

**NOTICE OF PREPARATION**  
**AND PUBLIC SCOPING MEETING NOTICE**  
**FOR A DRAFT ENVIRONMENTAL IMPACT REPORT**

**TO:** Interested Parties

**DATE:** December 12, 2019

**SUBJECT:** Notice of Preparation/Public Scoping Meeting for preparation of a Draft Subsequent Environmental Impact Report for the Chapman University Specific Plan Amendment No. 7

**CEQA** Kelly Christensen Ribuffo, Associate Planner - Historic Preservation

**LEAD AGENCY:** City of Orange, 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 for the Chapman University Specific Plan Amendment No. 7, and has released this updated Notice of Preparation (NOP) and Notice of Public Scoping Meeting 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. In the time since the scoping period, these comments have been considered by Chapman University, and have resulted in project changes and the development of new provisions to address the public's concerns.

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. Additionally, the changes to SPA 7 since the release of the initial NOP and IS would result in a reduced footprint, so an updated IS has not been prepared as part of the NOP reissue.

**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. Although time limits mandated by State law require a 30-day notification period, The City will accept your responses for 45 days after receipt of this notice. **The NOP public comment period begins on December 12, 2019 and ends on January 27, 2019.** 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.

**PUBLIC SCOPING MEETING INFORMATION:**

The City invites you to attend a public scoping meeting to obtain additional information about the project.

**Woman's Club of Orange**

121 S Center St, Orange, CA 92866

January 16, 2019

4:00 p.m. to 5:00 p.m. for interested agencies

6:00 p.m. to 8:00 p.m. for members of the public

**PROJECT APPLICANT:** Chapman University, Jack Raubolt, Vice President Community Relations, One University Drive, Orange, CA 92866

**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, 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

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.
- 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).

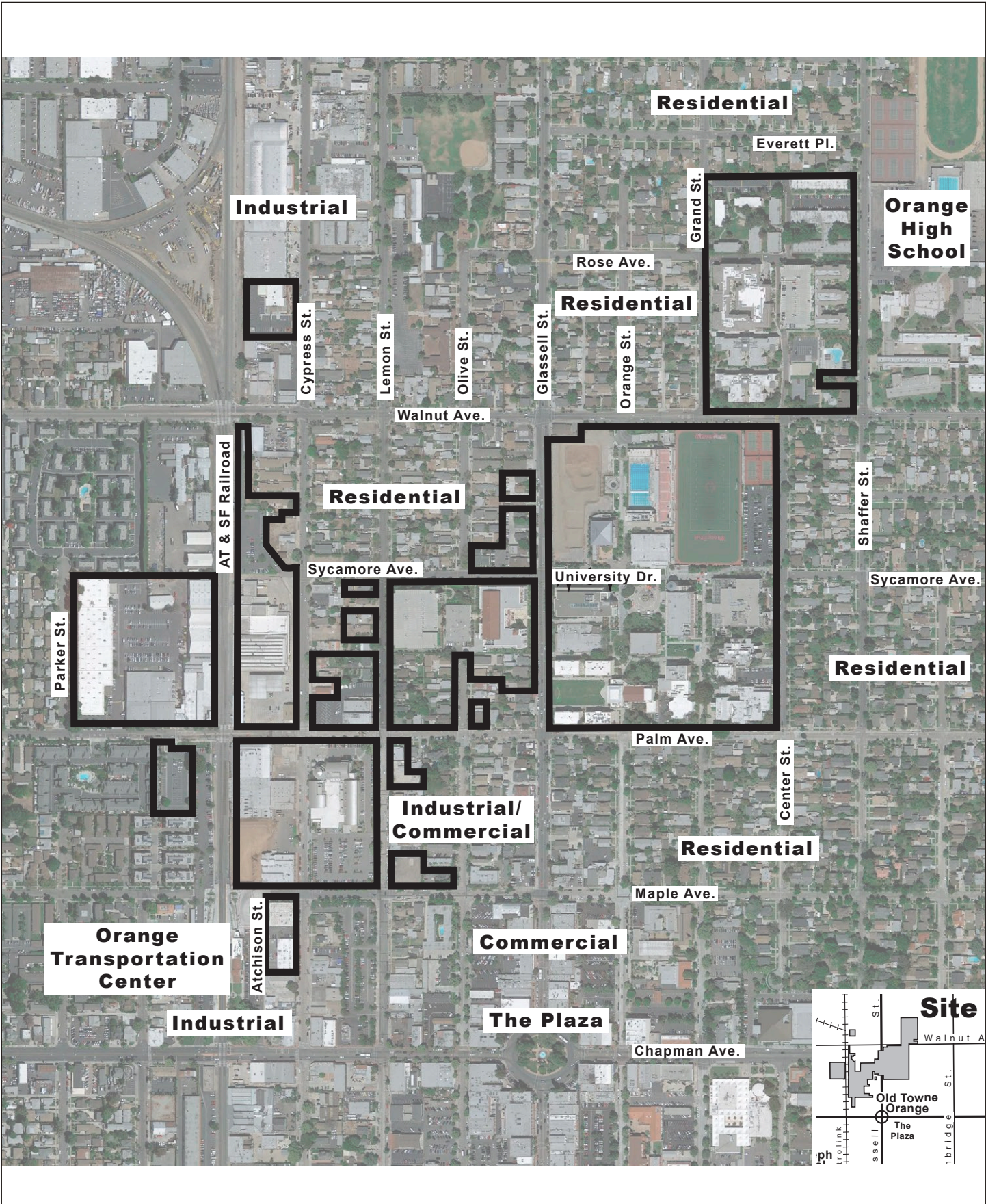
The following projects have been further defined:

- 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.

### **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

