

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# 2019049057

Project Title: CHAPMAN UNIVERSITY RINKER HEALTH SCIENCE CAMPUS, PHASE 3

Lead Agency: CITY OF IRVINE Contact Person: STEPHANIE FRADY
Mailing Address: PO BOX 19575 Phone: 949-724-6375
City: IRVINE Zip: 92623 County: ORANGE

Project Location: County: ORANGE City/Nearest Community: IRVINE
Cross Streets: JERONIMO RD / GOODYEAR Zip Code: 92618
Longitude/Latitude (degrees, minutes and seconds): ... Total Acres: 11.93
Assessor's Parcel No.: 591-011-11; 591-012-06 Section: ... Twp.: ... Range: ... Base: ...
Within 2 Miles: State Hwy #: I-405 Waterways: SERRANO CREEK
Airports: NONE Railways: OCTA METROLINK RR Schools: ON-SITE

Document Type:

CEQA: [] NOP [] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[X] Mit Neg Dec Other:

Governor's Office of Planning & Research

Local Action Type:

[] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [X] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) Other:

APR 10 2019

STATE CLEARINGHOUSE

Development Type:

[] Residential: Units _____ Acres _____
[] Office: Sq.ft. _____ Acres _____ Employees _____
[] Commercial: Sq.ft. _____ Acres _____ Employees _____
[] Industrial: Sq.ft. _____ Acres _____ Employees _____
[X] Educational: CAMPUS EXPANSION; PARKING LOT
[] Recreational: _____
[] Water Facilities: Type _____ MGD _____
[] Transportation: Type _____
[] Mining: Mineral _____
[] Power: Type _____ MW _____
[] Waste Treatment: Type _____ MGD _____
[] Hazardous Waste: Type _____
[] Other: _____

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

LAND USE: VACANT, OFFICE / ZONING: 5.4 GENERAL INDUSTRIAL / GENERAL PLAN: RESEARCH/INDUSTRIAL

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

State Clearinghouse Contact: (916) 445-0613

State Review Began: 4 - 10 - 2019

SCH COMPLIANCE 5 - 9 - 2019

Project Sent to the following State Agencies

- X Resources
Boating & Waterways
Central Valley Flood Prot.
Coastal Comm
Colorado Rvr Bd
Conservation
X CDFW # 5
Cal Fire
Historic Preservation
X Parks & Rec
Bay Cons & Dev Comm.
X DWR
Cal EPA
ARB: Airport & Freight
ARB: Transportation Projects
ARB: Major Industrial/Energy Resources, Recycl. & Recovery
X SWRCB: Div. of Drinking Water
SWRCB: Div. Drinking Wtr #
SWRCB: Div. Financial Assist.
SWRCB: Wtr Quality
SWRCB: Wtr Rights
X Reg. WQCB # 8
X Toxic Sub Ctrl-CTC
Yth/Adlt Corrections
Corrections
Independent Comm
Delta Protection Comm
Delta Stewardship Council
Energy Commission
X NAHC
X Public Utilities Comm
Santa Monica Bay Restoration
State Lands Comm
Tahoe Rgl Plan Agency
Conservancy
Other:

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2019049057

Please forward late comments directly to the Lead Agency

AQMD/APCD 33

(Resources: 4 / 13)

Description of Project:

The proposed project consists of adding 9701 and 9750 Jeronimo Road parcels into the campus master plan. The Chapman University Rinker Health Science campus master plan currently consists of two parcels located at 9401 and 9501 Jeronimo Road and allows for a maximum of 500 students. *Figure 3, Project Site Aerial*, depicts the locations of the various parcels which comprise the campus. The Rinker Health Science Campus teaches graduate students in the fields of Health Sciences including, but not limited to, physical therapy, pharmacy, physicians' assistance, and regulatory science disciplines. The existing building at 9701 Jeronimo Road would be converted from existing office and research and development uses to institutional uses. No exterior improvements are proposed at 9701 Jeronimo with the exception of minor parking lot alterations to comply with City of Irvine parking standards (not including where Administrative Relief is being requested). The existing vacant lot at 9750 Jeronimo Road would be developed into a new 540-space parking lot. The project also proposes to increase the maximum student enrollment from 500 to 906 and the maximum number off staff/faculty members from 125 to 227, for the overall campus. Additionally, the project proposes an at-grade pedestrian crosswalk that would cross Jeronimo Road, connecting the 9701 and 9750 Jeronimo parcels and controlled by a Pedestrian Hybrid Beacon (PHB). Lastly, the project includes an update to the campus' sign program to allow for up to two walls signs, four monument signs, as well as signage that would aid in campus wayfinding for vehicles and pedestrians. No physical exterior changes will occur to the existing Chapman University Rinker Health Science Campus' buildings located at 9401 and 9501 Jeronimo Road as a result of this project.

Name	Association	Address	City State	Zip
Kari Rigoni, Executive Officer	Airport Land Use Commission for Orange County	3160 Airway Avenue	Costa Mesa, CA	92626
Orange County, CA Environmental Review	c/o Cox Communications	6205-B Peachtree Dunwoody Road NE	Atlanta, GA	30328
Ed Perl	California Department of Fish and Wildlife	3883 Ruffin Road	San Diego, CA	92123
Maureen El Harake, Chief, Regional-Community Transit Planning	California Department of Transportation - District 12	1750 East 4th Street, Suite 100	Santa Ana, CA	92705
Glen Robertson	California Regional Water Quality Control Board - Region 8	3737 Main Street, Suite 550	Riverside, CA	92501
Barry Curtis, Economic & Development Services Director	City of Costa Mesa	77 Fair Drive	Costa Mesa, CA	92626
Greg Pfost, Director of Community Development	City of Laguna Beach	505 Forest Avenue	Laguna Beach, CA	92651
David Chantarangsu, Community Development Director	City of Laguna Hills	24035 El Toro Road	Laguna Hills, CA	92653
Rebecca Pennington, Management Analyst	City of Laguna Woods	24264 El Toro Road	Laguna Woods, CA	92637
Gayle Ackerman, Director of Community Development	City of Lake Forest	25550 Commerce Center Drive, Suite 100	Lake Forest, CA	92630
James Campbell, Deputy Community Development Director	City of Newport Beach	100 Civic Center Drive	Newport Beach, CA	92660
Minh Thai, Executive Director of Planning and Building	City of Santa Ana	20 Civic Center Plaza, Ross Annex	Santa Ana, CA	92702
Elizabeth Binsack, Director of Community Development	City of Tustin	300 Centennial Way	Tustin, CA	92780
Orange County Clerk/Recorder	County of Orange	12 Civic Center Plaza	Santa Ana, CA	92701
Richard Vuong, Division Manager, Planning	County of Orange Planning & Development Services	PO Box 4048	Santa Ana, CA	92702
Lisa Mangat, Director	California State Parks	1416 9th Street	Sacramento, CA	95814
Andrew Salas, Chairman	Gabrielino Band of Mission Indians - Kizh Nation	PO Box 393	Covina, CA	91723
Sam Dunlap	Gabrielino Tongva Nation	PO Box 86908	Los Angeles, CA	90086
Anthony Morales	Gabrielino/Tongva San Gabriel Band of Mission Indians	PO Box 693	San Gabriel, CA	91778
Secretary of Housing and Urban Development	HUD (Federal Office)	451 7th Street S.W.	Washington, DC	20410
Wayne Sauseda, Deputy Regional Administrator	HUD (Office of the Regional Administrator)	1 Sansome Street, Suite 1200	San Francisco, CA	94104
Ray Brewer, Field Office Director	HUD (Santa Ana Federal Building - Field Office)	34 Civic Center Plaza	Santa Ana, CA	92701
John Arnau, Regulatory Compliance	Integrated Waste Management District	320 N. Flower Street, #440	Santa Ana, CA	92703
Lorrie Ruiz, Assistant Director	Irvine Unified School District	5050 Barranca Parkway	Irvine, CA	92604
Fiona Sanchez	Irvine Water Ranch District	15600 Sand Canyon Avenue	Irvine, CA	92618
Barry Rondinella, Executive Director	John Wayne Airport	Eddie Martin Administration Building, 3159 Airway Avenue	Costa Mesa, CA	92626
Sonia Johnston	Juaneno Band of Mission Indians	PO Box 25628	Santa Ana, CA	92799
Anthony Rivera	Juaneno Band of Mission Indians Acjachemen Nation	31411-A La Malanza Street	San Juan Capistrano, CA	92675
David Belardes	Juaneno Band of Mission Indians Acjachemen Nation	32161 Avenida Los Amigos	San Juan Capistrano, CA	92675
Joyce Stanfield Perry, Tribal Manager	Juaneno Band of Mission Indians/Acjachemen Nation	4955 Paseo Segovia	Irvine, CA	92603
Gayle Totton	Native American Heritage Commission	1550 Harbor Blvd., Suite 100	West Sacramento, CA	95691
Tamera Rivers, Management Analyst, Strategic Services	Orange County Fire Authority	1 Fire Authority Road	Irvine, CA	92602
Carolyn Emery, Executive Officer	Orange County Local Agency Formation Commission (LAFCO)	2677 N. Main Street, Suite 1050	Santa Ana, CA	92705
Jacky Cordero, Parks Division Manager	Orange County Parks	13042 Old Myford Road	Irvine CA	92602
Rosa Munoz, Utilities Engineer	Public Utilities Commission	320 West 4th Street, Suite 500	Los Angeles, CA	90013
Gary Miller, SBC Engineering	SBC	3939 E. Coronado Street, 2nd Floor	Anaheim, CA	92807
Joseph Ontiveros, Cultural Resource Director	Soboba Band of Luiseno Indians	PO Box 487	San Jacinto, CA	92581
Lijin Sun, Program Supervisor, CEQA IGR	South Coast Air Quality Management District	21865 Copley Drive	Diamond Bar, CA	91765
Hasan Ikharta, Executive Director	Southern California Association of Governments	900 Wilshire Blvd., Suite 1700	Los Angeles, CA	90017
Frank Wasko, Region Manager - Local Public Affairs	Southern California Edison Company	1325 S. Grand Avenue	Santa Ana, CA	92705
Karen Cadavona, Third Party Environmental Review	Southern California Edison Company	2244 Walnut Grove Avenue, GO-1, Quad 2C	Rosemead, CA	91770
Mike Hamiel, Technical Supervisor - Pacific Coast Region	Southern California Gas Company	1919 State College Boulevard	Anaheim, CA	92806
Ron Mathieu, Senior Public Projects Specialist	Southern California Regional Rail Authority (SCRRA)	1 Gateway Plaza, Floor 12	Los Angeles, CA	90012
Scott Morgan, State Clearinghouse Director	State Clearinghouse - Office of Planning and Research	PO Box 3044	Sacramento, CA	95812
Eric Gillies, Acting Chief - Environmental Planning & Management	State Lands Commission	100 Howe Avenue, Suite 100 South	Sacramento, CA	95825
Virginia Gomez	Transportation Corridor Agencies	125 Pacifica, Suite 100	Irvine, CA	92618
Corice Farrar	U.S. Army Corps of Engineers - LA District	815 Wilshire Boulevard, Suite 880	Los Angeles, CA	90017
Jim Bartei, Field Supervisor	U.S. Fish and Wildlife Service	2177 Salk Avenue, Suite 250	Carlsbad, CA	92008
Richard Demerjian, Assistant Vice Chancellor	UCI - Environmental Planning and Sustainability	380 University Tower	Irvine, CA	92697

2019049057

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".

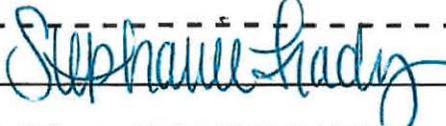
- | | |
|---|--|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input checked="" 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 # 12 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # 8 |
| <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 checked="" 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 type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input checked="" type="checkbox"/> Other: SEE ATTACHED |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> 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 APRIL 4, 2019 Ending Date MAY 6, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>KTGY GROUP, INC.</u>	Applicant: <u>CHAPMAN UNIVERSITY</u>
Address: <u>17911 VON KARMAN AVENUE</u>	Address: <u>1 UNIVERSITY DRIVE</u>
City/State/Zip: <u>IRVINE, CA 92614</u>	City/State/Zip: <u>ORANGE, CA 92866</u>
Contact: <u>JOHN MORELAND</u>	Phone: <u>KRIS OLSEN (714) 628-7303</u>
Phone: <u>(949) 221-6216</u>	

Signature of Lead Agency Representative:  **Date:** 4/3/19

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