

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

TO: Interested Parties

DATE: May 15, 2015

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

CEQA Anna Pehoushek, AICP, Acting Assistant Community Development Director
LEAD AGENCY: City of Orange, 300 East Chapman Avenue, Orange, CA. 92866
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The City of Orange is commencing with preparation of a Draft Subsequent Environmental Impact Report for the Chapman University Specific Plan Amendment No. 7, and has released this Notice of Preparation (NOP) and Notice of Public Scoping Meeting per the requirements of the California Environmental Quality Act (CEQA).

The City wants to know your views and your specific concerns related to the potential environmental effects of the project. Information gathered during the NOP comment period will be used to shape and focus future analyses of environmental impacts.

If you are a public agency, the City is interested in the views of your agency as to the scope and content of the environmental information germane to your agency's statutory responsibilities. As a responsible or trustee agency, your agency may need to use the EIR prepared by the City when considering issuance of a permit or other approval for the project.

NOP COMMENT PERIOD:

The City invites you to submit written comments describing your specific environmental concerns, and if representing a public agency, please identify your specific areas of statutory responsibility. Written comments are desired at the earliest possible date, but due to the time limits mandated by State law, your response must be sent no later than 30 days after receipt of this notice. **The NOP public comment period begins on May 15, 2015 and ends on June 15, 2015.** Please send your written comments to the City staff contact identified above, and please include your name, address, and contact information in your correspondence.

PUBLIC SCOPING MEETING INFORMATION:

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

Weimer Room, Orange City Hall
300 East Chapman Avenue, Orange CA 92866
May 27, 2015
4:00 p.m. to 5:00 p.m. for interested agencies
6:00 p.m. to 8:00 p.m. for members of the public

DOCUMENT AVAILABILITY:

The project description, location, and potential environmental effects are described below. An Initial Study (which provides a preliminary analysis of the environmental effects of the project) has also been prepared. Copies of the Initial Study are available for public review at the Orange Public Library & Local History Center and on the City's website at www.cityoforange.org, and at the following locations:

- Orange Public Library & Local History Center (407 E. Chapman Avenue, Orange, CA 92866)
- Orange City Hall, Offices of the City Clerk and Community Development Department (300 East Chapman Avenue, Orange, CA 92866)

PROJECT APPLICANT: Kris Eric Olsen, Vice President Campus Planning and Operations, Chapman University, One University Drive, Orange, CA 92866

PROJECT LOCATION: The project is located in the City of Orange, California. The proposed Specific Plan Amendment pertains to two distinct areas of the Chapman University campus. The first, referred to as the Campus Core is generally located to the south of Everett Place, west of Shaffer Street, north of Maple Avenue, and east of the Atchison, Topeka & Santa Fe (AT&SF) Railroad tracks, except for a small portion to the south of Maple Avenue along Cypress Street, and a small parcel to the west of the railroad on the south side of Palm Avenue. New parcels to be incorporated into the proposed Specific Plan Amendment are located in the same general area, including parcels located east of Parker Street, west of the AT&SF Railroad tracks. The second distinct area, referred to as Panther Village, is generally located at the intersection of West Chapman Avenue and North Rampart Street.

PROJECT DESCRIPTION:

In response to the need to accommodate anticipated campus growth and the City's desire for a definitive planning tool to guide future campus development, Chapman University is proposing a Specific Plan Amendment.

The proposed Specific Plan Amendment is a comprehensive update to the existing Specific Plan that includes incorporation of additional properties into the Specific Plan area, an increase in student enrollment and classroom seats, an expanded and updated discussion of campus-wide landscaping, an increase in the allowable floor area ratio of the campus, an enhanced circulation discussion, refinement to the design guidelines and development standards, new landscape design guidelines, and an updated implementation chapter. Design guidelines, landscape design guidelines, and development standards within the Specific Plan would comply with the Historic Preservation Design Standards for Old Towne as well as the City of Orange Landscape Standards and Specifications.

The proposed Specific Plan Amendment area would increase from 58.37 to 75.46 acres. The proposed Specific Plan Amendment would guide the use, density, and design of future development within the Specific Plan boundary. New areas to be incorporated into the proposed Specific Plan Amendment area would be rezoned as a Public Institution (Specific Plan) designation (1.25 FAR) and Urban Mixed Use (Specific Plan) (UMU (SP)).

The proposed Specific Plan Amendment would allow for the following changes from the existing Specific Plan:

- Maximum enrollment to increase from 8,700 students to 11,650 students.
- Maximum classroom seating capacity to increase from 5,000 to 7,500.

- Maximum Floor Area Ratio (FAR) to increase from 1.0 to 1.25.
- Minimum allowable open space to decrease from 30% to 25% of the overall campus.

The proposed Specific Plan Amendment would allow for the redevelopment of existing buildings and facilities within the properties involved in the proposed Specific Plan Amendment and the construction of new buildings and facilities, some of which will be multiple stories. Current and anticipated future projects located within the proposed Specific Plan Amendment area, include but are not limited to the following:

- Additional student housing, including new student housing replacing the Davis Apartments, Davis Community Center, Harris Apartments, and Morlan Hall, which are located on-campus
- Additional staff/faculty housing (typically in existing homes that are renovated)
- Addition of the Panther Village site (located at 3101 West Chapman Avenue)
- Adaptive re-use of the historic Villa Park Orchards Packinghouse
- Expansion of Dodge College of Film and Media Arts (e.g., Millennial Studios and backlot)
- DeMille Hall replacement
- Bhathal Student Services Center replacement
- Restaurants and University Pub
- Expansion/renovation of existing parking lots/structures
- Construction of new parking lots/structures
- Expansion/renovation of existing academic facilities
- Construction of new academic facilities
- Expansion/renovation of existing sports facilities
- Expansion of student-oriented facilities and food service venues
- Construction of new student-oriented facilities and food service venues
- Expansion of existing and construction of additional administrative facilities and offices

The estimated time frame for buildout of these project components is over a 10-year period beginning in 2016 and ending in 2026. The projects will be implemented in phases over the 10-year period. The University would request a development agreement from the City to implement these projects. In order to accommodate these new facilities, the Specific Plan is being amended to include existing University-owned property that is not currently within the existing Specific Plan boundaries.

SUMMARY OF PROBABLE ENVIRONMENTAL EFFECTS:

Implementation of the proposed project may result in significant environmental effects in the areas of aesthetics, air quality, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, transportation and traffic, recreation, public services, and utilities. Potential environmental effects are described in greater detail in the Initial Study prepared for the project.