# APPENDIX A SUMMARY OF MITIGATION MEASURES AND STANDARD CONDITIONS

For each environmental topic evaluated in Section 5.0, Environmental Evaluation, of the IS/MND and listed below, this IS/MND incorporates previously approved mitigation measures from the EIR for SPA 5. Proposed changes to these mitigation measures are shown with strikeout for deleted text and underline for new text. New mitigation measures and standard conditions are provided for issues not covered in the previous analysis. Mitigation measures that were included in the EIR for SPA 5, but are not applicable for this analysis are noted as such.

#### 1. AESTHETICS

- Individual buildings on-site shall be located so that residential neighborhoods adjacent to the campus are not significantly impacted by shadows. For each structure over 32 feet in height, the campus shall submit a solar shadow study at the time of Site Plan Review to be reviewed and approved by the Community Development Department. A significant shade and shadow impact would occur if shadow-sensitive uses are shaded by project structures at anytime for a duration of one hour or more between the hours of 9:00 am and 4:00 pm. Shadow sensitive uses include offsite residential structures and rear yard patio areas, public parks and recreation areas, and public schools. For purposes of this determination, the shadow impacts shall be plotted for winter solstice (December 22nd) and summer solstice (June 22nd) using a methodology acceptable to the City of Orange. No Site Plan shall be approved, nor any structure in excess of 32 feet built, that would result in a significant impact as determined using these criteria. (SPA 5 EIR Previously Approved Mitigation Measure 1, Visual Impacts)
- MM 1-2 Roof-mounted equipment on future structures shall be screened from off-site. (SPA 5 EIR Previously Approved Mitigation Measure 2, Visual Impacts)
- MM 1-3 During Site Plan Review process, all architectural and landscape design plans and plant palettes shall be reviewed and approved by the City. (SPA 5 EIR Previously Approved Mitigation Measure 3, Visual Impacts)
- All proposed development on the expansion sites shall comply with development standards (i.e., building siting, height, setbacks, architecture, landscaping, perimeter walls, fences, lighting, etc.) and design guidelines established as proposed in the SPA 56. Elements that enhance neighborhood identity, character, or the "image" of the plan area, as well as livability, shall be maintained and/or encouraged whenever possible. Based on neighborhood and site assessment, such characteristics shall be identified and maintained, enhanced, and/or duplicated. (SPA 5 EIR Previously Approved Mitigation Measure 4, Visual Impacts)
- MM 1-5 Future development shall respond to the aesthetic expectations of the surrounding community by designing and locating facilities in a manner that preserves and enhances desirable features of local and neighborhood areas and promotes their

sense of identity. (SPA 5 EIR Previously Approved Mitigation Measure 5, Visual Impacts)

#### New Mitigation Measures

No additional mitigation measures are required with implementation of the Proposed Project.

#### Mitigation Measures from SPA 5 EIR Not Applicable

6 Future development shall consider the continuity relative to "The Cypress Street Neighborhood" and Old Towne and the transition/pedestrian connection between "The Cypress Street Neighborhood" and Old Towne. Chapman University shall provide financial assistance in the amount of \$70,000 for the purchase and installation of street trees and streetlights on Cypress, Lemon and Olive streets between Walnut Avenue and Sycamore Avenue (hereafter, "designated neighborhood"). Chapman University shall pay \$2,800 to the City for street trees by February 15, 2004. The \$2,800 shall be used by the City or by any organization designated by the City, for the sole purpose of purchasing and planting street trees in the designated neighborhood. Chapman University shall pay to the City the amount of \$33,600 prior to the issuance of a certificate of occupancy for any Chapman University structure of 20,000 square feet or greater. Chapman University shall pay a second installment of \$33,600 prior to the issuance of a second certificate of occupancy for any Chapman University structure of 20,000 feet or more. In any event, whether any construction occurs or not, the total of \$70,000 shall be due and payable to the City no later than January 13, 2009. The \$67,200 shall be used for the sole purpose of purchasing and installing a total of twenty-two 13-foot high "acorn style" Old Towne street lights to be located in the designated neighborhood. The streetlights shall be installed on or before January 13, 2009. This obligation shall not apply to certificates of occupancy for structures that received final design approval by the City prior to January 1, 2004. (SPA 5 EIR Previously Approved Mitigation Measure 6, Visual Impacts)

## 2. AGRICULTURE AND FOREST RESOURCES

No mitigation measures were identified in the SPA 5 EIR and no additional mitigation are required of the Proposed Project.

#### 3. AIR QUALITY

- MM 3-1 Soil disturbance shall be terminated when winds exceed 25 mph. (SPA 5 EIR Previously Approved Mitigation Measure 1, Air Quality-Dust Control)
- MM 3-2 Disturbed areas shall be stabilized via watering or other approved methods, if construction is delayed. (SPA 5 EIR Previously Approved Mitigation Measure 2, Air Quality-Dust Control)
- MM 3-3 Ninety-day low-NOx tune-ups shall be required for off-road equipment. (SPA 5 EIR Previously Approved Mitigation Measure 3, Air Quality-Emissions)

- MM 3-4 Allowable idling shall be limited to 10 minutes for trucks and heavy equipment. (SPA 5 EIR Previously Approved Mitigation Measure 4, Air Quality-Emissions)
- MM 3-5 Car pooling shall be encouraged for construction workers. (SPA 5 EIR Previously Approved Mitigation Measure 5, Air Quality-Off-Site Impacts)
- MM 3-6 Lane closures shall be limited to off-peak travel periods when feasible. (SPA 5 EIR Previously Approved Mitigation Measure 6, Air Quality-Off-Site Impacts)
- MM 3-7 Construction vehicles shall be parked off traveled roadways. (SPA 5 EIR Previously Approved Mitigation Measure 7, Air Quality-Off-Site Impacts)
- MM 3-8 Dirt hauled off-site shall be wetted down or covered. (SPA 5 EIR Previously Approved Mitigation Measure 8, Air Quality-Off-Site Impacts)
- MM 3-9 Access points shall be washed and swept, as necessary, to maintain a clean working environment. (SPA 5 EIR Previously Approved Mitigation Measure 9, Air Quality-Off-Site Impacts)
- MM 3-10 Receipt of materials shall be encouraged during non-peak traffic hours. (SPA 5 EIR Previously Approved Mitigation Measure 10, Air Quality-Off-Site Impacts)

## New Mitigation Measures

MM 3-11 Prior to the start of grading, the Construction Manager shall provide evidence acceptable to the Public Works Director and/or the Planning Director that during excavation and export of soil, the haul road(s) between the excavation area and the street will be paved or covered with rock, gravel or similar material, and kept clear of soil. If it is observed that soil from construction truck tires is carried into the street, a rumble strip and tire washing station will be installed.

#### Standard Condition

SC 3-1 During construction of the Proposed Project, the Contractor shall be required to comply with SCAQMD Rules 402 and 403 in order to minimize short-term emissions of dust and particulates. SCAQMD Rule 402 requires that air pollutant emissions not be a nuisance off site. SCAQMD Rule 403 requires that fugitive dust be controlled with the best available control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. This requirement shall be included as notes on the contractor specifications.

## Mitigation Measures from SPA 5 EIR Not Applicable

## Long-Term Mitigation Measures

14. The project shall include supporting retail and service commercial uses on-site to a level sufficient to significantly reduce the number of vehicular trips generated by future

University students, faculty, and staff. (SPA 5 EIR Previously Approved Mitigation Measure 1, Air Quality-Long-Term Mitigation Measures)

#### 4. BIOLOGICAL RESOURCES

# Applicable Previously Approved Mitigation Measures from SPA 5 EIR

No mitigation measures were identified in the SPA 5 EIR.

#### New Mitigation Measures

MM 4-1 The University shall ensure that a survey for active raptor nests is conducted 30 days prior to commencement of any demolition or construction activities during the raptor nesting season (February 1 to June 30) and within 500 feet of white mulberry, jacaranda, magnolia, camphor, and/or sycamore trees. A survey for active bird nests would be required seven days prior to commencement of construction during the peak bird nesting season (typically March 1 through July 30).

Should an active nest be identified, restrictions will be placed on construction activities in the vicinity of the active nest observed until the nest is no longer active, as determined by a qualified Biologist. These restrictions may include a 300- to 500-foot buffer zone designated around a nest to allow construction to proceed while minimizing disturbance to the active nest. Once the nest is no longer active, construction can proceed within the buffer zone.

## Mitigation Measures from SPA 5 EIR Not Applicable

No mitigation measures were identified in the SPA 5 EIR.

#### 5. CULTURAL RESOURCES

## Applicable Previously Approved Mitigation Measures from SPA 5 EIR

MM 5-1 If subsurface excavation is required for further planned development within Areas 1 and 2, a qualified historical archaeologist shall be contacted during these excavations in the event that such features are uncovered (a qualified city-accepted archaeologist shall be identified in construction documents). If these features are discovered, work shall halt in that area until the historical archaeologist determines the best treatment for the resource. (SPA 5 EIR Previously Approved Mitigation Measure 6, Historical Resources)

#### New Mitigation Measures

#### Standard Conditions

SC 5-1 If human remains are encountered during any excavation or other ground-disturbing work, *California Health and Safety Code* Section 7050.5 states

that no further disturbance shall occur until the Orange County Coroner has made a determination of origin and disposition pursuant to *California Public Resources Code* Section 5097.98. The provisions of Section 15064.5 of the CEQA Guidelines shall also be followed. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the County Coroner will notify the NAHC, which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 24 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials. These requirements shall be included as notes on the contractor specifications and verified by the Director of Public Works (or his/her designee) prior to commencement of grading activities.

## Mitigation Measures from SPA 5 EIR Not Applicable

- 1. Structures of local historic value within parcels acquired by the University shall be preserved to the extent feasible through their use as faculty/staff/student housing, administrative offices, or other compatible uses. The University shall establish a program whereby the architectural integrity of the houses identified for preservation are maintained through a condition of occupancy. (SPA 5 EIR Previously Approved Mitigation Measure 1, Historical Resources)
- 2. For historic structures which cannot be feasibly preserved in their present location, the University shall use its best effort to relocate those structures to another site on campus or elsewhere in the Old Towne District. If a feasible location is not found, the University may relocate the structures within City of Orange. (SPA 5 EIR Previously Approved Mitigation Measure 2, Historical Resources)
- 3. Historic structures that are not preserved or relocated shall be photo documented by a qualified architectural historian and salvageable historic features shall be banked, stored, and offered for salvage. (SPA 5 EIR Previously Approved Mitigation Measure 3, Historical Resources)
- 4. The historic integrity of buildings within the Historic District that are owned by the University shall be addressed through implementation of the design guidelines established in the SPA 5. Based on the SPA 5, the University shall provide the following:
  - A historic resources evaluation shall be conducted for buildings within the Specific Plan Area that are a contributing element to the Historic District (1997 or later historic building survey), prior to any alteration.
  - Buildings found not to be contributing elements to the Historic District shall be modified or demolished to accommodate University uses, although such modification or demolition shall consider the context, scale, and character of the surrounding uses as provided in the Specific Plan document (Section 7.4) and be in accordance with City of Orange CEQA Guidelines.

- Buildings found to be contributing elements to the Historic District shall not be modified except through the following process:
  - a) Consider preservation (avoidance) options.
  - b) Implement Adaptive Reuse Guidelines that would minimize physical alteration to include, but not be limited to the Villa Park Orchards packing house and Anaconda West Building.
  - c) Implement physical alterations that do not jeopardize the contributing elements of the structure.
  - d) Implement physical alterations consistent with Secretary of the Interior's Standards for Rehabilitation (adaptive use and restoration options).
  - e) In certain cases, consider relocation of entire structures to other acceptable sites in the community.
  - f) As a last resort, demolition shall include a documentation process, in accordance with City of Orange CEQA Guidelines and the Specific Plan document (Section 7.4).
  - g) Take efforts to salvage historical features.
- This process shall include consultation with Old Towne Preservation Association and Orange Barrio Historical Society. (SPA 5 EIR Previously Approved Mitigation Measure 4, Historical Resources)
- 5. Prior to demolition of the existing industrial buildings formerly housing the California Wire and Cable Company and California Cordage Plant, the historic features and uses that contributed to the history of the City of Orange shall be documented as follows:
  - a) Chapman University shall fund a formal survey and record of the subject buildings by an accepted method of historical documentation, such as Level III Historic American Building Survey (HABS) or other equivalent method. The documentation shall be prepared by an entity that is experienced with historic documentation.
  - b) Chapman University shall prepare an original documentary film record and corresponding original written documentation that includes: 1) the cultural history of the neighborhood generally bounded by Walnut Avenue to the north, Palm Avenue to the south, Glassell Street to the east, and the AT & SF Railroad to the west (sometimes referred to as "Cypress Street Neighborhood" or "Orange Barrio"); and 2) the history of the California Wire and Cable Company and California Cordage Plant (Anaconda East and West). The film and written documentaries shall include, but not limited to, research of Orange Public Library historical archives, interviews with residents and other individuals who have knowledge of the Orange Barrio and shall be completed and approved by the City

Library Director. The written documentation must be approved prior to the granting of a certificate of occupancy of any phase of the School of Film and Television and the film documentary within two years of the granting of first certificate of occupancy for the School of Film and Television. Three copies of the film in DVD format and of the written documentaries shall be made available for the Orange Public Library. Chapman University shall also, with the permission of the respective building owners, research and write a historical narrative for the following buildings: the Villa Park Orchards Packinghouse, the Cypress Street School (544 N. Cypress Street), the Old Quaker Church/Friendly Center (424 N. Cypress Street), the mural on garages at 440 N. Cypress Street, and four properties located between Cypress and Lemon (337 and 343 N. Cypress and 328 and 336 N. Lemon). The written documentation shall be completed within one year of the issuance of the first certificate of occupancy of the School and Film and Television, and three copies shall be provided to Orange Public Library for its archives.

- c) A meaningful element of the existing buildings, interpretive art work, or other monument reflecting the history of the site shall be commissioned and erected at a prominent location on the film school site.
- d) Building design shall incorporate elements that reflect the physical and historical context of the site.
- e) Consultation with the Old Towne Preservation Association and Orange Barrio Historical Society shall be conducted. (SPA 5 EIR Previously Approved Mitigation Measure 5, Historical Resources)

## 6. GEOLOGY AND SOILS

- MM 6-1 Prior to final approval of individual site plans for structures on campus, Chapman University shall submit to the City a site-specific geotechnical study prepared by a soils engineer, which includes detailed recommendations for site preparation, soils, engineering, grading specifications, surface and sub-surface drainage, and foundation and slab specifications. (SPA 5 EIR Previously Approved Mitigation Measure 1, Earth Resources)
- Prior to construction, on-site soil characteristics shall be evaluated to ensure building foundations and structures are designed to withstand the intensities of shaking that can be anticipated. (SPA 5 EIR Previously Approved Mitigation Measure 2, Earth Resources)
- MM 6-3 Prior to construction, remedial grading of poor soil conditions shall be conducted to prevent settlement of structures. (SPA 5 EIR Previously Approved Mitigation Measure 3, Earth Resources)

MM 6-4 Prior to issuance of a building permit, it shall be proven to the City of Orange, Building Department that all earthwork and building construction shall be designed in accordance with the seismic design provisions of the California Building Code, UBC, and/or other applicable design standards, such as Structural Engineering Association of California to promote safety in the event of an earthquake. (SPA 5 EIR Previously Approved Mitigation Measure 4, Earth Resources)

## New Mitigation Measures

No additional mitigation measures are required with implementation of the Proposed Project.

## Mitigation Measures from SPA 5 EIR Not Applicable

All geology and soils mitigation measures from SPA 5 EIR would be applicable to the Proposed Project.

# 7. GREENHOUSE GAS EMISSIONS

#### Applicable Previously Approved Mitigation Measures from SPA 5 EIR

Refer to MMs 17-4, 17-5, 17-7, 17-9, 17-10, 17-11, 17-12, and 17-13 which are listed under Section 5.17, Utilities/Service Systems, in the MND.

## New Mitigation Measures

Refer to SC 17-1 which is listed under Section 5.17, Utilities/Service Systems, in the MND.

#### Mitigation Measures from SPA 5 EIR Not Applicable

No mitigation measures were identified in the SPA 5 EIR.

#### 8. HAZARDS AND HAZARDOUS MATERIALS

- MM 8-1 Pre-construction assessments shall be conducted.
- MM 8-2 Remediation consistent with air hazards criteria in SCAQMD rules and regulations shall be performed.
- MM 8-3 Prior to demolition of existing buildings, the potential for presence of lead-based paint and ACMs shall be investigated. If the presence of lead-based paint or ACMs is suspected, proper precautions shall be taken during demolition activities. Additionally, the contaminants shall be remediated in compliance with California environmental regulations. (SPA 5 EIR Previously Approved Mitigation Measure 1, Hazard & Hazardous Materials)

- MM 8-4 If during construction/demolition of the Project, soil and/or groundwater contamination, or other potentially hazardous conditions are suspected, construction/demolition in the area shall cease and appropriate Health and Safety procedures shall be implemented. (SPA 5 EIR Previously Approved Mitigation Measure 2, Hazard & Hazardous Materials)
- MM 8-5 All investigation and/or remediation shall be conducted under a workplan approved by a regulatory agency that has jurisdiction to oversee hazardous waste cleanups. Complete characterization of the soil shall be needed prior to any excavation or removal action. (SPA 5 EIR Previously Approved Mitigation Measure 3, Hazard & Hazardous Materials)
- MM 8-6 Appropriate sampling shall be required prior to excavated soil. If the soil is contaminated, it shall be properly disposed of considering applicable Land Disposal Restrictions (LDRs) that are applicable to the soil. (SPA 5 EIR Previously Approved Mitigation Measure 4, Hazard & Hazardous Materials)

# New Mitigation Measures

No additional mitigation measures are required with implementation of the Proposed Project.

## Mitigation Measures from SPA 5 EIR Not Applicable

5. The University shall require that appropriate site soil testing and analysis be conducted prior to construction in the areas adjacent to the Project Area, and that measures for remediation during construction be presented, including protection of the public health of the students, faculty, and public that may utilize the proposed site for the School of Film and Television. (SPA 5 EIR Previously Approved Mitigation Measure 5, Hazard & Hazardous Materials)

## 9. HYDROLOGY AND WATER QUALITY

- MM 9-1 During design review, the Applicant shall specify the water quality management measures, including Best Management Practices that will be used to control post-construction runoff from new development areas. Measures shall include the routine structural and non-structural measures consistent with the City of Orange regulations implementing the countywide Drainage Area Management Plan. (SPA 5 EIR Previously Approved Mitigation Measure 3, Storm Drainage)
- MM 9-2 Construction sites shall be sandbagged for erosion control. (SPA 5 EIR Previously Approved Mitigation Measure 11, Air Quality-Off-Site Impacts)
- MM 9-3 The City of Orange shall continue to maintain City-owned storm drain facilities. (SPA 5 EIR Previously Approved Mitigation Measure 2, Storm Drainage)

#### Standard Conditions

- SC 9-1 **Preparation of a WQMP:** The Proposed Project would require discretionary City approval and is required to prepare a WQMP in accordance with the Orange County DAMP and City of Orange LIP. At a minimum, the WQMP shall contain project information related to site characteristics, expected pollutants, hydrology impacts, structural and nonstructural BMPs, LID design features (such as underground infiltrators and infiltration aboveground basins), operation and maintenance, and public education. The collective information is intended to describe how the project will minimize water quality impacts to downstream water bodies.
- SC 9-2 *Construction Phase SWPPP:* Prior to the issuance of grading permits, the Project Applicant shall obtain coverage under the State General Construction Permit and implement a SWPPP that will:
  - Require implementation of BMPs designed to prevent sediment in storm water discharges;
  - Prohibit discharges of storm water or non-storm water during the construction period at levels which would cause or contribute to an exceedance of applicable water quality standards contained in the Basin Plan;
  - Discuss in detail the BMPs planned for the project related to sediment and erosion control, non-sediment pollutants, and potential pollutants in non-storm water discharges;
  - Describe post-construction BMPs for the project;
  - Explain the maintenance program for the project's BMPs;
  - Monitor for visible and non-visible pollutants;
  - Require violations to be reported to the RWQCB during construction,; and
  - List the parties responsible for SWPPP implementation and BMP maintenance during and after grading. The project proponent shall implement the SWPPP and will modify the SWPPP, as directed by the Construction General Permit.
- Prior to final approval of the site plan for the Center for the Arts project, Chapman University shall submit to the City a site-specific hydrology study prepared by a qualified Hydrologist. The hydrology study shall be reviewed and approved by the Director of Public Works or his/her designee.

# Mitigation Measures from SPA 5 EIR Not Applicable

All hydrology and water quality mitigation measures from SPA 5 EIR would be applicable to the Proposed Project.

#### 10. LAND USE AND PLANNING

## Applicable Previously Approved Mitigation Measures from SPA 5 EIR

- MM 10-1 Future development within the Specific Plan Area shall be in accordance with the development standards of the Specific Plan. (SPA 5 EIR Previously Approved Mitigation Measure 4, Land Use)
- MM 10-2 Future development within the Specific Plan Area shall be compatible with other projects on the campus, and shall be consistent with the regulations and design guidelines of the approved Specific Plan. (SPA 5 EIR Previously Approved Mitigation Measure 5, Land Use)
- MM 10-3 The proposed uses on the expansion sites shall comply with detailed development standards and design guidelines contained within the SPA 5 document. See Land Use Regulations and Context Planning, Historic Preservation, and Enhancement Guidelines. (SPA 5 EIR Previously Approved Mitigation Measure 7, Land Use)
- MM 10-4 Provide that the campus F.A.R. shall not exceed 1.0, excluding parking structures. Provide that F.A.R. transfer of up to an additional 25% on a site shall be permitted, subject to the review and approval of the Community Development Director, so long as the F.A.R. of 1.0 on the overall campus is not exceeded. (SPA 5 EIR Previously Approved Mitigation Measure 9, Land Use)
- MM 10-5 At the time of site plan review, the University shall submit a summary of current building square footage, parking, and classroom capacity up to the maximum allowable by the Specific Plan. (SPA 5 EIR Previously Approved Mitigation Measure 10, Land Use)

#### Modified Mitigation Measures from SPA 5 EIR

- MM 10-6 The Specific Plan shall establish setbacks for University-related uses adjacent to residential, commercial, and public streets. The following setbacks shall be enforced for all future development on the campus:
  - a) Where a University property is adjacent to residential properties, all existing setbacks adjacent to the residential uses shall be adhered to as specified in the Specific Plan document.
  - b) A building setback of 20 feet shall be used between Palm Avenue and Sycamore Avenue where the University borders North Glassell Avenue.

- c) Where a University property is adjacent to a public street, the setbacks shall be as identified in Table 4.5-1 (p. 4-55 of this document) Chapter 6.4.1D of the Chapman University Specific Plan.
- d) Building heights shall be reduced for buildings within 120 feet of a residentially zoned property. Reductions in building heights shall consider compatibility, privacy, natural lighting, and shadow based on the scale, height, and setback of the proposed building. (SPA 5 EIR Previously Approved Mitigation Measure 6, Land Use)

(The change to MM 10-6 was made to clarify the setbacks associated with the Proposed Project. Some of the setbacks identified in Table 4.5.1 in the SPA 5 EIR have been updated and are shown in Chapter 6.4.1D of the Specific Plan. Because of the proposed change in the Specific Plan boundary, some of the setbacks or sections no longer apply and some required additional clarification. None of the changes result in a lesser setback and/or a greater intensity of development than what is allowed currently allowed under the Specific Plan.)

### New Mitigation Measures

No additional mitigation measures are required with implementation of the Proposed Project.

## Mitigation Measures from SPA 5 EIR Not Applicable

- 1. The University shall acquire the parcels as they become available on the open market. (SPA 5 EIR Previously Approved Mitigation Measure 1, Land Use)
- 2. The University shall pay fair market values for these parcels. Fair market value is assured because homeowners shall not be compelled to sell to the University. (SPA 5 EIR Previously Approved Mitigation Measure 2, Land Use)
- 3. Any building or site acquired by the University shall be maintained in good condition in order to maintain the quality of the neighborhood and historic district, and the property values of University-owned and surrounding properties. The property shall be maintained in accordance with the City's Property Maintenance Ordinance. (SPA 5 EIR Previously Approved Mitigation Measure 3, Land Use)
- 4. Use of a residential building for any nonresidential uses: any residential building that is no longer used for residential purposes must comply with the appropriate use standards herein for the planning unit of the Specific Plan it is located within and is consistent with the UBC, the UFC, and the Specific Plan Site Plan Review. (SPA 5 EIR Previously Approved Mitigation Measure 4, Land Use)

#### 11. MINERAL RESOURCES

No mitigation measures were identified in the SPA 5 EIR and no additional mitigation are required of the Proposed Project.

Appendix A

#### 12. NOISE

## Applicable Previously Approved Mitigation Measures from SPA 5 EIR

- MM 12-1 Construction activities shall comply with the City of Orange Noise Ordinance, which limits the hours of construction to normal weekday working hours between 7:00 AM and 8:00 PM. (SPA 5 EIR Previously Approved Mitigation Measure 1, Noise)
- MM 12-2 All construction equipment shall be equipped with standard mufflers and engine shields to minimize noise. (SPA 5 EIR Previously Approved Mitigation Measure 2, Noise)
- MM 12-3 All construction traffic, especially trucks, shall utilize streets and parking areas designated by the City. (SPA 5 EIR Previously Approved Mitigation Measure 3, Noise)

#### **Standard Conditions**

SC 12-1 Any on-campus equipment or activity shall be required to comply with Section 8.24.050 of the City's Noise Ordinance.

## New Mitigation Measures

- MM 12-4 Prior to the issuance of a building permit, the University shall demonstrate to the City Building Department that the building structure has been designed with acoustic considerations to improve building insulation and prevent noise transmission to the exterior.
- MM 12-5 The unloading of trucks during the nighttime hours (10:00 PM to 7:00 AM) shall be prohibited.
- MM 12-6 If pile driving is anticipated during the construction of the Proposed Project, low-impact pile driving methods shall be utilized, such as press-in, drilled piles, or the use of a sonic or vibratory pile driver.
- MM 12-7 If pile driving activities are required, Chapman University would be required to notify occupants of all buildings within 280 feet from where pile driving activities would occur. The written notification should be provided at least 48 hours prior to activities, indicating the allowed construction hours and schedule of pile driving activities that could cause perceptible vibration. The notification would include a contact person at Chapman University to receive and respond to vibration complaints.

# Mitigation Measures from SPA 5 EIR Not Applicable

The following measures from SPA 5 EIR were identified specifically for the School of Film and Television Operation and are not applicable to the Center for the Arts project.

- 5. Outdoor entertainment at the School of Film and Television Direct exposure to the community shall be minimized and activities that extend past 10:00 p.m. (for outdoor activities). (SPA 5 EIR Previously Approved Mitigation Measure 5, Noise)
- 6. Parking lots and parking structures These facilities shall be screened from the community by landscaping or walls, suing line-of-sight criterion. (SPA 5 EIR Previously Approved Mitigation Measure 6, Noise)
- 7. Trucks Whenever feasible, in areas where truck traffic is planned, walls or barriers shall be constructed to minimize the impact on community neighbors. (SPA 5 EIR Previously Approved Mitigation Measure 7, Noise)
- 8. Any on-campus equipment or activity shall be required to comply with the City of Orange Noise Ordinance. (SPA 5 EIR Previously Approved Mitigation Measure 8, Noise)
- 9. All mechanical sweeping operations shall be confined to daytime hours (7 a.m. to 10 p.m.). (SPA 5 EIR Previously Approved Mitigation Measure 9, Noise)

#### 13. POPULATION AND HOUSING

# Applicable Previously Approved Mitigation Measures from SPA 5 EIR

The Proposed Project was determined to have a less than significant impact on population and housing. Previously approved mitigation measures from SPA 5 EIR would not be applicable to the Proposed Project.

#### New Mitigation Measures

No additional mitigation measures are required with implementation of the Proposed Project.

## Mitigation Measures from SPA 5 EIR Not Applicable

- 1. The University shall acquire parcels as they become available on the open market. (SPA 5 EIR Previously Approved Mitigation Measure 1, Population and Housing)
- 2. The University shall pay fair market values for these parcels. Fair market value is assured because homeowners shall not be compelled to sell to the University. (SPA 5 EIR Previously Approved Mitigation Measure 2, Population and Housing)
- 3. Future development within the Specific Plan Area shall be compatible with other projects on the campus, and shall be consistent with the development standards and design

- guidelines of the Specific Plan. (SPA 5 EIR Previously Approved Mitigation Measure 3, Population and Housing)
- 4. Any building or site that is acquired by the University shall be maintained to a similar standard as adjacent neighboring properties to maintain the quality of the neighborhood and property values. (SPA 5 EIR Previously Approved Mitigation Measure 4, Population and Housing)
- 5. The proposed uses on the expansion sites shall comply with detailed development standards and design guidelines contained within the SPA 5 document. (SPA 5 EIR Previously Approved Mitigation Measure 5, Population and Housing)
- 6. If a Proposed Project includes relocation or demolition of three or more historic homes, Chapman University shall prepare and implement a relocation plan, whereby the impacted historic homes may be moved to another site within the Old Towne District. If a feasible location is not found, the University may consider land banking and/or site identification with the City of Orange. (SPA 5 EIR Previously Approved Mitigation Measure 6, Population and Housing)

#### 14. PUBLIC SERVICES

- MM 14-1 Traffic control devices, such as gates, shall not be installed. (SPA 5 EIR Previously Approved Mitigation Measure 1, Fire Protection)
- MM 14-2 All weather access of at least 20 feet wide with 14 feet of clearance shall be provided to within 150 feet of all portions of exterior walls of buildings. (SPA 5 EIR Previously Approved Mitigation Measure 2, Fire Protection)
- MM 14-3 Existing water lines shall be upgraded, if necessary, based upon fire flow requirements and fire hydrant spacing. (SPA 5 EIR Previously Approved Mitigation Measure 3, Fire Protection)
- MM 14-4 Structures having a floor area, per UBC Section 505, greater than 12,000 square feet on any one story shall have an approved automatic fire sprinkler system installed throughout with a supervised outside-listed indicating control valve and an on-site fire hydrant within 40 feet of the Fire Department connection. (SPA 5 EIR Previously Approved Mitigation Measure 4, Fire Protection)
- MM 14-5 When an automatic sprinkler system serves more than 100 sprinklers, it shall be supervised by an approved central, proprietary or remote station service or a local alarm that will give an audible signal at a constantly attended location. Sprinkler system plans shall be submitted to the Fire Department prior to installation. (SPA 5 EIR Previously Approved Mitigation Measure 5, Fire Protection)

- MM 14-6 The Fire Department connection shall not be affixed to the building and shall be placed in a location approved by the Fire Department. (SPA 5 EIR Previously Approved Mitigation Measure 6, Fire Protection)
- MM 14-7 The Project applicant shall provide on-site fire hydrant(s) and mains capable of supplying the required fire flow. The hydrant model and on-site location shall be approved by the Fire Department and have a 3-foot minimum clearance around the circumference of the fire hydrant. The on-site hydrants shall not be controlled by the control valve (P.I.V.) for the sprinkler system so that water flow to hydrants is not impaired should the sprinkler system be shut down for any reason. (SPA 5 EIR Previously Approved Mitigation Measure 7, Fire Protection)
- MM 14-8 The Campus Safety Department shall work with the City of Orange Police Department to ensure adequate security services. (SPA 5 EIR Previously Approved Mitigation Measure 1, Police Protection)
- MM 14-9 Recreational and academic areas shall comply with "commercial" Building Security requirements in Orange Municipal Code 15.52, reference Ordinance No. 7-79. (SPA 5 EIR Previously Approved Mitigation Measure 5, Police Protection)
- MM 14-10 Security and design measures that employ defensible space concepts shall be integrated into the project design and construction plans prior to the completion of construction documents by Chapman University. These measures incorporate the concepts of Crime Prevention Through Environmental Design (CPTED), which involve the placement and orientation of structures, access and visibility of common areas, placement of doors and windows, lighting, addressing and landscaping. CPTED promotes public safety, and physical security and allows students, staff, and visitors the ability to monitor activity. (SPA 5 EIR Previously Approved Mitigation Measure 6, Police Protection)

# New Mitigation Measures

#### Standard Conditions

- SC 14-1 The project shall comply with the requirements established in the City's building codes, including the California Fire Code and the City's Fire Code, during construction and operation/use of the project.
- SC 14-2 The Project Applicant shall pay the applicable Fire Protection Facilities Program fee (Chapter 15.38 of the City's Municipal Code).
- SC 14-3 The project shall comply with the requirements established in Chapter 15.52 of the *Orange Municipal Code* (Building Security Ordinance #7-79) during construction and operation/use of the project.

## Mitigation Measures from SPA 5 EIR Not Applicable

- 2. "Single motion" unlocking hardware for exterior unit doors that incorporate the use of deadbolts in accordance with State Building Code/Fire Code regulations shall be utilized, as approved by the City of Orange Police Department, Crime Prevention Bureau. (SPA 5 EIR Previously Approved Mitigation Measure 2, Police Protection)
- 3. Any designated handicapped rooms in the housing area shall have a second 190 degree door viewer, not to be mounted more than 44 inches from the bottom of the door. (SPA 5 EIR Previously Approved Mitigation Measure 3, Police Protection)
- 4. Student housing shall comply with "multiple housing" residential Building Security requirements in Orange Municipal Code 15.52, reference Ordinance No. 7-79. (SPA 5 EIR Previously Approved Mitigation Measure 4, Police Protection)

#### 15. RECREATION

No mitigation measures were identified in the SPA 5 EIR and no additional mitigation are required of the Proposed Project.

#### 16. TRANPORTATION/TRAFFIC

- MM 16-1 Strategically schedule special campus events to avoid arrivals and departures during those same time periods. (SPA 5 EIR Previously Approved Mitigation Measure 5, Transportation)
- MM 16-2 Maintain the practice of scheduling special events to avoid peak class schedule days at the campus, and of implementing additional parking and traffic management programs in conjunction with those events. Such practices include advance parking/traffic information to event attendees, supplementary traffic direction and personnel, use of temporary overflow facilities (i.e., the athletic field) and working with the City and adjacent community for a temporary suspension of the Residential Permit Program. Special notification and signage will be provided so that overflow parking may be directed to alternative parking locations. (SPA 5 EIR Previously Approved Mitigation Measure 13, Transportation-Parking)
- MM 16-3 Maintain the current parking registration program to specifically include mandatory registration of all commuter student, resident students, and employee vehicles. (SPA 5 EIR Previously Approved Mitigation Measure 9, Transportation)
- MM 16-4 With future campus enhancement and expansions, design ratios of 0.47 spaces per seat and 0.60 spaces per bed shall be applied. Chapman University already has an adopted monitoring program related to parking, which corresponds to the Cityapproved Parking Management Plan (PMP). The PMP requires an annual review of actual parking conditions in and around the University. The parking ratios to

guide future parking provisions at the University were derived from a first series of studies that are now being repeated annually. The review process is referred to as the annual "PMP report card". Given the annual reviews, these parking ratios will be validated on a continuing basis. (SPA 5 EIR Previously Approved Mitigation Measure 10, Transportation)

MM 16-5 Chapman University shall not add new seats or new beds, unless the parking requirements of a particular project in the future could be satisfied. The implementation of development guidelines in the Specific Plan, the action items of the Parking Management Plan, and the City's project application/review process shall ensure that adequate future supply is provided, and that these future spaces be accessible in relation to future facilities. (SPA 5 EIR Previously Approved Mitigation Measure 15, Transportation)

#### New Mitigation Measures

None required.

#### Mitigation Measures from SPA 5 EIR Not Applicable

#### **Transportation**

- 1. Develop future surface and structured Campus parking facilities with the greatest proximity to, and access along, key collector and arterial streets (i.e., Glassell Street, Walnut Avenue, and Palm Avenue) to minimize the attraction to local residential roadways. (SPA 5 EIR Previously Approved Mitigation Measure 1, Transportation)
- 2. The location and design of parking areas shall not encourage mid-block pedestrian movements. (SPA 5 EIR Previously Approved Mitigation Measure 2, Transportation)
- 3. Incorporate enhanced transit access accommodations along Glassell Street and future Orange County Transportation Authority (OCTA) routes in accordance with OCTA standards to include schedule information, shelters, and turnouts, as appropriate, and in support of Metrolink service and nearby stations. (SPA 5 EIR Previously Approved Mitigation Measure 3, Transportation)
- 4. As classroom capacity becomes available, attempt to schedule classes to avoid starting and ending times within the AM and PM on-street peak hours. Such a practice would service to reduce traffic increments identified for the future worst-case expansion scenarios. (SPA 5 EIR Previously Approved Mitigation Measure 4, Transportation)
- 6. Year 2005 and Year 2016 deficiencies at impacted intersections shall be addressed by implementation of the recommended mitigation measures (through signalization at five currently stop-controlled intersections, restriping at the Lemon Street @ Chapman Avenue intersection, and Chapman University's fair-share contribution to the Cityplanned improvements at the Tustin Street @ Chapman Avenue intersection).

The project's significant traffic impacts along two key roadway segments (i.e., Walnut Avenue both west and east of Center Street) in the Year 2016 shall be alleviated through installation of a traffic signal at the Center Street @ Walnut Avenue intersection. This mitigation measure shall also address the project's impact on an intersection basis (i.e., related to increases in pedestrian activity generated by the addition of residence hall beds by the Year 2016 at the Center Street @ Walnut Avenue intersection).

In conjunction with signalizing the Center Street @ Walnut Avenue intersection in the Year 2016, a coordinated traffic signal shall be installed at the Shaffer Street @ Walnut Avenue intersection to address the short distance of 288 feet between the two intersections.

Chapman University already has adopted a monitoring program related to parking, which corresponds to the City-approved Parking Management Plan (PMP). Two other monitoring programs are recommended to address traffic-related issues and significant traffic impacts identified in this study. These two monitoring programs relate to:

- Walnut Avenue between Glassell Street and Center Street (expected to be significantly impacted by the project during a typical weekday in the Year 2016)
- Glassell Street @ Palm Avenue intersection (existing traffic volumes meet traffic signal warrants; expected to be significantly impacted by the project during the AM and PM peak hours in the Year 2005)

The monitoring program for Walnut Avenue will involve a review of the traffic conditions (on a typical weekday) along Walnut Avenue between Glassell Street and Center Street. The review will be performed on an annual basis, unless there is a project proposed by the University that may add significant volumes to Walnut Avenue between Glassell Street and Center Street. If the monitoring program identifies that roadway traffic thresholds have been met, then physical improvements (i.e., roadway restriping, reconfiguration, widening, etc.) will be implemented to provide four travel lanes along Walnut Avenue between Glassell Street and Center Street.

It is recommended that an intermittent monitoring program be established for Glassell Street @ Palm Avenue intersection to review its operations once it is signalized.

Table 4.7-13 quantifies the project's probable percent "fair-share" for mitigating significant impacts at the key intersections. The project's percent share was calculated based upon a ratio between the project-generated traffic volumes versus the <u>total</u> growth (due to ambient/background growth through the Year 2005 and Year 2016, cumulative development projects, and the Chapman University project).

The fair share contribution percentages reported in Table 4.7-13 are based upon the findings and traffic forecasts of the traffic study. However, as part of the City's monitoring program for the installation of future traffic signals and street/intersection improvements, and as future traffic studies are performed to evaluate future projects in the Specific Plan, Chapman University's fair-share contribution calculations should be

- updated accordingly. (SPA 5 EIR Previously Approved Mitigation Measure 6, Transportation)
- 7. To address the project's significant traffic impact to a less than significant level at the Lemon Street @ Chapman Avenue intersection in the Year 2016, the northbound approach and southbound approach shall be restriped to provide one left-turn lane and a shared through/right-turn lane. No additional right-of-way shall be necessary. This shall require the relocation of the U.S. Postal Service mailboxes currently located on the southwest corner of the intersection to another location deemed appropriate by the U.S. Postal Service office in Orange. North of Chapman Avenue, the recommended mitigation measure shall require the removal of five on-street parking spaces on the west side of Lemon Street, and the removal of six on-street spaces on the east side of Lemon Street. South of Chapman Avenue, two on-street spaces shall need to be removed on the west side of Lemon Street, and four on-street spaces shall need to be removed on the east side of Lemon Street. (SPA 5 EIR Previously Approved Mitigation Measure 7, Transportation)
- 8. To mitigate for the project's significant traffic impact at the Tustin Street @ Chapman Avenue under Year 2016 conditions, the project shall contribute to the City-planned improvements at the intersection (i.e., additional through lane on the westbound and eastbound approaches, plus exclusive right-turn lanes on each approach of the intersection) on a fair-share basis. The City's design plans have been obtained, and are included in Appendix E. (SPA 5 EIR Previously Approved Mitigation Measure 8, Transportation)

## Transportation - Parking

- 11. Spaces shall be allocated in accordance with indicated ratios, based on user destination and the most convenient parking location. (SPA 5 EIR Previously Approved Mitigation Measure 11, Transportation)
- 12. Parking lot locations and design should discourage mid-block pedestrian crossings. (SPA 5 EIR Previously Approved Mitigation Measure 12, Transportation)
- 14. The Parking Management Plan established for the University shall be updated annually and shall be included and considered as part of the Environmental Checklist evaluation for any new project. (SPA 5 EIR Previously Approved Mitigation Measure 14, Transportation)
- 16. As new parking structures and/or parking lots are considered, the traffic circulation evaluation must be updated to ensure that there are no additional impacts beyond the assumptions of the Final EIR, such as impacts on neighboring residential uses. (SPA 5 EIR Previously Approved Mitigation Measure 16, Transportation)

#### 17. UTLITIES/SERVICE SYSTEMS

- MM 17-1 Any new lines located in a public street and constructed according to City standards shall be offered for dedication by the University to the City. If the City accepts the lines, the lines shall be maintained by the City. (SPA 5 EIR Previously Approved Mitigation Measure 1, Sewer)
- MM 17-2 Chapman University shall bear the cost of construction for upgrade of the sewer system, directly adjacent to the Project Area, if deemed necessary by the City of Orange Public Works Department. (SPA 5 EIR Previously Approved Mitigation Measure 2, Sewer)
- MM 17-4 Low-flush toilets shall be utilized (Section 17921.23 of the Health and Safety Code). (SPA 5 EIR Previously Approved Mitigation Measure 1, Water)
- MM 17-5 Low-flush showers and faucets shall be utilized (California Administrative Code, Title 24, Part 6, Article 1, T20-1406F). (SPA 5 EIR Previously Approved Mitigation Measure 2, Water)
- MM 17-6 Insulation of hot water lines in water recirculating systems shall be utilized (California Energy Commission regulations). (SPA 5 EIR Previously Approved Mitigation Measure 3, Water)
- MM 17-7 The Project shall also comply with water conservation provisions of the appropriate plumbing code. (SPA 5 EIR Previously Approved Mitigation Measure 4, Water)
- MM 17-8 Chapman University shall be responsible for all construction costs ensuing from the upgrade of the water system as mandated by the City Water Division as a condition of campus expansion. (SPA 5 EIR Previously Approved Mitigation Measure 5, Water)
- MM 17-9 The Project developer shall provide standard bin enclosures for refuse. (SPA 5 EIR Previously Approved Mitigation Measure 1, Solid Waste)
- MM 17-10 The Project developer shall provide for clear, unobstructed access for refuse collection vehicles. (SPA 5 EIR Previously Approved Mitigation Measure 2, Solid Waste)
- MM 17-11 Waste haulers shall contribute to the require reduction of waste (State law) by recycling the residential and commercial waste they have collected. (SPA 5 EIR Previously Approved Mitigation Measure 3, Solid Waste)
- MM 17-12 The University shall employ measures to reduce the amount of constructiongenerated waste by developing a specific construction waste reduction plan prior

to construction. The plan shall be coordinated with the recycling coordinator of the City of Orange and shall be approved by the Community Development Director prior to the issuance of a grading and/or demolition permits. (SPA 5 EIR Previously Approved Mitigation Measure 4, Solid Waste)

MM 17-13 Efforts to reduce construction and demolition waste shall include consideration of deconstruction, rather than wrecking demolition, and shall include efforts to recycle, sell, or otherwise salvage usable building materials. (SPA 5 EIR Previously Approved Mitigation Measure 5, Solid Waste)

# New Mitigation Measures

#### Standard Conditions

- SC 17-1 The project shall incorporate water conservation measures, as required by the California Building Code and the City's building regulations.
- SC 17-2 The University shall pay connection and service fees for water and sewer services to the project.
- SC 17-3 The University shall construct water and sewer connections per City standards.

### Mitigation Measure

MM 17-3 Prior to final approval of individual site plans for structures on campus, Chapman University shall submit to the City a site-specific sewer study prepared by a qualified Engineer. The sewer study shall be reviewed and approved by the Director of Public Works or his/her designee.

## Mitigation Measures from SPA 5 EIR Not Applicable

All utilities and service systems mitigation measures from SPA 5 EIR would be applicable to the Proposed Project.