concentrations?	■			
e) Create objectionable odors affecting a substantial number of people?			■	
<p>* Where applicable, the significance criteria established by the South Coast Air Quality Management District (AQMD) may be relied upon to make the determinations.</p>				
<p><b>Narrative Summary:</b></p> <p>The project site is located within the South Coast Air Basin (SCAB) which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD has prepared the <i>CEQA Air Quality Handbook</i> (SCAQMD 1993) to aid lead agencies in the determination of air quality impacts for development projects. The <i>Handbook</i> recommends air pollution thresholds to be used by lead agencies in determining whether a proposed project is significant.</p> <p>A project's air quality impacts are considered to be significant if it does not conform with the goals of the adopted AQMP. However, projects that do not result in significant air quality impacts, or result in impacts that can be reduced to a level that is less than significant, and do not require either a General Plan or Specific Plan amendment, are generally considered to comply with the goals of the AQMP.</p>				

ENVIRONMENTAL ISSUES. (Attach explanation and information sources)	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<p>The SCAQMD has also established threshold limits for the criteria pollutants (the criteria pollutants include carbon monoxide, nitrogen oxide, sulfur dioxide, particulates, and reactive organic gases). The daily thresholds of significance for the criteria pollutants are as follows: 550 pounds of carbon monoxide (CO), 55 pounds of nitrogen oxides (NO<sub>x</sub>), 150 pounds of sulfur dioxide (SO<sub>x</sub>), 55 pounds of reactive organic gases (ROG), and 150 pounds of PM<sub>10</sub> particulates. Short-term construction emissions may exceed the SCAQMD's daily thresholds. In addition, sensitive receptors are located to the east of the proposed project site.</p> <p><i>The EIR will analyze potential short-term emissions and identify the required mitigation. The analysis will focus on both construction-related equipment emissions and fugitive dust generation associated with the site's grading. The EIR will also identify the mitigation measures that will be effective in reducing or eliminating construction-related emissions. The analysis will also consider potential long-term operational emissions using the California Air Resources Board's Urbemis computer model.</i></p> <p>(References: 12, 19, 20, 21, and 26)</p>				
<p><b>IV. BIOLOGICAL RESOURCES--Would the project:</b></p>				
<p>a) Affect 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?</p>	■			
<p>b) Have 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?</p>	■			
<p>c) Have 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?</p>	■			
<p>d) Interfere with established migratory wildlife corridors?</p>	■			
<p><b>Narrative Summary:</b></p>				
<p>Groundcover within the 28-acre project site is primarily composed of coastal sage scrub and annual grasses. A total of seven vegetation communities were identified on-site during field surveys. However, no special status plant species were observed during field surveys. The site also supports a variety of wildlife species. Three sensitive wildlife species were observed on-site: the coastal California gnatcatcher, coastal California cactus wren, and Coopers hawk.</p>				
<p>The project site contains coastal sage scrub occupied by the coastal California gnatcatcher (<i>Poliopitila californica californica</i>, "gnatcatcher"), a federally-listed threatened bird species and a California Species of Special Concern. The site is within designated critical habitat for the gnatcatcher (65 FR 63680). Critical habitat identifies specific areas that are essential to the conservation a species and that may require special management considerations or protection. Furthermore, the site is designated as an "Existing Use Area" by the NCCP/HCP. Existing use areas contain important populations of NCCP/HCP "Identified Species," including the gnatcatcher. Because of the biological importance of the Existing Use Areas, the NCCP/HCP did not authorize the take of the gnatcatcher or other identified species within these areas. Therefore, the take of the gnatcatcher and any impacts to its critical habitat will have to be authorized by the U.S. Fish and Wildlife Service (USFWS) through an Endangered Species Act Section 10(a)(1)(A) permit or Section 7 consultation. Permit issuance will depend on the submittal of acceptable measures to avoid, minimize, and offset impacts to the gnatcatchers on-site. The EIR will document the proposed project's impact on the gnatcatcher and its habitat and describe proposed mitigation for these impacts.</p>				

ENVIRONMENTAL ISSUES. (Attach explanation and information sources)	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<p><i>The EIR will document the results of the site reconnaissance surveys that identified flora and fauna within the project site. The EIR will indicate key habitats within the project site boundaries and include a full discussion of the wildlife occurring on-site, and wildlife with potential to occur on-site. The EIR will also document the proposed project's impact on the gnatcatcher habitat and the requisite mitigation. Finally, the analysis will evaluate the site's suitability as a wildlife movement corridor.</i></p> <p>(References 12)</p>				
<p><b>V. CULTURAL RESOURCES</b>—Would the project:</p>				
a) Disturb any historic resources as defined in §15064.5 and designated on a list of qualified historic structures as approved by the City?				■
b) Disturb archaeological resources?	■			
c) Destroy a unique paleontological resource or site or unique geological feature?	■			
d) Disturb any human resources, including those interred outside of formal cemeteries?				■
<p><b>Narrative Summary:</b></p> <p>A records search was performed by South Central Coastal Archaeological Information Center staff to determine whether cultural resources (prehistoric and historic archaeological sites and historic structures) have been recorded on the project parcel or in the project vicinity. The records search indicated that there are twelve prehistoric archaeological sites within one mile of the project area. There are no previously-recorded historical archaeological sites or resources within one mile of the project area. The results also showed that a portion of the property has been previously surveyed for cultural resources, but no cultural resources were found as a result of that survey. The project area is considered sensitive for prehistoric cultural resources, since twelve prehistoric sites have been recorded within one mile of the property.</p> <p><i>Because of the site's sensitivity, further analysis will be required in the EIR along with the requisite mitigation.</i></p> <p>(References 9, 12, and 17)</p>				
<p><b>VI. GEOLOGY AND SOILS</b>—Would the project:</p>				
<p>a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:</p> <p style="padding-left: 20px;">i) 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.</p> <p style="padding-left: 20px;">ii) Strong seismic ground shaking?</p> <p style="padding-left: 20px;">iii) Seismic-related ground failure, including liquefaction?</p> <p style="padding-left: 20px;">iv) Landslide?</p>	■			
b) Result in substantial soil erosion or the loss of topsoil?			■	

ENVIRONMENTAL ISSUES. (Attach explanation and information sources)	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
c) 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- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	■			
d) Be located on expansive soil, as defined in the most current version of the Uniform Building Code, creating substantial risks to life or property?		■		
e) 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?				■

**Narrative Summary:**

The project site is located in Santa Ana Canyon and this area lies within the northern part of the Peninsular Range's physiographic province of Southern California. The Santa Ana Mountains in the project area consist primarily of Jurassic to Tertiary age (about 160 million to 2 million years ago) marine and non-marine sandstone, siltstone, conglomerate and volcanic rock. The project area is underlain by Tertiary-age sedimentary rock, with sandstone bedrock exposed in some locations.

The site does not contain active faults and is not located in a designated Alquist-Priolo Earthquake Fault Study Zone according to maps published by the California Division of Mines and Geology (CDMG). As with much of Southern California, the project site is subject to moderate to strong ground shaking from the surrounding faults in the area. There are no active faults in the area. The project site is inland enough that the threat of a tsunami or seiche would be remote. No landslides have been mapped on the project site, but portions of the site may be susceptible to seismically-induced landslides, as indicated by the CDMG California Seismic Hazard Map (Orange Quadrangle).

*The EIR will document the existing geological constraints that will need to be considered as part of the proposed project site's development. The information included in the site's geotechnical investigation, along with the recommended mitigation, will also be included in the EIR.*

(References 1 and 23)

**VII. HAZARDS AND HAZARDOUS MATERIALS--Would the project:**

a) Create a need to routinely transport, use, or dispose of hazardous materials?				■
b) Create a hazard by a reasonably foreseeable upset and accident condition(s) involving the release of hazardous materials into the environment?				■
c) Emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter-mile of an existing or proposed school?				■
d) 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?				■

ENVIRONMENTAL ISSUES (Attach explanation and information sources)	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<p><b>Narrative Summary:</b></p> <p>Based on the results of a Phase I study completed for the project site, there is no evidence to indicate the presence of hazardous or toxic materials at the project site. A review of the Environmental Protection Agency's (EPA) Environfacts Database indicates that there are no regulated sites within the property or in the adjacent areas. The proposed project would consist of a chapel and banquet facility and would not involve the application, use, or disposal of hazardous or toxic materials. However, a Phase I study was completed as part of the preliminary environmental investigation undertaken to assess the site's suitability for development.</p> <p><i>The project site is undeveloped, and no users of hazardous materials are known to have occupied the site. As a result, the EIR will summarize the results of a Phase I study to ascertain the potential for soils contamination within the property.</i></p> <p>(References: 12)</p>				
<p><b>VIII. HYDROLOGY AND WATER QUALITY—Would the project:</b></p>				
a) Violate any water quality standards or waste discharge requirements?				■
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge?				■
c) Alter 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?	■			
d) Create or increase runoff which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of pollutant runoff?			■	
e) Degrade water quality?	■			
f) Place housing within a 100-year flood hazard area?				■
g) Place structures within a 100-year flood hazard area which would impede or redirect flood flows?				■
h) Expose people or structures to a significant risk of loss, injury, or death involving flooding?				■
<p><b>Narrative Summary:</b></p> <p>The project site lies within the Santa Ana River groundwater basin. The north side of Santa Ana Canyon Road is generally within the 500-year flood zone as established by the Federal Emergency Management Agency (FEMA). Those areas located to the south of Santa Ana Canyon Road, including the project site, are located outside the 500-year flood zone. The Anaheim General Plan Flood Area Map shows portions of the project site within the Prado Dam failure flood area and in an area within a potential for minimal flooding. However, flooding on-site is not anticipated, given the site's elevation, which ranges from more than 300 feet above mean sea level (AMSL) to more than 600 feet AMSL. The proposed project would not be located in an area of shallow aquifer groundwater recharge. The proposed project will also require a National Pollutant Discharge Elimination Systems (NPDES) permit since it exceeds five acres in area.</p>				

<b>ENVIRONMENTAL ISSUES.</b> (Attach explanation and information sources)	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<p>During grading and development, erosion may occur in the absence of mitigation. As a result, mitigation will be required as a means to reduce the potential for erosion during the construction phases. Following development, measures will also need to be implemented to control contamination of storm water runoff from the parking areas. The potential impacts related to erosion during grading and potential for storm water pollution will be analyzed in the EIR. In addition, any required mitigation will be identified.</p> <p>(References 12, and Project Description, Site Plan, and Grading Plan)</p>				
<p><b>IX. LAND USE AND PLANNING</b>—Would the project:</p>				
a) Physically divide an established community?				■
b) Conflict 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?	■			
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	■			
<p><b>Narrative Summary:</b></p> <p>The proposed project site is located in Planning Area B of the City of Anaheim General Plan. Planning Area B is also known as the Hill and Canyon Area, encompassing approximately 14,400 acres of incorporated and unincorporated lands included in the City's Sphere of Influence. The Canyon Area General Plan, adopted in 1977, and updated in 1981, has been incorporated into the Anaheim General Plan. The proposed project site is designated Hillside Estate Density Residential in the City of Anaheim General Plan. This general plan category is typically complemented by the RS-HS-22,000 (SC) Residential and the RS-HS-43,000(SC) Residential, Single-Family Hillside-Scenic Corridor Overlay Zones. Typical development consists of single-family residences having 22,000 to 43,000 square-foot lots. The permitted density range is from zero up to 1.5 dwelling units per gross acre.</p> <p>The proposed project is located within the Residential/Agricultural zoning district [RS-A-43,000 (SC)] with a Scenic Corridor (SC) Overlay. The RS-A-43,000 zoning district is defined in the City of Anaheim Zoning Code as follows:</p> <p style="padding-left: 40px;"><i>This zone is intended to provide for interim agricultural use of open lands until such time as these lands are converted to more urban uses (Anaheim Municipal Code 18.21 .010).</i></p> <p>The City of Anaheim has determined that the proposed project would require approval of a Conditional Use Permit, per Section 18.03.030.010 of the City of Anaheim Zoning Code. However, the project not will require a zone change and general plan amendment. <i>The EIR will discuss the proposed Project's conformity with the applicable General Plan elements including the land use designations, goals and policies, and zoning classification as well as its compatibility with surrounding land uses.</i></p> <p>(References 1, and 12)</p>				
<p><b>X. MINERAL RESOURCES</b>—Would the project:</p>				
a) Result in the loss of availability delineated on a local general plan, specific plan or other land use plan?				■



ENVIRONMENTAL ISSUES. (Attach explanation and information sources)	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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**Narrative Summary:**

The project site is not located within an area designated as a Significant Mineral Aggregate Resource Area. The proposed project is not located in an area known to contain mineral resources or other nonrenewable natural resources (City of Anaheim General Plan, Open Space/Conservation Element). *As a result, the proposed project will not result in any adverse impacts, and this issue will not require further evaluation.*

(References 4 and 12)

**XI. NOISE—Would the project:**

a) Result in exposure of persons to or generation of noise levels in excess of the City's noise ordinance or other applicable standards?			■	
b) Result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			■	
c) Result in a temporary, periodic or permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	■			

**Narrative Summary:**

The Canyon Hills Manor project is to be located near an area which currently includes both low-density residential and commercial land uses, and is located in close proximity to the SR-91. In addition, a senior housing project is located to the east, adjacent to Festival Drive. The project is to be located on a ridge top along the south side of Santa Ana Canyon Road between Eucalyptus Drive and Festival Drive. The site is currently undeveloped. Noise generated by vehicles on the SR-91 can be heard on the project site and in surrounding areas.

The most proximate commercial land uses include the Anaheim Hills Festival Shopping Center, located along the east side of Festival Drive, a self-storage facility, and a Marriott Hotel (under construction) and a proposed restaurant. Single-family residential units are located to the west off Eucalyptus Drive, with the nearest unit located at the eastern terminus of Autry Drive. The nearest residential units to the south are located at the northern terminus of Raspberry Lane. To limit population exposure to physically and/or psychologically damaging, as well as intrusive noise levels, the federal government, the State of California, various County governments, and most municipalities in the State have established standards and ordinances to control noise.

*The EIR will evaluate the proposed project's short-term construction impacts on noise-sensitive land uses within the area. The results of the noise investigation will be completed as part of the environmental analysis and will be included in the EIR. The analysis and will document potential stationary and mobile (traffic) noise sources associated with the proposed project's operation. Potential noise sensitive receptors will also be identified in the EIR. Long-term stationary noise impacts (indoor and outdoor) and traffic noise will be considered in the EIR and mitigation will be provided in the event noise impacts are identified.*

(References 12 and 22)

**XII. POPULATION AND HOUSING—Would the project:**

a) 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)?				■
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ENVIRONMENTAL ISSUES. (Attach explanation and information sources)	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
b) Remove or displace a substantial number of people or existing homes, necessitating the construction of replacement housing elsewhere?				■
<p><b>Narrative Summary:</b></p> <p>The project is located in the City of Anaheim, with an estimated 2000 population of 328,014 according to the most recent United States Bureau of the Census figures. The project site is located in an area designated for hillside residential development (RS-A-43,000-SC zoning). The parcels directly adjacent to the project site on the south and west are vacant and are zoned for hillside residential use. Beyond the vacant residentially zoned parcels on the south and west are existing single-family detached homes. Single-family residential units are located to the west along Eucalyptus Drive, with the nearest unit located at the eastern terminus of Autry Drive. To the south, the nearest residential units are located at the northern terminus of Raspberry Lane. The nearest residence to the project site would be more than 200 feet away. A senior apartment development has recently been completed at the south and west sides of Festival Drive, south of Santa Ana Canyon Road.</p> <p><i>The proposed project site is not occupied by any residential uses, and no housing unit displacement will result. Furthermore, the projected employment generation will not exceed applicable growth projections. As a result, these issues will not require further evaluation in the EIR. However, the City of Anaheim, as well as the surrounding region is presently facing a housing shortage. As a result, the alternatives analysis in the EIR will include a development scenario that mirrors the General Plan designation for the site.</i></p> <p>(References 12)</p>				
<p><b>XIII. PUBLIC SERVICES—Would the project:</b></p>				
<p>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 any of these public services, which could cause significant environmental impacts:</p>				
a) Fire protection?			■	
b) Police protection?			■	
c) Schools?				■
d) Parks?				■
e) Other public facilities?			■	
<p><b>Narrative Summary:</b></p> <p>The City of Anaheim provides fire and police protection to the project site. The nearest fire station is located near Sycamore Park on Monte Vista Road. The proposed project will not result in any adverse public service impacts, given the project's relatively small size and the nature of its use. <i>As a result, no further analysis in the EIR is warranted.</i></p> <p>(References 12)</p>				
<p><b>XIV. RECREATION—Would the project:</b></p>				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities causing physical deterioration of the facility?				■
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				■

ENVIRONMENTAL ISSUES (Attach explanation and information sources)	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<p><b>Narrative Summary:</b></p> <p>Equestrian/hiking trails and regional equestrian/hiking trails are proposed to the west of the project site. Class I and II Bicycle Trails are also proposed along Santa Ana Canyon Road in the project vicinity (City of Anaheim General Plan, Trails Element). Other recreational facilities include Yorba Regional Park (1/4 mile to the northwest); Featherly Regional Park (3/4 mile to the northeast); and Sycamore Park (1/2 mile to the east). A 130-acre nature preserve (Deer Canyon Park Preserve) is also proposed south of the project site. The proposed project will not limit the use of these facilities, nor result in any increase in the demand or use of these facilities.</p> <p><i>The proposed project will not impact these existing facilities and, as a result, no further analysis in the EIR is warranted or required.</i></p> <p>(References 1, 12, and 16)</p>				
<p><b>XV. TRANSPORTATION/TRAFFIC--Would the project:</b></p>				
a) Cause an increase in 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)?	■			
b) Exceed, either individually or cumulatively, a level of service standard established by the County congestion management agency for designated roads or highways?	■			
c) 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?				■
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				■
e) Result in inadequate emergency access?				■
f) Result in inadequate parking capacity?				■
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				■
<p><b>Narrative Summary:</b></p> <p>The project site is located along the south side of Santa Ana Canyon Road between Eucalyptus Drive and Festival Drive. Regional access to the site is provided by the Riverside Freeway (SR-91), via ramp connections at Weir Canyon Road and Imperial Highway. The City of Anaheim General Plan Circulation Element designates Santa Ana Canyon Road as a Scenic Expressway. The Circulation Element describes Scenic Expressways as "limited access highways that serve inter-city traffic." Santa Ana Canyon Road is one of two designated Scenic Expressways in Planning Area B. The other is Weir Canyon Road. This category of roadway requires 148 feet of right-of-way and typically provides for a 6-lane, divided highway.</p>				

ENVIRONMENTAL ISSUES. (Attach explanation and information sources)	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No impact
<p>Other roadways in the project area with special scenic designations include SR-91 and Weir Canyon Road. The State has adopted the segment of SR-91 in the project area as an official State Scenic Highway. The Orange County Master Plan of Scenic Highways has designated SR-91 as a Type I Scenic Highway (Viewscape Corridor) and Weir Canyon Road as a Type 2 Scenic Highway (Landscape Corridor). The City of Anaheim General Plan Circulation Element goal for scenic routes is: "To preserve and enhance uniquely scenic or special visual resource areas along highways and designated State scenic routes for the enjoyment of all travelers." As part of this project, the City of Anaheim Department of Public Works is requesting the applicant to grade that portion of the site with frontage along Santa Ana Canyon Road for a future potential widening of that roadway. This proposed grading will involve approximately 300,000 cubic yards of additional export. This grading will be considered as an EIR alternative.</p> <p>A traffic study has been prepared to document the proposed project's traffic generation and the attendant level of service impacts on local roadways. <i>The EIR will further document the proposed project's potential traffic and parking impacts and the necessary mitigation.</i></p> <p>(References 12)</p>				
<b>XVI. UTILITIES AND SERVICE SYSTEMS--Would the project:</b>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				■
b) 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?				■
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	■			
d) Have insufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				■
e) 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?				■
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				■
g) Comply with federal, state, and local statutes and regulations related to solid waste?				■
h) Result in a need for new systems or supplies, or substantial alterations related to electricity?			■	
i) Result in a need for new systems or supplies, or substantial alterations related to natural gas?				■
j) Result in a need for new systems or supplies, or substantial alterations related to telephone service?				■
k) Result in a need for new systems or supplies, or substantial alterations related to television service/reception?				■

<b>ENVIRONMENTAL ISSUES.</b> (Attach explanation and information sources)	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<p><b>Narrative Summary:</b></p> <p>The project area is well-served by public utilities and service systems. The Anaheim General Plan Land Use Element indicates that electricity, water, and sanitary sewer distribution facilities are available along Santa Ana Canyon Road in the project area. Although the site is not currently served by any utilities, service is available along Santa Ana Canyon Road to developed surrounding land uses. According to preliminary estimates, the proposed development is projected to consume 5,750 gallons of water and generate 4,500 gallons of effluent on a daily basis. The potential impacts on infrastructure and utilities are limited, given the relatively small size (25,000 square feet) of the proposed project. This project may require the relocation of existing power poles and lines that are located along the frontage of Santa Ana Canyon Road.</p> <p><i>The City of Anaheim Public Works Department, in their review of the proposed project, determined that a storm drain study and sanitary sewer study was needed to assess the proposed project's impacts on these utilities. These issues will be addressed in the EIR along with the required mitigation.</i></p> <p>(References 12)</p>				
<p><b>MANDATORY FINDINGS OF SIGNIFICANCE</b></p>				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>			
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input checked="" type="checkbox"/>			
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				<input checked="" type="checkbox"/>
<p><b>Narrative Summary:</b></p> <p><i>The EIR will be prepared to analyze the impacts of the project on those issues where a "potentially significant impact" was identified. The EIR will also analyze the potential cumulative impacts that may result from the implementation of the proposed project together with projects proposed, approved, or under construction in the vicinity.</i></p>				

<p align="center"><b>ENVIRONMENTAL ISSUES.</b> (Attach explanation and information sources)</p>	<p align="center">Potentially Significant Impact</p>	<p align="center">Less Than Significant With Mitigation</p>	<p align="center">Less Than Significant Impact</p>	<p align="center">No Impact</p>
<p><b>References.</b></p>				
<p>Documents may be viewed at the offices of Blodgett/Baylosis Associates (BBA) at 6709 Greenleaf Avenue, Suite 314, Whittier, California 90601. The BBA office is open for business Monday through Friday, 8:00 a.m. to 5:00 p.m. Review of reference information at BBA can be arranged by appointment. Please call (562) 907-4541.</p>				
<ol style="list-style-type: none"> <li>1. Anaheim, City of. General Plan.</li> <li>2. Bugliarello, et. al., <i>The Impact of Noise Pollution</i>, Chapter 127, 1975.</li> <li>3. California Administrative Code, <i>Title 24, Energy Conservation</i>, 1990.</li> <li>4. California Department of Conservation, <i>Mineral Land Classification of the Orange County Area</i>, 1987.</li> <li>5. California Department of Conservation, Division of Oil, Gas and Geothermal Resources, <i>Regional Wildcat Map 101</i>, 1990.</li> <li>6. California Department of Finance, <i>Population and Housing Estimates for California Cities</i>, January 2001.</li> <li>7. California Department of Fish and Game, <i>Natural Diversity Database</i>, 1998.</li> <li>8. California Division of Mines and Geology, <i>Seismic Hazards Mapping Program</i>, 2001.</li> <li>9. California Department of Parks and Recreation, <i>California Historical Landmarks</i>, 1990.</li> <li>10. California Office of Planning and Research, <i>California Environmental Quality Act and the CEQA Guidelines</i>, 1995.</li> <li>11. California, State of California Public Resources Code Division 13, <i>The California Environmental Quality Act. Chapter 2.5, Section 21067 and Section 21069</i>.1998.</li> <li>12. Chambers Group, Inc. Draft Initial Study for the Canyon Hills Manor Project. Anaheim, California. November 1999.</li> <li>13. Federal Emergency Management Agency, <i>Flood Insurance Rate Map</i>, 1998.</li> <li>14. Federal Emergency Management Agency, <i>Interim Maps for AR Zone</i>, 1998.</li> <li>15. National Oceanic and Atmospheric Administration, <i>Climatological Data Annual Summary, Vol. 89, No. 13</i>, 1985.</li> <li>16. Rand McNally, <i>Street Finder</i>, 1998.</li> <li>17. South Central Coastal Information Center. California Historical Resources Information System. Letter to Mr. Brant Brechbiel, Chambers Group, Inc. from Ms. Grace Yu. July 19, 1999.</li> <li>18. Southern California Association of Governments, <i>Regional Housing Needs Assessment</i>, 2001.</li> <li>19. South Coast Air Quality Management District, <i>CEQA Air Quality Handbook</i>, 2000.</li> <li>20. South Coast Air Quality Management District, <i>Air Quality Data: 1993-1995</i>.</li> <li>21. South Coast Air Quality Management District, <i>Air Quality Management Plan</i>, 1997.</li> <li>22. Synectecology. <i>Noise Analysis for the Canyon Hills Manor Property, Orange County, California</i>. October 1999.</li> <li>23. U.S. Department of Agriculture, Soil Conservation Service, <i>Soil Survey of Orange County and Western Part of Riverside County, California</i>, 1976.</li> <li>24. U.S. Environmental Protection Agency, <i>Noise from Construction Equipment Operations, Building Equipment and Home Appliances</i>, 1971.</li> <li>25. U.S. Geological Survey, <i>Evaluating Earthquake Hazards in the Los Angeles Region - An Earth Science Perspective</i>, USGS Professional Paper 1360, 1985.</li> <li>26. U.S. Geological Survey, Orange and Yorba Linda 7-1/2 Minute Quadrangles</li> </ol>				

**Fish and Game Determination**

(Per Section 21089(b) of the Public Resources Code, all project applicants and public agencies subject to the California Environmental Quality Act shall pay a Fish and Game filing fee for each proposed project that would adversely affect wildlife resources.)\*

Based on the responses contained in this Environmental Checklist, there is no evidence that the project has a potential for a change that would adversely affect wildlife resources or the habitat upon which the wildlife depends. Has the presumption of adverse effect set forth in 14 CCR 753.5 (d) been rebutted by substantial evidence?

Yes (Certificate of Fee Exemption and County Administrative fee required)

No (Pay fee)

**\*Note:** Fish and Game Code Section 711.4(c)(2)(A) states that projects that are Categorically Exempt from CEQA are also exempt from filing fee.