

Notice of Completion & Environmental Document Transmittal**SCH#** 2015051049

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

Project Title: Chapman University Specific Plan Amendment No. 7
 Lead Agency: City of Orange Contact Person: Kelly Ribuffo
 Mailing Address: 300 East Chapman Avenue Phone: (714) 744-7223
 City: Orange Zip: 92866 County: Orange

Project Location: County: Orange City/Nearest Community: Orange
 Cross Streets: Multiple: Everett Place, Shaffer Street, Maple Ave, and N. Rampart St, W. Chapman Ave Zip Code: 92866
 Longitude/Latitude (degrees, minutes and seconds): 33 ° 47 ' 32.2 " N / 117 ° 51 ' 13.5 " W Total Acres: 75.46
 Assessor's Parcel No.: Please see attached Section: 30 Twp: 4S Range: 9W Base: San Bern
 Within 2 Miles: State Hwy#: I-5, SR-57, SR-22, SR-55 Waterways: Santa Ana River
 Airports: UCI Medical Center heliport Railways: AT&SF Railroad Schools: See attached.

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units _____ Acres _____
 Office: Sq. ft. _____ Acres _____ Employees _____
 Commercial: Sq. ft. _____ Acres _____ Employees _____
 Industrial: Sq. ft. _____ Acres _____ Employees _____
 Educational: Chapman University Specific Plan Amendment
 Recreational
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Please see attached.

Project Description: (please use a separate page if necessary)

Please see attached.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

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|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>12</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>8</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input checked="" type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>5</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date December 12, 2019 Ending Date January 27, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>Dudek</u>	Applicant: <u>Chapman University</u>
Address: <u>605 Third Street</u>	Address: <u>One University Drive</u>
City/State/Zip: <u>Encinitas, California, 92024</u>	City/State/Zip: <u>Orange, California, 92866</u>
Contact: <u>Caitlin Munson</u>	Phone: <u>714-628-7303</u>
Phone: <u>949-373-8324</u>	

Signature of Lead Agency Representative:  Date: 12/12/19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

**ATTACHMENT TO THE NOTICE OF COMPLETION
CITY OF ORANGE
CHAPMAN UNIVERSITY SPECIFIC PLAN AMENDMENT NO. 7**

APNs:

Specific Plan Amendment Area APNs

Address	APN
544 N. Cypress Street	039-134-02
501 & 633 W. Palm Avenue	386-443-02 & -03
448 N. Cypress Street	039-141-13
392 N. Lemon Street	039-151-25
360 N. Lemon Street	039-151-22
356 N. Lemon Street	039-151-21
303 W. Palm Avenue	039-151-28
332 N. Olive Street	039-152-11
320 N. Olive Street	039-152-10
312 N. Olive Street	039-152-09
304 N. Olive Street	039-152-08
233 W. Palm Avenue	039-152-07
237 W. Palm Avenue	039-152-06
311 N. Lemon Street	039-152-05
321 N. Lemon Street	039-152-04
238 W. Palm Ave. & 273 N. Lemon St.	039-162-01 & -02
204 N. Olive Street	039-162-11
141 W. Palm Avenue	039-153-05
349 N. Olive Street	039-153-01
341 N. Olive Street	039-153-02
344 N. Glassell Street	039-153-12
338 N. Glassell Street	039-153-11
328 N. Glassell Street	039-153-10
145 W. Sycamore Avenue	039-144-28
462 N. Glassell Street	039-144-20
N/A	039-213-35 (-29)

Nearby Schools:

- Orange High School (60 feet from Campus Core)
- Richland Continuation High School (0.1 mile from Campus Core)
- Cambridge Elementary School (0.3 mile from Campus Core)
- Immanuel Lutheran School (0.4 mile from Campus Core)
- St. John's Lutheran School (0.3 mile from Campus Core)

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Present Land Use:

Campus Core: Public institution/educational, commercial, medium to low density residential, and industrial

Existing General Plan Designation(s):

Low Density Residential 2-6 Du/Ac
Low Medium Residential 6-15 Du/Ac
Light Industrial Max 1.0 FAR, 3-story height limit
Public Facilities and Institutions Max 2.0 FAR
Old Towne Mixed Use-15 Spoke Street Max. 0.6 FAR, 6-15 Du/Ac.
Old Towne Mixed Use-24 Max. 6-24 Du/Ac, 1.0-1.5 FAR

Existing Zoning Classification:

Single Family Residential
Residential Duplex
Residential Duplex (Specific Plan)
Residential Multiple Family
Public Institution (Specific Plan)
Old Towne Mixed Use – 15 Spoke Street
Old Towne Mixed Use – 24
Industrial Manufacturing

Project Location:

The project is located in the City of Orange, California. The proposed Specific Plan Amendment would be located within the Chapman University campus. The campus is generally located to the south of Everett Place, west of Shaffer Street, north of Maple Avenue, and east of the Atchison, Topeka & Santa Fe (AT&SF) Railroad tracks, except for a small portion to the south of Maple Avenue along Cypress Street, and a small parcel to the west of the railroad on the south side of Palm Avenue. New parcels to be incorporated into the proposed Specific Plan Amendment are located in the same general area, including parcels located east of Parker Street, west of the AT&SF Railroad tracks.

Project Description:

In response to the need to accommodate anticipated campus growth and the City's desire for a definitive planning tool to guide future campus development, Chapman University is proposing a Specific Plan Amendment.

The proposed Specific Plan Amendment is a comprehensive update to the existing Specific Plan that includes incorporation of additional properties into the Specific Plan area, an increase in student enrollment, an expanded and updated discussion of campus-wide landscaping, inclusion of a requirement that 50 percent of undergraduate students are housed in Chapman University housing, inclusion of quality of life requirements, an enhanced circulation discussion, refinement to the design guidelines and development standards, new landscape design guidelines, reduced student housing parking requirements, conversion of and an updated implementation chapter. Design guidelines,

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landscape design guidelines, and development standards within the Specific Plan would comply with the Historic Preservation Design Standards for Old Towne as well as the City of Orange Landscape Standards and Specifications.

The proposed Specific Plan Amendment area would increase from 58.37 to 72.75 acres to include properties that currently function as part of Chapman University within Old Towne. The proposed Specific Plan Amendment would guide the use, density, and design of future development within the Specific Plan boundary. New areas to be incorporated into the proposed Specific Plan Amendment area would be rezoned as a Public Institution (Specific Plan) designation.

The proposed Specific Plan Amendment would allow for the following changes from the existing Specific Plan:

- Maximum enrollment to increase from 8,700 headcount students to 10,185 Full-Time Equivalent (FTE) students, which equates to approximately 10,500 headcount students.
- Minimum allowable open space to decrease from 30 percent to 25 percent of the overall campus.

The proposed Specific Plan Amendment would allow for the redevelopment of existing buildings and facilities within the properties involved in the proposed Specific Plan Amendment and the construction of new buildings and facilities, some of which will be multiple stories. Current and anticipated future projects located within the proposed Specific Plan Amendment area, include but are not limited to the following:

- The potential of new on-campus student housing, including new student housing replacing the Davis Apartments, Davis Community Center, Harris Apartments, and/or Morlan Hall
- The potential of additional staff/faculty housing (typically in existing homes that are renovated)
- Adaptive re-use of the historic Villa Park Orchards Packinghouse
- Interior build-out of the Keck Center of Science and Engineering
- Expansion of Dodge College of Film and Media Arts (e.g., Millennial Studios and backlot)
- DeMille Hall replacement
- Bhathal Student Services Center replacement
- Restaurants within existing buildings
- Expansion/renovation of existing parking lots/structures
- The potential construction of new parking lots/structures
- Expansion/renovation of existing academic facilities
- The potential construction of new academic facilities
- Expansion/renovation of existing sports facilities
- Expansion of student-oriented facilities and food service venues
- The potential construction of new student-oriented facilities and food service venues
- Expansion of existing and construction of additional administrative facilities and offices

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The estimated time frame for buildout of these project components is over a 10-year period beginning in 2020 and ending in 2030. The projects will be implemented in phases over the 10-year period. The University would request a development agreement from the City to implement these projects. In order to accommodate these new facilities, the Specific Plan is being amended to include existing University-owned property that is not currently within the existing Specific Plan boundaries.

Revisions from the 2015 NOP

Since the 2015 NOP has been issued, the SPA has been revised to address the public's concerns. These revisions include the elimination of projects, new provisions, new development parameters, and additional details regarding specific projects.

The following projects have been eliminated from the 2015 NOP and are no longer being considered:

- Addition of the Panther Village site (located at 3101 West Chapman Avenue)
- University Pub

New provisions have been developed to address public comment from the 2015 NOP scoping period:

- Chapman University would require that a minimum of 50 percent of undergraduate students will be required to live in Chapman University housing.
- Chapman University would require that all first- and second-year undergraduate students (freshmen and sophomores) not living at home with their parents/legal guardians live in Chapman University housing.
- The Specific Plan will include new provisions that will improve the quality of life for Chapman University students and those living in the surrounding community. These provisions may include, but are not limited to: implementation of University programs to address student behavior issues, have staff and faculty live within the community, a 24-hour helpline, etc.

The following development parameters have been revised since the 2015 NOP:

- The maximum number of students allowed at the Orange Campus will decrease from 11,650 headcount to approximately 10,500 headcount.
- Maximum enrollment within the Specific Plan will no longer be tracked by headcount (where all enrolled students count as one student) and will instead be tracked by FTE students. The allowed 10,185 FTE equates to approximately 10,500 headcount and will be referred as such throughout this and subsequent CEQA documents and notices.
- Due to the additional housing, behavioral, and enrollment provisions and development parameters mentioned above, the maximum classroom seat capacity metric would be eliminated.

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- The F.A.R. would not increase from 1.0 to 1.25 maximum campus-wide, as originally anticipated.
- The student resident parking requirement would be reduced from 0.6 to 0.41 spaces per student bed, which is consistent with the highest observed demand in the past decade.
- The allowable height limit for Partridge Dance Center would increase from 32 to 35 feet to accommodate a larger floor height.
- Reduce northerly and easterly setbacks for Partridge Dance Center to 0 feet (to reflect existing conditions).

The following projects have been further defined:

- Altering or expanding the Davis Apartments, Davis Community Center, Harris Apartments, and Morlan Hall, which are located on-campus.
- Interior build-out of the northern wing of the Center for Science and Technology building (Keck Center).
- Construction of new sports facilities.
- Renovation of student-oriented facilities and food service venues.