

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Chapman University Specific Plan Amendment No. 7

Lead Agency: <u>City of Orange</u>	Contact Person: <u>Anna Pehoushek</u>
Mailing Address: <u>300 East Chapman Avenue</u>	Phone: <u>714-744-7240</u>
City: <u>Orange</u> Zip: <u>92866</u>	County: <u>Orange</u>

Project Location: County: Orange City/Nearest Community: Orange
 Cross Streets: Multiple: Everett Place, Shaffer St, Maple Ave and N. Rampart St, W. Chapman Ave Zip Code: 92866
 Longitude/Latitude (degrees, minutes and seconds): 33 ° 47 ' 32.2 " N / 117 ° 51 ' 13.5 " W Total Acres: 75.46
 Assessor's Parcel No.: Please see attached. Section: 30 Twp.: 4S Range: 9W Base: San Bern.
 Within 2 Miles: State Hwy #: I-5, SR-57, SR-22, SR-55 Waterways: Santa Ana River
 Airports: UCI Medical Center heliport Railways: AT&SF Railroad Schools: Please see attached.

Document Type:

CEQA: <input checked="" type="checkbox"/> NOP	<input type="checkbox"/> Draft EIR	NEPA: <input type="checkbox"/> NOI	Other: <input type="checkbox"/> Joint Document
<input type="checkbox"/> Early Cons	<input type="checkbox"/> Supplement/Subsequent EIR	<input type="checkbox"/> EA	<input type="checkbox"/> Final Document
<input type="checkbox"/> Neg Dec	(Prior SCH No.) _____	<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Mit Neg Dec	Other: _____	<input type="checkbox"/> FONSI	

Local Action Type:

<input type="checkbox"/> General Plan Update	<input checked="" type="checkbox"/> Specific Plan	<input checked="" type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input checked="" type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Land Division (Subdivision, etc.)	<input type="checkbox"/> Other: _____

Development Type:

<input type="checkbox"/> Residential: Units _____ Acres _____ <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____ <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____ <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ <input checked="" type="checkbox"/> Educational: <u>Chapman University Specific Plan Amendment</u> <input type="checkbox"/> Recreational: _____ <input type="checkbox"/> Water Facilities: Type _____ MGD _____	<input type="checkbox"/> Transportation: Type _____ <input type="checkbox"/> Mining: Mineral _____ <input type="checkbox"/> Power: Type _____ MW _____ <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ <input type="checkbox"/> Hazardous Waste: Type _____ <input type="checkbox"/> Other: _____
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Project Issues Discussed in Document:

<input checked="" type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input checked="" type="checkbox"/> Recreation/Parks	<input type="checkbox"/> Vegetation
<input checked="" type="checkbox"/> Agricultural Land	<input checked="" type="checkbox"/> Flood Plain/Flooding	<input checked="" type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Air Quality	<input type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Septic Systems	<input checked="" type="checkbox"/> Water Supply/Groundwater
<input checked="" type="checkbox"/> Archeological/Historical	<input checked="" type="checkbox"/> Geologic/Seismic	<input checked="" type="checkbox"/> Sewer Capacity	<input checked="" type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Minerals	<input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading	<input checked="" type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Solid Waste	<input checked="" type="checkbox"/> Land Use
<input checked="" type="checkbox"/> Drainage/Absorption	<input checked="" type="checkbox"/> Population/Housing Balance	<input checked="" type="checkbox"/> Toxic/Hazardous	<input checked="" type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Economic/Jobs	<input checked="" type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation	<input type="checkbox"/> Other: _____

Present Land Use/Zoning/General Plan Designation:

Please see attached.

Project Description: (please use a separate page if necessary)

Please see attached.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/>	Air Resources Board	<input checked="" type="checkbox"/>	Office of Historic Preservation
<input type="checkbox"/>	Boating & Waterways, Department of	<input type="checkbox"/>	Office of Public School Construction
<input type="checkbox"/>	California Emergency Management Agency	<input type="checkbox"/>	Parks & Recreation, Department of
<input type="checkbox"/>	California Highway Patrol	<input type="checkbox"/>	Pesticide Regulation, Department of
<input checked="" type="checkbox"/>	Caltrans District # <u>12</u>	<input type="checkbox"/>	Public Utilities Commission
<input type="checkbox"/>	Caltrans Division of Aeronautics	<input checked="" type="checkbox"/>	Regional WQCB # <u>8</u>
<input type="checkbox"/>	Caltrans Planning	<input type="checkbox"/>	Resources Agency
<input type="checkbox"/>	Central Valley Flood Protection Board	<input type="checkbox"/>	Resources Recycling and Recovery, Department of
<input type="checkbox"/>	Coachella Valley Mtns. Conservancy	<input type="checkbox"/>	S.F. Bay Conservation & Development Comm.
<input type="checkbox"/>	Coastal Commission	<input type="checkbox"/>	San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/>	Colorado River Board	<input type="checkbox"/>	San Joaquin River Conservancy
<input type="checkbox"/>	Conservation, Department of	<input type="checkbox"/>	Santa Monica Mtns. Conservancy
<input type="checkbox"/>	Corrections, Department of	<input type="checkbox"/>	State Lands Commission
<input type="checkbox"/>	Delta Protection Commission	<input type="checkbox"/>	SWRCB: Clean Water Grants
<input type="checkbox"/>	Education, Department of	<input checked="" type="checkbox"/>	SWRCB: Water Quality
<input type="checkbox"/>	Energy Commission	<input type="checkbox"/>	SWRCB: Water Rights
<input checked="" type="checkbox"/>	Fish & Game Region # <u>5</u>	<input type="checkbox"/>	Tahoe Regional Planning Agency
<input type="checkbox"/>	Food & Agriculture, Department of	<input checked="" type="checkbox"/>	Toxic Substances Control, Department of
<input type="checkbox"/>	Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/>	Water Resources, Department of
<input type="checkbox"/>	General Services, Department of		Other: _____
<input type="checkbox"/>	Health Services, Department of		Other: _____
<input type="checkbox"/>	Housing & Community Development		
<input checked="" type="checkbox"/>	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date May 15, 2015 Ending Date June 15, 2015

Lead Agency (Complete if applicable):

Consulting Firm: <u>Dudek</u>	Applicant: <u>Chapman University</u>
Address: <u>605 Third Street</u>	Address: <u>One University Drive</u>
City/State/Zip: <u>Encinitas/California/92024</u>	City/State/Zip: <u>Orange/California/92866</u>
Contact: <u>Sarah Lozano, AICP</u>	Phone: <u>714-628-7303</u>
Phone: <u>760-479-4251</u>	

Signature of Lead Agency Representative:  Date: May 15, 2015

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

ATTACHMENT TO THE NOTICE OF COMPLETION
CITY OF ORANGE
CHAPMAN UNIVERSITY SPECIFIC PLAN AMENDMENT NO. 7

APNs:

Specific Plan Amendment Area APNs

Address	APN
544 N. Cypress Street	039-134-02
501 & 633 W. Palm Avenue	386-443-02 & -03
448 N. Cypress Street	039-141-13
392 N. Lemon Street	039-151-25
360 N. Lemon Street	039-151-22
356 N. Lemon Street	039-151-21
303 W. Palm Avenue	039-151-28
332 N. Olive Street	039-152-11
320 N. Olive Street	039-152-10
312 N. Olive Street	039-152-09
304 N. Olive Street	039-152-08
233 W. Palm Avenue	039-152-07
237 W. Palm Avenue	039-152-06
311 N. Lemon Street	039-152-05
321 N. Lemon Street	039-152-04
238 W. Palm Ave. & 273 N. Lemon St.	039-162-01 & -02
204 N. Olive Street	039-162-11
141 W. Palm Avenue	039-153-05
349 N. Olive Street	039-153-01
341 N. Olive Street	039-153-02
344 N. Glassell Street	039-153-12
338 N. Glassell Street	039-153-11
328 N. Glassell Street	039-153-10
145 W. Sycamore Avenue	039-144-28
462 N. Glassell Street	039-144-20
N/A	039-213-35 (-29)
3101 W. Chapman Avenue (Panther Village)	232-061-06

Nearby Schools:

- Orange High School (60 feet from Campus Core)
- Richland Continuation High School (0.1 mile from Campus Core)
- Cambridge Elementary School (0.3 mile from Campus Core)

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- Immanuel Lutheran School (0.4 mile from Campus Core)
- St. John's Lutheran School (0.3 mile from Campus Core)
- Intercoast College (0.4 mile from Panther Village)
- ITT Technical Institute (0.6 mile from Panther Village)
- Lampson Elementary School (0.8 mile from Panther Village)

Present Land Use:

Campus Core: Public institution/educational, commercial, medium to low density residential, and industrial

Panther Village: Hotel

Existing General Plan Designation(s):

Low Density Residential 2-6 Du/Ac

Low Medium Residential 6-15 Du/Ac

Light Industrial Max 1.0 FAR, 3-story height limit

Public Facilities and Institutions Max 2.0 FAR

Old Towne Mixed Use-15 Spoke Street Max. 0.6 FAR, 6-15 Du/Ac.

Old Towne Mixed Use-24 Max. 6-24 Du/Ac, 1.0-1.5 FAR

Urban Mixed Use 30-60 Du/Ac, 1.5-3.0 FAR

Existing Zoning Classification:

Single Family Residential

Residential Duplex

Residential Duplex (Specific Plan)

Residential Multiple Family

Public Institution (Specific Plan)

Old Towne Mixed Use – 15 Spoke Street

Old Towne Mixed Use – 24

Industrial Manufacturing

Urban Mixed Use

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 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

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Panther Village, is generally located at the intersection of West Chapman Avenue and North Rampart Street.

Project Description:

The proposed Specific Plan Amendment is a comprehensive update to the existing Specific Plan that would allow for a maximum enrollment of up to 11,650 students, up from a permitted total of 8,700 students. The maximum seating capacity would increase from 5,000 to 7,500 seats. The campus-wide floor area ratio (FAR) would increase from 1.0 to 1.25 under the proposed Specific Plan Amendment. The proposed Specific Plan Amendment also develops an enhanced circulation discussion, refinement to the design guidelines and development standards, new landscape design guidelines, and an updated implementation chapter.

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 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
- DeMille Hall replacement
- Bhathal Student Services Center replacement
- Restaurants and University Pub
- Expansion of and additional parking lots/structures
- Expansion of and additional academic facilities
- Expansion of sports facilities
- Expansion and construction of student-oriented facilities and food service venues
- Expansion of and additional administrative facilities and offices
- Expansion of the Dodge College of Film and Media Arts (e.g., Millennial Studios and backlot)