

SECTION 2.0 PROJECT DESCRIPTION

Canyon Hills Manor ■ Draft Environmental Impact Report

2.1 Project Location

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

The project site is currently undeveloped. The proposed project site is not currently assigned a legal address since there is no development on the property. The site consists of Lots 22, 23, and 24 of Tract No. 117. Local roadways in the vicinity of the project site include Eucalyptus Drive, to the west, and Festival Drive, to the east, in addition to Santa Ana Canyon Road, on the north. The location of the site in a regional context is shown in Exhibit 2-1. The site's location within the City of Anaheim is shown in Exhibit 2-2. An aerial photograph of the project site and the surrounding area is provided in Exhibit 2-3.

2.2 Overview of the Environmental Setting

As indicated previously, the 29-acre project site is currently vacant and undeveloped. The site's topography is hilly, ranging in elevation from 630 feet above mean sea level (AMSL) at its highest elevation and 323 feet AMSL in the northwest corner.⁴ The site's topography is bisected by numerous natural intermittent stream channels that drain the northern and western flank of the hill that dominates the site. The 29-acre project site is largely covered with coastal sage scrub habitat though some areas have undergone disturbance. Surrounding land uses include:

- *North:* The SR-91 freeway and a truck weigh-station are located to the north of the site on the opposite side of the Santa Ana Canyon Road.
- *East:* A Southern California Edison (SCE) right-of-way and an undeveloped parcel are located adjacent to the site to the east. An existing regional shopping center (Anaheim Hills Festival Center) and a commercial development consisting of a hotel, a senior housing development, and a planned restaurant are located further east of the SCE right-of-way.
- *West:* The parcel located adjacent to the project site on the west is undeveloped and zoned RS-A-43,000 (SC) (Residential/Agricultural/Scenic Corridor Overlay). Existing single-family detached homes zoned RS-HS-22,000 (SC) (Residential Single-Family Hillside; Scenic Corridor Overlay) are located further west beyond the undeveloped parcel.

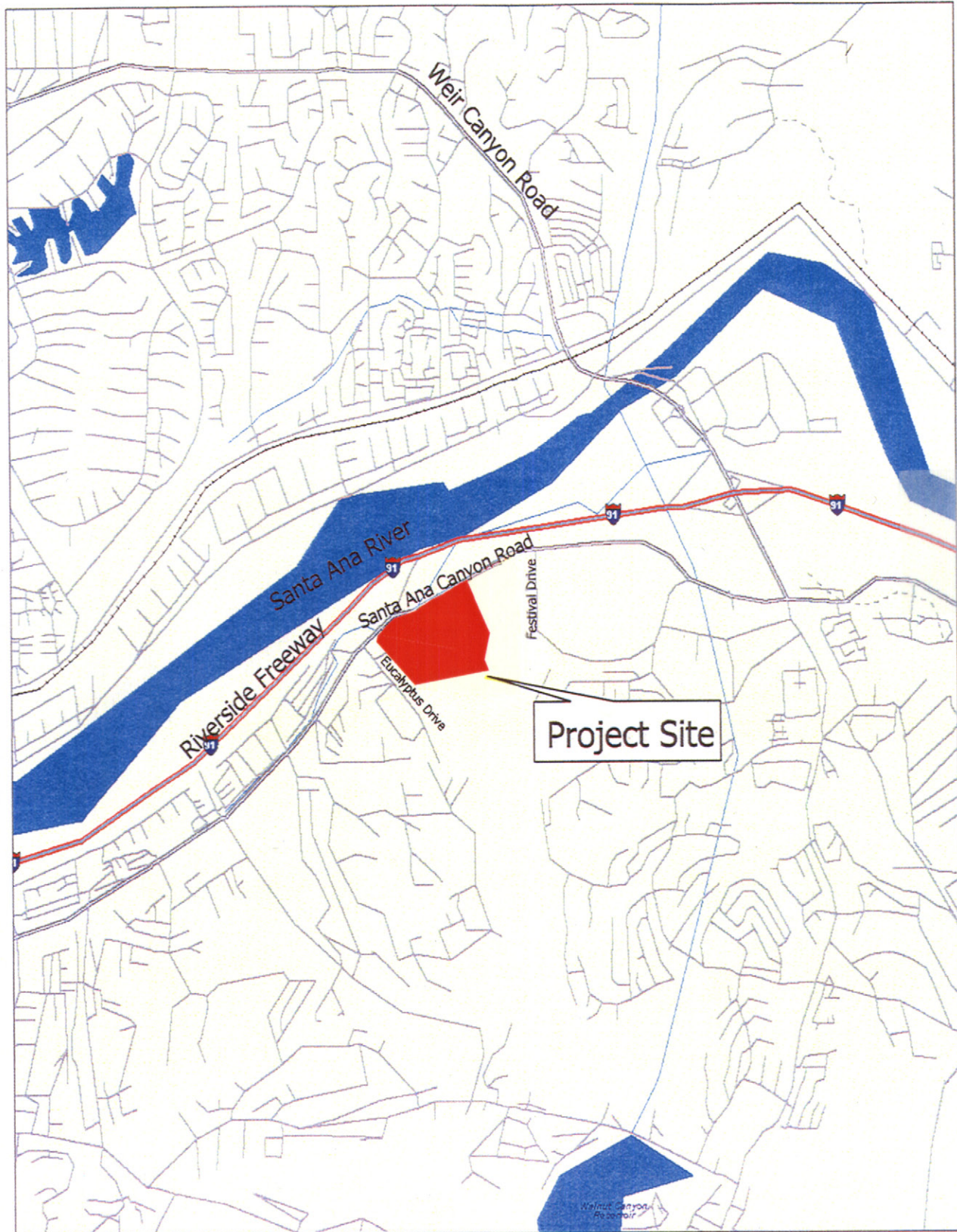
⁴ Danjon Engineering, Inc. *Existing Conditions Hydrology Map*. March 27, 2000.

THIS PAGE LEFT BLANK INTENTIONALLY



↑
NORTH

City of Anaheim Draft EIR No. 327
Exhibit 2-1 - Regional Location
Source: Blodgett/Baylois Associates, 2001



City of Anaheim Draft EIR No. 327

Exhibit 2-2 - Vicinity Map

Source: Blodgett/Baylosis Associates, 2001.



City of Anaheim Draft EIR No. 327
Exhibit 2-3 - Project Site
Source: Parsons Brinckerhoff

- *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 zoned RS-5,000 (SC) (Residential, Single-Family; Scenic Corridor Overlay) are located to the southeast beyond these undeveloped parcels.

The project site and the adjacent undeveloped parcels represent the last remaining undeveloped properties along this portion of the Santa Ana Canyon Road/SR-91 corridor. The surrounding area has largely undergone development.

2.3 Project Description

2.3.1 Overview of Proposed Site Plan

The majority of the 29-acre site would largely remain in open space following development. Buildings would cover approximately 2 percent of the total site area while surface parking and internal roadways would account for an additional 25 percent of the site's area. Following development, approximately 73 percent of the site's land area would remain in open space. The proposed main building, consisting of 27,910 square feet, would be centrally located within the property on a graded pad located at the top of the ridge. Key elements of the proposed site plan include the following:

- The main building would house the chapels, banquet rooms, and other ancillary facilities. A smaller maintenance building, consisting of 2,000 square feet, would be located to the south of the main building.⁵
- Surface parking lots would be located within four distinct areas. The main parking lot consisting of 152 stalls would be located west of the main building. A second slightly smaller parking area consisting of 65 stalls would be located to the east of the main building. A third and fourth parking area, with a total of 52 stalls, would be located to the south of the main building and adjacent to the maintenance building, respectively.⁶
- Access to the proposed facility would be provided by a single gated entry at the bottom of the hill that connects to Santa Ana Canyon Road. Ingress and egress to the site would be restricted to right-turns only. A vehicle turnaround area will be provided to prevent vehicles from having to back out onto Santa Ana Canyon Road, should the gate be closed.
- The two-lane access roadway would "curve" around the hill along a 10 percent grade, eventually connecting with the parking areas from the west. The design and location of the proposed roadway would be designed to minimize the amount of grading to take advantage of the natural topography. As indicated previously, the entry/exit way would

⁵ Kristi K. Skelton Architect, AIA. *Site Plan*. 2001

⁶ Ibid.

be designed to restrict ingress and egress to right turn movements only on Santa Ana Canyon Road.

- The area surrounding the parking areas and the main building would be landscaped, and include a 300-foot wide fuel modification zone.

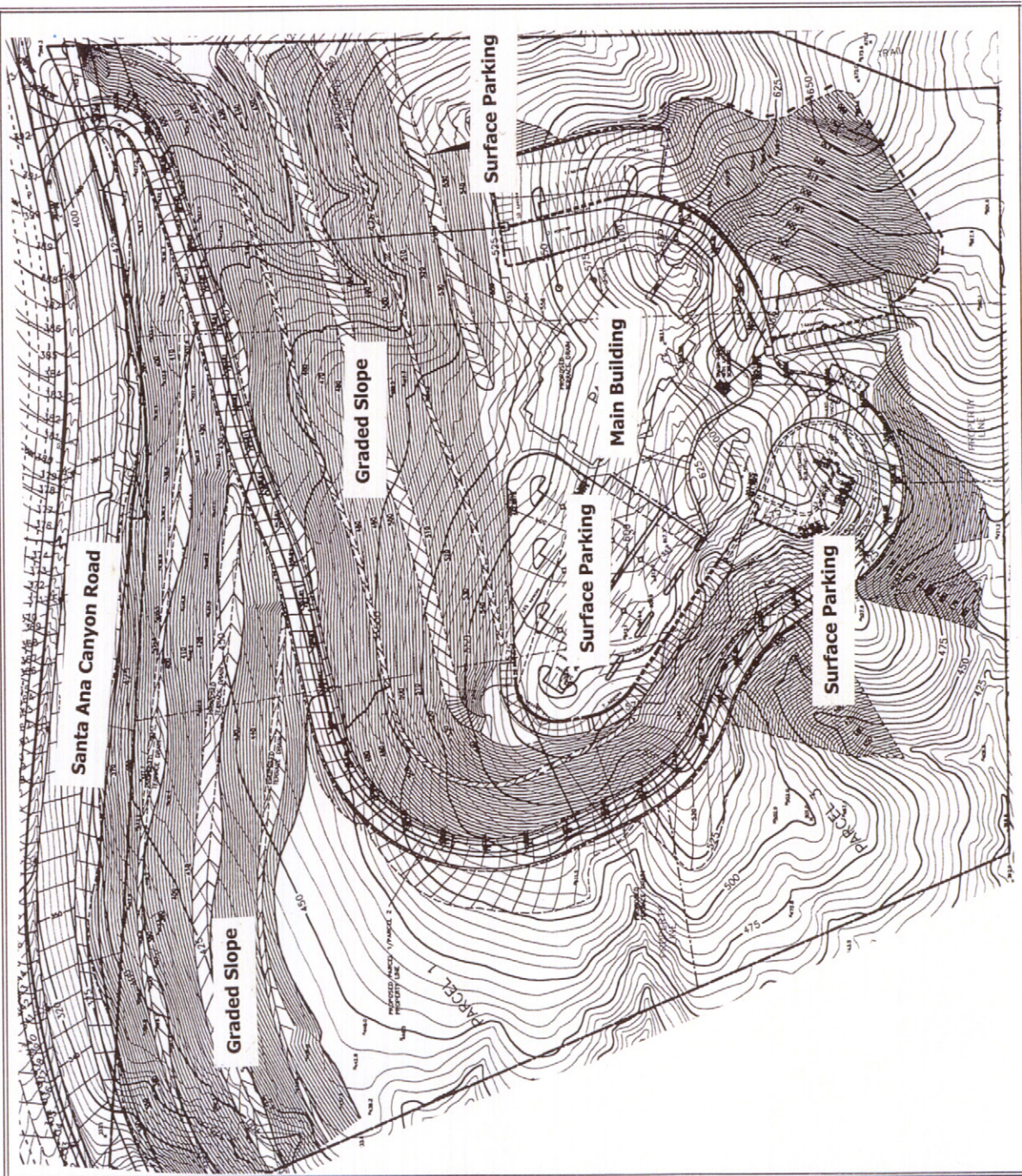
Table 2-1 summarizes the key elements of the proposed site plan. As indicated in the table, the site improvements (buildings, parking areas, and the roadway) would total approximately 8 acres or approximately 27 percent of the total site area. Approximately 73 percent (21 acres) of the site would remain in landscaping and open space. The site plan is illustrated in Exhibit 2-4.

Table 2-1 Overview of Proposed Site Plan		
Project Element	Approximate Area (in sq. ft. and/or acres)	Percent of Total Area
Floor Area of Structural Improvements		
Main Building	27,910 sq. ft. (0.64 ac.)	2.2%
Maintenance Building	2,000 sq. ft. (0.05 ac.)	0.2%
Parking Areas	5.71 ac.	19.8%
Roadway	1.5 ac.	5.2%
Landscaping & Open Space (including 300 ft. fuel modification zone)	21.0 ac.	72.6%
Site Area	28.90 acres	100.0%
Sources: Kristi K. Skelton Architect, AIA. <i>Site Plan</i> . 2001, 2002 James Schreder, P.E., Danjon Engineering, 2002		

2.3.2 Physical Characteristics of the Main Building

The proposed project would involve the construction of a wedding chapel and banquet facility consisting of approximately 27,910 square feet. The project would include the construction of the two-story main building that will house both the wedding and banquet facilities. The main building's height would not exceed 30 feet. The proposed main building will include the following elements:

- Two wedding chapels, with a total seating capacity of 450 seats, would be provided. The larger wedding chapel, consisting of 2,745 square feet of floor area, would provide 300 seats. The smaller wedding chapel containing 150 seats, would consist of 1,890 square feet.



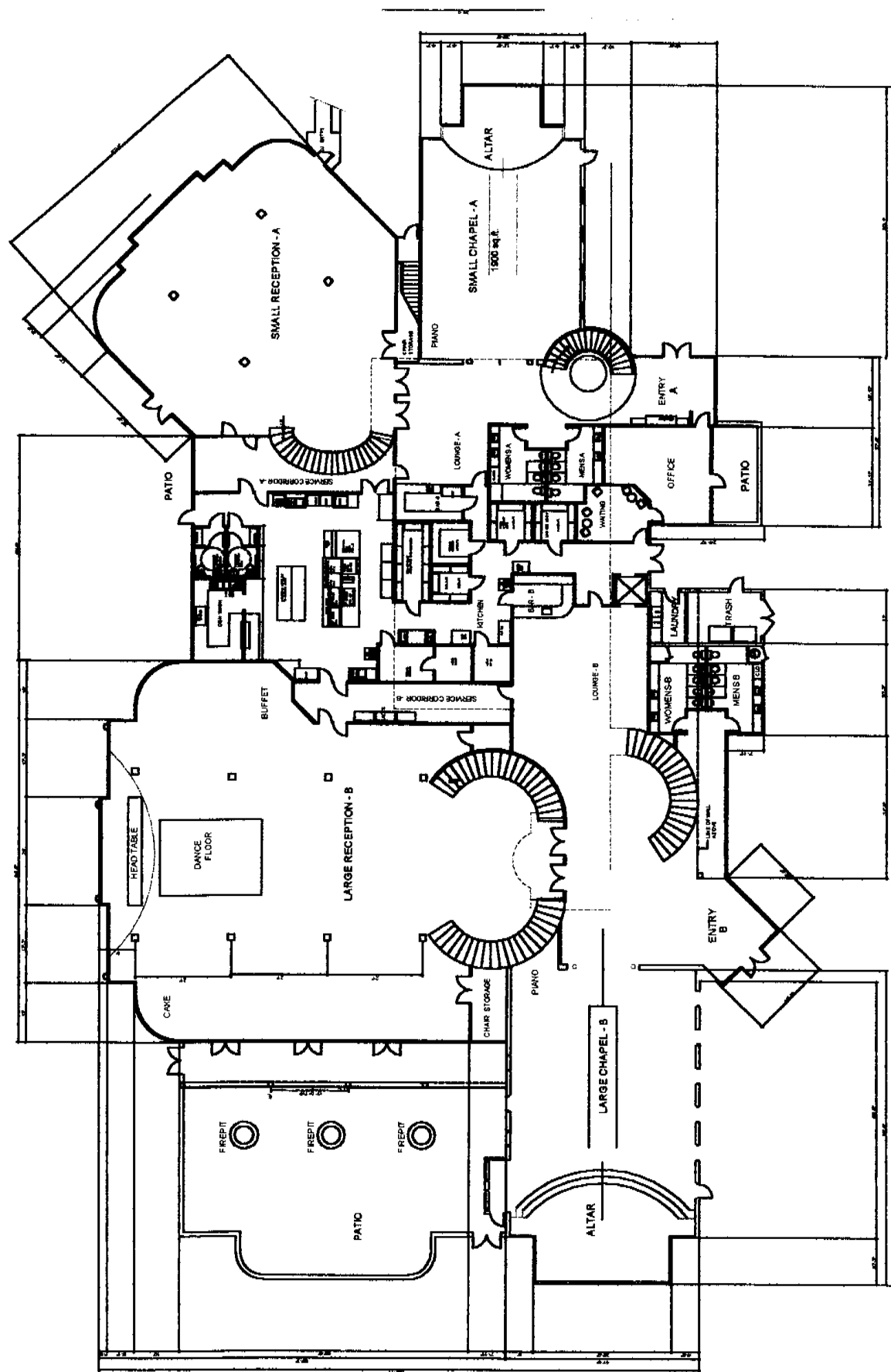
- The main structure would also contain two banquet rooms with a total seating capacity of 450 seats. The two banquet rooms would have a total floor area of 9,198 square feet.
- Within the main structure, a walk-up bar and two lounges with a total floor area of 2,479 square feet would be provided.
- The central kitchen would have a total floor area of 3,054 square feet.
- The balance of the main structure would include an office area (430 square feet) including a 190 square foot waiting area; two dressing rooms (420 square feet); and common areas consisting of circulation areas in the main lobby area, foyers and hallways, four restrooms, and storage areas (7,694 square feet).⁷

The primary elements of the main building are summarized in Table 2-2. The first and second floor plans are shown in Exhibit 2-5 and Exhibit 2-6, respectively. In addition, building elevations are shown in Exhibit 2-7.

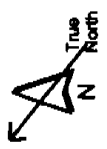
Project Element	Seating Capacity ¹	Gross Floor Area
Wedding Chapel No. 1	300 seats	2,745 sq. ft.
Wedding Chapel No. 2	150 seats	1,890 sq. ft.
Banquet Room No. 1 ²	300 seats	5,980 sq. ft.
Banquet Room No. 2 ²	150 seats	3,218 sq. ft.
Bar and Lounges (2)	Walk-up Bar	2,479 sq. ft.
Dressing Rooms (2)	N/A	420 sq. ft.
Central Kitchen	N/A	3,054 sq. ft.
Offices	N/A	430 sq. ft.
Common Areas/Restrooms(4)/ Storage/Circulation	N/A	7,694 sq. ft.
Total	450 wedding chapel seats/450 banquet room seats	27,910 sq. ft.
¹ . A maximum of 450 patrons would be using the facility at any one time period. ² . Includes dining area, dance floor, buffet area, and foyer area. N/A: Not applicable. Source: Kristi K. Skelton Architect, AIA. <i>Site Plan</i> . 2001, 2002		

⁷ Kristi K. Skelton Architect, AIA. *Site Plan*. 2001

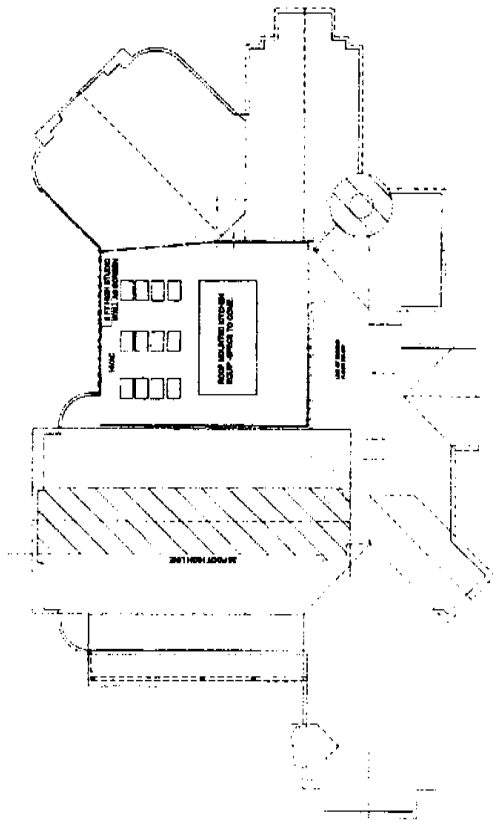
THIS PAGE LEFT BLANK INTENTIONALLY



City of Anaheim Draft EIR No. 327
Exhibit 2-5 - First Floor Plan
 Source: Kristi K Skelton, AIA

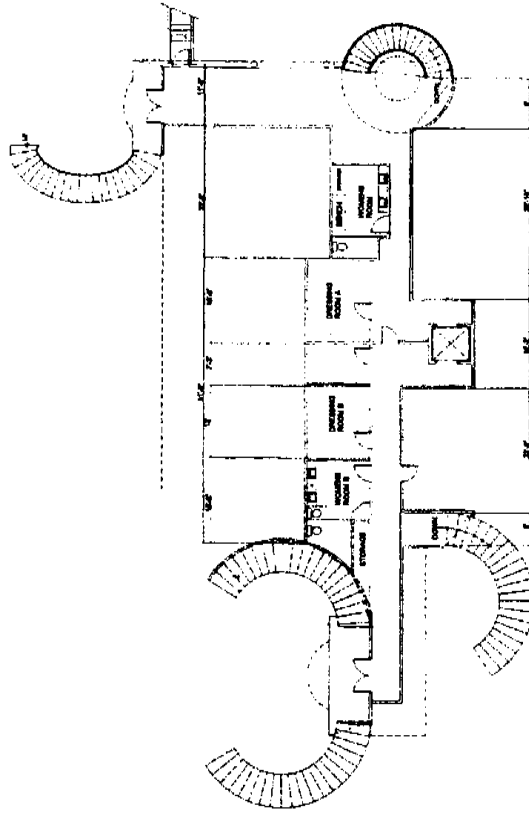


THIS PAGE LEFT BLANK INTENTIONALLY



ROOF PLAN
SCALE: 1/8"=1'-0"

NOTE: AREA OF ROOF RISE
EXCLUDED IN NET & GROSS SQ. FT.

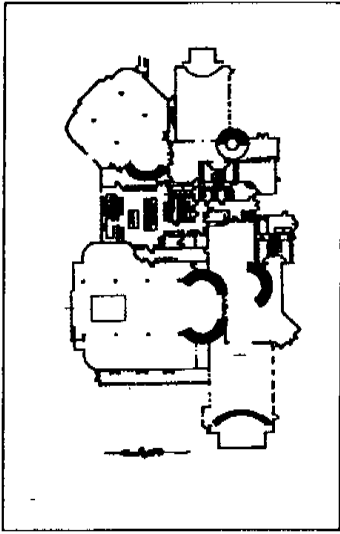


MEZZANINE PLAN
SCALE: 1/8"=1'-0"
2260 SQ. FT.

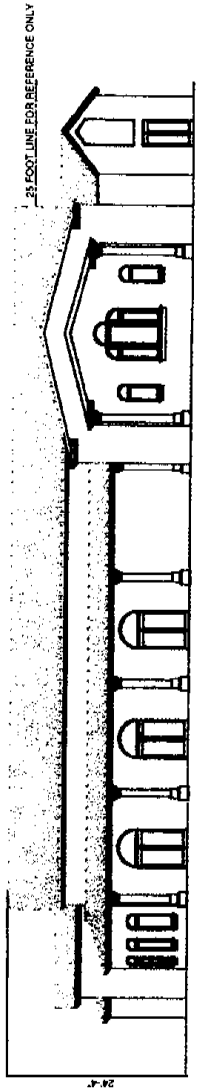
City of Anaheim Draft EIR No. 327
Exhibit 2-6 - Mezzanine and Roof Plans
 Source: Kristi K Skelton, AIA

THIS PAGE LEFT BLANK INTENTIONALLY

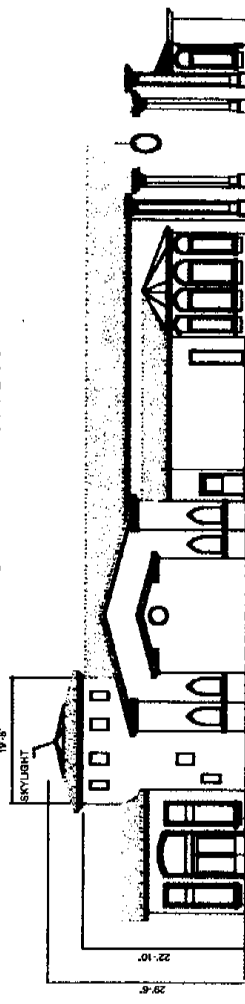
ELEVATION KEY



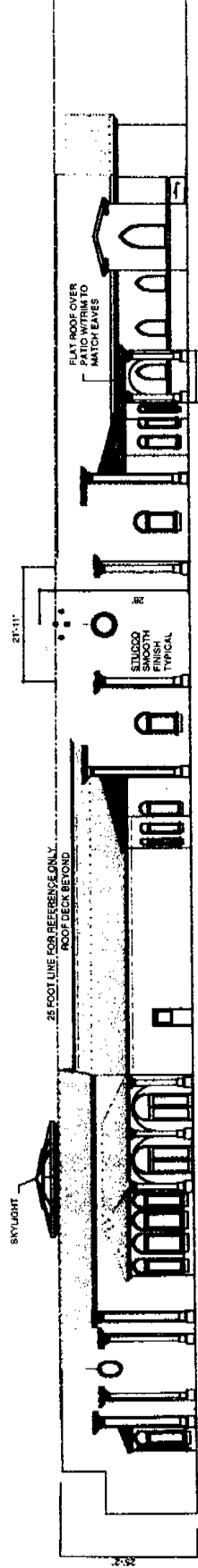
ROOF: 'U.S. TILE' S-TYPE
 COLOR: NATURAL
 EXTERIOR FINISH: STUCCO, 'LA HABRA' X-82' HACIENDA
 FINISH: SMOOTH COAT
 TRIM: WOOD, PAINTED WHITE, TRIM WHITE
 FASCIA AND CROWN, WHITE



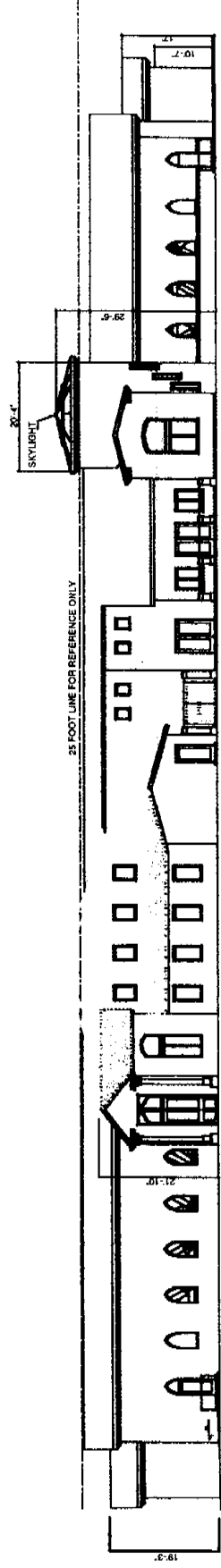
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

City of Anaheim Draft EIR No. 327
Exhibit 2-7 - Building Elevations
 Source: Kristi K Skelton, AIA

THIS PAGE LEFT BLANK INTENTIONALLY

2.3.3 Operational Characteristics of the Proposed Facility

The facility would employ a small office staff, kitchen staff, and dining room staff. Included among the personnel will be one security person for each event. The security person will stay until every guest leaves the event and is off the property. Between 15 and 20 persons will be employed at the facility, once it is operational.⁸ Maximum staffing onsite per day is shown in Table 2-3.

Period	Employment
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, 1 security staff
Saturday	6 kitchen staff, 8-10 dining room staff, 1 security staff
Sunday	6 kitchen staff, 8-10 dining room staff, 1 security staff
Source: Waddell, Lisa. <i>The Party Pantry, Inc. Personal Communication.</i>	

The proposed facility will be open for business 7 days each week, with events held primarily on Friday, Saturday, and Sunday, with no more than four events per month on a Monday through Thursday. The maximum number of patrons using the facility at any one time shall be limited to 450. Weekday operation will consist predominantly of facility viewing, and the occasional weekday event (no more than four per month). 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 onsite each day, with two daytime events occurring simultaneously, and two evening events occurring simultaneously. Two daytime events would use the facilities between 10:00 a.m. and 5:00 p.m., and 11:00 a.m. and 6:00 p.m. Two evening events would use the facilities between 6:00 p.m. and 11:00 p.m., and 7:00 p.m. and 12:00 a.m. The times given refer to the event times, during which guests will arrive and depart. Staff may remain a bit later, to clean up.

The proposed facility's hours of operation are described in Table 2-4.

⁸ Waddell, Lisa. *The Party Pantry, Inc. Personal Communication.* 2001

Day of the Week	Major Activity Periods	Description
Monday through Thursday	9:00 a.m. to 8:00 p.m.	Regular office hours (no more than 4 events per month on a Monday through Thursday with the hours for these events the same as the Sunday schedule)
Friday	7:00 p.m. to 12:00 a.m.	events
Saturday	10:00 a.m. to 12:00 a.m.	events
Sunday	10:00 a.m. to 12:00 a.m.	events
Source: Waddell, Lisa. <i>The Party Pantry, Inc. Personal Communication.</i> 2001		

Typical Scenarios

A typical Saturday/Sunday scenario for facility use is as follows. For the daytime events, the first bridal party arrives at the facility at approximately 10:00 a.m. They prepare for the wedding in the upstairs dressing rooms. The wedding ceremony occurs at approximately 11:00 a.m. Following the ceremony, photos are taken of the bridal party on the private grounds associated with their chapel. During the bridal party photos, guests leave the chapel area and are escorted through the lounge to the dining room. At approximately 12:30 p.m., the reception begins. The reception ends at approximately 5:00 p.m. During the time from 10:00 a.m. to 5:00 p.m., the chapel and associated facilities are used by only one wedding party. The proposed project would have two sets of facilities; thus, two weddings can take place separately 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.⁹ There would not be an overlap with the evening events.

For evening events (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 end 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, and would end at approximately 12:00 a.m., except on Sunday, with most events ending between 10:00 and 11:00 p.m. Some events, however, may go up to 12:00 a.m.

The exception to weekend events is the occasional holiday that may fall on a weekday, such as Christmas, New Years, 4th of July or Valentine's Day. The facility would also be available for non-wedding banquet events, such as office holiday parties. The weekday events would be

⁹ Ibid.

limited to no more than four weekdays per month. The hours of operation for weekday events would be the same as the Sunday schedule. While most weekday events would generally end between 10:00 p.m. and 11:00 p.m., some events might go on until midnight. For non-wedding events, activities would be more limited since there would be no use of the chapels and no photo sessions would be held. The hours of operation for non-wedding events are assumed to be the same as or shorter than for wedding events.

Key operational elements related to the proposed project's operation are summarized below:

- The majority of the deliveries would be scheduled for Wednesdays during the normal working hours (8:00 a.m. to 5:00 p.m.), and include approximately five deliveries throughout the day, including food products, linens, non-alcoholic beverages, and alcohol. The structure would be designed with two complete sets of facilities contained in the main building. The proposed design includes two chapels, two banquet facilities, and associated accommodations so that two weddings, or other events, may occur simultaneously.¹⁰
- The design of the facility, and the scheduling of events, would be executed so that each of the two events will be completely independent of each other. The larger banquet room would accommodate up to 300 guests, while the smaller banquet room may hold up to 150 persons.¹¹
- Events would include both daytime and evening events, with events occurring on Fridays, Saturdays, and Sundays, and no more than four weekday events per month.
- 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 Saturday and Sunday daytime events would use the facilities from 9:00 a.m. to 5:00 p.m., and from 11:00 a.m. to 6:00 p.m. The two Saturday and Sunday evening events would use the facilities from 6:00 p.m. to 11:00 p.m., and from 7:00 p.m. to 12:00 a.m.¹² The occasional weekday/event(s) would generally follow the Sunday schedules.

2.3.4 Construction Characteristics of the Proposed Project

The development of the proposed project is anticipated to take approximately 12 months to complete. Grading of the site would take approximately 6 months, and construction of the

¹⁰ Ibid.

¹¹ Kristi K. Skelton Architect, AIA. *Site Plan*. 2001

¹² Waddell, Lisa. *The Party Pantry, Inc. Personal Communication*. 2001

facility is anticipated to require an additional 6 months.¹³ Grading would be necessary for the proposed access road and the creation of building pads where construction of the wedding chapel and banquet facility would take place. Grading will involve the movement of approximately 350,000 cubic yards (c.y.) of earth, with 250,000 c.y. of cut and 100,000 c.y. of fill.¹⁴ The finished elevation of the building pad for the main building will be approximately 560 feet above mean sea level (AMSL) and a spot elevation from the existing topography is 593 feet AMSL. An additional 300,000 cubic yards of earth will be disturbed (and ultimately exported) to accommodate the rough grading required for the future widening of Santa Ana Canyon Road. The maximum vertical cut in any one specific location will be 82 feet AMSL. The proposed grading plan is discussed in greater detail in Section 3.6, Geology and Earth Impacts.

2.4 Objectives of the Project

The proposed project involves the development of a full-service wedding and banquet facility within a 29-acre site located in the northeastern portion of the City of Anaheim. The proposed project, if approved, would provide a facility for weddings or banquet events in a private atmosphere. The proposed facility would provide all facilities necessary for a wedding or banquet event on-site. The applicant is seeking to accomplish the following objectives with the proposed project:

- To more efficiently utilize the 29-acre site that is presently undeveloped;
- To expand the business service market by constructing a facility in the City of Anaheim for use as a high quality wedding and banquet facility; and,
- To realize a fair return on investment.

2.5 Discretionary Actions

A discretionary decision is an action taken by a government agency (for this project, the government agency is the City of Anaheim) that calls for an exercise of judgment in deciding whether to approve a project. Other permits will be required in the subsequent stages of the project's implementation and as part of any future development. The proposed project will require the following discretionary approvals and permits:

2.5.1 City of Anaheim

- *Conditional Use Permit (CUP) with waivers.* The applicant is requesting a CUP to construct and operate a 27,910-square foot, two-story structure that would contain a wedding chapel and banquet facility that would involve the serving of alcoholic beverages, and include roof-mounted equipment. Applicable waivers needed to

¹³ Danjon Engineering, Inc. Personal communications with project engineer, Mr. Jim Schreder. 2001, 2002

¹⁴ Ibid.

implement the site plan include a structural height waiver to permit certain structural elements to exceed a 25-foot height limit, a waiver of the minimum number of required parking spaces, and a waiver of the requirement to improve the segment of Santa Ana Canyon Road adjacent to the subject property to its ultimate width.

- *Specimen Tree Removal Permit.* The applicant will be required to obtain a Specimen Tree Removal Permit 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 (the proposed project's driveway) on Santa Ana Canyon Road. The *Santa Ana Canyon Road Access Point Study* was adopted by the City Council on January 11, 1966, to control the number of access points onto Santa Ana Canyon Road as properties develop to ensure a safe and smooth flow of traffic along Santa Ana Canyon Road. Presently, the project site does not have an approved access point onto Santa Ana Canyon Road.

Other permits will also be required to implement the proposed project, including but not limited to, grading, building, and occupancy permits from the City of Anaheim and utility connection permits from the utility providers.

2.5.2 Other Agencies

- *Alcoholic Beverage Control Permit.* The applicant will be required to obtain a permit from the State of California Department of Alcohol and Beverage Control 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 (NPDES) from the Regional Water Quality Control Board, Santa Ana Region.
- *U.S. Fish & Wildlife Service Section 7 Consultation Permit.* The applicant will be required to obtain a permit from the U.S. Fish and Wildlife Service to address the project's impacts on the local habitat.
- *United States Army Corps of Engineers Nationwide Permit 39 (Residential, Commercial, and Institutional Developments).* The applicant will be required to obtain a permit from the U.S. Army Corps of Engineers to address the project's impacts on local wetlands.
- *Food Service Permit.* The applicant will be required to obtain a permit from the County of Orange Health Care Agency to serve food at the establishment.
- *South Coast Air Quality Management District.*

2.6 Scope of Cumulative Impact Analysis

CEQA requires that an EIR consider not only project-specific impacts, but also the cumulative impacts of the proposed project in conjunction with other “related projects” in the area. Cumulative projects are defined as “two or more individual effects, that when considered together, are considerable, compound, or increase environmental effects.” The analysis of cumulative impacts herein focused on the identification of “related projects” that were planned, approved, under construction, or otherwise contemplated within the immediate vicinity of the proposed project. The related projects considered herein include the following:

- *Stonegate Development.* There is a proposal to construct 61 single-family residential units within a 39-acre parcel located immediately south of the proposed Canyon Hills Manor development site.
- *Maag Ranch (Tentative Tract No. 16254).* This recently approved project will involve the construction of up to 128 residential units within an 24.5-acre property. The project site is located northeast of the intersection of Imperial Highway and Santa Ana Canyon Road.

The Deer Canyon Park was recently completed and, as a result, is not considered herein as a related project.