

NOTICE OF PREPARATION
FOR A DRAFT SUBSEQUENT ENVIRONMENTAL IMPACT
REPORT

TO: Interested Parties

DATE: April 23, 2020

SUBJECT: Notice of Preparation for the Draft Subsequent Environmental Impact Report for the Chapman University Specific Plan Amendment No. 7

CEQA City of Orange

LEAD AGENCY: Kelly Christensen Ribuffo, Associate Planner - Historic Preservation
300 East Chapman Avenue, Orange, CA. 92866
(714) 744-7223, and kribuffo@cityoforange.org

The City of Orange is commencing with preparation of a Draft Subsequent Environmental Impact Report (EIR) for the Chapman University Specific Plan Amendment No. 7, and has released this updated Notice of Preparation (NOP) per the requirements of the California Environmental Quality Act (CEQA). A NOP and Initial Study (IS) was released for public review from May 15, 2015 to June 15, 2015 for Specific Plan Amendment No. 7 (SPA 7). A public scoping meeting was held on May 27, 2015 for agencies and members of the public. These comments resulted in project changes and the development of new provisions to address the public's concerns, which resulted in a second NOP release from December 12, 2019 to January 27, 2020. A public scoping meeting was held on January 16, 2020. The 2019 NOP is available for review on the City of Orange website: <https://www.cityoforange.org/1905/Chapman-University-Specific-Plan-Amendme>.

The City is recirculating the NOP, because Chapman University has purchased the Killefer School site located at 541 North Lemon Street, Orange, CA 92867, which will be included in the updated SPA 7 area (see attached map). **Please note that all comments previously submitted as part of the SPA 7 will be considered in the preparation of the EIR; therefore, it is requested that all comments be focused on the Killefer School site addition to the SPA 7 area.**

The City wants to know your views and your specific concerns related to the potential environmental effects of the revised project. Information gathered during the NOP comment period will be used to shape and focus future analyses of environmental impacts. If you are a public agency, the City is interested in the views of your agency as to the scope and content of the environmental information germane to your agency's statutory responsibilities. As a responsible or trustee agency, your agency may need to use the EIR prepared by the City when considering issuance of a permit or other approval for the project.

The project description, location, and potential environmental effects are described below. Per CEQA Guidelines Section 15063(a), the lead agency has determined that an EIR will clearly be required for the project and an Initial Study is not required.

NOP COMMENT PERIOD:

The City invites you to submit written comments describing your specific environmental concerns, and if representing a public agency, please identify your specific areas of statutory responsibility. Written comments are desired at the earliest possible date. The City will accept your responses for 30 days after receipt of this notice. **The NOP public comment period begins on April 23, 2020 and ends on May 22, 2020.** Please send your written comments to Kelly Christensen Ribuffo at

the City of Orange (contact information above), and please include your name, address, and contact information in your correspondence. **The City will be accepting email, U.S. mail and phone calls during the California “stay home” orders issued by Governor Gavin Newsom’s Executive Order N-33-20 in response to Covid-19. Administrative staff will be available at the City to accept mail, and calls to the City offices will be forwarded accordingly to the appropriate staff. Phone calls may not be immediately answered, but will be returned.**

PUBLIC SCOPING MEETING INFORMATION:

The January 20, 2020 public scoping meeting was attended by over 60 community members and generated comments on aesthetics, air quality, cultural resources, energy, geology and soils, greenhouse gas emissions, land use and planning, noise, population and housing, public services, recreation, transportation, utilities and service systems, and alternatives. The original 2015 scoping meeting for the project generated approximately 120 comment letters on eight environmental topics. Given the volume of comments generated at these meetings and the comprehensive nature of the issues identified, an additional scoping meeting will not be held for the updated SPA 7.

PROJECT APPLICANT: Chapman University, Collette Creppell, Vice President of Campus Planning and Design, One University Drive, Orange, CA 92866

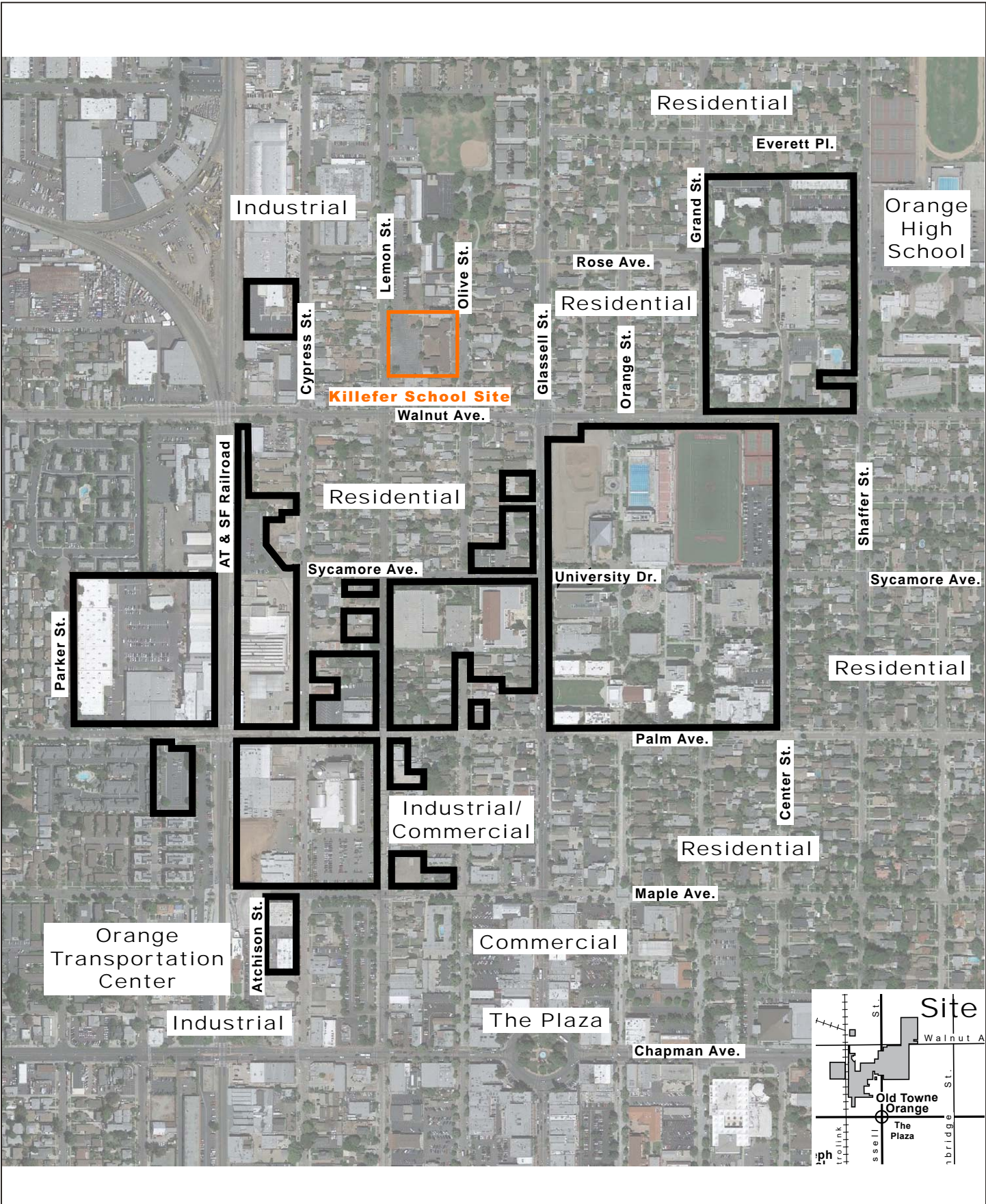
PROJECT LOCATION: The project is located in the City of Orange, California. The Killefer School site is located north of Walnut Avenue and west of North Olive Street.

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. Since the 2019 NOP has been issued, the SPA 7 area has been revised to include the Killefer School site (541 North Lemon Street, Orange, CA 92867). The project would include the adaptive re-use of the Killefer School with the potential to alter, expand, and/or reconstruct the existing ancillary buildings to be used for research, and/or offices for faculty and administration.

SUMMARY OF PROBABLE ENVIRONMENTAL EFFECTS:

Implementation of the proposed project may result in significant environmental effects in the areas of aesthetics, air quality, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, recreation, transportation and traffic, tribal cultural resources, and utilities. The Subsequent Environmental Impact Report will include an analysis of these impact areas, as well as feasible mitigation measures and alternatives to avoid or reduce potential impacts. Based on the analysis prepared in the 2015 IS, the project was determined to have no impact or a less than significant impact on agricultural and forestry resources, biological resources, and mineral resources, and these topics will not be analyzed further in the Subsequent Environmental Impact Report.



SOURCE: KTG 2019, Chapman University Specific Plan

