

California State University, Channel Islands 2004 Campus Master Plan Amendment Mitigation Monitoring and Reporting Program

Mitigation Measure/Condition of Approval	Action Required	Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
AESTHETICS							
03-AES-2 A land use buffer zone shall be incorporated between the anaerobic digester system, the chilled water facility, and the cooling towers and other campus areas. This zone shall be screen-planted with riparian and wetland compatible plant material. The planting scheme shall be designed in a way to obstruct direct views of 75% of the structural components from any location within the expanded acquisition area within a five-year period.	Inclusion of riparian and wetland compatible plant material in Landscape plan.	At Landscape Plan check.	Once	CSUCI and/or SA			
03-AES-3(a) Surface materials of the anaerobic digester system, the chilled water plant, and the cooling towers shall be not reflective. If painted, the color shall be a dark, matte-finish hue. Material and color approval shall be conducted by the Campus Architect.	Plan check to verify compliance with design requirements.	Prior to final approval for each building.	Once for each structure at schematic approval.	CSUCI and/or SA			
03-AES-3(b) Planned surface parking areas shall be landscaped with orchard style plantings, with trees organized in a grid pattern and planted at no less than 30 feet on center. Canopy coverage from directly overhead shall achieve 50% within five years of installation. Perimeter planting areas shall surround parking lot on all sides, and shall measure no less than 10 feet in depth. Perimeter Plant material shall be of a sufficient height to obscure vehicle headlights when the parking lot is viewed by a pedestrian at a ten meter distance. Tree species and plant material shall be approved shall be conducted by the Campus Architect.	a. Final landscape plan check to confirm design.	a. At final plan check for new and redeveloped parking areas.	a. Once	a. CSUCI and/or SA			
	b. Field check of shade coverage when trees are 10 years of age.	b. 10 years after planting.	b. Once	b. CSUCI and/or SA			
AGRICULTURAL RESOURCES							
03-AG-2 Prior to the acquisition of the 154-acre area, soil sampling shall be conducted to determine the potential presence of agriculture-related contaminants. If contaminants are present on the site in concentrations exceeding regulatory action levels, a health risk assessment and/or remediation of the affected soils may be required. If necessary, remediation shall be conducted in accordance with federal, state, and local regulations and shall be performed under the oversight and to the satisfaction of the Ventura County Environmental Health Division.	a. Prepare environmental site assessment to ascertain presence/absence of contamination in soil or groundwater. b. If contamination is present, remediate to County standards.	a. Prior to close of escrow. b. In accordance with remediation plan.	a. Once b. In accordance with remediation plan.				

Key:

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<p>AMENDED FROM THE 2000 SUPPLEMENTAL EIR:</p> <p>S03-AG-23(a) Use Buffer for Buildings and Athletic Fields. Where building or athletic fields would be within 300 feet of agricultural operations, a 100-foot buffer use buffer shall be created along the project site's property line facing agricultural operations. A minimum 150-foot setback (in conjunction with a vegetative buffer) or 300-foot setback (without vegetative buffer) between any occupied campus structures, uses or athletic facilities and agricultural production shall be provided. The buffer may include roads and landscaped areas, and internal paths. Said buffer shall be located on the project site, and not on the adjacent agricultural development. If a minimum 150-foot setback with vegetative buffer is selected, said buffer shall consist of two staggered rows of bushes with 50 to 75% porosity (i.e., approximately 50 to 75% of the vegetation is air space) to effectively minimize pesticide drift or dust effects. To provide adequate coverage, the two staggered rows should be located 5 feet apart and consist of a minimum of 5-gallon plants planted 10 feet on center. The plant species shall be a noninvasive species that would not harbor agricultural pests. Recommended plant species can include a mix of native California plants, such as Toyon (<i>Heteromeles arbutifolia</i>), Sugarbush (<i>Rhus ovata</i>), Laurel sumac (<i>Malosma laurina</i>) or other species with the indicated characteristics to reduce irrigation and maintenance needs. Italian cypress or similar plants may also be provided in a more urban setting.</p>	<p>Use 150-foot primary buffer zone between the property line of the adjacent agricultural property and any occupied areas on-site. Buffers and fencing shall be implemented on the project site and not on the adjacent agricultural development.</p>	<p>Landscape Plan check.</p>	<p>Once</p>	<p>CSUCI</p>			
<p>AMENDED FROM THE 2000 SUPPLEMENTAL EIR:</p> <p>S03-AG-23(b) Right-to-Farm Ordinance Implementation. Consistent with Ventura County's <u>right-to-farm ordinance</u>, A notice shall be posted within the university's main campus and at entrances to the 75 <u>154</u>-acre acquisition area indicating the existence of neighboring agricultural operations, and the potential odors and pesticide hazards that are inherent in such operations. The County's Right-to-Farm Ordinance shall</p>	<p>a. Notice posted indicating existence of neighboring agricultural operations and the potential odors and pesticide hazards inherent in such operations.</p>	<p>a. Check signage.</p>	<p>a. When necessary</p>	<p>a. CSUCI</p>			

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be included in employee handbooks, and made part of the operational plan/procedures for the proposed facilities. Neighboring agricultural lands would be protected from nuisance lawsuits according to the provisions of the Right-to-Farm Ordinance.	b. Include the County's Right-To-Farm Ordinance in employee handbooks and include in operational plan/procedures for proposed facilities.	b. As needed.	b. When necessary	b. CSUCI			
03-AG-3(c) Ongoing Grower Contact. University officials shall maintain open communication with neighboring growers. Administrators shall inform growers of activities that may affect agricultural operations, such as the site construction and/or grading. Likewise, University officials shall be provided with a schedule of when pesticides or odor producing materials would be applied to the adjacent agricultural fields.	Set up procedure for ongoing neighbor communications with adjacent agricultural operators.	Annually.	Annually.	CSUCI			
03-AG-3(d) Pesticide Exposure Reduction. University officials shall incorporate measures to reduce exposure to students and staff during pesticide application, including but not limited to: <ul style="list-style-type: none"> • Rescheduling outdoor recreational activities; and • Posting notices of pesticide application activity. 	Develop public information program linked to communications with adjacent agricultural operators.	Annually.	Annually.	CSUCI			
HYDROLOGICAL RESOURCES							
03-HYD-1 The access road in the expanded 79-acre acquisition area shall be elevated outside the 100-year floodplain.	Ensure roadway is elevated above floodplain.	At plan-check for road design.	Once at plan-check phase, once prior to occupancy.	CSUCI			
03-HYD-2 Prior to construction of the Anaerobic Digester System and Chilled Water Plant, the University shall prepare a Flood Prevention and Drainage Plan for the entire western portion of the campus. The Flood Prevention and Drainage Plan shall indicate site preparation requirements for raising the elevation for these structures so they are outside of the 100-year flood hazard and shall include requirements for new drainage facilities to avoid flooding.	Prepare flood prevention and drainage plan.	Once.	Prior to construction of ADS and Chilled Water Plant.	CSUCI &/or SA			
AMENDED FROM THE 1998 Final EIR:							
03-HYD-5(a) A Best Management Practices Plan and Integrated Pest Management Plan shall be prepared for implementation by the <u>golf course operator entity</u>	Submittal of pesticide and inorganic fertilizer inventory and plan for use.	Prior to recreational field	Once	CSUCI			

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<p><u>maintaining the recreational fields in the acquisition area.</u> The purpose of both plans would be to reduce the use of harmful chemicals onsite, and to reduce the potential offsite movement of high concentrations of sediment, salts, excessive nutrients, and chemicals.</p> <p>The Integrated Pest Management program should include, but not necessarily be limited to, the following:</p> <ul style="list-style-type: none"> • Use of biological, physical, and cultural controls rather than chemical controls. • Use of insect-resistant cultivars. • Mechanical weed control to be used wherever and whenever possible as the first choice. • Establishment of thresholds for the use of fertilizers. • Determination of the probable cause of an insect/disease problem and correction as necessary (i.e., soil nutrient problems, irrigation, water quality, plant type, etc.) prior to chemical use. • Development of thresholds to determine when pesticide use is necessary. Pesticides are to be used only when necessary to cure a problem and in positively identified pre-emergent situations and not as a preventative measure or as a regular, periodic application. • Fumigation activities to be limited to greens only. • Use of chemical forms that are the least toxic to non-target organisms (such as the use of a sodium salt if 2,4-D herbicide is used). • Preferentially, the IPM should not permit the use of 2,4-D at the site and similar toxic chemicals that have a high potential for leaching from the site. • Chemical controls should preferentially begin with the use of dehydrating dusts (silica gels, diatomaceous earth), insecticidal soaps, boric acid powder, horticultural oils, and pyrethrin-based insecticides. • Late evening application of pesticides. 		construction.					

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03-WW-3(a) If excess water from the ADS is used for irrigation, water shall not be mixed with other recycled water supplies unless it is treated to meet applicable standards. All recycled water from the ADS water shall meet the Title 22 treatment requirements for the specific type of irrigation for which the water is used.	Confirm that ADS discharge water meets standards prior to using for irrigation.	Prior to use of ADS water for irrigation.	Ongoing	CSUCI &/or SA			
03-WW-3(b) Excess water from the ADS shall not be discharged into the sanitary sewer system until it has been demonstrated to meet applicable Regional Water Quality Control Board BOD standards.	Confirm that ADS discharge water meets standards prior to discharging into sewer	Prior to discharge of ADS water into sewer.	Ongoing	CSUCI			
03-NOI-1 Prior to issuance of operating permits for the Anaerobic Digester System, the Chilled Water Plant, and the Thermal Energy Storage Tank, noise tests shall be conducted to characterize post-project ambient noise levels. The testing purpose shall be to confirm that noise levels shall not exceed 65 dBA at locations beyond 50 feet of these facilities. If this threshold is exceeded, additional noise buffering shall be incorporated into housing structures or noise attenuation barriers shall be incorporated into the site design.	a. Noise testing of ADS, Chilled Water Plant, and Thermal Energy Storage Tank.	a. Within 30 days of initial full operation.	a. Once	a. CSUCI &/or SA			
	b. If noise thresholds are exceeded, implement noise mitigation and retest.	b. Within 30 days of mitigation installation.	b. Once, until threshold is reached.	b. CSUCI &/or SA			

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