

# Chapman University Specific Plan Amendment No. 7 Scoping Session



January 16, 2020



# Purpose of this Scoping Meeting

- Introduce the proposed project scope of Chapman University Specific Plan Amendment #7.
- Summarize Chapman University improvements and policy changes since 2015.
- Explain the environmental and project review processes.
- Obtain public feedback on the revised scope of the Specific Plan Environmental Impact Report, pursuant to the California Environmental Quality Act (CEQA).



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# Open House

For further questions and information, please visit the interactive stations:

- Specific Plan
- Chapman Community Relations
- Traffic
- Public Services
- Environmental Issues
- Historic Preservation/Cultural Resources



# Lead Agency, City of Orange

- **Bill Crouch, Community Development Director**
- **Anna Pehoushek, Assistant Community Development Director (Planning Manager)**
- **Kelly Ribuffo, Associate Planner- Historic Preservation (Project Manager)**

**The Lead Agency has primary responsibility for completing CEQA Review for a proposed project.**

- Determination as to what type of CEQA compliance document is required;
- Overseeing the completion of the appropriate document, either directly with its staff or by a third party;
- Ensure that the document evaluates all required resource topics, contains an adequate range of alternatives, and includes appropriate mitigation measures for any significant impacts; and
- When an EIR is prepared, the Lead Agency must “certify” that the document meets all of the requirements of CEQA, has been presented to the decision-making body that has considered it, and that it reflects its independent judgment.



# Applicant and Consultants

- **Applicant: Chapman University**  
*Jack Raubolt, Vice President, Community Relations*
- **Specific Plan Consultant: KTG Y**  
*John Moreland, AICP, Director, Planning*
- **CEQA Consultant: Dudek**  
*Caitlin Munson, Environmental Planner and Sarah Lozano, AICP, Principal*
- **Traffic Consultant: Linscott, Law & Greenspan, Engineers**  
*Shane Green, P.E., Transportation Engineer*



# Project Review Process

- **Entitlements:** General Plan Amendment, Zone Change, Specific Plan, Environmental Review
- **Review Process**
  - **Staff Review**
    - Review both the Specific Plan and the EIR draft for completeness and consistency with department policies and the Orange Municipal Code.
  - **Design Review Committee**
    - Public Meeting (Fall/Winter 2020)
    - Review the architecture and historic preservation design guidelines in the Specific Plan for consistency with the *Historic Preservation Design Standards for Old Towne*.
  - **Planning Commission**
    - Public Hearing (Fall/Winter 2020)
    - Review the Specific Plan and EIR drafts and provide a recommendation to the City Council.
  - **City Council**
    - Public Hearing (Winter 2020/Early 2021)
    - Final Determination on project entitlements and certify the EIR as complete.





# Environmental Review Process

## INITIAL STUDY

Initial Study Prepared in 2015; CEQA Documentation Determination = EIR

## NOTIFY

(December 12, 2019)

Notice of Preparation Release, 45 Day Scoping Period Opened

## INPUT

(Dec 12, 2019– Jan 27, 2020)

Public Comments & Scoping Meeting

## EVALUATE

(Spring – Summer 2020)

Technical Studies → Screening Alternatives → Prepare Draft EIR

## INPUT

(Fall 2020)

Draft EIR Public Review Period (45 Days)

## RESPOND

(Late Fall/Early Winter 2020)

Respond to Comments → Finalize EIR

## CONSIDER

(Winter 2020/Early 2021)

Public Hearings, Certify EIR, Decision on Project, Notice of Determination

# What Has Happened Since 2015 – Reducing Student Disturbances

- Created the Office of Community Relations.
- Created the Neighborhood Advisory Committee with board representation.
- Only 1 in 5 Chapman-related calls on average meet the city’s criteria of being “loud and unruly.”
- Amended City of Orange disturbance ordinance to have greater consequences for repeat offenders.
- 32 liaison visits in 2018. Chapman Public Safety and Orange Police Department leverage preventive efforts to minimize disturbances.
- Added Quality of Life section to Specific Plan Amendment No. 7 outlining commitment to enriching quality of life for surrounding neighbors.





# What Has Happened Since 2015 – Increased On-Campus Student Housing

- 1,301 student beds added since 2018.
- New requirement that all freshman and sophomores shall live on campus, which will be formalized in the new Specific Plan.
- 175% increase in juniors/seniors living on campus since Fall 2017.
- 900 additional beds at Chapman Grand in Anaheim.
- 401 additional beds at The K Residence Hall.
- 120% increase in Panther Village student capacity due to parking enhancements.



# What Has Happened Since 2015 – Increase Parking Enforcement & Transportation

- 3 new parking officers added to Department of Public Safety to increase patrols.
- 5 new shuttles added to the fleet to decrease need for parking on campus. Total shuttle fleet at 12.
- 623 people per day use off-campus shuttles and therefore do not drive to campus.
- No charge parking at Panther Village and Chapman Grand if vehicle is not driven to the campus.
- Parking permit cost reduced.



# Revisions from the 2015 NOP

Development parameters updated since the 2015 NOP:

Parameter	2015 NOP SPA	Current NOP SPA
% of Students Living in On-Campus Housing	No requirement	50%
Maximum Enrollment	11,650 Headcount	10,185 FTE (10,500 Headcount)
Maximum Floor Area Ratio	1.25	1.0
Maximum Classroom Seat Capacity	7,500	Eliminated
Student Resident Parking Requirement	0.6 spaces per student bed	0.41 spaces per student bed
Panther Village	Included in boundary	Removed to focus on campus core





# Specific Plan – Full-Time Equivalent (FTE)

Definition: Students taking 12 or more units of instruction are considered one FTE. Students taking less than 12 units are counted as a percentage of a full-time student (12 units). Based this, 9 students taking 12-16 units and 1 student taking 9 units would be considered 9.75 FTE (9 + (9/12)).

- FTE is how Chapman University is required to report enrollment to the Integrated Postsecondary Education Data System, which is part of the US Department of Education.
- A “full class load” is typically 15 or 16 units.
- In recent years, FTE is around 97% of headcount.

Year	'00-'01	'01-'02	'15-'16	'16-'17	'17-'18	'18-'19
Orange Campus Headcount	4,386	4,578	7,813	7,900	8,407	8,657
Orange Campus FTE	3,875	4,098	7,618	7,734	8,181	8,478
FTE%	88.3%	89.5%	97.5%	97.9%	97.3%	97.9%



# Scope of EIR

## Topics that **will** be studied in the EIR:

- Aesthetics
- Air Quality
- Cultural Resources (including Historic Review)
- Geology and Soils (Earth Resources)
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Services
- Wildfire
- Energy

## Topics that **will not** be studied in the EIR:

- Agriculture and Forestry Resources
- Biological Resources
- Mineral Resources



# Opportunities for Public Input

## How to Comment:

Comment Cards (Available Today)

Fax Comments:

City of Orange

Attn: Kelly Christensen Ribuffo

(714) 744-7223

Department Fax: 714-744-7222

Email Comments:

[kribuffo@cityoforange.org](mailto:kribuffo@cityoforange.org)

Written Comments:

City of Orange, Community Development

Department

300 East Chapman Ave

Orange, CA 92866



Please make comments as specific  
as possible!

Please submit scoping comments  
by  
**January 27, 2020**



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