

APPENDIX B: Responses to the Notice of Preparation

Canyon Hills Manor ■ Draft Environmental Impact Report



Gray Davis
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE of PLANNING AND RESEARCH
State Clearinghouse



Steven A. Nissen
DIRECTOR

Notice of Preparation

October 19, 2001

To: Reviewing Agencies

Re: Canyon Hills Manor
SCH# 2001101109

Attached for your review and comment is the Notice of Preparation (NOP) for the Canyon Hills Manor draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Joseph W. Wright
City of Anaheim
Planning Department
200 South Anaheim Boulevard, Room 162
Anaheim, CA 92805

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Project Analyst, State Clearinghouse

Attachments
cc: Lead Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2001101109
Project Title Canyon Hills Manor
Lead Agency Anaheim, City of

Type NOP Notice of Preparation
Description 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.

Lead Agency Contact

Name Joseph W. Wright
Agency City of Anaheim
Phone 714-765-5139 **Fax**
email
Address Planning Department
200 South Anaheim Boulevard, Room 162
City Anaheim **State** CA **Zip** 92805

Project Location

County Orange
City Yorba Linda, Anaheim
Region
Cross Streets Santa Ana Canyon Road, Festival Drive, Eucalyptus Drive
Parcel No.

Township	Range	Section	Base
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Proximity to:

Highways SR 91
Airports
Railways
Waterways
Schools
Land Use SC Residential/Agricultural/Scenic Corridor Overlay
Single-Family

Project Issues Landuse

Reviewing Agencies Resources Agency; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Game, Region 5; Native American Heritage Commission; State Lands Commission; Caltrans, District 12; California Highway Patrol; Regional Water Quality Control Board, Region 8

Date Received 10/19/2001 **Start of Review** 10/19/2001 **End of Review** 11/19/2001

NOP Distribution List

County: Orange County

SCH#

20011011

<u>Resources Agency</u> Nadell Gayou	<u>Fish and Game</u> <input type="checkbox"/> Dept. of Fish & Game Scott Flirt Environmental Services Division	<input type="checkbox"/> Colorado River Board Gerald R. Zimmerman	<input type="checkbox"/> Dept. of Transportation 10 Chris Sayre District 10	<input type="checkbox"/> State Water Resources Board Greg Franiz Division of Water Quality
<input type="checkbox"/> Dept. of Boating & Waterways Bill Curry	<input type="checkbox"/> Dept. of Fish & Game 1 Donald Koch Region 1	<input type="checkbox"/> Tahoe Regional Planning Agency (TRPA) Lyn Barnett	<input type="checkbox"/> Dept. of Transportation 11 Lou Salazar District 11	<input type="checkbox"/> State Water Resources Board Mike Falkenstein Division of Water Rights
<input type="checkbox"/> California Coastal Commission Elizabeth A. Fuchs	<input type="checkbox"/> Dept. of Fish & Game 2 Banky Curtis Region 2	<input type="checkbox"/> Office of Emergency Services John Rowden, Manager	<input type="checkbox"/> Dept. of Transportation 12 Allen Kennedy District 12	<input type="checkbox"/> Dept. of Toxic Substances CEQA Tracking Center
<input type="checkbox"/> Dept. of Conservation Ken Trott	<input type="checkbox"/> Dept. of Fish & Game 3 Robert Floerke Region 3	<input type="checkbox"/> Delta Protection Commission Debbie Eddy	<u>Business, Trans. & Housing</u>	<u>Regional Water Quality (Board (RWQCB))</u>
<input type="checkbox"/> Dept. of Forestry & Fire Protection Jan Robertson	<input type="checkbox"/> Dept. of Fish & Game 4 William Laudermilk Region 4	<input type="checkbox"/> Santa Monica Mountains Conservancy Paul Edelman	<input type="checkbox"/> Housing & Community Development Cathy Creswell Housing Policy Division	<input type="checkbox"/> RWQCB 1 Cathleen Hudson North Coast Region (1)
<input checked="" type="checkbox"/> Office of Historic Preservation Hans Kreutzberg	<input type="checkbox"/> Dept. of Fish & Game 5 Don Chadwick Region 5, Habitat Conservation Program	<u>Dept. of Transportation</u>	<input type="checkbox"/> Caltrans - Division of Aeronautics Sandy Hasnard	<input type="checkbox"/> RWQCB 2 Environmental Document Coordinator San Francisco Bay Region
<input checked="" type="checkbox"/> Dept. of Parks & Recreation Resource Mgmt. Division	<input type="checkbox"/> Dept. of Fish & Game 6 Gabriela Gatchel Region 6, Habitat Conservation Program	<input type="checkbox"/> Dept. of Transportation 1 IGR/Planning District 1	<input type="checkbox"/> California Highway Patrol Lt. Julie Pajo Office of Special Projects	<input type="checkbox"/> RWQCB 3 Central Coast Region (3)
<input type="checkbox"/> Reclamation Board Pam Bruner	<input type="checkbox"/> Dept. of Fish & Game 6 I/M Tammy Allen Region 6, Invo/Mono, Habitat Conservation Program	<input type="checkbox"/> Dept. of Transportation 2 Vicki Roe Local Development Review, District 2	<input type="checkbox"/> Dept. of Transportation Ron Heigeson Caltrans - Planning	<input type="checkbox"/> RWQCB 4 Jonathan Bishop Los Angeles Region (4)
<input type="checkbox"/> S.F. Bay Conservation & Dev't. Comm. Steve McAdam	<input type="checkbox"/> Dept. of Fish & Game M Tom Napoli Marine Region	<input type="checkbox"/> Dept. of Transportation 3 Jeff Puiverman District 3	<input type="checkbox"/> Dept. of General Services Robert Sleppy Environmental Services Section	<input type="checkbox"/> RWQCB 5 Central Valley Region (5)
<input checked="" type="checkbox"/> Resources Agency Nadell Gayou Dept. of Water Resources	<input type="checkbox"/> Dept. of Fish & Game M Tom Napoli Marine Region	<input type="checkbox"/> Dept. of Transportation 4 Jean Finney District 4	<u>Air Resources Board</u>	<input type="checkbox"/> RWQCB 5F Central Valley Region Fresno Branch Office
<u>Health & Welfare</u> Wayne Hubbard Dept. of Health/Drinking Water	<u>Independent Commissions</u>	<input type="checkbox"/> Dept. of Transportation 5 Lawrence Newland District 5	<input type="checkbox"/> Airport Projects Jim Lerner	<input type="checkbox"/> RWQCB 5R Central Valley Region Redding Branch Office
<u>Food & Agriculture</u> Tad Bell Dept. of Food and Agriculture	<input type="checkbox"/> California Energy Commission Environmental Office	<input type="checkbox"/> Dept. of Transportation 6 Marc Birnbaum District 6	<input type="checkbox"/> Transportation Projects Ann Geraghty	<input type="checkbox"/> RWQCB 6 Lahontan Region (6)
	<input checked="" type="checkbox"/> Native American Heritage Comm. Debbie Treadway	<input type="checkbox"/> Dept. of Transportation 7 Stephen J. Buswell District 7	<input type="checkbox"/> Industrial Projects Mike Tolstrup	<input type="checkbox"/> RWQCB 6V Lahontan Region (6) Victoryville Branch Office
	<input type="checkbox"/> Public Utilities Commission Andrew Barnsdale	<input type="checkbox"/> Dept. of Transportation 8 Mike Sim District 8	<input type="checkbox"/> California Integrated Waste Management Board Sue O'Leary	<input type="checkbox"/> RWQCB 7 Colorado River Basin Region
	<input checked="" type="checkbox"/> State Lands Commission Betsy Silva	<input type="checkbox"/> Dept. of Transportation 9 Caroline Yee for Kate Walton District 9	<input type="checkbox"/> State Water Resources Control Board Diane Edwards Division of Clean Water Programs	<input checked="" type="checkbox"/> RWQCB 8 Santa Ana Region (8)
	<input type="checkbox"/> Governor's Office of Planning & Research State Clearinghouse Planner			<input type="checkbox"/> RWQCB 9 San Diego Region (9)

DEPARTMENT OF TRANSPORTATION

DISTRICT 12

3337 Michelson Drive Suite 380
Irvine, CA. 92612-8894

FAX AND MAIL

November 15, 2001

Mr. Joseph Wright, Associate Planner
City of Anaheim Planning Dept
200 South Anaheim Blvd, Room 162
Anaheim, CA 92805File: IGR/CEQA
SCH#: 2001101109
Log #: 981
SR #: 91**Subject: NOP for CANYON HILLS MANOR, EIR No. 327/CUP No. 2001-04431**

Dear Mr. Wright;

Thank you for the opportunity to review and comment on the **Notice of Preparation for Canyon Hills Manor** dated October 21, 2001. Preliminary project activities will include extensive grading and excavation; construction will provide access roads, parking areas, and the installation of landscaping to support two wedding chapels, two banquet facilities, and all associated accommodations so that two events may occur on-site simultaneously. The project site is located along Santa Ana Canyon Road between Eucalyptus Drive on the west, and Festival Drive to the east, in the City of Anaheim.

Caltrans District 12 status is a reviewing agency and has the following comments:

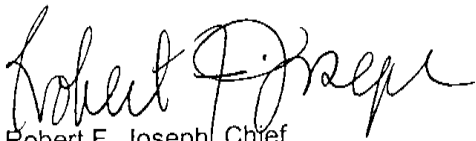
1. This project will have a significant impact upon traffic operations on Imperial Highway (State Route 90) and Weir Canyon Interchanges on State Route (SR) 91. A traffic study should be prepared that will include existing and future average daily traffic volumes, traffic generation (including peak hour), traffic distribution, Level of Service (LOS) impacts, intersection capacity utilization analysis along State highways, freeways and ramps that will be impacted. Consideration should be given to the cumulative effects that continued development in the area will have on the transportation system. Attached is a list of traffic mitigation measures that may be considered. Also, costs related to any transportation improvements and sources of funds should be discussed. Since, the proposed development is very close to SR-91 and SR-90 Imperial Highway, noise levels from the freeway may require special noise abatement measures. Therefore, the DEIR should review the need for any on-site noise attenuation measures;
2. The issues of greatest concern to Caltrans are those issues that may impact traffic circulation and increase demand on State facilities. What mitigation measures will be proposed? The DEIR should discuss the possible developer financing of improvements to State facilities (ramp improvements, signal modifications, etc.) that will become necessary as a consequence of this proposed development;
3. In the Notice of Preparation, under the *Description of the Proposed Project*, it's stated that an alternative will be considered in the Environmental Impact Report (EIR) that provides for the future widening of Santa Ana Canyon Road. It should be noted that if any project work (e.g. street widening, emergency access improvements, sewer connections, sound walls, stormdrain construction, street connections, etc.) occurs in the vicinity of the Caltrans right-of-way, an encroachment permit would be required and environmental concerns must be addressed. Please coordinate with Caltrans for street and transportation improvements on or near the Caltrans right-of-way;
4. In the *City of Anaheim Environmental Information Form, Environmental Issue IV., Biological Resources*, the Narrative Summary states that biological field surveys were conducted. We recommend including the date that the field surveys were performed in the environmental document. It should be noted that work conducted within Caltrans right-of-way should have the appropriate plant and wildlife surveys completed by a qualified biologist. Official lists and databases should also be consulted for sensitive species such as the California Natural

Diversity Database, lists provided by the U.S. Fish and Wildlife Service, and the California Department of Fish and Game. Any impacts that affect waterways and drainages and/or open space during construction, or that occur indirectly as a result of the project, must be coordinated with the appropriate resource agencies;

5. In the *City of Anaheim Environmental Information Form, Environmental Issue V., Cultural Resources*, the Narrative Summary states that a record search was performed by the South Central Coastal Archeological Information Center. We recommend including the date that the record search was performed in the environmental document. For more up-to-date information, we also encourage the City of Anaheim to consult with the Native American Heritage Commission (NAHC) and conduct a search of the Sacred Lands Files;
6. In the *City of Anaheim Environmental Information Form, Environmental Issue XV., Transportation/Traffic*, the Narrative Summary states that a traffic study has been prepared. The environmental document needs to examine how the plan and anticipated development will impact State Transportation Facilities, as well as planned changes to State Facilities. What measures will be included in the plans to guide the development and provide measures to avoid, mitigate, and minimize transportation impacts?
7. Any runoff draining into Caltrans right-of-way from construction operations or from the resulting project must fully conform to the current discharge requirements of the Regional Water Quality Control Board to avoid impacting water quality. Measures must be incorporated to contain all vehicle loads and avoid any tracking of materials, which may fall or blow onto Caltrans' roadways or facilities;
8. All work affecting or infringing upon the State right-of-way must conform to Caltrans Standard Plans and Standard Specifications for Water Pollution Control, including production of a Water Pollution Control Program (WPCP) or Storm Water Pollution Prevention Plan (SWPPP) as required. The applicant must provide the Permits Branch with a copy of the **SWPPP or WPCP**, including Best Management Practices (BMPs) to be implemented for construction activities impacting the Caltrans right-of-way, as required by the National Pollution Discharge Elimination System (NPDES) Statewide Storm Water Permit for General Construction Activities. The applicant must follow the requirements as described in the attached Water Pollution Control Provisions (please see attachment);
9. Please note that all projects involving soil disturbance activities should pay extra attention to storm water pollution control during the "Rainy Season" (October 1st – April 30th) and follow the Water Pollution Control BMPs to minimize impact to the receiving waters;
10. Please include a statement in the DEIR specifying that additional CEQA documentation will be provided on individual activities that result from changes to the original project.

Please continue to keep us informed of this project and other future developments, which could potentially impact transportation facilities. If you have any questions or need to contact us, please do not hesitate to call Becky Shumway at (949) 440-4461.

Sincerely,



Robert F. Joseph, Chief
Advanced Planning Branch

Attachments

- c: Terry Roberts, Office of Planning and Research
Ron Helgeson, Caltrans HQ IGR/Community Planning
Saied Hashemi, Traffic Operations North
Roger Kao, Hydraulics
Leslie Manderscheid, Environmental Planning, Branch B

DRAFT TRAFFIC MITIGATION MEASURES

NEW CONSTRUCTION

1. Adopt measures that require developer contributions for transportation improvements. These funds could be used for building new freeways, widening freeways and major arterials, construction separate mass transit and car/van pool lanes, and park-and-ride facilities.
2. Computerize traffic signals and freeway ramp meters.
3. Coordinate surface street traffic signals with freeway traffic flow (pre-emptive traffic signals).
4. Construct separate car/van pool lanes on freeway access ramps.
5. Improve the metering system on freeway ramps.
6. Improve transit stop locations and facilities (security, fare policies, maintenance, etc.)

TRANSIT MANAGEMENT EFFICIENCY MEASURES

1. Improve the incident response system.
2. Improve the highway surveillance system (install video cameras and other electronic devices).
3. Improve the driver information system.
4. Improve the enforcement of current traffic regulations.

DEMAND MANAGEMENT - Alternatives to Single Occupancy Vehicles

1. Encourage ride-sharing.
2. Set-up an independent areas wide ride-coordination office.
3. Encourage the use of mass transit.
4. Expand mass transit to include dial-a-ride and other shuttle/express services.
5. Adopt ride-sharing policies that encourage employers to raise their person-per-vehicle average.

PARKING

1. Construct park-and-ride facilities near major existing and new residential developments.
2. Construct fewer on-site parking spaces and provide car/van pool vehicles preferential parking.
3. Discontinue providing free or low-cost employee parking.
4. Adopt a parking-pricing scheme which varies with the number of passengers, i.e. the higher the number of passengers, the larger the rate reduction.

BICYCLES

1. Provide functional bicycle facilities.

REDUCE PEAK-PERIOD TRAVEL

1. Encourage work hour rescheduling (staggered hours, flex-time, 4-day week).
2. Adopt measures which minimize truck travel during peak travel periods.

LAND USE CONTROLS

1. Promote policies that encourage the simultaneous development of industrial, commercial and entertainment centers with residential communities.
2. Promote policies that encourage mixed-uses and discourage urban sprawl.
3. Adopt policies that allow new development only when transportation facilities can handle the additional capacity.

ATTACHMENT CALTRANS DISTRICT 12 ENCROACHMENT PERMIT

WATER POLLUTION CONTROL PROVISIONS

Any runoff draining into Caltrans Right of Way must fully conform to the current discharge requirements of the Regional Water Quality Control Board (RWQCB) to avoid impacting water quality. Permittee shall fully conform to the requirements of the Caltrans Statewide National Pollutant Discharge Elimination System (NPDES) Storm Water Permit, Order No. 99-06-DWQ, NPDES No. CAS000003, adopted by the State Water Resources Control Board (SWRCB) on July 15, 1999, in addition to the BMPs specified in the Caltrans Storm Water Management Plan (SWMP). When applicable, the Permittee will also conform to the requirements of the General NPDES Permit for Construction Activities, Order No. 99-08-DWQ, NPDES No. CAS000002, and any subsequent General Permit in effect at the time of issuance of this Encroachment Permit. These permits regulate storm water and non-storm water discharges associated with year-round construction activities.

Please note that project activities should pay extra attention to storm water pollution control during the "Rainy Season" (October 1st – May 1st) and follow the Water Pollution Control BMPs to minimize impact to receiving waters. Measures must be incorporated to contain all vehicle loads and avoid any tracking of materials, which may fall or blow onto Caltrans Right of Way.

For all projects resulting in 2 hectares (5 acres) or more of soil disturbance or otherwise subject to the NPDES program, the Contractor will develop, implement, and maintain a Storm Water Pollution Prevention Plan (SWPPP) conforming to the requirements of the Caltrans Specification Section 7-1.01G "Water Pollution Control", Caltrans Statewide NPDES Permit, the General NPDES Permit for Construction Activities, and the Caltrans Storm Water Quality Handbooks "Storm Water Pollution Prevention Plan (SWPPP) and Water Pollution Control Program (WPCP) Preparation Manual", and "Construction Site Best Management Practices (BMPs) Manual" effective November 2000, and subsequent revisions. In addition, the SWPPP must conform to the requirements of the SWRCB Resolution No. 2001-046, the Sampling and Analytical Procedures (SAP) Plan.

For all projects resulting in less than 2 hectares (5 acres) of soil disturbance or not otherwise subject to the requirements of the NPDES program, the Contractor will develop, implement, and maintain a Water Pollution Control Program (WPCP) conforming to the requirements of Caltrans Specifications Section 7-1-.01G, "Water Pollution Control", and the Caltrans Storm Water Quality Handbooks "Storm Water Pollution Prevention Plan (SWPPP) and Water Pollution Control Program (WPCP) Preparation Manual", and "Construction Site Best Management Practices (BMPs) Manual" effective November 2000, and subsequent revisions.

Copies of the Permits and the Construction Contractor's Guide and Specifications of the Caltrans Storm Water Quality Handbook may be obtained from the Department of Transportation, Material Operations Branch, Publication Distribution Unit, 1900 Royal Oaks Drive, Sacramento, California 95815, Telephone: (916) 445-3520. Copies of the Permits and Handbook are also available for review at Caltrans District 12, 3347 Michelson Drive, Suite 100, Irvine, California 92612, Telephone: (949) 724-2260. Electronic copies can be found at <http://www.dot.ca.gov/hq/construc/stormwater.html>

Fax

To: Joseph Wright

From: AHCC, Patrick Pepper

Fax: 765-5280

Pages: 2

Phone: 281-4619

Date: 11/19/01

Re: NOP

Thank you for the opportunity to respond to the Notice of Preparation. Our input is as follows:

Location:

1. It is very difficult for the public to visualize the boundaries of this property. Include an exhibit that shows the location with regard to known physical points, such as the Edison towers, the boundaries of the storage facility, homes on Raspberry, and the access road on the property to the west of this one. If possible, include a photographic exhibit of the hillside from the west, north, and east, with the property boundaries drawn onto the photo.
2. Again, to help the public visualize the project, the EIR should include as many simulations as possible to show the location of the building on the hillside, with relation to the exhibit (see above) of known physical points. Include a simulation of the finished project from the west, north, and east, and south.
3. To help the public visualize the point of access to and from the project, include an exhibit that clearly shows the proposed access point on Santa Ana Canyon with regard to known physical points, e.g. locate the 7777 SAC address, as well as the existing access road, and Festival Drive. Exhibit 3 shows access, but it is unclear how to relate it to known physical points.

Land Use Alternative

Include impacts associated with the site's development pursuant to the goals and policies of the Canyon Area General Plan, incorporated into the Anaheim General Plan, specifically using the "clustering concept." Note that General Plan densities are not guaranteed at a maximum of 1.5 dwelling units per acre, but within a range of zero up to 1.5 dwelling units per acre. Please assume development according to the goals and policies of the General Plan, with regard to topography of the property.

Site Design Alternatives:

1. Include alternative access to the facility other than Santa Ana Canyon Road, including impacts.

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2. Include alternative locations for this facility, including the parcel directly to the east of it.
3. Include the impacts of an alternative design for widening Santa Ana Canyon Road without grading the frontage of this property, but instead widening the road on the north side of Santa Ana Canyon Road, and/or realignment.
4. Include alternative designs, locating and/or configuring the building and parking in such a way to minimize grading impacts by working with the hillside, rather than restructuring it.

Item VI. Geology and Soils

There have been slides to the east and south of this property. Evaluate the possible impacts on surrounding properties from the grading.

Item IX. Land Use and Planning

Discuss the proposed project's conformity with the goals and policies of the Canyon Area General Plan, as well as the alternative designs' and locations' conformity with those goals and policies.

Item XV(d) Transportation/Traffic

Item (d) should be marked "Potentially Significant Impact," instead of "No Impact" for "Substantially increases hazards due to a design feature or incompatible uses." Access to the facility from Santa Ana Canyon Road may create a significant hazard and needs to be addressed in the EIR.

Cumulative Impacts of Adjacent Developments

The EIR should address impacts, if any and as well as can be assumed, from the combination of this proposal with impacts from a housing development to the south, and the church and proposed housing to the west, IF those developments were approved.

Again, thank you for the opportunity to input to this NOP.





FAX

PLANNING & DEVELOPMENT SERVICES DEPARTMENT

Environmental & Project Planning Services Division

300 N. Flower

P. O. Box 4048

Santa Ana, CA 92702-4048

Fax Number: (714) 834-6132

TO:	Dept./Agency/Co.	Fax Number
<i>Joseph Wright</i>	<i>Orange/Planning</i>	<i>765-5280</i>

FROM: *Charlotte* Phone: *(714) 834-2522*

DIVISION: Environmental & Project Planning Services Division and /or Current Planning Services Division

- Environmental Planning
- Public Projects
- Advance Planning
- Transportation Planning
- Site Planning
- Other



CHARLOTTE HARRYMAN
 ENVIRONMENTAL & PROJECT PLANNING SERVICES DIVISION
 PLANNING & DEVELOPMENT SERVICES DEPARTMENT

(714) 834-2522
 FAX (714) 834-6132

LOCATION:
 300 NORTH FLOWER STREET
 THIRD FLOOR
 SANTA ANA, CA 92703-5000

MAILING ADDRESS:
 P.O. BOX 4048
 SANTA ANA, CA 92702-1048

SUBJECT: *NOP for Canyon Hills Manor*
Comments

The following *3* page(s) have been sent for ___ review/comment *X* information.

Note: If transmittal is incomplete or illegible please contact *(SEE ABOVE)* at _____



County of Orange
Planning & Development Services Department

THOMAS B. MATHEWS
DIRECTOR

300 N. FLOWER ST.
SANTA ANA, CALIFORNIA

MAILING ADDRESS:
P.O. BOX 4048
SANTA ANA, CA 92702-4048

NCL 01-101

November 15, 2001

Mr. Joseph W. Wright, Associate Planner
City of Anaheim Planning Department
200 South Anaheim Boulevard, Room 162
Anaheim, CA 92805

SUBJECT: NOP of a DEIR for Canyon Hills Manor (Wedding Chapel and Banquet Facility)

Dear Mr. Wright:

The above referenced item is a Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the City of Anaheim. The 28-acre project 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 proposed development of an approximately 25,000 square-foot two-story structure that would house a wedding and banquet facility. This building would contain two wedding chapels, two banquet rooms, restrooms, two bars, lounges, dressing rooms, and one central kitchen. A 2,000-square foot maintenance building is also proposed.

The County of Orange has reviewed the NOP and offers the following comments:

TRANSPORTATION

1. The proposed project will create a significant traffic impact on the nearby circulation system. Therefore, we suggest a traffic study be prepared to address these impacts and recommend mitigations as appropriate. The Traffic Impact Analysis (TIA) should be prepared by a registered traffic engineer and be consistent with the TIA methodology of the County and Orange County Transportation Authority (OCTA). The TIA should include a discussion of all assumptions used in the analysis including any assumption for transit, school buses and access to the project. All intersections that will likely experience a significant project impact (1%) during peak traffic periods should also be analyzed. A near and long-term traffic analysis should be completed for the proposed project. We also recommend the study also evaluate the feasibility of any proposed mitigations. The TIA should examine all facilities on the congestion management highway system that may experience impacts including Imperial Highway and SR-91. We would like to review the TIA when it becomes available.

2. We recommend special attention be given in the TIA to PM Friday peak trips created by the Canyon Hills Manor facility utilizing Santa Ana Canyon Road, as this facility is used as a freeway bypass route by Orange County to Riverside County commuters.
3. The County supports the full implementation of Santa Ana Canyon Road as a major arterial, consistent with the Orange County Master Plan of Arterial Highways (MPAH).

OPEN SPACE/RECREATION

4. Aesthetics:

The proposed project is sited in close proximity to Yorba Regional Park. Therefore, the DEIR should address any potential viewshed impacts to the park by provision of a viewshed analysis depicting at least one viewpoint from within the park to the project. Mitigation measures should include urban edge treatment screening as applicable.

5. Tree Preservation Plan:

It is recommended the removal of mature specimen trees trigger the requirement of a tree preservation plan by the City of Anaheim. Destruction of mature species should be replaced at a ratio of at least 5:1 by the same species onsite. The DEIR should provide mitigation in this regard.

WASTE MANAGEMENT

6. In order to understand the solid waste capacity issue for Orange County, it is necessary to distinguish between refuse disposal capacities and flow rate or "pipeline" capacity. Refuse disposal capacity refers to the current and future air space capacity at one or more landfill sites. Pipeline capacity refers to the amount of daily permitted tonnage that may be disposed. These capacities are established by the landfill permit.

Refuse Disposal Capacity The County of Orange owns and operates three active landfills. The Olinda Alpha Landfill is the closest facility to the project, and will likely be the solid waste facility receiving the waste. Notwithstanding, the City of Anaheim is under contract to Orange County to commit all of its waste to the County landfill system (not to a particular facility) until the year 2007. The California Integrated Waste Management Board requires that all counties have an approved Countywide Integrated Waste Management Plan (CIWMP). To be approved, the CIWMP must demonstrate sufficient solid waste disposal capacity for at least 15 years, or identify additional available capacity outside of the county's jurisdiction. Orange County's CIWMP, approved in 1996, contains future solid waste disposal demand based on the County population projections previously adopted by the Board of Supervisors. The Orange County landfill system has capacity in excess of 15 years. Consequently, it may be assumed that adequate capacity for the subject project is available for the foreseeable future.

Pipeline Capacity If the tonnage disposed at a landfill exceeds or threatens to exceed the Permitted Daily Limit on a consistent basis the permit of the affected landfill may need to be modified to increase the Permitted Daily Limit. Recently, the Frank R. Bowerman and Olinda Alpha Landfills have been receiving refuse at rates near the maximum limit. Consequently, a significant increase in solid waste requiring disposal in those landfills could require a modification of its permit. This action would need to be preceded by an environmental analysis pursuant to the California Environmental Quality Act.

Therefore, notwithstanding the availability of Refuse Disposal Capacity in the County system, the County's Integrated Waste Management Department (IWMD) recommends that the project developer contact the City recycling coordinator to ensure that the proposed project is in compliance with the City's waste reduction and recycling program. These programs implement state law that requires that each city and county demonstrate a reduction of at least 50% in the amount of waste from that jurisdiction that had gone into landfills in the year 1990. Also, the state requires that this level of reduction be sustained in perpetuity. Waste haulers are expected to contribute by recycling residential and commercial waste they have collected, and project developers are expected to employ measures to reduce the amount of construction-generated waste.

At this time, County's IWMD does not have information on solid waste generation rates in Orange County. Any questions about solid waste generation rates should be forwarded to the California Integrated Waste Management Board in Sacramento.

Thank you for the opportunity to respond to the NOP. Please send one complete set of the DEIR to me at the above address when they become available. If you have any questions, please contact Charlotte Harryman at (714) 834-2522.

Sincerely,



Tim Ncely, Manager
Environmental Planning Services Division



South Coast Air Quality Management District

21865 E. Copley Drive, Diamond Bar, CA 91765-4182
(909) 396-2000 • <http://www.aqmd.gov>

November 9, 2001

Mr. Joseph W. Wright
City of Anaheim
Planning Department
200 South Anaheim Boulevard, Room 162
Anaheim, CA 92805

Dear Mr. Wright:

Notice of Preparation of a Draft Environmental Impact Report for Canyon Hills Manor

The South Coast Air Quality Management District (AQMD) appreciates the opportunity to comment on the above-mentioned document. The AQMD's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the Draft Environmental Impact Report (EIR).

Air Quality Analysis

The AQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The AQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the AQMD's Subscription Services Department by calling (909) 396-3720.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction and operations should be considered. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the evaluation. An analysis of all toxic air contaminant impacts due to the decommissioning or use of equipment potentially generating such air pollutants should also be included.

Mitigation Measures

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures be utilized during project construction and operation to minimize or eliminate significant adverse air quality impacts. To assist the Lead Agency with identifying possible mitigation measures for the project, please refer to Chapter 11 of the AQMD CEQA Air Quality Handbook for sample air quality mitigation measures. Additionally, AQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook contain numerous measures for controlling construction-related emissions that should be considered for use as CEQA mitigation if not otherwise required. Pursuant to state CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed.

Data Sources

AQMD rules and relevant air quality reports and data are available by calling the AQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the AQMD's World Wide Web Homepage (<http://www.aqmd.gov>).

The AQMD is willing to work with the Lead Agency to ensure that project-related emissions are accurately identified, categorized, and evaluated. Please call Dr. Charles Blankson, Transportation Specialist, CEQA Section, at (909) 396-3304 if you have any questions regarding this letter.

Sincerely,



Steve Smith, Ph.D.
Program Supervisor, CEQA Section
Planning, Rule Development and Area Sources

SS:CB:li

ORC011107-07L1
Control Number



CITY OF ORANGE

DEPARTMENT OF COMMUNITY DEVELOPMENT

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(714) 744-7240

PLANNING DIVISION
(714) 744-7220

BUILDING DIVISION
(714) 744-7200

November 6, 2001

Mr. Joseph W. Wright
Associate Planner
City of Anaheim Planning Department
200 S. Anaheim Boulevard, Room 162
Anaheim, CA 92805

Dear Mr. Wright

Subject: NOP for the Proposed Canyon Hills Manor in the City of Anaheim

The City of Orange has received and reviewed the NOP for the proposed Canyon Hills Manor located on Santa Ana Canyon Road in the City of Anaheim. The City feels that the NOP has appropriately defined the scope of work for the Draft EIR and has no specific comments at this time.

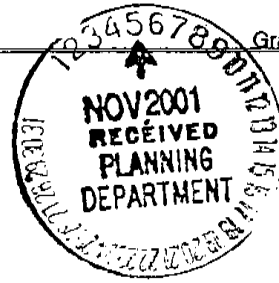
The City of Orange appreciates the opportunity to comment on the above-referenced project and looks forward to reviewing the Draft EIR.

Sincerely,

Karen Sully
Planning Manager
Community Development Department

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-4082
(916) 657-5390 - Fax



October 30, 2001

Joseph W. Wright
City of Anaheim
Planning Department
200 South Anaheim Boulevard, Room 162
Anaheim, CA 92805

RE: SCH# 2001101109-- Canyon Hills Manor

Dear Mr. Wright:

The Native American Heritage Commission has reviewed the above mentioned NOP. To adequately assess the project-related impact on archaeological resources, the Commission recommends the following actions be required:

- ✓ Contact the appropriate Information Center for a record search. The record search will determine:
 - Whether a part or all of the project area has been previously surveyed for cultural resources.
 - Whether any known cultural resources have already been recorded on or adjacent to the project area.
 - Whether the probability is low, moderate, or high that cultural resources are located within the project area.
 - Whether a survey is required to determine whether previously unrecorded cultural resources are present.
- ✓ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - The report containing site significance and mitigation measures should be submitted immediately to the planning department.
 - The site forms and final written report should be submitted within 3 months after work has been completed to the Information Center.
- ✓ Contact the Native American Heritage Commission for:
 - A Sacred Lands File Check.
 - A list of appropriate Native American Contacts for consultation concerning the project site and assist in the mitigation measures.
- Provisions for accidental discovery of archeological resources:
 - Lack of surface evidence of archeological resources does not preclude the existence of archeological resources. Lead agencies should include provisions for accidentally discovered archeological resources during construction per California Environmental Quality Act (CEQA) §15064.5 (f).
- ✓ Provisions for discovery of Native American human remains
 - Health and Safety Code §7050.5, CEQA §15064.5 (e), and Public Resources Code §5097.98 mandates the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery and should be included in all environmental documents.

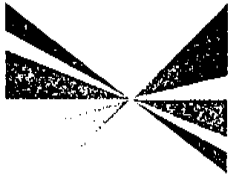
If you have any questions, please contact me at (916) 653-4040.

Sincerely,

Rob Wood
Environmental Specialist III

CC: State Clearinghouse

SOUTHERN CALIFORNIA



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Ventura County: Judy Mikelis, Ventura County • Glen Bocerra, Simi Valley • Donna De Parla, San Buenaventura • Tom Young, Fort Huenehne

Riverside County Transportation Commission: Robin Lowe, Hemet

Ventura County Transportation Commission: Bill Davis, Simi Valley

October 25, 2001

Mr. Joseph W. Wright
City of Anaheim Planning Department
200 South Anaheim Boulevard, Room 162
Anaheim, CA 92805

RE: SCAG Clearinghouse I20010588 Canyon Hills Manor (Wedding Chapel and Banquet Facility) EIR No. 327/CUP No. 2001-04431

Dear Mr. Wright:

We have reviewed the above referenced document and determined that it is not regionally significant per Areawide Clearinghouse criteria. Therefore, the project does not warrant clearinghouse comments at this time. Should there be a change in the scope of the project, we would appreciate the opportunity to review and comment at that time.

A description of the project will be published in the November 1, 2001 Intergovernmental Review Report for public review and comment.

The project title and SCAG Clearinghouse number should be used in all correspondence with SCAG concerning this project. Correspondence should be sent to the attention of the Clearinghouse Coordinator. If you have any questions, please contact me at (213) 236-1867.

Sincerely,

JEFFREY M. SMITH, AICP
Senior Planner
Intergovernmental Review

San Joaquin Hills
Corridor Agency

Chairman:
Joel Lautenschleger
Laguna Hills



TRANSPORTATION CORRIDOR AGENCIES

Foothill/Eastern
Corridor Agency

Chairman:
Susan Withrow
Mission Viejo

October 22, 2001

Mr. Joseph Wright, Associate Planner
City of Anaheim
200 South Anaheim Boulevard, Room 162
Anaheim, CA 92805

Re: Canyon Hills Manor EIR 327/CUP No. 2001-04431

Dear Mr. Wright:

The Transportation Corridor Agencies (TCA) wishes to thank you for the opportunity to comment on the Notice of Preparation for Canyon Hills Manor EIR No. 327/CUP No. 2001-04431. The TCA would like to provide the following comment:

- Exhibit 1, which illustrates the Project Site, does not reflect the Transportation Corridor Agencies toll road facilities (i.e., SR 241, SR 133 and SR 261). Please revise your map accordingly.

Should you have any questions or comments regarding this letter, please contact me at 949/754-3475.

Sincerely,

Valarie McFall
Senior Environmental Analyst
Environmental Planning

Walter D. Kreutzen, Chief Executive Officer

125 PACIFICA, SUITE 100, IRVINE CA 92618-3304 • P.O. BOX 53770, IRVINE CA 92619-3770 • 949/754-3400 FAX 949/754-3467
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October 31, 2001

Mr. Joseph Wright, Associate Planner
City of Anaheim Planning Department
200 South Anaheim Boulevard, Room 162
Anaheim, CA 92805

**Subject: Canyon Hills Manor Notice of Preparation of a Draft
Environmental Impact Report**

Dear Mr. Wright:

The Orange County Transportation Authority (OCTA) has reviewed the above referenced document and has the following comment:

Santa Ana Canyon Road is included as a Major (six lane divided) arterial street on both the Orange County Master Plan of Arterial Highways (MPAH) and the city of Anaheim General Plan Circulation Element. As a result, the proposed project must allow for the future widening of Santa Ana Canyon Road, which is currently four lanes. OCTA supports the inclusion of an alternative that would provide for the grading of the frontage along Santa Ana Canyon Road right-of-way to accommodate this future widening.

OCTA appreciates the opportunity to review documents pertaining to this project. Please contact me at 714-560-5751 or cdolan@octa.net with questions or comments.

Sincerely,

Christine Dolan
Assistant Transportation Analyst



United States Department of the Interior

Fish and Wildlife Service
Ecological Services
Carlsbad Fish and Wildlife Office
2730 Loker Avenue West
Carlsbad, California 92008



In Reply Refer To:
FWS-OR-2190.2

OCT 30 2001

Joseph W. Wright, Associate Planner
City of Anaheim Planning Department
200 South Anaheim Boulevard, Room 162
Anaheim, California 92805

Re: Notice of Preparation of a Draft Environmental Impact Report for the Canyon Hills Manor Project in the City of Anaheim, Orange County, California

Dear Mr. Wright:

We have reviewed the above mentioned Notice of Preparation (NOP) for a Draft Environmental Impact Report (EIR), received October 16, 2001, for the Canyon Hills Manor project in the City of Anaheim, Orange County, California. The Canyon Hills Manor project is a proposed wedding chapel and banquet facility in the Anaheim Hills area, between Santa Ana Canyon Road to the north, Festival Drive to the east, and Eucalyptus Drive to the west. The project site supports three to four pairs of the federally threatened coastal California gnatcatcher (*Poliioptila californica californica*) and vegetation consisting of coastal sage scrub, oak woodland, and annual grassland. The site is also designated as critical habitat for the California gnatcatcher (65 FR 63680). Critical habitat identifies specific areas that are essential to the conservation of a species and may require special management considerations or protection.

We offer the following comments and recommendations regarding project-associated biological impacts based on our review of the NOP and our knowledge of declining habitat types and species within Orange County. We provide these comments in keeping with our agency's mission to work "with others to conserve, protect, and enhance fish, wildlife, and plants and their habitats for the continuing benefit of the American people." Specifically, we administer the Endangered Species Act (Act) of 1973, as amended. Section 7 of the Act requires Federal agencies to consult with the Fish and Wildlife Service (Service) should it be determined that their actions may affect federally listed threatened or endangered species. Section 9 of the Act prohibits the "take" (e.g., harm, harassment, pursuit, injury, kill) of federally listed wildlife. "Harm" is further defined to include habitat modification or degradation where it kills or injures wildlife by impairing essential behavioral patterns including breeding, feeding, or sheltering. Take incidental to otherwise lawful activities can be permitted under the provisions of sections 7 (Federal consultations) and 10 of the Act. We also provide comments on public notices issued for a Federal permit or license affecting the Nation's waters pursuant to the Clean Water Act.

The Central and Coastal Orange County Natural Community Conservation Plan/Habitat Conservation Plan (NCCP/HCP) was adopted in 1996 to provide for the regional protection and perpetuation of natural wildlife diversity while allowing compatible land use and appropriate development growth. The law provides an alternative to "single species" conservation through the formulation of regional, natural community-based, habitat protection programs. The NCCP/HCP was developed to provide adequate mitigation for impacts to the California gnatcatcher and other Identified Species' habitat. Planning for the long-term protection and management of coastal sage scrub resources is implemented through participating landowners and jurisdictions enrolled in the program. The Canyon Hills Manor 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 California gnatcatcher. Because of the biological importance of the Existing Use Areas, the NCCP/HCP did not authorize take of the gnatcatcher or other Identified Species within these areas. Therefore, take of the California gnatcatcher must be authorized by the U.S. Fish and Wildlife Service pursuant to sections 7 or 10 of the Act.

To facilitate the evaluation of the proposed project from the standpoint of fish and wildlife protection, we request that the Draft EIR contain the following specific information:

1. A description of the environment in the vicinity of the project from both a local and regional perspective, including an aerial photograph of the area with the project site outlined.
2. A complete discussion of the purpose and need for the project and each of its alternatives. The following alternatives to the proposed project should be analyzed:
 - a) An alternative that excludes the proposed widening of Santa Ana Canyon Road that allows some or all of the project to be relocated near the road. Although gnatcatchers likely use portions of the property near Santa Ana Canyon Road for foraging, surveys have indicated that the southeast portion of the property is the primary nesting area. Therefore, relocating portions of the project away from the southeast portion and closer to the road would reduce the impact of the project on California gnatcatchers.
 - b) An alternative that includes the relaxation of the aesthetic ordinances requiring undulating slopes and prohibiting retaining walls visible from the road. We strongly recommend that such ordinances be relaxed when they result in increased impacts to sensitive biological resources.
 - c) An alternative with a smaller project footprint that reduces the overall direct and indirect impact to coastal sage scrub and the California gnatcatcher.
3. A complete description of the proposed project, including the limits of development, grading, and fuel modification zones.

4. Quantitative and qualitative assessments of the biological resources and habitat types that will be impacted by the proposed project and its alternatives. An assessment of direct, indirect, and cumulative project impacts to fish and wildlife associated habitats, particularly growth-accommodating effects of the project (e.g., increased population, increased development, increased traffic). All facets of the project (e.g., construction, implementation, operation, and maintenance) should be included in this assessment. Proposed developments in the surrounding area should be addressed in the analysis of cumulative impacts.

This assessment should include a list of Federal candidate, proposed, or listed species; State-listed species; and locally sensitive species that are on or near the project site, including a detailed discussion of these species and information pertaining to their local status and distribution. We are particularly interested in any and all information and data pertaining to potential impacts to populations of federally listed species, including the California gnatcatcher.

The analysis of impacts to biological resources and habitat types should include detailed maps and tables summarizing specific acreages and locations of all habitat types, as well as the number and distribution of all Federal candidate, proposed, or listed species; State-listed species; and locally sensitive species, on or near the project site that may be affected by the proposed project or project alternatives.

5. A detailed discussion of measures to be taken to avoid, minimize, and offset impacts to biological resources.
6. A detailed analysis of impacts of the proposed project on the movement of wildlife and measures proposed to avoid, minimize, and offset impacts to wildlife movement.
7. An assessment of potential impacts to wetlands and jurisdictional waters of the United States. Section 404 of the Clean Water Act prohibits the unauthorized discharge of dredged or fill material into such waters, including wetlands. This section also provides that the U.S. Army Corps of Engineers (Corps) may issue permits for discharges of dredged or fill material into jurisdictional waters and wetlands. Potential areas of Corps jurisdiction should be evaluated and wetlands should be delineated using the methodology set forth in the Corps' Wetland Delineation Manual (Environmental Laboratory 1987). The Draft EIR should disclose all impacts to jurisdictional waters and wetlands, and proposed measures to be taken to avoid and minimize impacts, and mitigate unavoidable impacts.

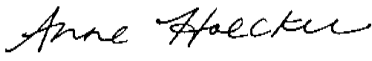
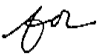
In addition to the above requests regarding the contents of the Draft EIR, we offer the following comment. The Canyon Hills Manor site supports a dense concentration of California gnatcatchers and is contiguous with additional occupied gnatcatcher habitat. Therefore, the site is significant to the central Orange County gnatcatcher metapopulation. Every effort should be made to avoid and minimize impacts to gnatcatchers on the property to ensure the persistence of the species on the property over the long term.

Joseph W. Wright (FWS-OR-2190.2)

4

We appreciate the opportunity to comment on the referenced NOP for potential impacts on sensitive and endangered species, wildlife and wetlands. If you should have any questions pertaining to these comments, please contact Jonathan Snyder of my staff at (760) 431-9440.

Sincerely,

Karen A. Evans
Assistant Field Supervisor

cc: Warren Wong, CDFG
Jae Chung, ACOE
Lisa Waddell
Michael Colantuono, Neufeld, Jaffe, Levin & Colantuono, LLP



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November 1, 2001

City of Anaheim Planning Department
Attn: Joseph W. Wright, Associate Planner
200 S. Anaheim Blvd.
Anaheim, CA 92805

Subject: Review of Environmental Documents for the Canyon Hills Manor Project

Dear Mr. Wright:

The City of Fullerton has reviewed the Notice of Preparation (NOP) for the above mentioned project submitted by your agency for our review and comment. The project appears to have no significant environmental impacts to the City of Fullerton, and no comments are being forwarded at this time.

Thank you for giving us the opportunity to review the documents and to comment on potential issues that may affect the City of Fullerton. If you should have questions regarding this response, please call me at (714) 738-6884.

Sincerely,

A handwritten signature in cursive script, appearing to read "Virginia M. Viado".

Virginia M. Viado
Associate Planner

C: Joel Rosen, AICP, Chief Planner

To: The City of Anaheim Planning Department
Attn. Joseph Wright
200 S. Anaheim Boulevard
Anaheim, California 92805

RE: Canyon Hills Manor (Lisa Waddel, owner)
Response to Notice of Preparation

Date: November 9, 2001

I have taken the time to present the project to many residents in the Anaheim Hills area and to the Executive Board of the Concerned Citizens of the Canyon. Below are a list of concerns that I would like to see addressed in the Environmental Impact Report. Please contact me should you have any questions.

- 1) We have received communication from several residents in the community that the proposed facility will be used for non-wedding events during the week. The meetings types we have heard discussed are community meetings, such as Ebell Club and other non-profits groups, fashion shows, lunches, and charity dinners. Our concern is the additional traffic that could be created during peak weekday times. Should the applicant wish to operated her facility on Monday through Thursday, than we would request additional traffic reports for those days at peak and off peak hours.
- 2) We are adamantly opposed to the widening of Santa Ana Canyon Road. We would like to hear a response in the EIR that explains the necessity of the widening of Santa Ana Canyon Road.
- 3) A top concern from almost all the residents we talked to is the traffic generated on Santa Ana Canyon after a wedding or event. Since the project is proposed to have 2 bars on the premises, it is more than likely that a large percentage of the customers will have consumed one or more alcoholic beverages while at the facility. We feel that this could pose a very dangerous situation for the families and teenagers that utilize Santa Ana Canyon Road at the same times that weddings and events would be ending.
- 4) The proposed usage could directly affect the income and business of other sites that are used for wedding's and events in the community. Local churches often need the extra income from wedding's to assist in their annual budgets. Local restaurants and others could see a direct loss of income from such a facility. We understand this is not a land use issue, but it IS a major concern to the residents.
- 5) The residents above the proposed project have concerns regarding the glare from the lights that will be in and on the building as well as the parking lot lights.
- 6) The residents above the proposed project also have concerns regarding the noise that will be generated from this type of proposed usage
- 7) We have reviewed all of the information in the NOP regarding the potential impacts to the wildlife on the property and in the surrounding area's and would like to have those issue's further addressed in the EIR, especially in regard to the gnat catcher.
- 8) These are some questions that are being asked frequently:
 - ~ Will access to other projects, such as residential projects on adjoining land, ever be granted using the driveway and road to the proposed project?
 - ~ Will the signage comply with the Scenic Corridor Guidelines?

- ~ Will the building itself comply with the Scenic Corridor Guidelines?
- ~ Will the proposed project be visible from Santa Ana Canyon Rd?
- ~ Will the project be limited to specific hours of operation?
- ~ Will private security guards be required during the weddings and events?

If you should have any questions, or need clarification to any of the responses or questions asked, please do not hesitate to contact me at any time.

Sincerely,



Stefanie O'Neill-Perry
Concerned Citizens of the Canyon
430-A S. Anaheim Hills Rd, Anaheim, CA 92807
(714) 240-3136