

# APPENDIX A: AREA OF INTEREST

An Area of Interest has been established for Chapman University to define the area immediately adjacent to the campus, as shown on Exhibit A.1, *Area of Interest*, which may have a future relationship to the Specific Plan. The 1.01-acre Area of Interest includes properties fronting Glassell Street between Sycamore and Walnut Avenues. The University has identified this area as the next step in its land acquisition in order to accommodate the planned expansion. Upon the completion of acquisition, the Area of Interest shall be added to the overall Specific Plan through the Specific Plan Amendment process as detailed in Section 7.7 of the Specific Plan.

In conjunction with the required Specific Plan Amendment to add the Area of Interest to the Specific Plan area, a General Plan Amendment would be necessary to change the existing designations to PFI (Public Facilities Institutions Max 2.0 FAR) and amend the General Plan Land Use Element/Map accordingly. A Zone Change would also be necessary to change the existing zoning designation of OTMU-15S (Old Towne Mixed-Use Spoke Street) to P-I (SP) (Public-Institution (Specific Plan)) and amend the Zoning Map accordingly. Once made part of the Specific Plan, the Area of Interest shall be included in the Glassell Street Overlay area of the Academic 2 (A-2) zone, and be subject to all development standards and design guidelines applicable to the Glassell Street Overlay of the A-2 zone.

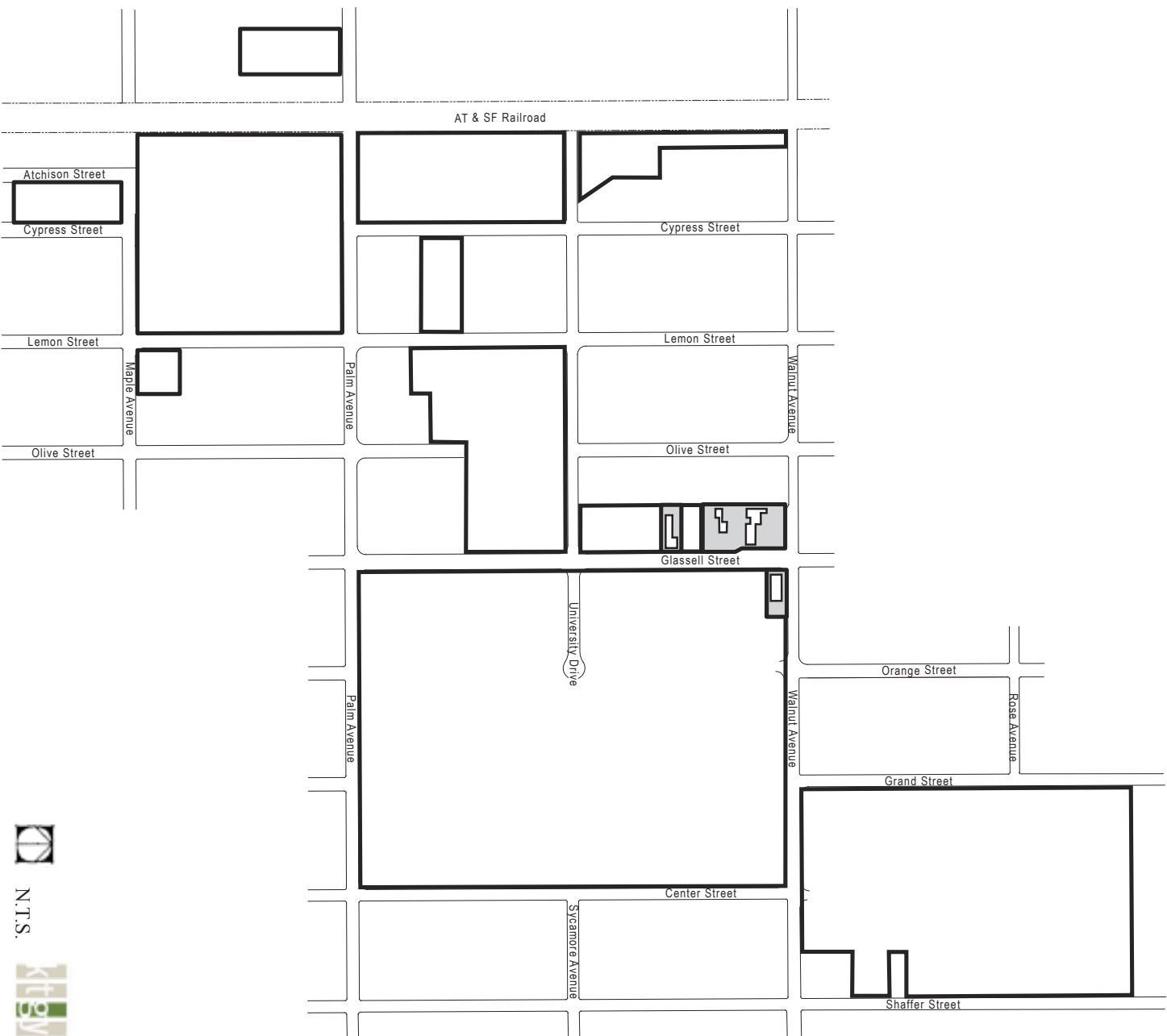
Exhibit A.2 is a conceptual development plan for this area.



**Legend**

 Specific Plan Boundary

 Specific Plan Area of Interest



N.T.S.





Artist concept subject to change.

Exhibit A.2, Conceptual View Sketch Plan



# APPENDIX B: GENERAL PLAN CONSISTENCY

The City of Orange General Plan guides development within the City. It is comprised of a number of elements. Section 65454 of the California Government Code requires that the Specific Plan be consistent with and implement the provisions of the General Plan.

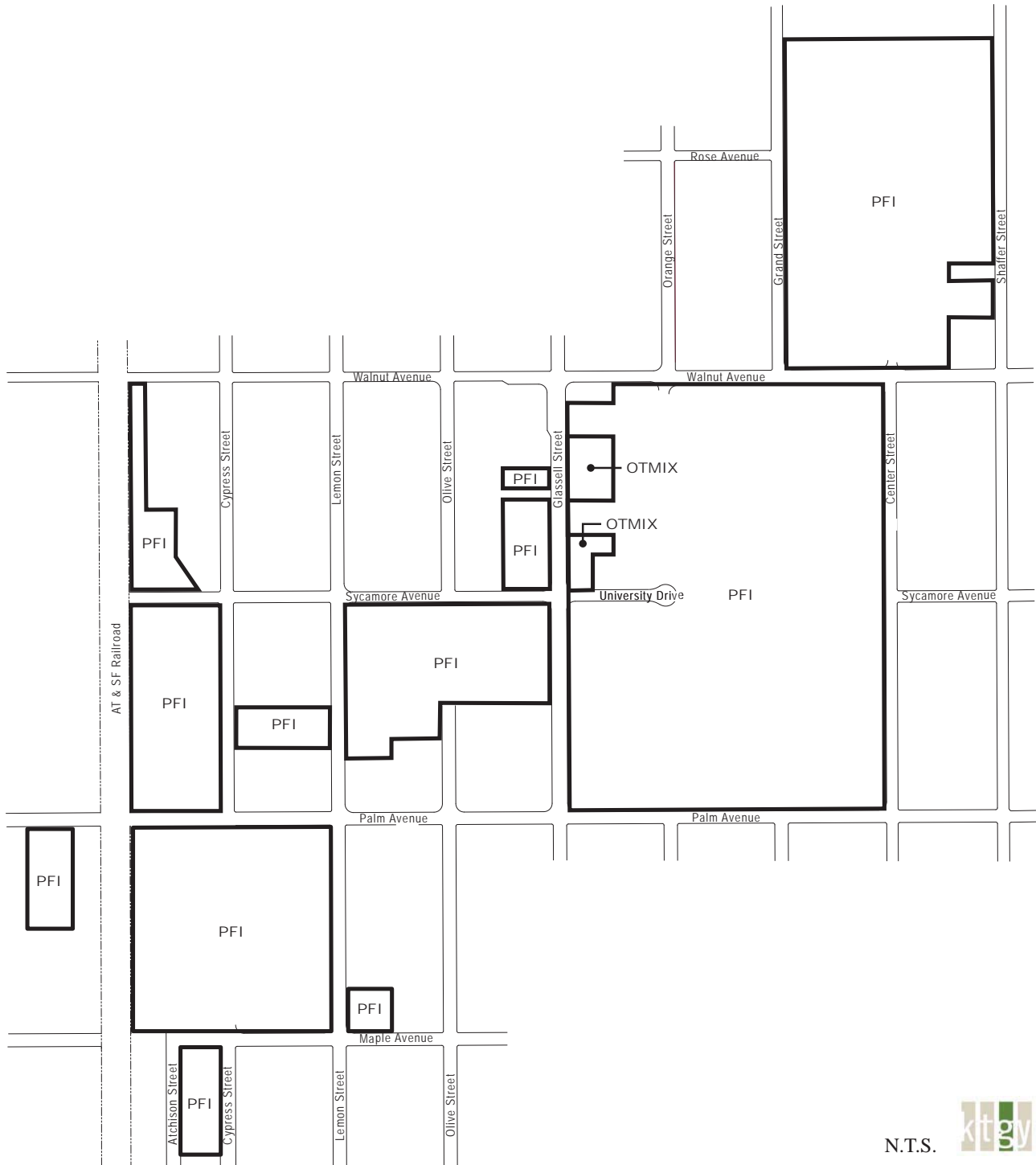
In conjunction with Chapman University Specific Plan Amendment No. 6, a General Plan Amendment is necessary in order to allow for implementation of the University's long-term expansion plans in accordance with the provisions of the Specific Plan. The General Plan land use designation of the existing University campus is PFI (Public Facilities and Institutions). The existing General Plan designation of the expansion area to be added to the campus is OTMIX (Old Towne Mixed Use Max 0.6 FAR) , as shown on Exhibit B.1, *Existing General Plan Designations*. The General Plan Amendment will change the existing designation of the expansion area to PFI (Public Facilities Institutions Max 2.0 FAR) and amend the General Plan Land Use Element/Map accordingly (refer to Exhibit B.2, *General Plan Designation as Amended*).

The following sections discuss the relationship between the policies and provisions of the Specific Plan and the various elements of the General Plan. Only those relevant policies of the General Plan are discussed below, which are followed by relevant goals/policies of the Chapman University Specific Plan and a discussion of the Specific Plan provisions and characteristics to illustrate how the relevant General Plan policies will be implemented. It should be noted that many policies of the Orange General Plan (OGP) are not applicable to the Chapman University Specific Plan (CUSP), either because the subject is not related to the proposed development or the geographic location of the Specific Plan area does not correspond to the General Plan policy.



Legend

- PFI Public Facilities Institutions Max 2.0 FAR
- OTMIX Old Towne Mixed-Use Max 0.6 FAR



N.T.S.

Exhibit B1, Existing General Plan Designations

Legend



PFI Public Facilities Institutions Max 2.0 FAR

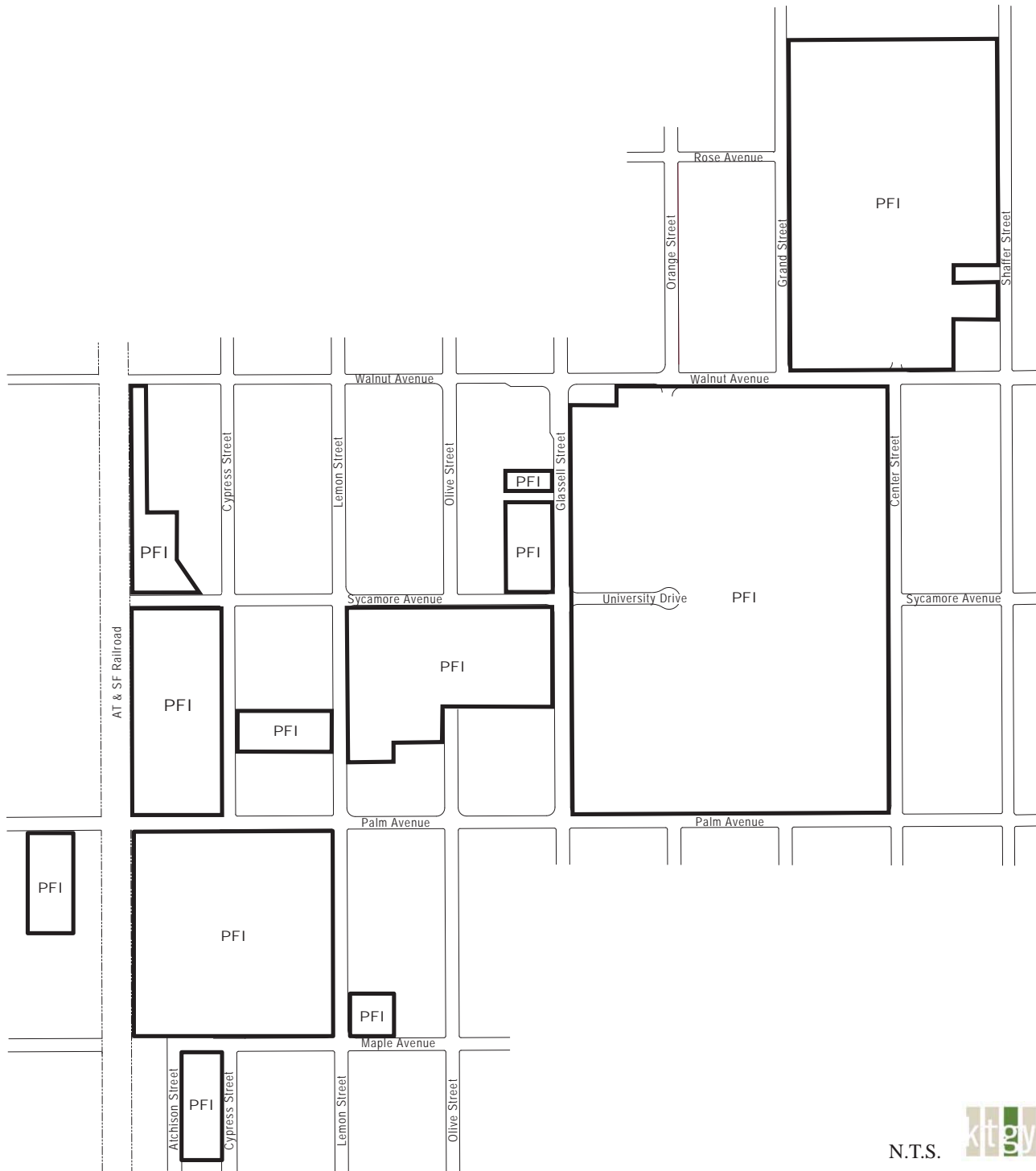


Exhibit B.2, General Plan Designation as Amended

## SPECIFIC PLAN AMENDMENT NO. 6 CONSISTENCY

On March 9, 2010, the City of Orange adopted a General Plan Update that defines the long-term community goals and policies guiding the growth of the City over the next 20 years. The following section discusses the relationship specifically between Chapman University Specific Plan Amendment No. 6/Center for the Arts and various elements of the General Plan Update. Only those relevant policies of the General Plan are discussed below, which are followed by a discussion of the Specific Plan consistency.

### 1. LAND USE ELEMENT: RESIDENTIAL

#### Land Use Diversity and Balanced Development

**O.G.P. Goal:** Meet the present and future needs of all residential and business sectors with a diverse and balanced mix of land uses (O.G.P./Land Use/Goal 1.0).

**O.G.P. Policy:** Ensure that new development reflects existing design standards, qualities, and features that are in context with nearby development (O.G.P./Land Use/Policy 1.4). Minimize effects of new development on the privacy and character of surrounding neighborhoods (O.G.P./Land Use/Policy 1.6).

**SPA #6 Consistency:** The Center for the Arts will provide a new cultural/performing arts venue in the City of Orange. The Center for the Arts' building design and materials are consistent with the design elements of existing University buildings within the campus core. The building height will be stepped down as it approaches Glassell Street to ensure compatibility with the existing neighborhood character of Old Towne. The project will be oriented internally to the campus, thereby minimizing the effect of the development on the privacy and character of the surrounding neighborhoods. The project will implement the appropriate measures contained in the Mitigated Negative Declaration (MND) to reduce any potential environmental effects to below a level of significance.

#### Old Towne Orange

**O.G.P. Goal:** Maintain and enhance the vibrant, transit-accessible, pedestrian-friendly, and livable character of Old Towne's neighborhoods and commercial core (O.G.P./Land Use/Goal 5.0).



O.G.P. Policy: Continue to promote institutional and civic uses located throughout Old Towne (O.G.P./Land Use/Policy 5.3). Continue to require consistent, high quality, historically-referenced design within Old Towne (O.G.P./Land Use/Policy 5.5). Continue to upgrade infrastructure throughout Old Towne (O.G.P./Land Use/Policy 5.6). Ensure that roadway improvements within Old Towne are designed to promote walkability and a safe pedestrian environment (O.G.P./Land Use/Policy 5.7). Maintain balance between Old Towne and Chapman University's growth, so that the University complements rather than detracts from Old Towne (O.G.P./Land Use/Policy 5.8).

SPA #6 Consistency: The Center for the Arts is an institutional and civic use located in Old Towne. The project's architectural character is consistent with the design guidelines contained in the Chapman University Specific Plan which ensure compatibility with the historic character of the campus buildings and the overall character of Old Towne. Adequate infrastructure is in place to serve the project. The project enhances the streetscape along Glassell Street to promote a pedestrian friendly environment, and provides pedestrian access throughout the project site that connects to adjacent campus areas. The Center for the Arts is not a classroom building and will not result in an increase in the number of students attending Chapman University.

**Contextual and Environmental Compatibility**

**O.G.P. Goal: Advance development activity that is mutually beneficial to both the environment and the community (O.G.P./Land Use/Goal 6.0).**

O.G.P. Policy: Ensure that new development is compatible with the style and design of established structures and the surrounding environment (O.G.P. / Land Use / Policy 6.1). Enhance the walkability of both new and current development (O.G.P./Land Use/Policy 6.6). Maximize landscaping along streetscapes and within development projects to enhance public health and environmental benefits (O.G.P./Land Use/Policy 6.8). Mitigate adverse air, noise, circulation, and other environmental impacts caused by new development adjacent to existing neighborhoods through use of sound walls, landscaping buffers, speed limits, and other traffic control measures (O.G.P./Land Use / Policy 6.10).

SPA #6 Consistency: The project’s architectural and landscape design is consistent with the existing University campus and compatible with the overall character of Old Towne. The project enhances the streetscape along Glassell Street and incorporates a new campus green located to the northeast of the Glassell Street/ University Drive intersection to promote a pedestrian friendly environment, and provides pedestrian access throughout the project site that connects to adjacent campus areas. The project will implement the appropriate measures contained in the project MND to mitigate potential air, noise, circulation and other environmental impacts to below a level of significance.

**Public Participation**

**O.G.P. Goal: Encourage active involvement of residents, businesses, and agencies in the planning and decision making process (O.G.P./Land Use/Goal 8.0).**

O.G.P. Policy: Continue to provide opportunities for public education and involvement in land use planning decisions through public hearings, community meetings, study sessions, electronic media, and any other appropriate and available means (O.G.P. /Land Use / Policy 8.1). Foster meaningful involvement and interaction among diverse groups within the City regarding land use planning efforts and decision making (O.G.P. / Land Use / Policy 8.3).

SPA #6 Consistency: Plans for the Center for the Arts were shared with members of Old Towne Preservation Association (OTPA) and Orange Barrio Historical Society (OBHS) during the project’s planning/design process. Notices of public hearings and decisions regarding the Specific Plan Amendment will be provided in accordance with the Specific Plan regulations and Section 17.08.040 of the Orange Municipal Code.

**2. CIRCULATION AND MOBILITY ELEMENT**

**Local Circulation System**

**O.G.P. Goal: Provide a safe, efficient, and comprehensive circulation system that serves local needs, meets forecasted demands, and sustains quality of life in neighborhoods (O.G.P./Circulation and Mobility/Goal 1.0).**

O.G.P. Policy: Plan, build, and maintain an integrated, hierarchical, and multimodal system of roadways, pedestrian walkways, and bicycle paths throughout the City (O.G.P./Circulation and Mobility/Policy 1.1). Consider various methods to increase safety on City arterials and neighborhood streets, including landscaping, provision of bike/transit lanes, and consideration of traffic calming on neighborhood streets in accordance with the City’s Neighborhood Residential Traffic Management Program (O.G.P./Circulation and Mobility/Policy 1.3).

SPA #6 Consistency: The Center for the Arts project enhances the streetscape along Glassell Street to promote a pedestrian friendly environment, and provides pedestrian walkways that connect to adjacent campus areas. The project is located near existing bicycle paths. The campus provides bicycle parking facilities to encourage alternative modes of transportation.

**Public Transportation**

**O.G.P. Goal: Connect centers within the City to each other and to the region through efficient and accessible public transportation (O.G.P./Circulation and Mobility/Goal 3.0).**

O,G.P. Policy: Enhance and encourage provision of convenient and attractive transit amenities and streetscapes to encourage use of public transportation (e.g., benches, trash cans, shelters, and lighting) (O.G.P./Circulation and Mobility/Policy 3.2).

SPA #6 Consistency: The Center for the Arts is located near to the Orange County Transportation Authority (OCTA) transportation center located at the intersection of Maple Avenue and Atchison Street, which is served by Metrolink’s Orange County Line and OCTA buses. The project is also located near two existing bus stops — at the northeastern corner of Glassell Street and Walnut Avenue, and on the western side of Glassell Street south of Walnut Avenue. It is anticipated that a segment of the cast, crew and audience will utilize the existing public transit system to reach the facility.

## **Sidewalks, Trails, and Bikeways**

**O.G.P. Goal:** Provide efficient and accessible modes of pedestrian, bicycle, and equestrian transportation and improved facilities and amenities (O.G.P./Circulation and Mobility/Goal 4.0).

**O.G.P. Policy:** Create a comprehensive bicycle network that is integrated with other transportation systems by establishing complementary onstreet and off-street facilities as identified in the City of Orange Bikeways Master Plan and OCTA Commuter Bikeways Strategic Plan, including Santiago Creek, the Santa Ana River, and the Tustin Branch Trail (O.G.P./Circulation and Mobility/Policy 4.1). Install racks and safe storage facilities at parking areas for City facilities, as appropriate, and encourage incorporation of such facilities within privately-developed projects (O.G.P./Circulation and Mobility/Policy 4.2). Ensure that pedestrian sidewalks, trails, and bikeways are safe environments through the use of crime prevention-oriented trail design features, lighting where appropriate, access for emergency vehicles, and links to the roadway signal system (O.G.P./Circulation and Mobility/Policy 4.5). Provide ADA accessible sidewalks and pedestrian amenities throughout the City (O.G.P./Circulation and Mobility/Policy 4.7).

**SPA #6 Consistency:** The Center for the Arts is located near existing pedestrian walkways/bicycle paths that connect to on-street bicycle lanes designated on the City's Bikeways Master Plan and the OCTA Commuter Bikeways Strategic Plan. The campus currently provides bicycle parking spaces and storage facilities on the University grounds. The pedestrian walkways and bicycle paths incorporate adequate lighting, access for emergency vehicles, and connect to the traffic signal systems on Glassell Street at University Drive and Walnut Avenue. The project provides features for access by handicapped users in accordance with ADA requirements.

## **Parking Facilities**

**O.G.P. Goal:** Provide adequate parking to meet the needs of activity centers throughout the City (O.G.P./Circulation and Mobility/Goal 5.0).

O.G.P. Policy: Plan for and design parking facilities throughout the City that are adequate to meet demand, but also consider land use-parking efficiencies, and the surrounding natural and built environment (O.G.P./Circulation and Mobility/Policy 5.2).

SPA #6 Consistency: Parking for the Center for the Arts is provided in the existing subterranean Lastinger Parking Structure and the above ground Barrera Parking Structure. These parking structures have sufficient spaces to meet the parking demands generated by the Center for the Arts project. The use of the existing underground/covered campus parking structures to accommodate the project’s parking demand takes into consideration the land use parking efficiency and the surrounding built environment.

**Circulation System Aesthetics**

O.G.P. Goal: **Provide roadway corridors that are aesthetically pleasing and contribute to a feeling of safety, security, and comfort for motorists, bicyclists, and pedestrians (O.G.P./Circulation and Mobility/Goal 6.0).**

O.G.P. Policy: Provide clear indicators in the right-of-way for where pedestrians and bicyclists are encouraged to walk, bike, or cross safely. These may include special paving, line stripes, and crosswalks (O.G.P./Circulation and Mobility/Policy 6.2).

SPA #6 Consistency: The Center for the Arts project incorporates pedestrian walkways/bicycle paths that connect to other areas of the campus and provide access to Glassell Street, Walnut Avenue and University Drive. Crosswalks are located at the intersections of Glassell Street with University Drive and Walnut Avenue. The well defined walkways/bicycle paths encourage walking and biking and offer a sense of security.

**3. GROWTH MANAGEMENT ELEMENT**

O.G.P. Goal: **Reduce traffic congestion within the City (O.G.P./Growth Management/Goal 1.0).**

O.G.P. Policy: Establish LOS D as the level of service standard for traffic circulation within the City for both roadway segments and peak-hour signalized intersection movements (O.G.P./Growth

Management/Policy 1.1). Promote the expansion and development of alternative methods of transportation (O.G.P./Growth Management/Policy 1.7). Ensure that new developments incorporate non-motorized and alternative transit amenities such as bike racks, bus benches and shelters, and pedestrian connections (O.G.P./Growth Management / Policy 1.9).

SPA #6 Consistency: The MND for the Center of the Arts includes a traffic study that analyzed the potential traffic impacts related to project development and identifies the appropriate measures to reduce impacts. The traffic study follows the City’s Traffic Impact Analysis (TIA) guidelines, including using LOS D as the performance standard for study area intersections. Project development will implement the appropriate traffic mitigation measures contained in the MND, Non-motorized transit amenities, such as pedestrian walkways and bike spaces/ storage, are provided and bus stops are located nearby, which encourage walking, biking and the use of public transit.

## 4. NATURAL RESOURCES ELEMENT

### Air, Water, and Energy Resources

**O.G.P. Goal: Protect air, water, and energy resources from pollution and overuse (O.G.P. / Natural Resources / Goal 2.0).**

O.G.P. Policy: Cooperate with the South Coast Air Quality Management District (SCAQMD) and other regional agencies to implement and enforce regional air quality management plans (O.G.P./Natural Resources/Policy 2.1). Support alternative transportation modes, alternative technologies, and bicycle- and pedestrian-friendly neighborhoods to reduce emissions related to vehicular travel (O.G.P./Natural Resources/Policy 2.2). Encourage development that incorporates pedestrian- and transit-oriented design and landscape elements (O.G.P. /Natural Resources/Policy 2.8). Cooperate with water supply agencies to protect the quantity and quality of local groundwater supplies (O.G.P./Natural Resources/Policy 2.12). Control surface runoff water discharges into the stormwater conveyance system to comply with the City’s National Pollutant Discharge Elimination System (NPDES) Municipal Permit and other regional permits issued by the

Santa Ana Regional Water Quality Control Board (O.G.P./ Natural Resources/Policy 2.13). Reduce pollutant runoff from new development by requiring use of the most effective Best Management Practices (BMPs) currently available (O.G.P./ Natural Resources/Policy 2.14). Minimize the amount of impervious surfaces and associated urban runoff pollutants in new development and significant redevelopment throughout the community (O.G.P./Natural Resources/Policy 2.15).

SPA #6 Consistency: The MND for the Center for the Arts project analyzed air pollutants associated with the project and concluded that the project would not exceed the SCAQMD’s CEQA air quality significance thresholds for mass emissions of non-attainment or maintenance pollutants. The project provides supports alternative transit modes through the provision of walkways/ bicycle paths, racks and storage, and is located near the Orange Santa Fe Depot, thereby contributing to reducing emissions related to vehicle travel. Project design incorporates landscaping and lighting along walkways that promote a pedestrian friendly environment. The project will implement the appropriate mitigation measures contained in the MND to ensure that potential impacts associated with water quality are reduced to below a level of significance.

**Climate Change**

**O.G.P. Goal: Prepare for and adapt to the effects of climate change and promote practices that decrease the City’s contribution to climate change (O.G.P. / Natural Resources / Goal 3.0).**

O.G.P. Policy: Develop and adopt a comprehensive strategy to reduce greenhouse gasses (GHGs) within Orange by at least 15 percent from current levels by 2020 (O.G.P./Natural Resources/Policy 3.2).

SPA #6 Consistency: The MND for the Center for the Arts analyzed the GHG emissions that could result from the project and assessed their significance based on the City of Orange interim threshold for GHG emissions. The project will comply with the mitigation measures contained in the MND and the City’s adopted comprehensive strategy to reduce GHGs within Orange, as applicable.

### **Ecological, Biological and Mineral Resources**

**O.G.P. Goal:** Conserve and protect wildlife habitat, plant and animal species of concern, and general biodiversity (O.G.P./Natural Resources/Goal 4.0).

**O.G.P. Policy:** Repair or improve ecological and biological conditions in the urban and natural environments when reviewing proposals for site development and redevelopment as well as public improvements (O.G.P./Natural Resources/Policy 4.4).

**SPA #6 Consistency:** The Center for the Arts project site is completely developed and is an urban environment. All vegetation within the project site is limited to ornamental species associated with landscaping. The project site's ornamental trees have the potential to be used by nesting birds and raptors. The project will implement the appropriate mitigation measures contained in the project MND to ensure that any potential impact to biological resources would be reduced to below a level of significance.

## **5. PUBLIC SAFETY ELEMENT**

### **Geologic and Seismic Hazards**

**O.G.P. Goal:** Protect residents and businesses from seismic hazards and other geologic constraints (O.G.P./Public Safety/Goal 1.0).

**O.G.P. Policy:** Minimize the potential loss of life and damage to structures that may result from an earthquake (O.G.P./Public Safety/Policy 1.1). Participate in federal, state, and local earthquake preparedness and emergency response programs (O.G.P./Public Safety/Policy 1.3).

**SPA #6 Consistency:** The Center for the Arts will be built in compliance with the seismic design criteria contained in the Uniform Building Code to minimize potential damage to structures resulting from an earthquake. The University will participate in federal, state, and local earthquake preparedness and emergency response programs, as appropriate.



**Fire Hazards**

**O.G.P. Goal:** **Protect lives and property of Orange residents and businesses from urban and wildland fire hazards (O.G.P./Public Safety /Goal 3.0).**

O.G.P. Policy: Provide adequate fire equipment access and fire suppression resources to all developed and open space areas (O.G.P./Public Safety/Policy 3.4).

SPA #6 Consistency: According to the MND, the City of Orange Fire Department has indicated that it would be able to serve the proposed project and does not anticipate major changes in the demand for fire protection services with the project. The Center for the Arts facility will be built in compliance with California Fire Code and the City’s Fire Code. The project will implement the standard conditions and mitigation measures contained in the project MND.

**Crime Prevention**

**O.G.P. Goal:** **Improve community safety and reduce opportunities for criminal activity (O.G.P./Public Safety/Goal 7.0).**

O.G.P. Policy: Provide crime prevention, community service, and education programs designed to prevent crime (O.G.P./Public Safety/Policy 7.1). Maximize natural surveillance through physical design features, including, but not limited to, visible entryways from surrounding structures and businesses; well-defined and visible walkways and gates; well-lighted driveways, walkways, and exteriors; and landscaping that preserves or enhances visibility (O.G.P./Public Safety/Policy 7.3). Ensure that community areas and amenities such as transit stops, sidewalks, plazas, parks, trails, and bike paths are appropriately lighted, free of hiding places, and frequently patrolled (O.G.P./Public Safety/Policy 7.4). Maximize security of public spaces, recreation facilities, and new development by encouraging complementary uses that support a safe environment (O.G.P./Public Safety/Policy 7.5).

SPA #6 Consistency: According to the MND, the City of Orange Police Department has adequate capacity to provide police protection and law enforcement services to the Center for the Arts project. Additionally, Chapman University’s Public Safety

Department provides patrol and security services to the project for crime prevention and traffic enforcement. The Center for the Arts will comply with the requirements of the City’s Building Security Ordinance and implement the standard conditions and mitigation measures contained in the project MND. Walkways and exterior spaces on the project site will be lighted to ensure user safety.

**Pedestrian and Bicycle Safety**

**O.G.P. Goal: Provide safe pedestrian and bicycle environments (O.G.P./Public Safety/Goal 9.0).**

O.G.P. Policy: Enhance and maintain safe pedestrian and bicycle movement through the integration of traffic control devices, crosswalks, and pedestrian-oriented lighting, into the design of streets, sidewalks, trails, and school routes throughout Orange (O.G.P./Public Safety/Policy 9.1).

SPA #6 Consistency: The Center for the Arts project incorporates pedestrian walkways/bike paths that connect to other areas of the campus and provide access to the surrounding streets. Traffic control devices and crosswalks are located at the intersections of Glassell Street with University Drive and Walnut Avenue. The well defined and lighted walkways and bike paths encourage walking and biking and provide a sense of security for the users.

**6. NOISE ELEMENT**

**Noise and Land Use Compatibility**

**O.G.P. Goal: Promote a pattern of land uses compatible with current and future noise levels (O.G.P./Noise/Goal 1.0).**

O.G.P. Policy: Consider potential excessive noise levels when making land use planning decisions (O.G.P./Noise/Policy 1.1). Ensure that acceptable noise levels are maintained near noise-sensitive uses (O.G.P./Noise/Policy 1.4).

SPA #6 Consistency: The MND for the Center for the Arts project evaluated the potential noise impacts resulting from the project. The project will implement the mitigation measures contained in the MND to ensure that potential noise impacts to the nearby

noise-sensitive uses (such as homes located across Walnut Avenue and Glassell Street, and existing nearby campus uses) are reduced to below a level of significance.

**Vehicular Traffic Noise**

**O.G.P. Goal: Minimize vehicular traffic noise in residential areas and near noise-sensitive land uses (O.G.P./Noise/Goal 2.0).**

O.G.P. Policy: Encourage coordinated site planning and traffic control measures that minimize traffic noise in noise-sensitive land use areas (O.G.P./Noise/Policy 2.2). Encourage the use of alternative transportation modes such as walking, bicycling, mass transit, and alternative fuel vehicles to minimize traffic noise (O.G.P./Noise/Policy 2.3). Work toward understanding and reducing traffic noise in residential neighborhoods with a focus on analyzing the effects of traffic noise exposure throughout the City (O.G.P./Noise/Policy 2.5).

SPA #6 Consistency: The MND for the Center for the Arts project evaluated the potential noise impacts resulting from the project and concluded that the project would not result in significant long-term traffic related noise impacts. The project incorporates pedestrian walkways and bikeway connections to encourage walking and biking, thus reducing the use of automobiles and minimize vehicular traffic noises. The project will implement the mitigation measures contained in the MND to ensure that potential noise impacts to the nearby noise-sensitive uses (such as homes located across Walnut Avenue and Glassell Street, and existing nearby campus uses) are reduced to below a level of significance.

**Construction, Maintenance, and Nuisance Noise**

**O.G.P. Goal: Minimize construction, maintenance vehicle, and nuisance noise in residential areas and near noise-sensitive land uses (O.G.P./Noise/Goal 7.0).**

O.G.P. Policy: Require developers and contractors to employ noise minimizing techniques during construction and maintenance operations (O.G.P./Noise/Policy 7.2). Limit the hours of construction and maintenance operations located adjacent to noise-sensitive land uses (O.G.P./Noise/Policy 7.3).

SPA #6 Consistency: The MND for the Center for the Arts project evaluated the potential construction related noise impacts resulting from the project. The project will implement the mitigation measures contained in the MND to reduce construction related noise impacts to below a level of significance. The hours of construction activities will be in accordance with Section 8.24.050 of the Orange Municipal Code.

## 7. CULTURAL RESOURCES ELEMENT

### Archaeological and Cultural Resources

**O.G.P. Goal:** Identify and preserve archaeological and cultural resources (O.G.P./Cultural Resources/Goal 4.0).

**O.G.P. Policy:** Identify, designate and protect historically and culturally significant archaeological resources or sites ((O.G.P./Cultural Resources/Policy 4.1). Encourage private development to celebrate the cultural history of the community through project design (O.G.P./Cultural Resources/Policy 4.5).

SPA #6 Consistency: No previously recorded archaeological sites have been identified within a one-half mile radius of the Center for the Arts site. The project has been designed to be consistent with the design guidelines contained in the Chapman University Specific Plan, and is compatible with the overall character of Old Towne.

## 8. INFRASTRUCTURE ELEMENT

### Water, Sewer, and Storm Drain Systems

**O.G.P. Goal:** Ensure water, sewer, and storm drain systems that meet the needs of residents and businesses (O.G.P./Infrastructure/Goal 1.0).

**O.G.P. Policy:** Provide sufficient levels of water, sewer, and storm drain service throughout the community (O.G.P./Infrastructure/Policy 1.1).

SPA #6 Consistency: The Center for the Arts project will be served by adequate water, sewer and storm drain facilities. Water services are provided by the City of Orange Water Division, and sewer and storm drain services are provided by the City of Orange Public Works Department. The project will implement the

standard conditions and mitigation measures contained in the utilities/service systems section of the MND.

**Solid Waste**

**O.G.P. Goal:** **Reduce the amount of waste material entering regional landfills with an efficient and innovative waste management program (O.G.P./Infrastructure/Goal 2.0).**

**O.G.P. Policy:** Provide sufficient levels of solid waste service throughout the community (O.G.P./Infrastructure/Policy 2.1).

**SPA #6 Consistency:** Solid waste generated from the Center for the Arts project will be disposed of at the Olinda Alpha Landfill. The project would not result in any significant impacts to solid waste landfill capacity. The project will implement the mitigation measures contained in the MND to ensure that adequate solid waste services are provided and that solid waste generation would be minimized.

**Dry Utilities**

**O.G.P. Goal:** **Ensure adequate provision of electricity, natural gas, telephone and data services and cable television (O.G.P./Infrastructure/Goal 4.0).**

**O.G.P. Policy:** Continue to work with dry utility service providers to ensure that the community’s current and future needs are met (O.G.P./Infrastructure/Policy 4.1).

**SPA #6 Consistency:** The Center for the Arts will be adequately served by dry utility service providers as described in Section 4.3 of the Chapman University Specific Plan.

**9. URBAN DESIGN ELEMENT**

**Transforming Streets**

**O.G.P. Goal:** **Promote streetscapes that enhance the economic vitality and overall visual quality of commercial corridors, support the circulation network, and support pedestrian-scale streets and patterns of activity (O.G.P./Urban Design/Goal 1.0).**

O.G.P. Policy: Enhance the streetscape along the City’s major commercial corridors and other major streets through coordinated public and private improvements to convey a positive image of the district, contribute to its economic vitality and perception of the City, and improve visual and physical transitions into adjacent neighborhoods. Streetscape designs should include wide sidewalks to accommodate unified landscaping, trees, lighting, paving, street furniture, and other public improvements appropriate to the scale of the streets (O.G.P. / Urban Design/ Policy 1.1). Ensure that streetscape improvements provide for an environment that offers a pleasant experience for motorists, pedestrians, and transit riders (O.G.P. / Urban Design / Policy 1.3).

SPA #6 Consistency: Sidewalks, landscaping and street lighting will be provided along the east side of Glassell Street and south side of Walnut Avenue adjacent to the Center for the Arts. The streetscape design will be consistent with the approved Chapman University Master Landscape Plan.

**Enhancing Community Image and Character**

**O.G.P. Goal: Express the City’s distinct community identity and sense of place through improvements to the appearance of new development and commercial and mixed-use corridors (O.G.P./Urban Design/Goal 3.0).**

O.G.P. Policy: Encourage contemporary interpretations of historic building types and features to promote architectural continuity throughout the community that reflects the City’s historic and cultural characteristics and emphasizes the history of Orange (O.G.P./Urban Design/Policy 3.2). Strengthen the urban form of the City’s commercial, industrial, institutional, and mixed-use districts by working within the character of the existing historical and architectural fabric of the community, while allowing for the addition of complementary new development and urban design elements (O.G.P. /Urban Design/Policy 3.3).

SPA #6 Consistency: The building design and materials for the Center for the Arts are consistent with the design elements of existing University buildings and compatible with the adjacent Old Towne area. The project implements the design guidelines contained in the

Chapman University Specific Plan, which were formulated to protect and enhance the historic character of the surrounding Old Towne neighborhoods.

**Defining District and Neighborhood Identity**

**O.G.P. Goal:** Establish and reinforce district and neighborhood characteristics recognized both within the community and throughout the region (O.G.P./Urban Design/Goal 4.0).

O.G.P. Policy: Establish appropriate transitions between commercial, industrial, higher density residential, mixed-use development, and lower density residential areas (O.G.P./Urban Design/Policy 4.1).

SPA #6 Consistency: The building design and materials for the Center for the Arts are consistent with the design elements of existing University buildings and compatible with the adjacent Old Towne area. The project implements the design guidelines contained in the Chapman University Specific Plan, which were formulated to protect and enhance the historic character of the surrounding Old Towne neighborhoods. The building height will step down as it approaches Glassell Street to ensure compatibility with the surrounding neighborhood character of Old Towne.

**Old Towne Orange Historic District**

**O.G.P. Goal:** Maintain Old Towne’s identity as the only authentic and intact historic downtown in Orange County (O.G.P./Urban Design/Goal 5.0).

O.G.P. Policy: Encourage diverse commercial, housing, employment and cultural opportunities throughout Old Towne, placing emphasis on context-sensitive mixed-use and pedestrian-oriented development patterns and adaptive re-use (O.G.P./Urban Design/Policy 5.1). Require infill development to be compatible with the scale and appearance of neighboring historic structures and to comply with all applicable historic preservation design and development standards and Secretary of the Interior standards (O.G.P./Urban Design/Policy 5.3).

SPA #6 Consistency: The building design and materials for the Center for the Arts are consistent with the design elements of existing University

buildings within the campus core and are compatible with the adjacent Old Towne mixed-use area. The project implements the design guidelines contained in the Chapman University Specific Plan, which were formulated to protect and enhance the historic character of the surrounding Old Towne neighborhoods.

**Encouraging Appropriate Infill Development and Renovations**

**O.G.P. Goal: Encourage contextually appropriate infill development projects and property renovations (O.G.P./Urban Design/Goal 6.0).**

O.G.P. Policy: Encourage consistent high quality design of development projects, and provide development standards that ensure building and site design that is well integrated with infrastructure and circulation systems (O.G.P./Urban Design/Policy 6.1). Ensure that new infill development contributes positively to the quality of the surrounding corridor or neighborhood, including the potential to provide additional park space, and minimize the visibility of onsite parking (O.G.P./Urban Design/Policy 6.2). Provide logical transitions between higher intensity development within the City’s established commercial, office, and institutional corridors and nearby single-family neighborhoods. Scale, massing, and the location of services within these corridors should respond sensitively to adjacent residential uses (O.G.P./Urban Design/Policy 6.5).

SPA #6 Consistency: The building design and site design for the Center for the Arts are consistent with the design elements of the existing University campus and compatible with the adjacent Old Towne mixed-use area. The project implements the design guidelines contained in the Chapman University Specific Plan, which were formulated to protect and enhance the historic character of the surrounding Old Towne neighborhoods.



## 10. ECONOMIC DEVELOPMENT ELEMENT

### Infrastructure

**O.G.P. Goal:** Provide sufficient infrastructure to support anticipated economic development and growth (O.G.P./Economic Development/Goal 6.0).

**O.G.P. Policy:** Provide and maintain infrastructure adequate to support growth and expansion of commercial, industrial, and institutional areas, including water, sewer, streets, curbs, gutters, sidewalks, storm drains, access, and parking improvements O.G.P./Economic Development/Policy 6.1). Provide public improvements to support commercial, industrial and institutional uses (O.G.P./Economic Development/Policy 6.2).

**SPA #6 Consistency:** The Center for the Arts project will be served by adequate infrastructure facilities. The project will implement the standard conditions and mitigation measures contained in the utilities/service systems section of the MND.

## 11. HOUSING ELEMENT

The General Plan goals and policies of the Housing Element are not applicable to the Center for the Arts project.

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# APPENDIX C: DEFINITIONS

The following definitions apply explicitly to the Chapman University Specific Plan. They supplement the definitions contained in the City of Orange Municipal Code, Title 17, Chapter 17.04, Definitions. All definitions in that chapter shall apply in the regulations of this Specific Plan.

“Academic Facilities” are buildings, special rooms, etc. (classrooms, lecture halls, etc.) that facilitate or make college educational activities possible.

“Administrative Facilities” are buildings, special rooms, etc. (offices, conference rooms, etc.) that facilitate or make possible the management or direction of Chapman University.

“Building Height” is the vertical distance from the average finished grade, as measured around the perimeter of the structure five feet out from the exterior wall surface to the highest point of the structure, that being the ridgeline of the roof or the top of the parapet wall on a flat roof. Screened mechanical and electrical towers, chimneys, and other integral parts of the building or structure occupying no more than five percent of the roof area and within fifteen percent (15%) of the allowed maximum building height shall be excluded from the measurement. Up to an additional five (5) feet in building height may be permitted subject to Minor Site Plan Review for architectural elements such as towers, cupolas, domes and special roof enhancements. Minor Site Plan Review procedures are specified in Section 17.10.060 of the City’s Municipal Code.

“Building Site” is the actual area where an individual structure is located.

“Campus” is defined as a building or buildings and that area encompassing Chapman University.

“Campus Housing” is a building or group of buildings where students live, such as dormitories.

“Chapel” is a room or building used as a place of worship, as well as for other related events and functions.

“Cultural Facilities” are buildings, special rooms, etc. (studios, labs, etc.) that facilitate or make possible the training and refinement of the mind, interests, tastes, skills, manners, etc.

“Entertainment Facilities” are buildings, special rooms, etc. (auditoriums, theaters, pavilions) that facilitate or make entertainment activities possible.

“Maintenance and Support Facilities” are those buildings, special rooms, etc. that are needed for the work of keeping the University buildings, machinery, etc. in a state of good repair and working order.

“Planning Area” is a portion of the Specific Plan which has a logical identity and a particular basic function: academic, recreational and residential. A planning area may have more than one planning unit.

“Planning Unit” is a discreet parcel of land which may be owned by the University or another owner, and for which certain customized development regulations may be established. For example, unique height restrictions may apply in certain planning areas because of sensitivity to adjacent uses.

“Production Activities” are activities and related facilities used for, or in conjunction with, the acquisition, creation, development, production (on sound stages, outdoor sets, studios, stages, television facilities and other indoor and outdoor locations), reproduction, recording, processing editing, synchronizing, duplication, transmission, reception, viewing, publicizing, merchandising, marketing, promotion, licensing, sales, leasing, financing, distribution and other exploitation of visual, print and or aural works, products, services, rights and communications. Examples of such works include, but are not limited to motion pictures, television and radio programming, video recordings, audio recordings, digital recordings, computerization, publications and any derivation or evolution of the foregoing.

“Recreation Facilities” are the buildings, special areas and rooms, etc. (gymnasias, exercise rooms, courts, sports fields, etc.) which make possible the refreshment of body or mind by some form of play, amusement or relaxation activity, such as games, sports, hobbies, etc.

“Specific Plan” is a plan prepared and adopted under the authority of the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457. It may be adopted by resolution as policy or by ordinance as zoning.

“Specific Plan/Master Conditional Use Permit” is the particular nomenclature for the Chapman University Specific Plan in order to directly link previously adopted conditional use permits to the Specific Plan and make them a part thereof. Future projects on the Chapman University site will be implemented through a method of administrative site plan review in accordance with the Specific Plan.

“Student Union” is the facility for the social recreation, interaction and uniting of students and student union groups on campus.

“University” is defined as the land and buildings used for educational or religious purposes to provide liberal and professional learning.



# APPENDIX D: SPECIFIC PLAN AMENDMENTS

This section describes amendments to the Specific Plan subsequent to the adoption of Chapman College Specific Plan on March 14, 1989.

## **SPECIFIC PLAN AMENDMENT NO. 1**

Amendment No. 1, adopted on September 12, 1989, adjusted the Chapman College Specific Plan boundary to include the property at 216 E. Walnut Avenue and 545 N. Grand Street, and corrected the legal description of the Specific Plan boundary to allow for the relocation of the College's personnel office to 216 E. Walnut Avenue.

## **SPECIFIC PLAN AMENDMENT NO. 2**

Amendment No. 2, adopted on December 12, 1995, adjusted the Chapman College Specific Plan boundary to include the property at 404-490 N. Orange Street in order to accommodate development of a new parking lot, and amended two provisions of the Specific Plan as follows:

- Amendment to the development regulations and design guidelines in order to allow street front setbacks of less than 20 feet along the west side of Orange Street and the north side of Sycamore Avenue for the open parking lot development.
- Modification to development regulations to allow a maximum of 3 modular units north of Walnut Avenue and 6 units south of Walnut Avenue.

### **SPECIFIC PLAN AMENDMENT NO. 3**

Amendment No. 3, adopted on March 25, 1997, amended the Chapman College Specific Plan to allow for the following:

- Annexation of the Orange School District property to accommodate development of the Law School and associated parking structure.
- Establishment of land use, building setback and height limitations on property west of Glassell Street.
- Change of the title from Chapman College Specific Plan to Chapman University Specific Plan.
- Increased maximum enrollment from 2,500 to 4,000 students.
- Changes to the division and uses permitted within the Academic and Residential/Recreation zones.
- Adjustments to the height contour map.
- Increased maximum limit on campus gross floor area.
- Removal of four residential parcels from the planning area.
- Minor modifications to the development standards.

### **SPECIFIC PLAN AMENDMENT NO. 4**

Amendment No. 4, denied on November 27, 2001, proposed to adjust the Chapman University Specific Plan boundary to include the parcels at 526 Shaffer Street, 534 N. Shaffer Street and 415 E. Walnut Avenue in order to provide opportunity for additional University uses, such as providing relief for parking needs during construction, and adjusted the height contour in the perimeter areas near Shaffer Street and Orange High School. The Amendment was denied primarily because 1) the proposed properties were not considered a contiguous block of properties along a single street frontage, as required in the adopted Specific Plan; and 2) the proposed land uses (dormitories, recreation facilities, parking facilities and related uses) for said properties would not be compatible with the adjacent residential properties.



## SPECIFIC PLAN AMENDMENT No. 5

Amendment No. 5, adopted on January 13, 2004, amended the Chapman University Specific Plan to allow for the following:

- Adjustment of the Specific Plan boundary to include University-owned property generally located along Glassell Street between Walnut and Sycamore Avenues, and to the west of Olive Street between Walnut and Chapman Avenues, in order to accommodate the new School of Film & Television and other academic uses.

Adjustment of the Specific Plan boundary to also include the University-owned parcels on Shaffer Street and Walnut Avenue previously proposed in Amendment No. 4, with interim land uses that are more compatible with adjacent neighboring residential uses proposed for these parcels until the remaining properties along the street block are owned by the University.

- Establishment of a new land use zone (Academic 2) for development of the School of Film & Television and other support uses.
- Establishment of permitted uses and development standards (building setback, height limitations, etc.) for the Academic 2 zone.
- Increased maximum seating capacity from 4,000 to 5,000.
- Increased maximum limit on campus gross floor area as a result of the increase in total acreage, based on the existing Floor Area Ratio (F.A.R.) of 1.0.
- Incorporation of applicable standards and design guidelines of the *Historic Preservation Design Standards for Old Towne*, *Secretary of the Interior's Standards for Rehabilitation*, and *Design Standards for the Amendment to the Southwest Project Area* into the Specific Plan's development standards and design guidelines.
- Incorporation of the City's Local CEQA Guidelines and revised demolition criteria.
- Removal of the Specific Plan area from the *Design Standards for the Amendment to the Southwest Project Area* and the *Santa Fe Depot Specific Plan*.
- Development of infill construction and edge transition guidelines.
- Update of the signage guidelines to establish University identity/wayfinding and retain sensitivity to the historic Old Towne area.

- Establishment of a historic preservation/enhancement process incorporating public involvement.
- Streamlining the Specific Plan's site plan review process.
- Other minor modifications throughout the Specific Plan.

## **SPECIFIC PLAN AMENDMENT NO. 6**

Amendment No. 6, adopted on January 10, 2012, amended the Chapman University Specific Plan to allow for the following:

- Adjustment of the Specific Plan boundary to include the University-owned parcels located along the east side of Glassell Street between University Drive and Walnut Avenue in order to accommodate a new Center for the Arts and associated uses. The subject parcels were previously identified in Amendment No. 5 as part of the Area of Interest that would be the next step in the University's land acquisition to accommodate the ultimate campus development.
- Adjustment of the A-1 (Academic 1) Planning Area boundary to include all property owned by Chapman University that is bounded by Walnut Avenue on the north, Center Street on the east, University Drive on the south, and Glassell Street on the west in order to accommodate development of the planned Center for the Arts and other support uses.
- Adjustment of the Glassell Street Overlay boundary (part of the Academic 2 Planning Area) to remove all designated parcels on the east side of Glassell Street between University Drive and Walnut Avenue that are currently within the Glassell Street Overlay boundary. These parcels would be incorporated into the Academic 1 Planning Area.
- Update of the permitted uses for the A-1 (Academic 1) Planning Area and campus development standards (building setback, height limitations, etc.) to accommodate the planned Center for the Arts and other related support uses.
- Update of the signage guidelines to allow for signage associated with the new Center for the Arts.
- Modifications to the Specific Plan exhibits, which are summarized below:
  - Exhibits 1.2, 3.5, 7.1 and A.1: Specific Plan area boundary change only to reflect Specific Plan Amendment No. 6 boundaries.

- Exhibit 1.3: Existing Specific Plan and proposed Specific Plan Amendment area boundary change.
- Exhibit 1.4: Specific Plan area boundary change.
- Exhibit 2.1: Specific Plan area boundary change, and update of the General Plan land use designation consistent with the City of Orange General Plan Update.
- Exhibit 2.2: Specific Plan area boundary change, and update of the zoning designation consistent with the City of Orange Zoning Map.
- Exhibit 3.1: Specific Plan area boundary change, and designate the entire campus area on the east side of Glassell Street as the A-1 Planning Area.
- Exhibit 3.2a: Specific Plan area boundary change, and adding a label identifying the location of the Center for the Arts.
- Exhibit 3.2f: New exhibit showing the Center for the Arts site, conceptual building elevation and conceptual plan.
- Exhibit 3.3: Specific Plan area boundary change, removal of stop signs and the “future signalization intersections” callout at the Walnut Avenue/Center Street and Walnut Avenue/Shaffer Street intersections, and addition of a “signalized intersection” callout at the Walnut Avenue/Center Street intersection to reflect the current conditions.
- Exhibit 3.4: Specific Plan area boundary change, removal of a two-way marked crossing at the Walnut Avenue/Orange Street intersection, and removal of a four-way marked crossing and addition of two-way market crossings at the Walnut Avenue/Grand Street intersection to reflect the current conditions.
- Exhibit 3.6: Specific Plan area boundary change, and addition of the label “h” to identify the location of the Wilkinson Hall Garden Room on the graphic, which was previously listed in the legend of the exhibit but not shown on the graphic.
- Exhibit 4.1: Specific Plan area boundary change, and update of existing water line sizes along Walnut Avenue, Glassell Street and University Drive.

- Exhibit 4.2: Specific Plan area boundary change, update of existing sewer line sizes along Walnut Avenue, and removal of a sewer line that stemmed from Glassell Street into the Specific Plan area.
- Exhibit 4.3: Specific Plan area boundary change, and indication of existing storm drain line sizes along Walnut Avenue.
- Exhibit 6.1: Specific Plan area boundary change, and designation of the entire campus area on the east side of Glassell Street as the A-1 Planning Area.
- Exhibit 6.2: Specific Plan area boundary change, removal of cross section key D (no longer applicable), addition of cross section keys W and X, and update of cross section key J to show 60' height limit at building setback (maximum of 55' for the Center for the Arts only).
- Exhibit 6.3b: Removal of cross section D (no longer applicable).
- Exhibit 6.3d: Update of cross section J to show the proposed building height limit, building setback, ratio of setback distance to height along the east side of Glassell Street, and maximum height for the Center for the Arts.
- Exhibit 6.3h: Addition of cross sections W and X to show the proposed building height limit, building setback, and ratio of setback distance to height adjacent to the off-site commercial use and Walnut Avenue, respectively.
- Exhibit B.1: Specific Plan area boundary change, and update of the existing land use designations consistent with the City of Orange General Plan Update.
- Exhibit B.2: Specific Plan area boundary change, and update of the proposed land use designation consistent with the City of Orange General Plan Update.
- Exhibit E.1: Specific Plan area boundary change, and update of the existing zoning designations consistent with the City of Orange Zoning Map.
- Exhibit E.2: Specific Plan area boundary change, and update of the proposed zoning designation consistent with the City of Orange Zoning Map.
- Exhibit K.1: Specific Plan area boundary change, and additions of labels to identify the parcels being added to the Specific Plan areas.

- Exhibit K.2: Update of the main campus area to the east of Glassell Street between Walnut Avenue and University Drive.
- Other minor modifications throughout the Specific Plan to ensure consistency and reflect existing conditions, as warranted.



# APPENDIX E: AMENDMENTS TO THE CITY'S ZONING DOCUMENTS

This appendix discusses the Zone Change associated with Chapman University Specific Plan Amendment No. 6, and amendments to the Design Standards for the Southwest Redevelopment Project Area and the Santa Fe Depot Specific Plan in association with Chapman University Specific Plan Amendment No. 5.

## **ZONE CHANGE**

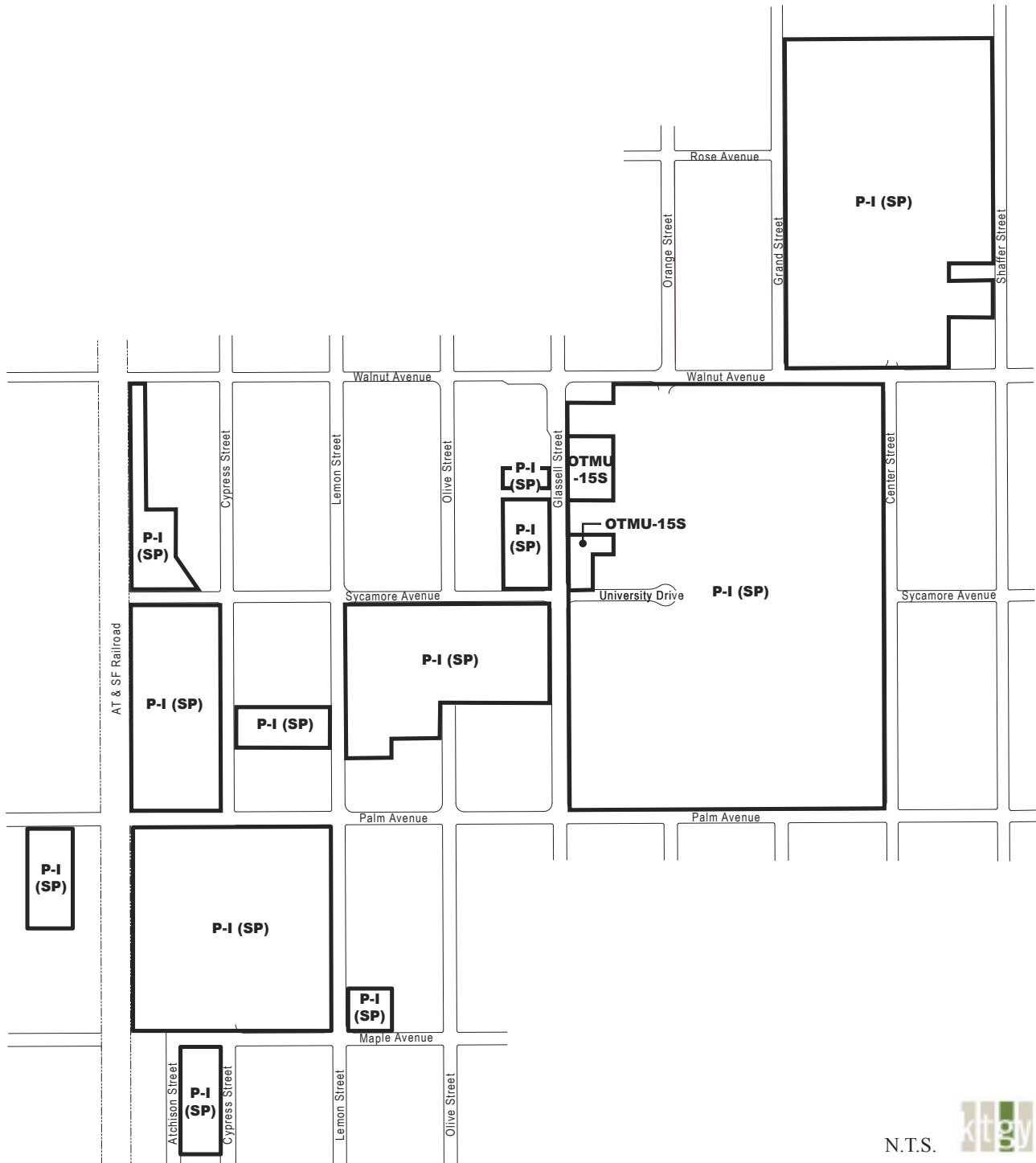
The zoning designation of the existing University campus is P-I (SP) (Public-Institution (Specific Plan)). The existing zoning designation of the University expansion area is OTMU-15S (Old Towne Mixed-Use Spoke Street) as shown on Exhibit E.1, *Existing Zoning Designations*. The Zone Change will change the existing zoning designations of the expansion area to P-I (SP) (Public-Institution (Specific Plan)) and amend the Zoning Map to reflect the proposed zone change. Refer to Exhibit E.2, *Proposed Zoning Designation*.



**Legend**

**P-I (SP)** Public-Institution (Specific Plan)

**OTMU-15S** Old Towne Mixed-Use Spoke Street



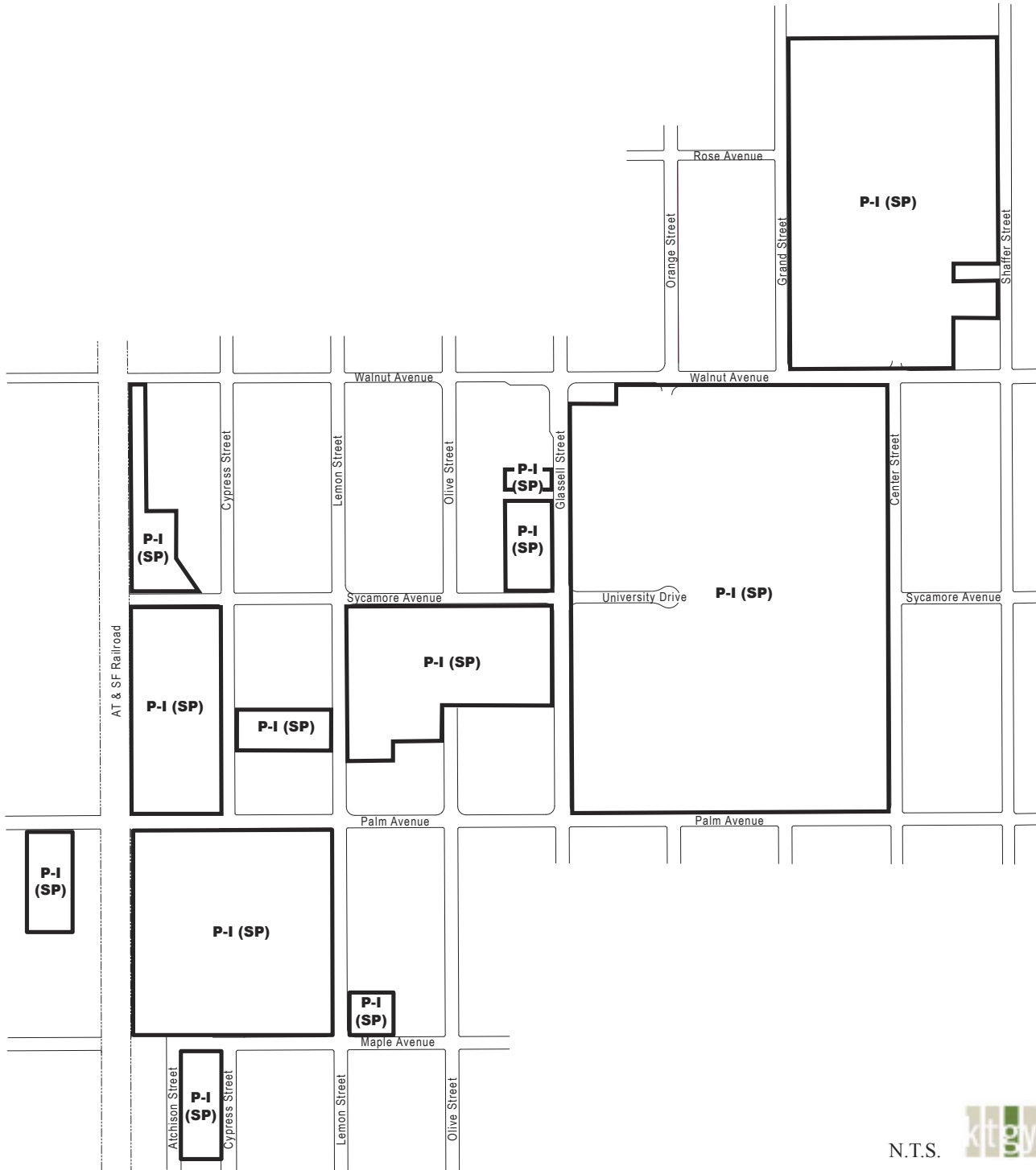
N.T.S.

Exhibit E.1, Existing Zoning Designations



**Legend**

**P-I (SP)** Public-Institution (Specific Plan)



N.T.S.

## **DESIGN STANDARDS FOR THE AMENDMENT TO THE SOUTHWEST PROJECT AREA**

State law provides for the preparation, adoption and administration of redevelopment plans as a means to revitalize and rehabilitate blighted areas in cities. The Orange Redevelopment Agency adopted the Southwest Redevelopment Project Area, which includes most of the Chapman University campus identified as Academic 1 Planning Area and Residential Planning Area. Most of the parcels identified as Academic 2 Planning Area of this Specific Plan are included in the Northwest Project Area. A set of design standards regulating building, landscape and signage design within both the public rights-of-way and on private properties within the Southwest Project Area, titled *Design Standards for the Amendment to the Southwest Project Area*, was adopted in 1988. The Specific Plan is consistent with the applicable design standards, which ensure the compatibility of development with surrounding uses.

In 2001, the Southwest and Northwest project areas, along with the Tustin Street project area, were merged into what is now known as the Orange Merged and Amended Redevelopment Project Area. The Redevelopment Plan for the merged Project Area is intended to enhance and preserve its present character and services, while improving the Area's economic viability. While limited eminent domain authority was established in the merged area, this authority does not allow acquisition of residential properties.

The Specific Plan incorporates applicable standards and guidelines of the Old Towne District, National Register of Historic Places and Southwest Project Area into one set of design guidelines as presented in Chapter 5.0, *Design Guidelines*. Therefore, the Chapman University Specific Plan area can be deleted from the Old Towne Thematic District of the *Design Standards for the Amendment to the Southwest Project Area*.

## **SANTA FE DEPOT SPECIFIC PLAN**

The Santa Fe Depot Specific Plan provides a long-range, comprehensive plan for 42.8 acres of land surrounding the Santa Fe Depot, a freight and passenger facility that had served the City of Orange for over 80 years until its closure in 1971. The Santa Fe Depot Specific Plan is generally located to the south of Maple Avenue, west of Olive Street, north of Almond Avenue, and east of Pixley Street.

The Chapman University Specific Plan includes two 0.43-acre parcels south of Maple Avenue which currently fall within the Santa Fe Depot Specific Plan area. These parcels have a "Public Facilities" land use designation, which is intended to accommodate transit-related uses. An amendment to the Santa Fe Depot Specific Plan is necessary to remove the subject parcels from the Santa Fe Depot Specific Plan in order to allow for inclusion in the Chapman University Specific Plan.

# APPENDIX F: CITY OF ORANGE LOCAL CEQA GUIDELINES

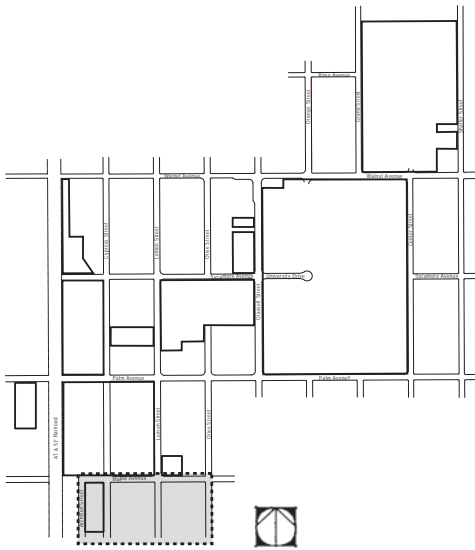
The most recent City of Orange Local CEQA Guidelines and the associated Appendices shall apply to all future projects within the Chapman University Specific Plan. To access these guidelines, please go the City of Orange Web site:

<http://www.cityoforange.org>

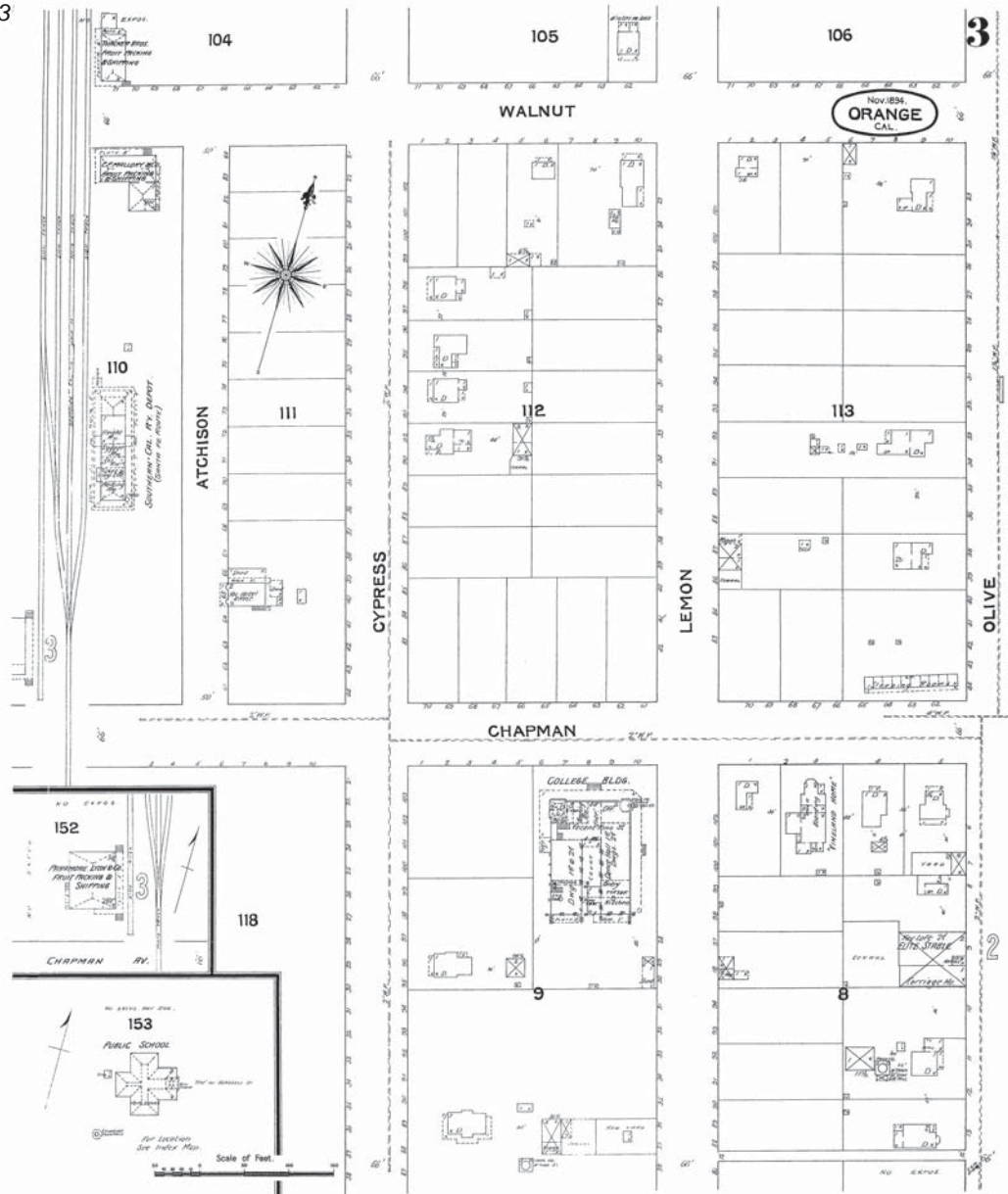


# APPENDIX G: SANBORN INSURANCE MAPS

Beginning in 1867, the Sanborn Map Company produced its fire insurance maps to provide uniform and detailed information about the built environment to insurance companies for the purposes of risk assessment. These maps indicate the dimensions, construction and function of buildings, as well as features such as property boundaries, street names, and house and block numbers. Textual information on construction details is often given on the maps. Information on building use is also given, ranging from symbols for generic terms such as stable, garage and warehouse to names of owners of factories and details on what was manufactured in them. In the case of large factories or commercial buildings, even individual rooms and the uses to which they were put are recorded on the maps. Sanborn insurance maps are a source of information for tracing the history, growth and development of towns. The maps covering the Chapman University Specific Plan area are included for user reference.



Key Map - 1894, Sheet 3

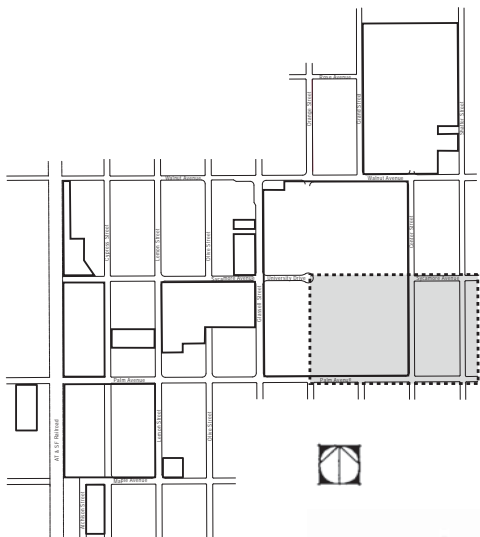


1894, Sheet 3

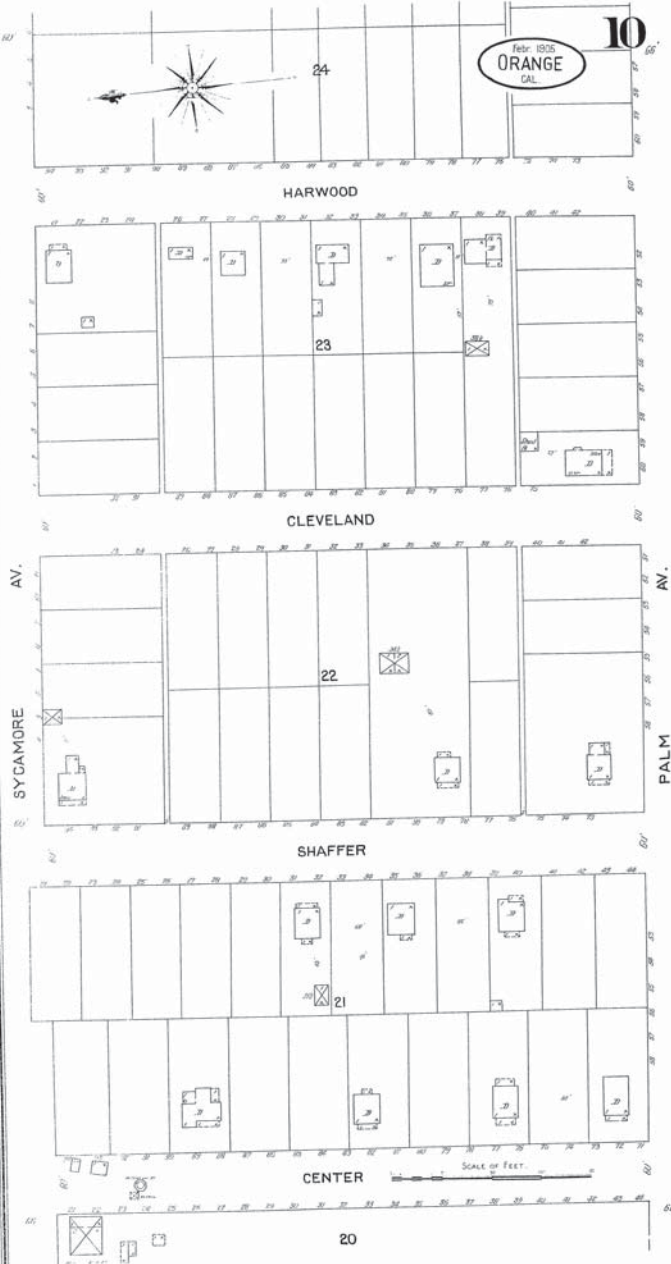
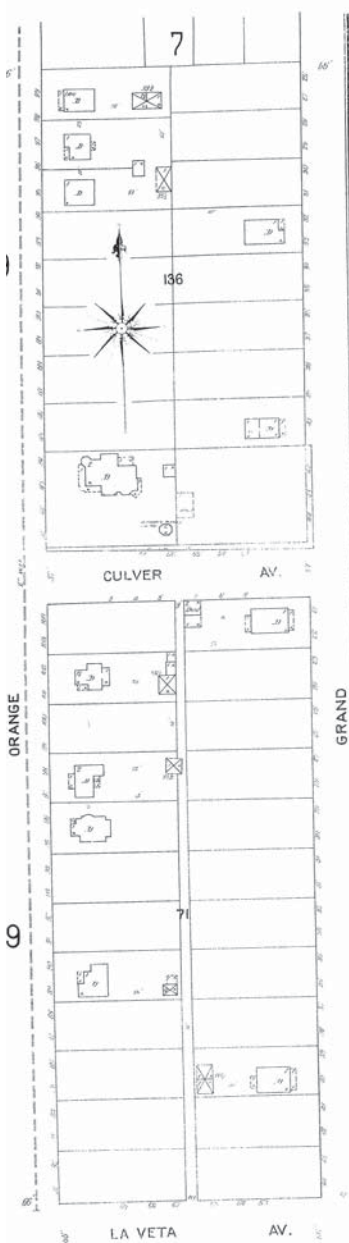






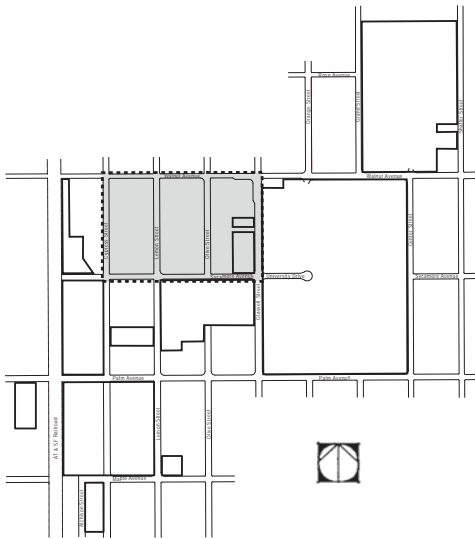


Key Map - 1905, Sheet 10

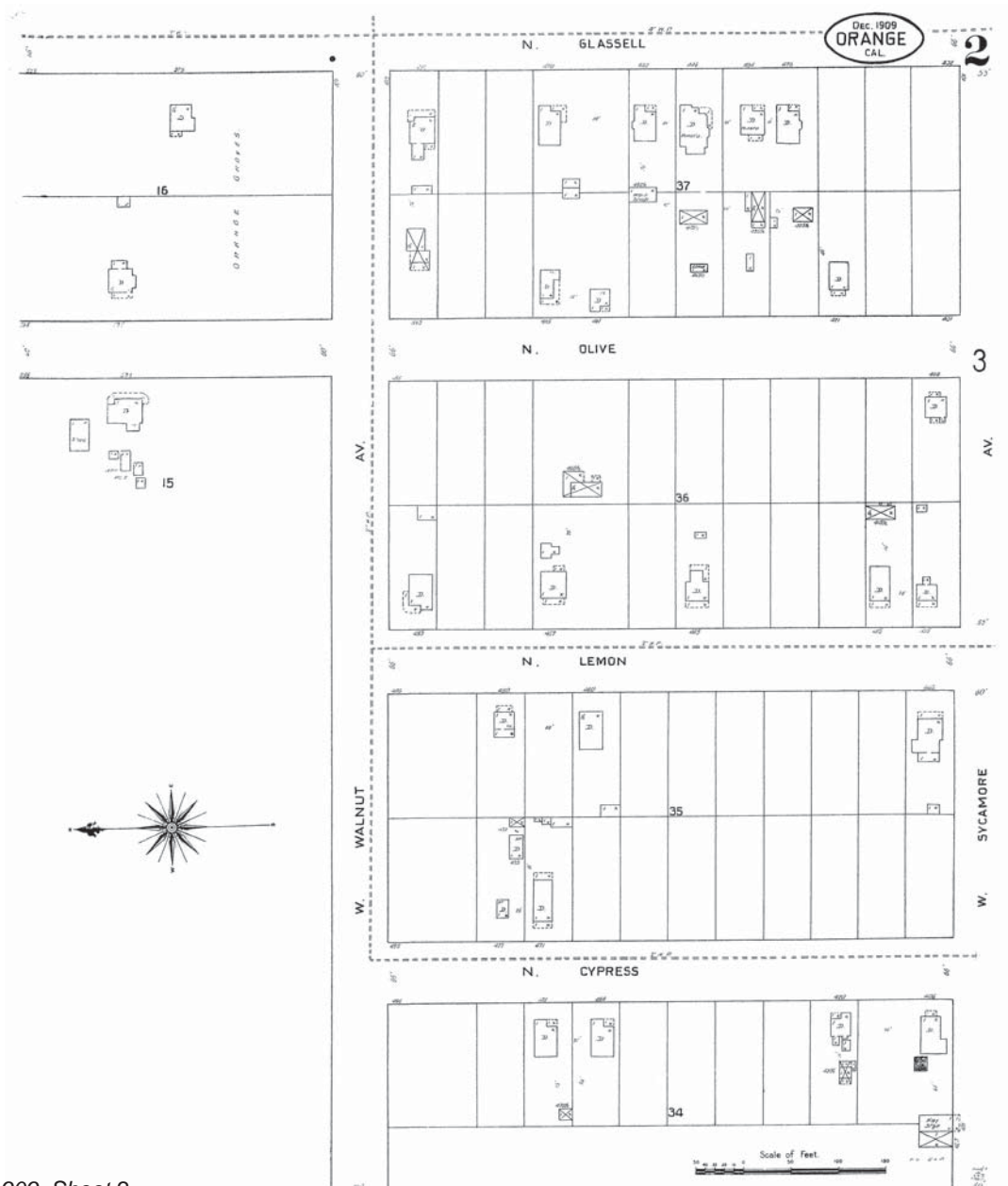


1905., Sheet 10

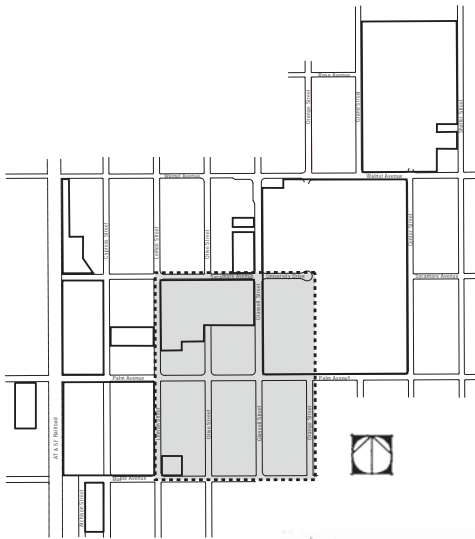




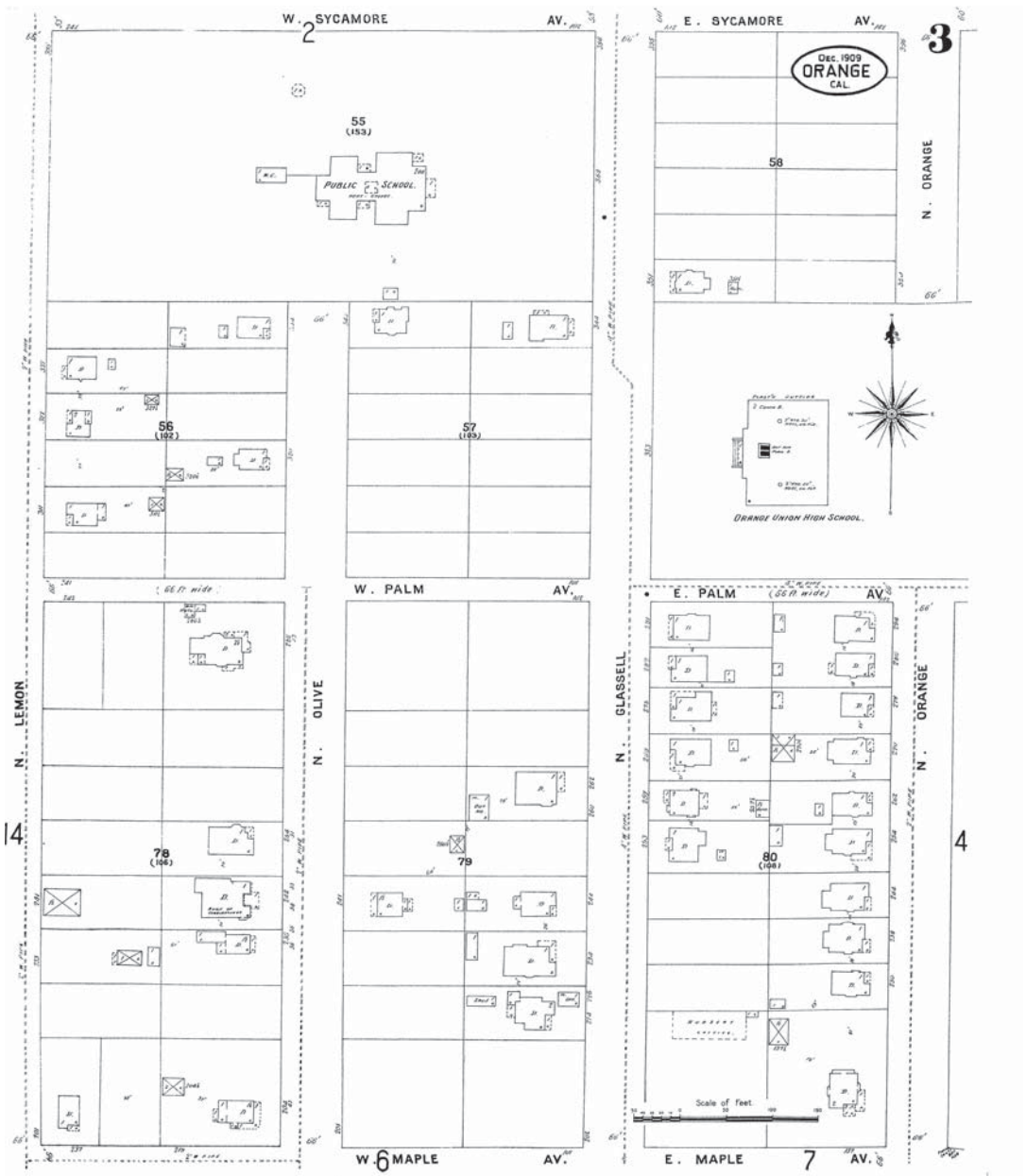
Key Map - 1909, Sheet 2



1909, Sheet 2



Key Map - 1909, Sheet 3

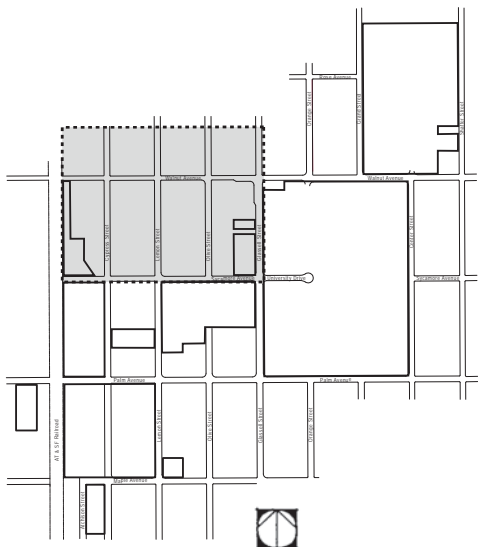


1909, Sheet 3

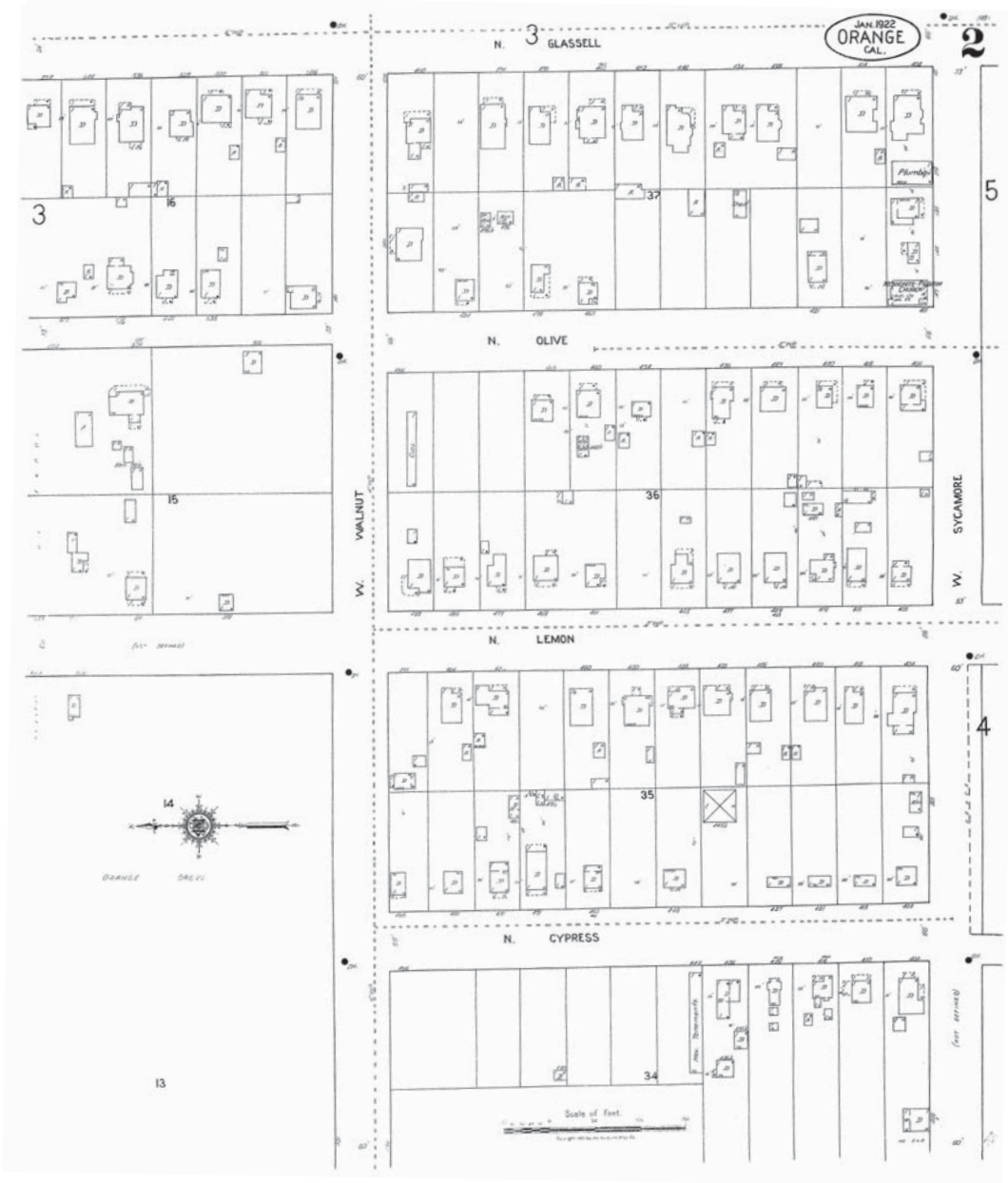




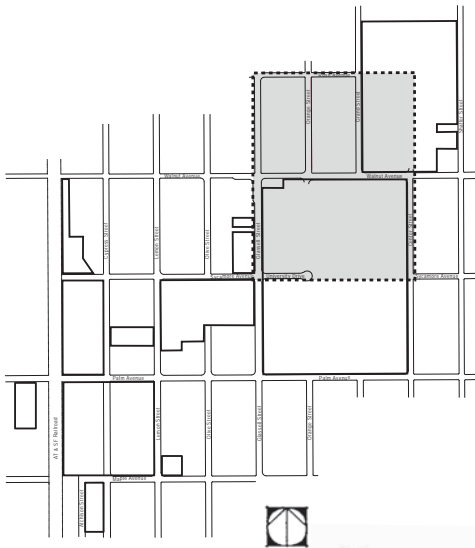




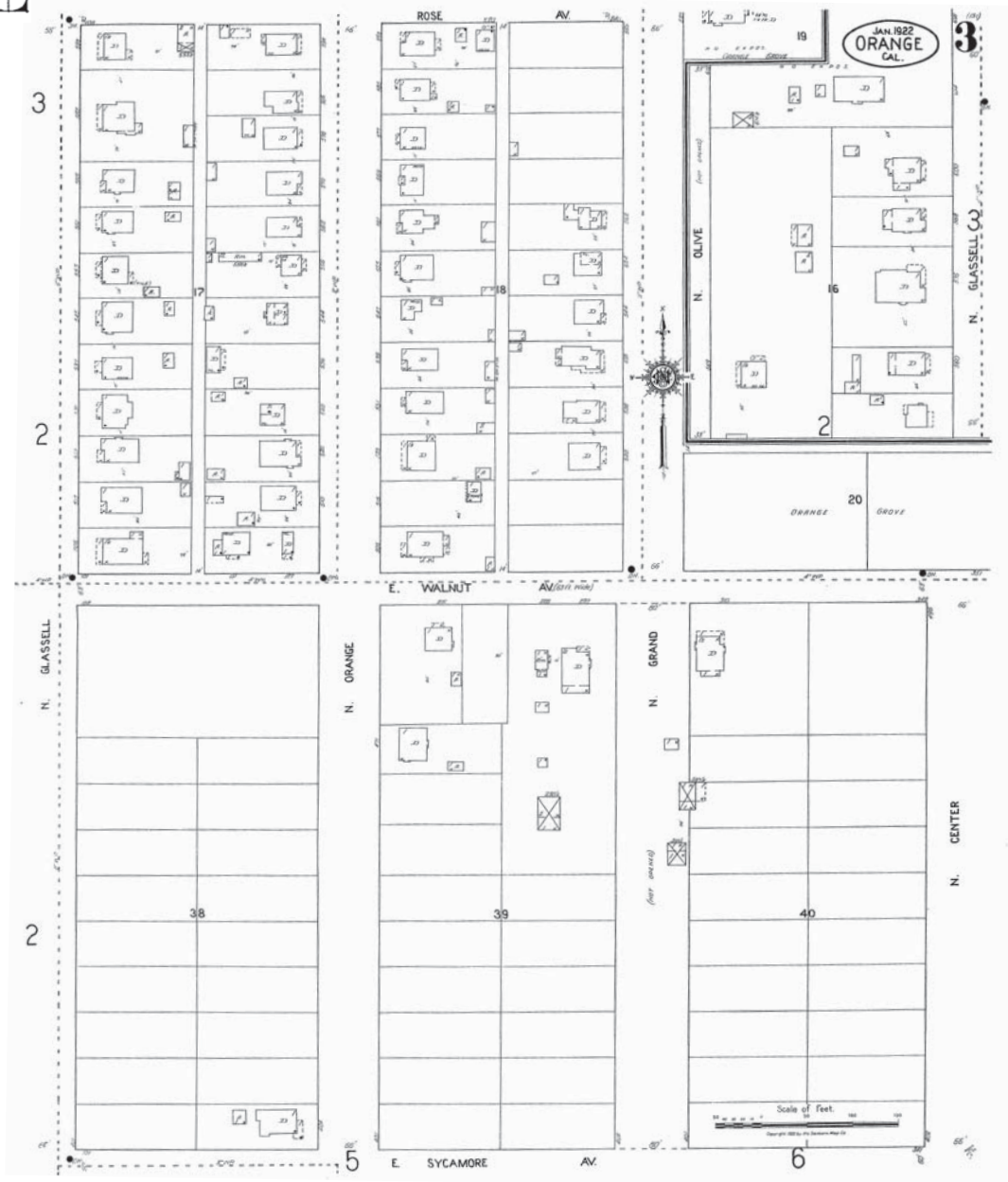
Key Map - 1922, Sheet 2



1922, Sheet 2

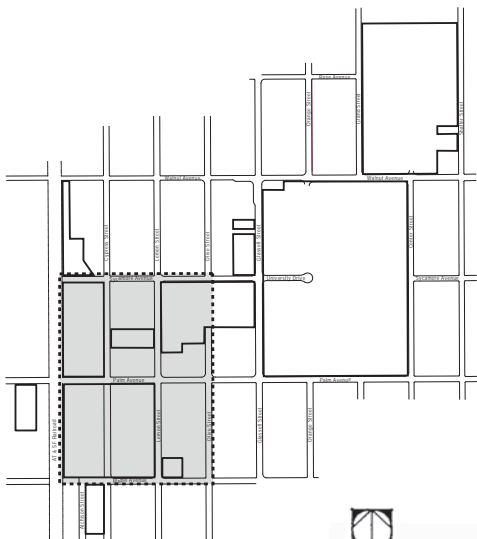


Key Map - 1922, Sheet 3

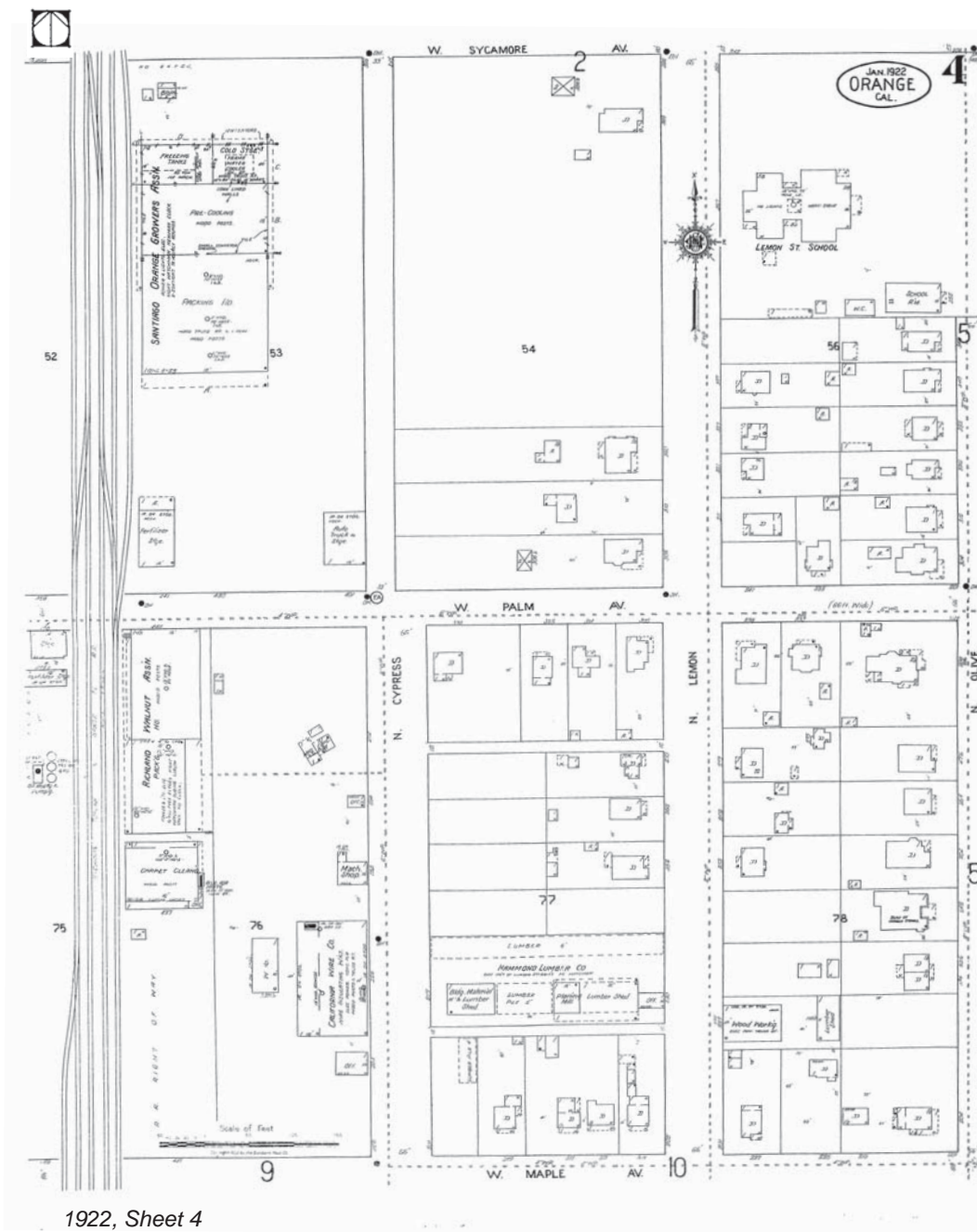


1922, Sheet 3

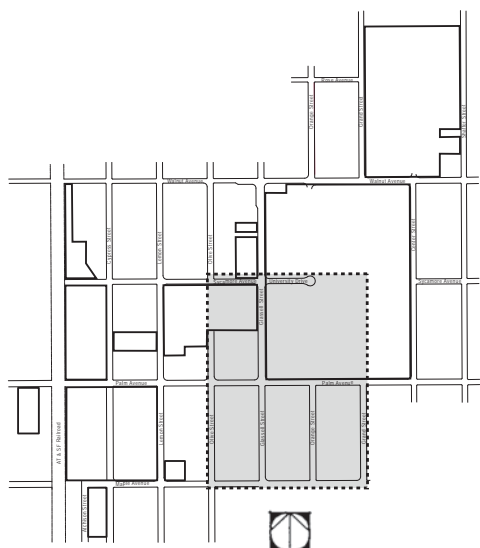




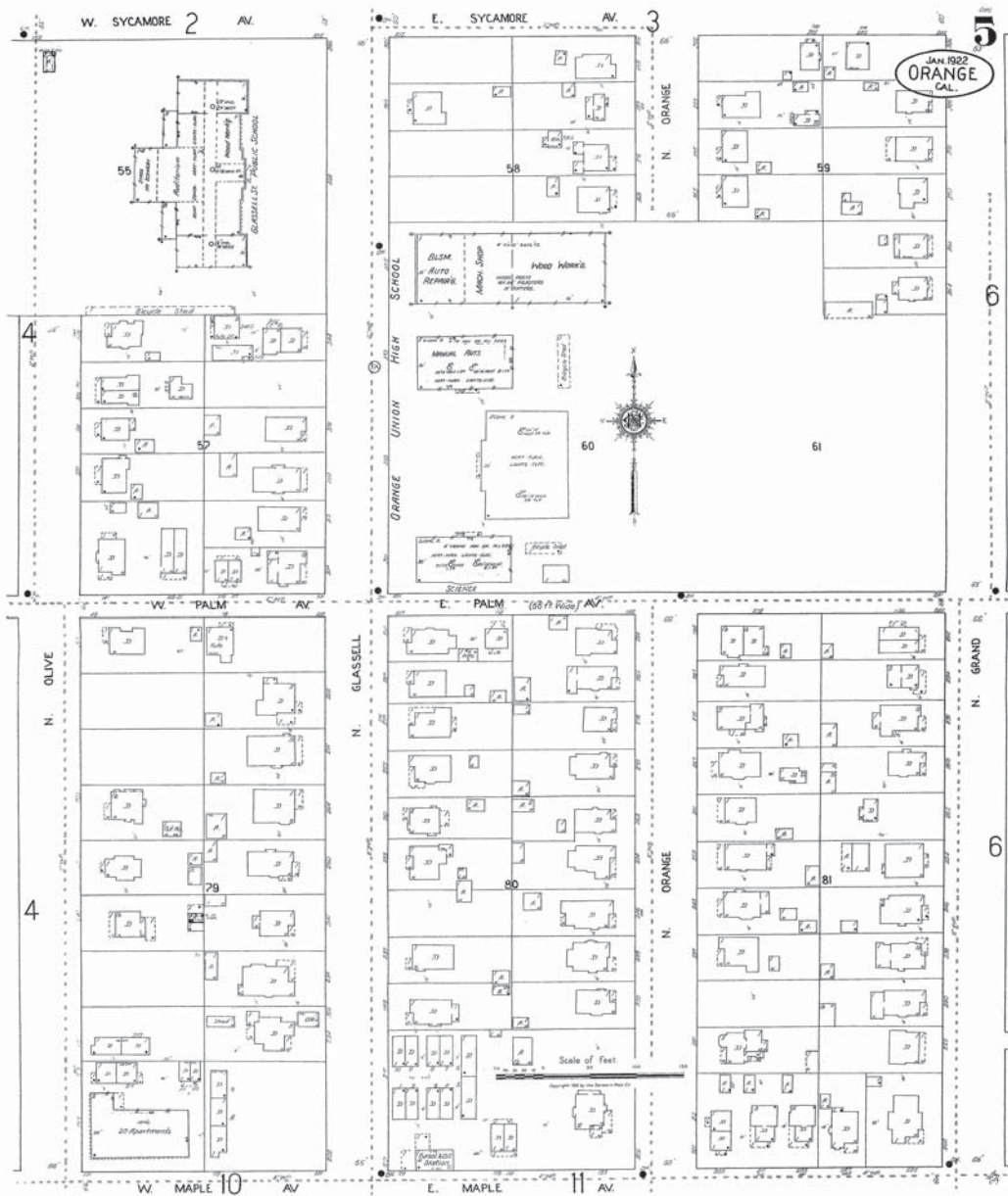
Key Map - 1922, Sheet 4



1922, Sheet 4



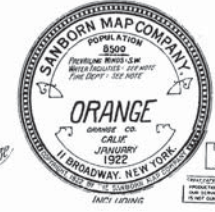
Key Map - 1922, Sheet 5



1922, Sheet 5

ALL REPORTS REFERENCED ON THIS MAP MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT PERMISSION FROM THE SANBORN MAP COMPANY.

REV.	DATE	ATTACHED BY
1	1/18	A.C.
2	1/18	A.C.



Copyright renewed 1950 Sanborn Map Co.

Note: Paste over Original Report.

NEW REPORT, JUNE, 1950

TRAFFIC: All streets paved.  
GRADE: Level.  
INCLUDING McPHERSON & VILLA PARK

**WATER FACILITIES**

Underlying record. Gravity system. One location of pump house, see sheet No. 14. Water from 5 bored wells by 3 electric turbine deep well pumps. Total capacity 2,000 G.P.M., pumping direct to 2 concrete reservoirs, capacity 100 and 1,000,000 gallons. 2 Byron-Jackson electric centrifugal booster pumps, capacity 2,000 G.P.M. each. 1 Claxton electric centrifugal pump, capacity 1,000 G.P.M. and 1 gasoline driven pump, capacity 2,400 G.P.M. pump discharges to 150,500 gallon steel tank, elevated 160' above ground, thence direct one main. Pressure at top of tank 15 miles of 4", 6", 12" and 14" cast iron water mains. 130 double hydrants.

**FIRE DEPARTMENT**

Five locations of fire station see sheet 10, block 119. Organized volunteer, 17 men and 5 fully paid drivers.  
1 American-LaFrance triple combination pumper, capacity 150 G.P.M., 60 gallon water tank, 1400' 31" and 200' 12" hose. 1 American-LaFrance triple combination pumper, capacity 100 G.P.M., 80 gallon water tank, 1400' 31" hose. 1 International salvage truck with 100 gallon water tank and 130' 17" hose. 450' 12" hose as reserve. 1 Stearns triple combination 100 G.P.M. pumper, 300 gallon water tank, 1600' 31", 700' 11" hose and 600' chemical hose.

Fire alarm by electric whistle on fire house. Genswell system of 10 boxes and 10 transmitter boxes. Fire limits indicated by heavy red line on key map.

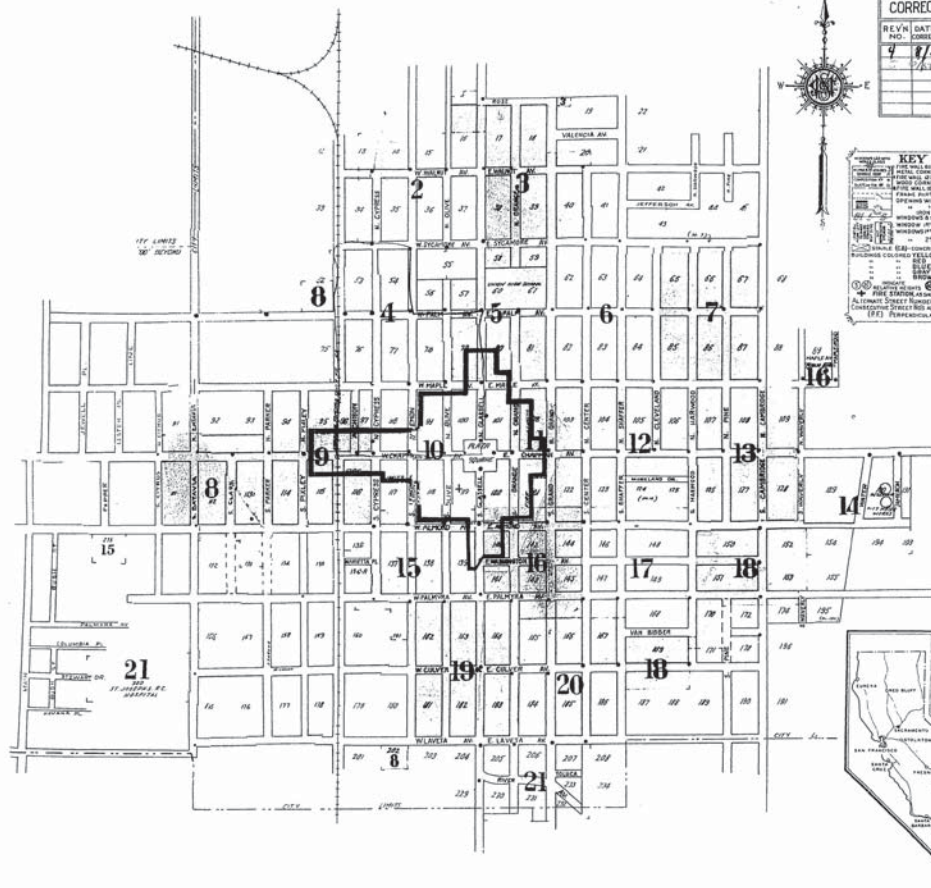
**FIRE RESISTIVE ROOFING ORDINANCE** reads fire limits only. City limits extend beyond limits of key map to E. & W. 1/2.

In addition, State Division of Forestry will answer calls on request of City with 20 men. Equipment (111) E. Chapman St. 1 to 6 follows.

1 Federal triple combination 650 G.P.M. pumper, 1000 gallon water tank, 1200' 31" hose, 200' 12" 31" hose, 1 International 500 G.P.M. pumper, 100 gallon water tank, 800' 31" 31" hose, 100' 12" hose, 10' extension ladder and 12' roof ladder. 1 Truck truck with 400 gallon water tank and 80 G.P.M. pump. 1 Mack 500 G.P.M. pumper, 200 gallon water tank, 500' 31", 400' 11" hose and 200' 12" hose.

P-512-SB-30

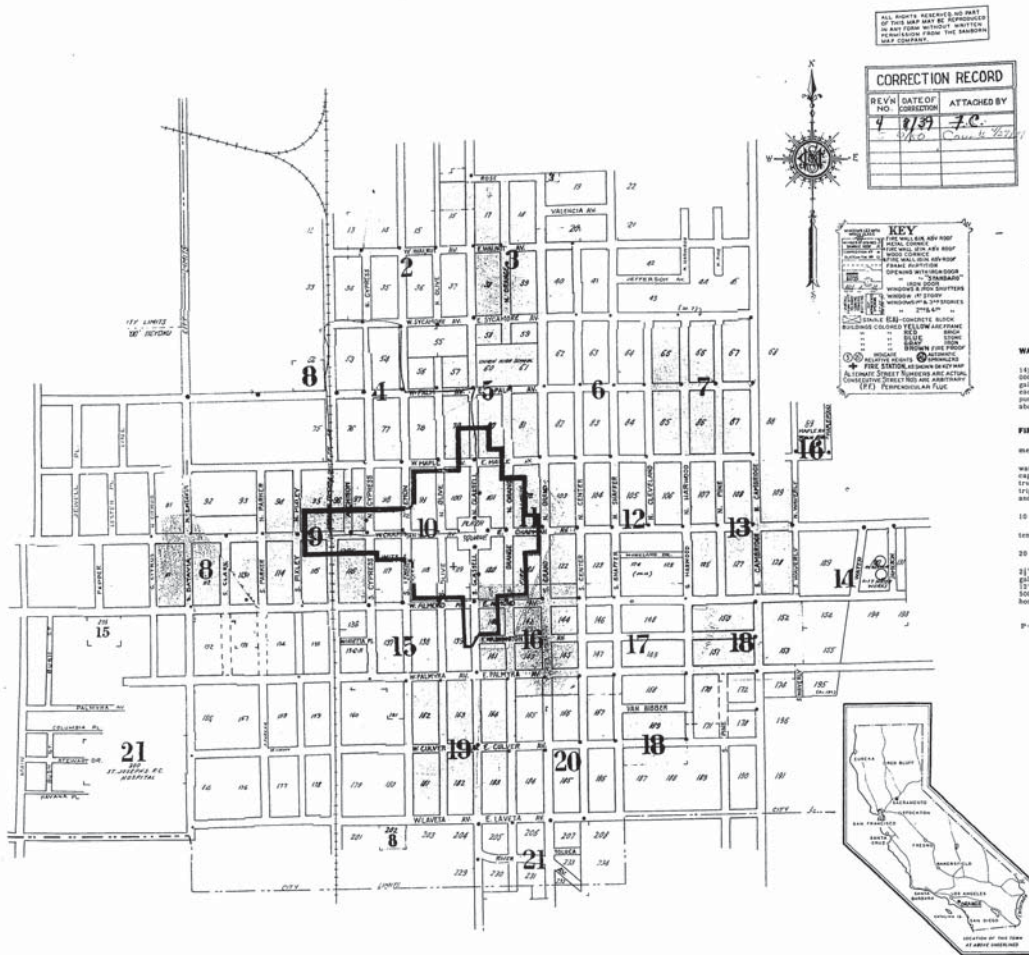
KEY
1. Fire Station
2. Fire Alarm Box
3. Fire Hydrant
4. Fire Truck
5. Fire Pumper
6. Fire Hose
7. Fire Ladder
8. Fire Roof Ladder
9. Fire Extension Ladder
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96. Fire Hose
97. Fire Ladder
98. Fire Roof Ladder
99. Fire Extension Ladder
100. Fire Truck



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**CORRECTION RECORD**

REV. NO.	DATE OF CORRECTION	ATTACHED BY
4	7/29	J.C.



NEW REPORT, JUNE, 1950

**WATER FACILITIES**  
Municipally owned. Gravity system, (for location of pump house, see sheet No. 15). Water from 5 bore wells by 4 electric turbine pumps, total capacity 2,400 G.P.M. pumping direct to 2 concrete reservoirs, capacity 2,400 G.P.M. gallons. 2 Byron-Jackson electric centrifugal booster pumps, capacity 2,400 G.P.M. gallons. 2 Cameron electric centrifugal pumps, capacity 1,500 G.P.M. and 1,000 G.P.M. pumps, capacity 2,400 G.P.M. pump direct to a 210,000 gallon steel tank, elevated 140' above ground, (since direct into main). Pressure 60 lbs. at tank.  
18 miles of 4", 6", 12" and 14" cast iron water mains. 138 double hydrants.

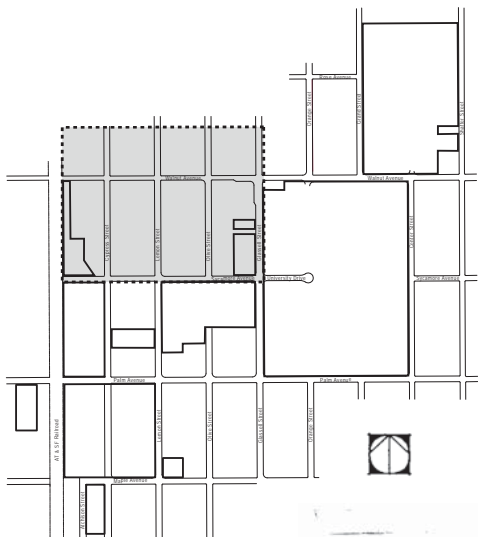
**FIRE DEPARTMENT**  
(For location of Fire station see sheet 19, block 119). Organized volunteer. 17 men and 7 fully paid drivers.  
1 American LaFrance triple combination pumper, capacity 750 G.P.M., 65 gallon water tank, 1400' 11" and 100' 11" hose. 1 American LaFrance triple combination pumper, capacity 1000 G.P.M., 65 gallon water tank, 1400' 11" hose. 1 International salvage truck with 100 gallon water tank and 100' 11" hose. 432' 11" hose in reserve. 1 Ingersoll triple combination 1000 G.P.M. pumper, 300 gallon water tank, 1400' 11" hose and 400' 11" chemical hose.  
Fire alarm by electric whistle on fire houses. Gannett system of 18 houses and 10 transmitter boxes. Fire limits indicate a heavy red line on key map.  
**FIRE RESISTIVE ROOFING ORDINANCE** made fire limits only. City limits extend beyond limits of Key map N., E. & W.  
In addition, State Division of Forestry will answer calls on request of City with 20 men. Equipment (1212) E. Chapman St. is as follows:  
1 Federal triple combination 650 G.P.M. pumper, 1000 gallon water tank, 1200' 11" hose and 200' 11" chemical hose. 1 International 500 G.P.M. pumper, 700 gallon water tank, 800' 11" hose, 200' 11" chemical hose, 14' extension ladder and 15' roof ladder. 1 Bear Tron with 400 gallon water tank and 50 G.P.M. pump. 1 Mack 500 G.P.M. pumper, 300 gallon water tank, 500' 11" hose and 200' 11" booster hose.

ADDITIONAL INDEX, JUNE, 1950 Orange, Cal.

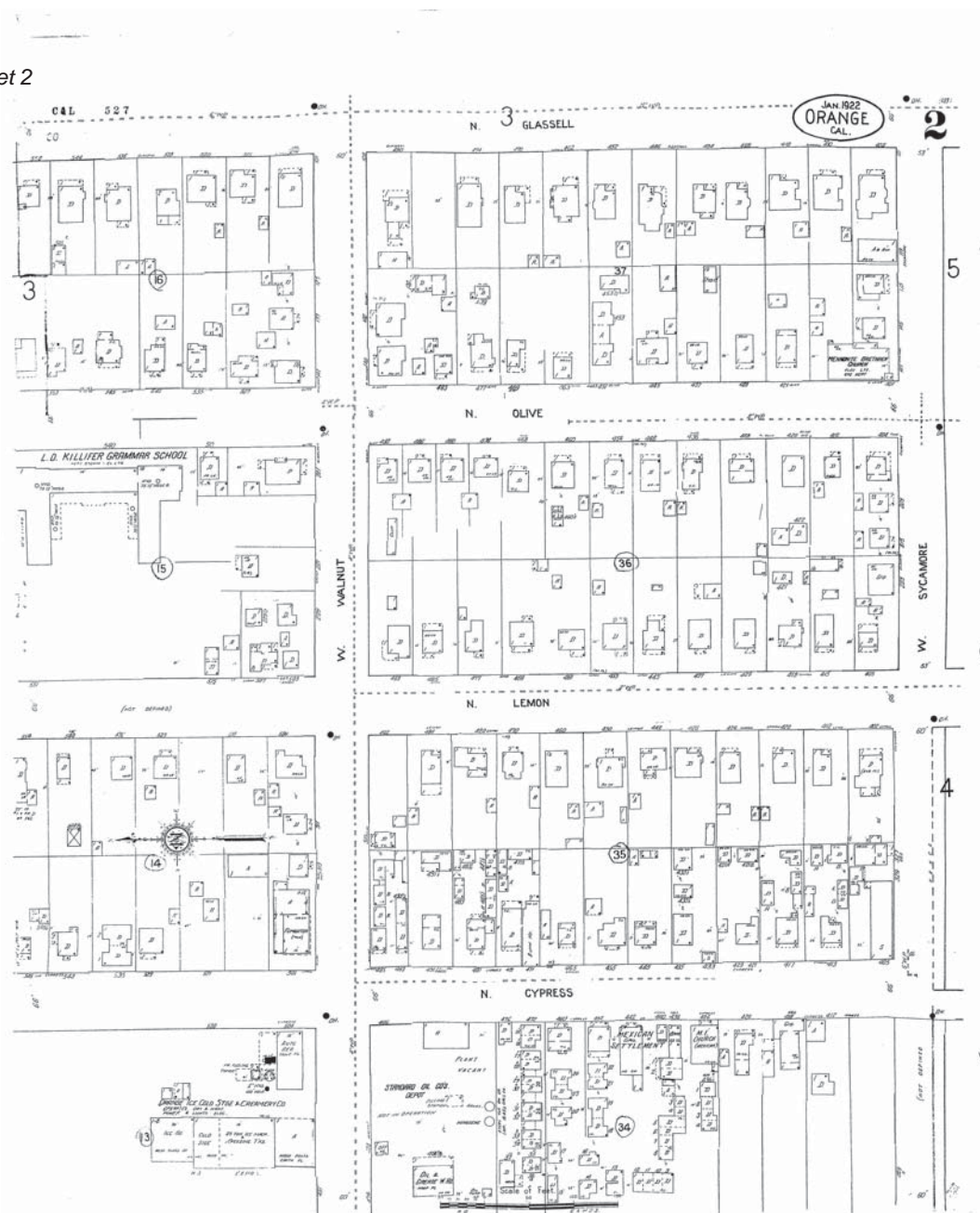
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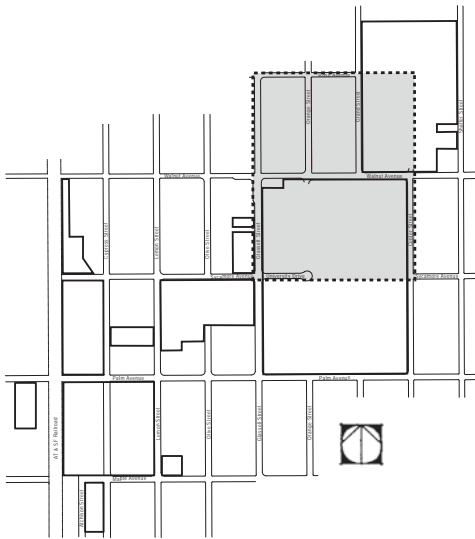


Key Map - 1922-1950, Sheet 2



1922-1950, Sheet 2

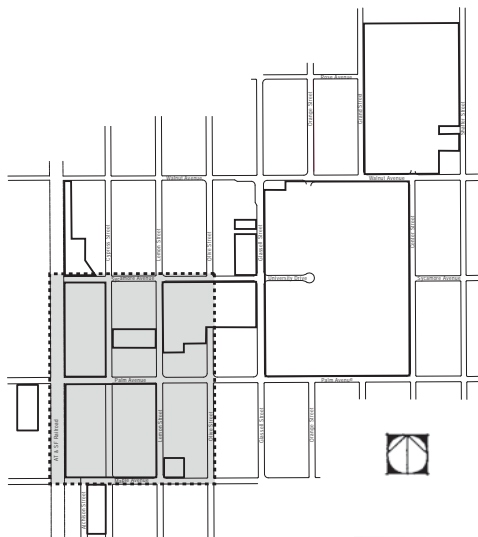




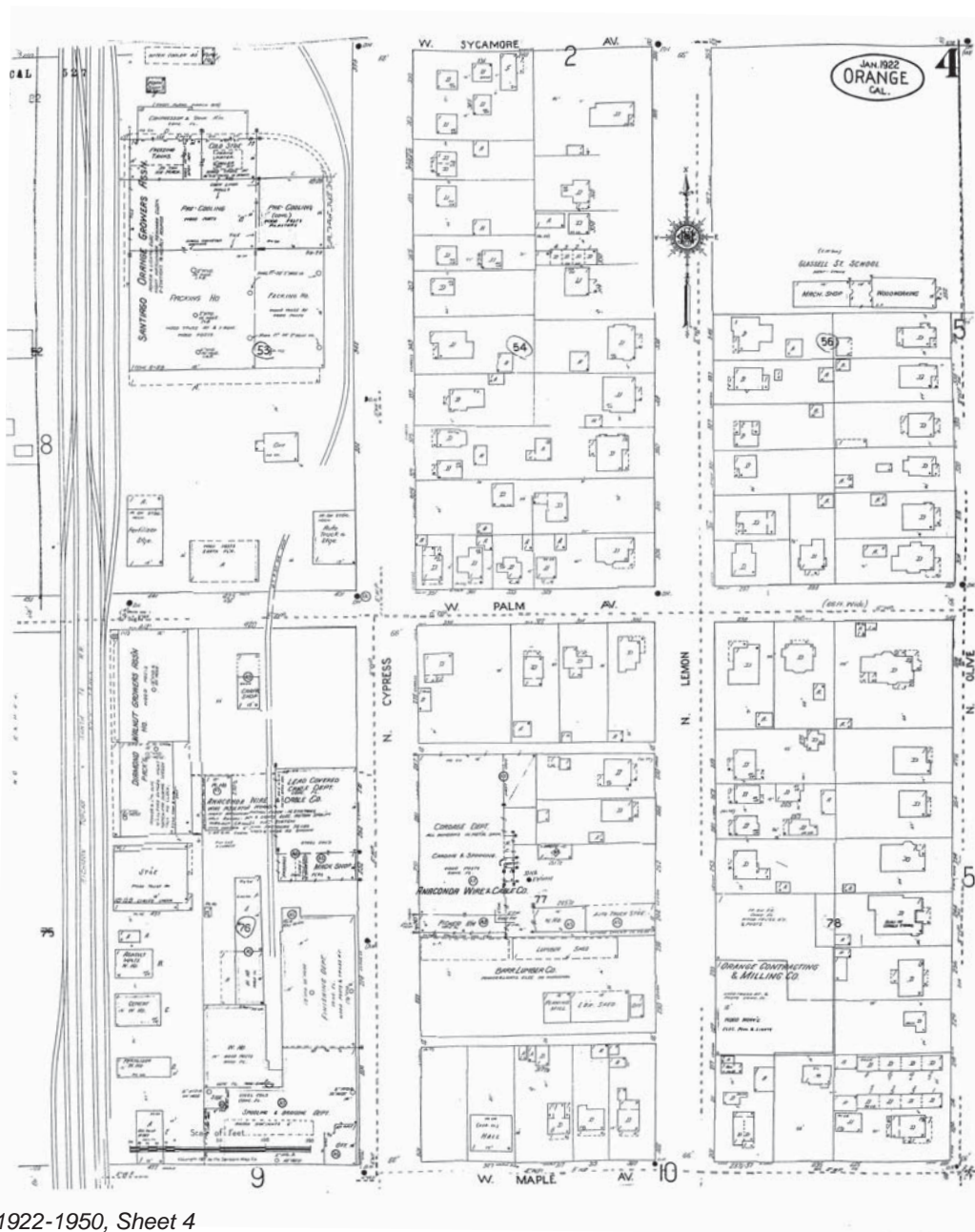
Key Map - 1922-1950, Sheet 3



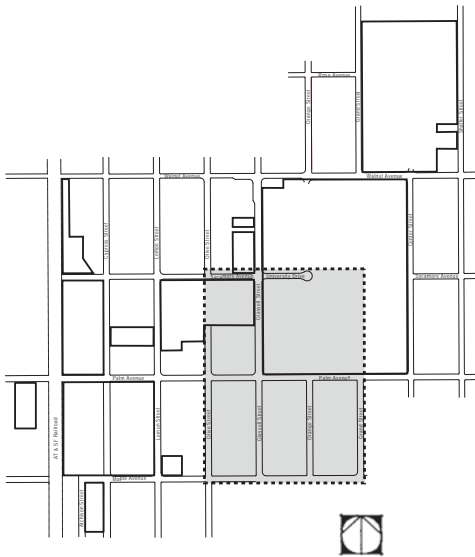
1922-1950, Sheet 3



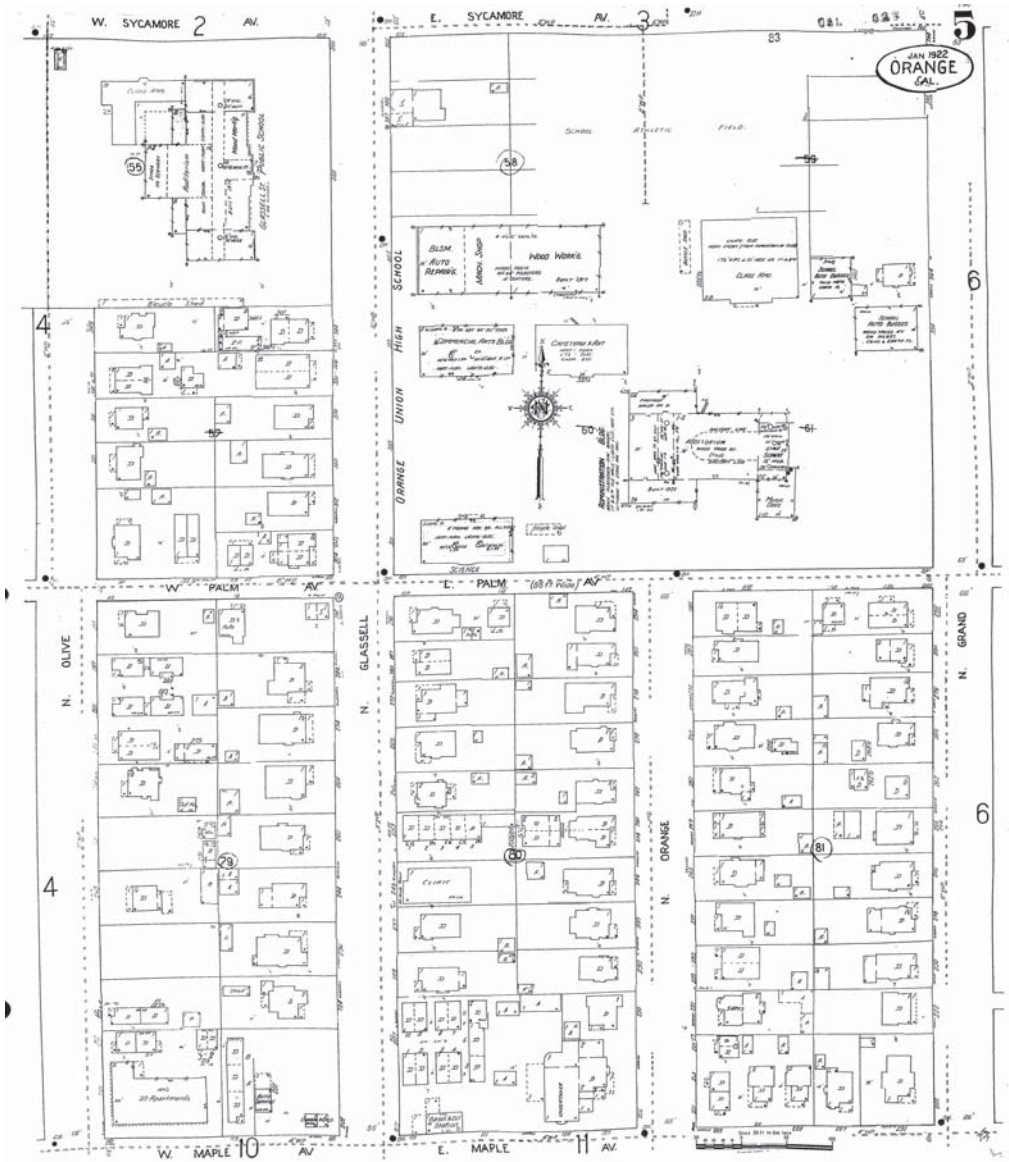
Key Map - 1922-1950, Sheet 4



1922-1950, Sheet 4

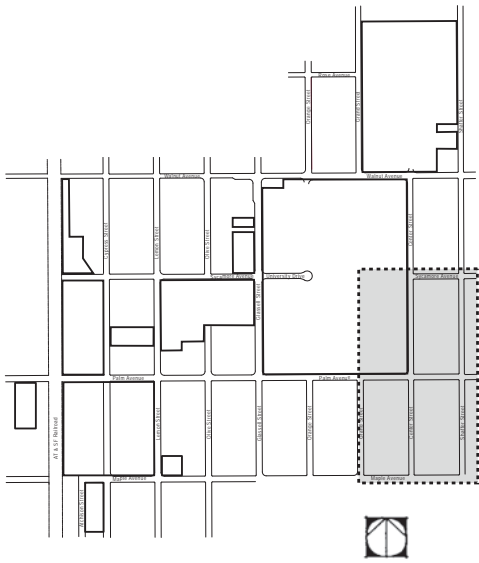


Key Map - 1922-1950, Sheet 5

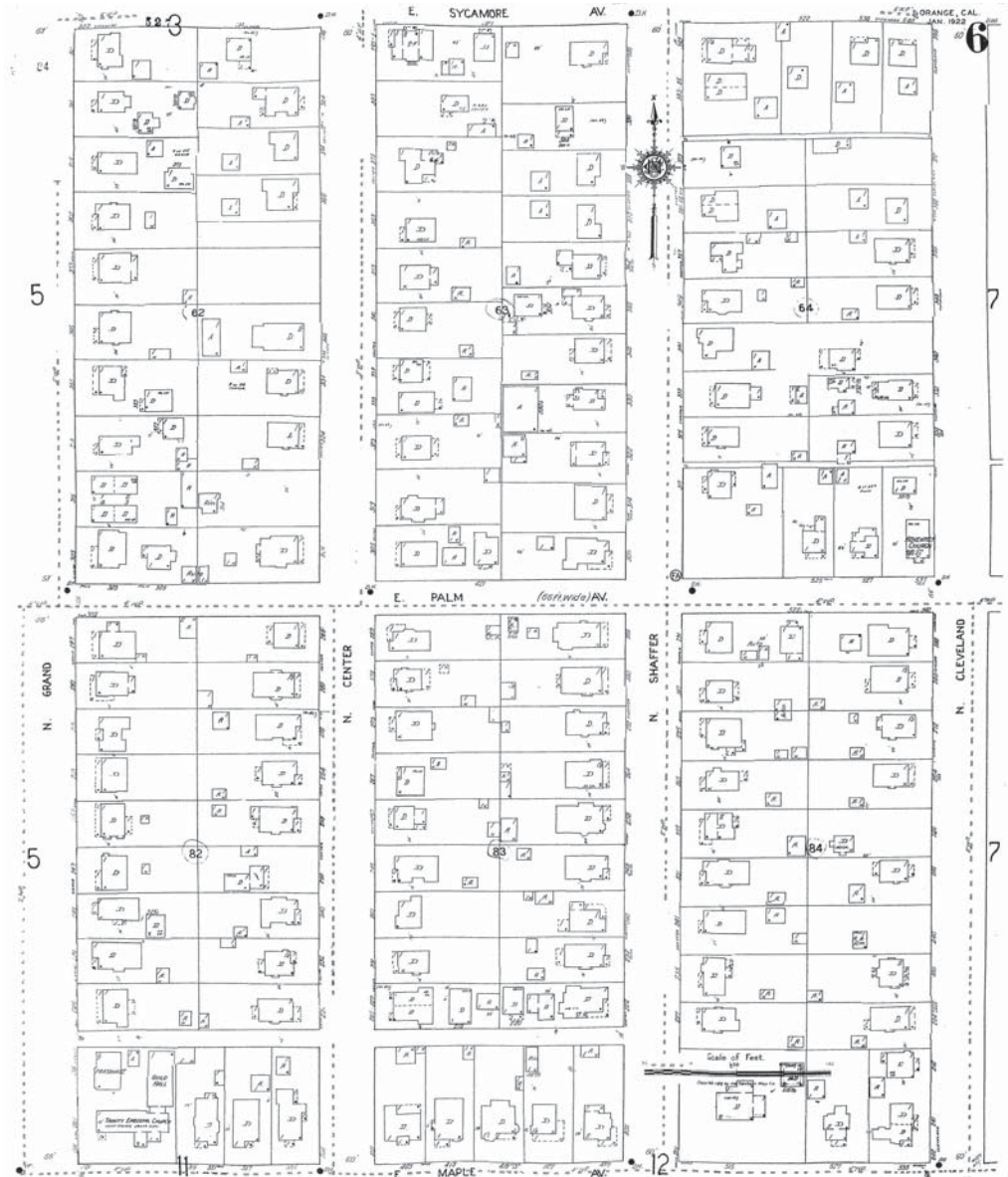


1922-1950, Sheet 5





Key Map - 1922-1950, Sheet 6



1922-1950, Sheet 6



# APPENDIX H: HABS/HAER DOCUMENTATION REQUIREMENTS

*Excerpt from the Secretary of the Interiors Standards and Guidelines for Architectural and Engineering Documentation HABS/HAER Standards.*

The Historic American Building Survey (HABS) and Historic American Engineering Record (HAER) are the national historical architectural and engineering documentation programs of the National Park Service that promote documentation incorporated into the HABS/HAER collections in the Library of Congress. The goal of the collections is to provide architects, engineers, scholars and interested members of the public with comprehensive documentation of buildings, sites, structures and objects significant in American history and the growth and development of the built environment.

The HABS/HAER Collections: HABS/HAER documentation usually consists of measured drawings, photographs and written data that provide a detailed record which reflects a property's significance. Measured drawings and properly executed photographs act as a form of insurance against fires and natural disasters by permitting the repair and, if necessary, reconstruction of historic structures damaged by such disasters. Documentation is used to provide the basis for enforcing preservation easement. In addition, documentation is often the last means of preservation of a property; when a property is to be demolished, its documentation provides future researchers access to valuable information that otherwise would be lost.

HABS/HAER documentation is developed in a number of ways. First and most usually, the National Park Service employs summer teams of student architects, engineers, historians, and architectural historians to develop HABS/HAER documentation, under the supervision of National Park Service professionals. Second, the National Park Service produces HABS/HAER documentation in conjunction with restoration or other preservation treatment, of historic buildings managed by the National Park Service. Third, Federal agencies, pursuant to Section 110(b) of the National Historic Preservation Act, as amended, record those historic properties to be demolished or substantially altered as result of agency action or assisted action (referred to as mitigation projects). Fourth, individuals and organizations prepare documentation to HABS/HAER standards and donate that documentation to the HABS/HAER collections. For each of these programs, different Documentation Levels will be set.

The standards describe the fundamental principles of HABS/HAER documentation. They are supplemented by other material describing more specific guidelines, such as line weights for drawings, preferred techniques for architectural photography, and formats for written data. This technical information is found in the HABS/HAER Procedures Manual.

These guidelines include important information about developing documentation for State or local archives. The State Historic Preservation Officer or the State library should be consulted regarding archival requirements if the documentation will become part of their collections. In establishing archives, the important questions of durability and reproducibility should be considered in relation to the purposes of the collection.

Documentation prepared for the purpose of inclusion in the HABS/HAER collections must meet the requirements below. The HABS/HAER office of the National Park Service retains the right to refuse to accept documentation for inclusion in the HABS/HAER collections when that documentation does not meet HABS/HAER requirements, as specified below.

## **Standard I: Content**

1. Requirement: Documentation shall adequately explicate and illustrate what is significant or valuable about the historic building, site, structure or object being documented.
2. Criteria: Documentation shall meet one of the following documentation levels to be considered adequate for inclusion in the HABS/HAER collections.
  - a. Documentation Level I:
    - (1) Drawings: a full set of measured drawings depicting existing or historic conditions.

- (2) Photographs: photographs with large-format negatives of exterior and interior views; photocopies with large-format negatives of select existing drawings or historic views where available.
  - (3) Written data: History and description.
- b. Documentation Level II:
- (1) Drawings: select existing drawings, where available, should be photographed with large-format negatives or photographically reproduced on mylar.
  - (2) Photographs: photographs with large-format negatives of exterior and interior views, or historic views, where available.
  - (3) Written data: history and description.
- c. Documentation Level III:
- (1) Drawings: sketch plan.
  - (2) Photographs: photographs with large-format negatives of exterior and interior views.
  - (3) Written data: architectural data form.
- d. Documentation Level IV: HABS/HAER inventory card.
3. Test: Inspection of the documentation by HABS/HAER staff.
4. Commentary: The HABS/HAER office retains the right to refuse to accept any documentation on buildings, sites, structures or objects lacking historical significance. Generally, buildings, sites, structures or objects must be listed in, or eligible for listing in the National Register of Historic Places to be considered for inclusion in the HABS/HAER collections.

The kind and amount of documentation should be appropriate to the nature and significance of the buildings, site, structure or object being documented. For example, Documentation Level I would be inappropriate for a building that is a minor element of a historic district, notable only for streetscape context and scale. A full set of measured drawings for such a minor building would be expensive and would add little, if any, information to the HABS/HAER collections. Large format photography (Documentation Level III) would usually be adequate to record the significance of this type of building.

Similarly, the aspect of the property that is being documented should reflect the nature and significance of the building, site, structure or object being documented. For example, measured drawings of Danmark Adler and Louis Sullivan's Auditorium Building in Chicago should indicate not only facades, floor plans and sections, but

also the innovative structural and mechanical systems that were incorporated in that building. Large format photography of Gunston Hall in Fairfax County, Virginia, to take another example, should clearly show William Buckland's hand-carved moldings in the Palladian Room, as well as other views.

HABS/HAER documentation is usually in the form of measured drawings, photographs, written data. While the criteria in this section have addressed only these media, documentation need not be limited to them. Other media, such as films of industrial processes, can and have been used to document historic buildings, sites, structures or objects. If other media are to be used, the HABS/HAER office should be contacted before recording.

The actual selection of the appropriate documentation level will vary, as discussed above. For mitigation documentation projects, this level will be selected by the National Park Service Regional Office and communicated to the agency responsible for completing the documentation. Generally, Level I documentation is required for nationally significant buildings and structures, defined as National Historic Landmarks and the primary historic units of the National Park Service.

On occasion, factors other than significance will dictate the selection of another level of documentation. For example, if a rehabilitation of a property is planned, the owner may wish to have a full set of as-built drawings, even though the significance may indicate Level II documentation.

HABS Level I measured drawings usually depict existing conditions through the use of a site plan, floor plans, elevations, sections, and construction details. HAER Level I measured drawings will frequently depict original conditions where adequate historical material exists, so as to illustrate manufacturing or engineering processes.

Level II documentation differs from Level I by substituting copies of existing drawings, either original or alteration drawings, for recently executed measured drawings. If this is done, the drawings must meet HABS/HAER requirements outlined below. While existing drawings are rarely as suitable as-built drawings, they are adequate in many cases for documentation purposes. Only when the desirability of having as-built drawings is clear are Level I measured drawings required in addition to existing drawings. If existing drawings are housed in an accessible collection and cared for archivally, their reproduction for HABS/HAER may not be necessary. In other cases, Level I measured drawings are required in the absence of existing drawings.

Level III documentation requires a sketch plan if it helps to explain the structure. The architectural data form should supplement the photographs by explaining what is not readily visible.

Level IV documentation consists of completed HABS/HAER inventory cards. This level of documentation, unlike the other three levels, is rarely considered adequate documentation for the HABS/HAER collections but is undertaken to identify historic resources in a given area prior to additional, more comprehensive documentation.

## **Standard II: Quality**

1. Requirement: HABS and HAER documentation shall be prepared accurately from reliable sources with limitations clearly stated to permit independent verification of information.
2. Criteria: For all levels of documentation, the following quality standards shall be met:
  - a. Measured drawings: Measured drawings shall be produced from recorded, accurate measurements. Portions of the building that were not accessible for measurement should not be drawn on the measured drawings but clearly labeled as not accessible or drawn from available construction drawings and other sources and so identified. No part of the measured drawings shall be produced from hypothesis or non-measurement related activities. Documentation Level I measured drawings shall be accompanied by a set of field notebooks in which the measurements were first recorded. Other drawings prepared for Documentation Levels II and III, shall include a statement describing where the original drawings are located.
  - b. Large format photographs: Large format photographs shall clearly depict the appearance of the property and areas of significance of the recorded building, site, structure or object. Each view shall be perspective-corrected and fully captioned.
  - c. Written history: Written history and description for Documentation Levels I and II shall be based on primary sources to the greatest extent possible. For Levels III and IV, secondary sources may provide adequate information; if not, primary research will be necessary. A frank assessment of the reliability and limitations of sources shall be included. Within the written history, statements shall be footnoted as to their sources, where appropriate. The written data shall include a methodology section specifying name of researcher, date of research, sources searched, and limitations of the project.



3. Test: Inspection of the documentation by HABS/HAER staff.
4. Commentary: The reliability of the HABS/HAER collections depends on documentation of high quality. Quality is not something that can be easily prescribed or quantified, but it derives from a process in which thoroughness and accuracy play a large part. The principle of independent verification of HABS/HAER documentation is critical to the HABS/HAER collections.

### **Standard III: Materials**

1. Requirement: HABS and HAER documentation shall be prepared on materials that are readily reproducible for ease of access; durable for long storage; and in standard sizes for ease of handling.
2. Criteria: For all levels of documentation, the following material standards shall be met:
  - a. Measured Drawings:
    - Readily Reproducible: Ink on translucent material.
    - Durable: Ink on archivally stable materials.
    - Standard Sizes: Two sizes: 19 X 24" or 24 X 36".
  - b. Large Format Photographs:
    - Readily Reproducible: Prints shall accompany all negatives.
    - Durable: Photography must be archivally processed and stored. Negatives are required on safety film only. Resin-coated paper is not accepted. Color photography is not acceptable.
    - Standard Sizes: 8 1/2 X 11".
  - c. Written History and Description:
    - Readily Reproducible: Clean copy for xeroxing.
    - Durable: Archival bond required.
    - Standard Sizes: 8 1/2 X 11".
  - d. Field Records:
    - Readily Reproducible: Field notebooks may be xeroxed. Photo identification sheet will accompany 35 mm negatives and contact sheets.
    - Durable: No requirement
    - Standard Sizes: Only requirement is that they can be made to fit into a 9 1/2 X 12" archival folding file.
3. Test: Inspection of the documentation by HABS/HAER staff.



4. Commentary: All HABS/HAER records are intended for reproduction; some 20,000 HABS/HAER records are reproduced each year by the Library of Congress. Although field records are not intended for quality reproduction, it is intended that they be used to supplement the formal documentation. The basic durability performance standard for HABS/HAER records is 500 years. Ink on mylar is believed to meet this standard, while color photography, for example, does not. Field records do not meet this archival standard, but are maintained in the HABS/HAER collections as a courtesy to the collection user.

## **Standard IV: Preservation**

1. Requirement: HABS and HAER documentation shall be clearly and concisely produced.
2. Criteria: For levels of documentation as indicated below, the following standards for presentation will be used:
  - a. Measured Drawings: Level I measured drawings will be lettered mechanically (i.e., Leroy or similar) or in a handprinted equivalent style. Adequate dimensions shall be included on all sheets. Level III sketch plans should be neat and orderly.
  - b. Large format photographs: Level I photographs shall include duplicate photographs that include a scale. Level II and III photographs shall include, at a minimum, at least one photograph with a scale, usually of the principal facade.
  - c. Written history and description: Data shall be typewritten on bond, following accepted rules of grammar.
3. Test: Inspection of the documentation by HABS/HAER staff.

