



OFFICIAL PUBLIC NOTICE

The Costa Mesa Planning Commission will conduct a public hearing as follows to consider:

HEARING DATE:	April 23, 2018	HEARING TIME & LOCATION:	6:00 P.M. or soon thereafter City Hall Council Chambers 77 Fair Drive, Costa Mesa, CA
Application No.	PA-17-11	Applicant:	Dr. Michael J. Beals
Site Address:	55 Fair Drive	Zone:	I&R (Institutional and Recreational District)
Contact:	Planning Division (714) 754-5245	Email:	PlanningCommission@costamesaca.gov

Description: Planning Application 17-11 is a request for a Master Plan for the Vanguard University Campus. The proposed Master Plan establishes a comprehensive plan for future development at the University and is intended to supersede previous Master Plan approvals. It is anticipated that the Master Plan will accommodate up to 2,700 enrolled students (2,098 students are currently enrolled) and is comprised of at least 12 separate projects that involve the removal and/or reconstruction of buildings on the campus. The Master Plan establishes Development Areas and Development Guidelines for future buildings and related site improvements within a Master Plan framework. It is intended that the Development Areas and Development Guidelines remain fixed while allowing for the future development of buildings of various types, size and heights within these Areas, consistent with the Guidelines. The following buildings are included in the Vanguard University Campus Master Plan:

- **Project A:** Gym/Events Center—This project replaces the existing gymnasium and provides facilities for Vanguard's athletics program. The center court will also transform into an events center for the campus to gather during planned events. This facility removes parking (existing Lot K) that is currently internal to the campus. An outdoor space/quad will be created to the east of the facility, connecting this building to the campus core and improving pedestrian circulation.
- **Project B:** Student Center—This project removes the existing Café and Cove/Bookstore on campus, replacing them with a Student Center. The development area for this facility includes the removal of parking lot L. The perimeter road that connects Vanguard Way to parking lot M will remain.
- **Project C:** Maintenance & Operations/Warehousing—This project relocates facilities for maintenance and operations to the southwest corner of the University. This will create a new access point to the campus for deliveries. Deliveries will enter from Vanguard Way, directly to the facility. Campus vehicles will distribute materials as needed throughout the campus.
- **Project D:** Stem & Kinesiology—This project replaces antiquated Science, Technology, Engineering, Math and Kinesiology facilities on campus. The project is planned in two phases within one development area along Newport Blvd. Because of the location of the existing Smith Building, Phase 1 will ideally retain the facility, while Phase 2 will require the demolition of Smith Building. In addition to the academic facilities, limited parking and a service road will connect the North and South parking lots along Newport Blvd. This project will remove parking lots E & F.
- **Project E:** Multi-Disciplinary Academic Building—This project locates a new academic facility south of Scott Academic Center and west of Heath Academic Center. This project will replace existing modular offices and classrooms and provide permanent classrooms and offices.
- **Project F:** Learning Resource Center—This project locates a new Learning Resource Center (LRC) along the south edge of the campus core. The new LRC will replace the existing library.
- **Project G:** Student Housing—This project locates a Student Housing facility east of the new LRC. This facility could accommodate approximately 300 students depending on design and room size.

- **Project H:** Central Plant—This project locates a central plant on campus. Depending upon further engineering studies, the following sites within the Institutional Areas would be considered: Project A (Gym/Events Center), Project B (Student Union), Project D (STEM & Kinesiology).
- **Project I:** Athletics—This project identifies ongoing improvements to the athletic facilities.
- **Project J:** North East Parking—This project creates a new front entry for Vanguard University. Relocating the primary entry drive to the east allows direct access for vehicles to move into the parking lot and provides a formalized campus drop-off. The project also removes open space and re-organizes parking lots C and D.
- **Project K:** Parking Structure—This project removes parking lots H and G, locating a parking structure along Newport Blvd.
- **Project L:** Campus Beatification/Infrastructure—This project addresses ongoing site improvements on campus.

Environmental Determination: An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the project and a Notice of Intent to Adopt the IS/MND was previously published in accordance with the Lead Agency's Guidelines implementing the California Environmental Quality Act (CEQA). The IS/MND is available for public review and comment from March 19, 2018 to April 18, 2018. The IS/MND and supporting documents are available for review during normal business hours at the following locations: (a) City of Costa Mesa, Public Counter, 77 Fair Drive, Costa Mesa, CA, (b) Mesa Verde Library, 2969 Mesa Verde Drive, East, (c) Costa Mesa/Donald Dungan Library, 1855 Park Avenue, and can be viewed on the City's webpage at www.costamesaca.gov under the Development Services Department/Planning Division heading for environmental documents. The IS/MND found that the environmental effects from the project would be less than significant with the incorporation of standard conditions of approval, mitigation measures and compliance with the Code requirements. The proposed project site is not on a list compiled pursuant to Government Code Section 65962.5.

Public Comments: A copy of the staff report can be viewed on the City's webpage www.costamesaca.gov under the Development Services Department/Planning Division heading 72 hours prior to the hearing date. Public comments in either oral or written form may be presented during the public hearing. Any written communication, photos or other materials for distribution to the Planning Commission must be received by the Planning staff (2nd floor) prior to **3:00 p.m.** on the day of the hearing (see date above). Please note that no copies of written communication will be made after **3:00 PM**. If the public wishes to submit written comments to the Planning Commission at the hearing 10-copies will be needed for distribution to the Commissioners, City Attorney and Staff. If you challenge this action in court, you may be limited to raising only those issues you, or someone else raised, at or prior to the hearing. For further information, telephone (714) 754-5245, or visit the Planning Division, Second Floor of City Hall, 77 Fair Drive, Costa Mesa, California. The Planning Division is open 8:00 a.m. to 5:00 p.m. Monday through Friday.

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