

Chapman University Specific Plan Amendment No. 7

Initial Study



Lead Agency:

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homes, as well as local mixed use and industrial uses. The AT&SF Railroad tracks run north to south through the western portion of the Specific Plan Amendment area. The western portion of the proposed core Specific Plan Amendment area falls within two proposed Neighborhood Character Areas (Railroad Corridor and Cypress Barrio), as described in the City's General Plan (City of Orange 2010). The central business district, Downtown Plaza, public parks, and the Orange Transportation Center are located a few blocks south of the main campus.

A new parcel, located approximately 1.7 miles west of the existing Specific Plan area will be incorporated into the Specific Plan area. This new parcel, referred to as Panther Village, is located at 3101 West Chapman Avenue, is designated as UMI in the City of Orange General Plan. Surrounding land use designations include LMDR, General Commercial (GC), Open Space (OS), and PFI. A vacant lot is located north of the Panther Village site. Mobile homes are located to the northwest of the Panther Village site. Apartments and a hotel are located southeast, while I-5 borders the southwest portion of the site. The University of California, Irvine (UCI) Medical Center is located southwest of the site, west of I-5. The Santa Ana River is approximately 0.2 mile east of the Panther Village site.

Project Background:

In 1989, the University prepared a specific plan that would provide a long-range, campus-wide development plan for the University and its surrounding community. **The original Specific Plan was a comprehensive plan with regulations and guidelines that addressed not only the University's current needs for facilities, but also the projected needs for the University's ultimate buildout over 30 years.** The original Specific Plan encompassed the University-owned properties. The original Specific Plan was approved and adopted in March 1989 by the Orange City Council.

The title of the original Specific Plan was changed from Chapman College Specific Plan to Chapman University Specific Plan in the third amendment. Amendment No. 4 was prepared and submitted to the City, but was denied by the City Council in November 2001. Amendment No. 5 was approved by the City in January 2004 and expanded the Specific Plan area to 57.47 acres to allow for development of Marion Knott Studios (the film school) and other uses. The Chapman University Specific Plan Amendment No.5 EIR was certified at the time Amendment No. 5 was approved.

Amendment No. 6 was approved in January 2012, focusing on the new Center for the Arts and increasing the Specific Plan area to 58.37 acres. In conjunction with Specific Plan Amendment No. 6, a Mitigated Negative Declaration was prepared in compliance with CEQA requirements.

Since the certification of the Chapman University Specific Plan Amendment No.5 EIR and adoption of Amendment No. 6, substantial changes have occurred within the planning process for the University, which are documented within the proposed Specific Plan Amendment.