Final Supplemental Environmental Impact Report

California State University, Channel Islands

Revised Campus Master Plan 15,000 FTES

Prepared for:
CSU Channel Islands Site Authority
One University Drive
Camarillo, CA 93012

Prepared by:
Rincon Consultants, Inc.
790 East Santa Clara Street
Ventura, CA 93001

June 5, 2000

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for
California State University, Channel Islands Revised Campus Master Plan
15,000 FTES

State Clearinghouse Number 99121111

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Campus Master Plan
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EXECUTIVE SUMMARY

This section summarizes the characteristics of the proposed project, as well as the project's environmental impacts and recommended mitigation measures.

PROJECT SYNOPSIS

Project Sponsor and Lead Agency

California State University, Channel Islands Site Authority
One University Drive
Camarillo, CA 93012

Project Description

Revisions to the 1998 Campus Master Plan fall into four categories: land acquisitions; academic core and business campus site plan modifications; definition of density and type of residential uses; and relocation of the elementary school facility from the academic core to the east campus.

1. Land Acquisitions

Two land parcels are to be acquired under the proposed Master Plan revisions: an approximate 75-acre parcel on the western boundary of the property, and a 35-acre parcel on the eastern boundary of the site.

a. 75-Acre Parcel

Under the proposed project, approximately 75 acres of agricultural land located north of Round Mountain and the Camrosa Water District Wastewater Treatment Facility (WWTF) would be acquired. This area would be developed with new road facilities, a wetland mitigation area, a detention/desilting basin, recycled water storage, and play fields. A new road is proposed for construction that would provide the primary access from Lewis Road to the Academic Core and the Business Campus (formerly referred to as the West Campus).

b. 35- Acre Parcel

The CSU Board of Trustees approved the acquisition of a 35-acre parcel on the eastern boundary of the campus in 1999. This parcel is adjacent to the proposed residential development and would provide for habitat conservation, watershed protection, and a suitable fuel modification zone to protect the proposed residential housing. It would also serve to limit potential for future growth on adjacent parcels.

2. Academic Core and Business Campus Site Plan Modifications

The revised Master Plan would involve an increase in the amount of academic facilities space to be provided within the Academic Core through the re-use and development of core facilities. Approximately 330,000 gross square feet (GSF) of additional Academic/University services space would be provided by the revised Master Plan, an increase of about 29%.

a. Development of Business Campus West of the Academic Core/Relocation of University Library

Under the revised Master Plan, 350,000 GSF of two-story applied research and development space would be developed west of the academic campus core, with surface parking at 4 spaces per 1000 GSF, for a total of 1,400 cars. Construction phasing would be revised from that proposed in the 1998 Master Plan. The new Business Campus would be located west of a new campus arterial road and within the area formerly planned for parking and facilities maintenance.

b. Addition of Dormitory Housing in Academic Core

Under the revised Master Plan, on-campus housing would be provided for an additional 1,000 students and a total student housing capacity of 2,000. The additional space would be gained through one, two, and three story "infill" construction in the interior of the north and south quads, and a four three-story buildings to the east of the south quad. Under the proposed project, a total of 600,000 square feet would be dedicated to student housing: 200,000 GSF of rehabbed space, and 400,000 GSF of new space.

c. Plan Change for Recreation/Open Space Area on West Campus

A 5-acre parcel in the southern portion of the campus adjacent to Potrero Road was designated as recreation/open space in the 1998 Master Plan and planned for playfields. It is now proposed for designation as a "flex" parcel. Under this designation, the parcel may be used for recreation/open space, academic space, or research and development space. The parcel may be temporarily used for surface parking during phased construction, but the revised Master Plan does not envision that the flex parcel would be used for parking unless funds are not available for a planned 2,100 vehicle on-campus parking structure.

d. Parking Areas Revisions

Under the revised Master Plan, two parking structures and two surface lots are proposed for university services. The largest parking structure, designated the "central structure," is located west of the campus core, and is proposed to be four levels with a capacity of 2,100 cars. A smaller parking structure, designated the "east structure," is proposed to be located east of the proposed library (former Science and Technology Facility), and is proposed to be four levels with a capacity of 900 cars. Surface parking at the campus would consist of one 500-car lot, designated the "south parking area" and located south of the south quad, and 300 spaces along the campus perimeter street loop. Additional surface parking for 1,400 vehicles would be provided for the R&D buildings in the Business Campus.

e. Additional Building Re-siting and Campus Modifications

Under the revised Master Plan, a number of other changes would occur to the campus core including:

- *Moving the Facilities Maintenance yard and building from its planned four-acre site adjacent to Potrero Road to a location east of the power plant;*

- *Partial demolition and reuse of the Powerhouse (proposed for reuse only under the 1998 Master Plan);*
- *Alteration of design and siting of new buildings west of Ventura Street; and*
- *Construction of a 100,000 GSF Town Center at the site of the existing professional building.*

The Town Center buildings would replace the commercial services (up to 20,000 GSF) and academic enhancement center (40,000 GSF) planned for the residential area under the 1998 Master Plan. The Town Center would include community commercial services such as a grocery store, restaurants, drug store, banking facilities, meeting rooms, short term living space, classrooms, and similar uses.

3. Density and Type of Residential Uses

The east campus residential area would be revised under the proposed project to a more varied density type of housing. As in the 1998 Master Plan, the total number of dwelling units would not exceed 900 and "for sale" housing would be on a ground-lease basis. Proposed housing types are a mix of single-family detached homes, row townhomes, condominiums, and apartment rentals. The residential neighborhoods with the highest density would be located nearest the Academic Core. A new main road would be located through the central portion of the south residential community, on the east side of the middle residential community, and the west side of the north residential community. A new bridge over Long Grade Canyon Creek would be constructed for this road on the eastern side. An open space and pedestrian circulation network is planned for the residential community. The pedestrian network would be extended to connect with on-site and off-site hiking trails. Unlike the 1998 Master Plan, a golf course is not proposed for the area adjacent to the residential development.

4. Relocation of Elementary School Facility from Academic Core to the East Campus

Under the revised Master Plan, the 12-acre site in the southeast portion of the campus where the former Children's Development Center and Long Grade Canyon Creek debris basin are located would be made available for a new K-8 school. No daycare is proposed under the revised Master Plan. The K-8 school is anticipated to increase its students population to 600 students during Phase 2, the maximum number of students expected to be served at this location.

Summary of Responses to the Notice of Preparation of an Environmental Impact Report and Areas of Known Public Controversy

Responses to the Notice of Preparation (NOP) of an Environmental Impact Report raised the following issues: concern about the ability of the Camrosa Water District and Wastewater Treatment Plant to serve the long-term water and wastewater demands of the university; land use compatibility conflicts related to the adjacent wastewater treatment plant and agricultural pesticide use; traffic patterns and schedule for mitigation measure implementation; surface water quality and quantity; biological concerns related to the fuel modification zone; agricultural impacts related to conversion of farmland. No areas of public controversy have been identified for the proposed project.

ALTERNATIVES

In 1998 a FEIR was certified for the CSU Channel Island Campus Master Plan. In that document, two no-project alternatives were analyzed along with three alternative sites and four alternative Master Plan concepts for a California State University campus in Ventura County. These are summarized below. In addition, the original 1998 Master Plan may be considered an alternative to the revised Master Plan.

a. No Project Alternatives

No Additional Reuse of Site. This alternative assumed that the Trustees would not accept the property for use as a California State University.

Reuse of Site with No Master Plan. This alternative assumed that if the Trustees did not accept the property for use as a California State University, the State Department of General Services would initially consider use of the site for another state function.

b. Alternative Sites

Donlon Site. This alternative assumed development of a campus on a 310-acre site in unincorporated Ventura County, adjacent to the City of Oxnard corporate boundary. The site is bounded by Wooley Road to the north, Rose Avenue to the west, Emerson Avenue to the south, and Rice Avenue to the east. The majority of the site (about 290 acres, or 93%) is used for row crop production. The remaining 17 acres contain 22 oil wells, several of which are in active production.

Chaffee/Duntley Site. The 320-acre Chaffee/Duntley Site is located in unincorporated Ventura County, between the cities of Camarillo and Oxnard. The site is bounded by Santa Clara Avenue to the west, Central Avenue to the south, Beardsley Avenue to the east, and adjacent agricultural land to the north. The entire site is currently in agricultural production. About 240 acres, or 75% of the site, are used for row crop production while the remaining 80 acres (25% of the site) are citrus orchards. This site was selected and acquired by the California State University in 1993 for future development of a university campus and is also referred to as the "Orchard" site.

Sudden Ranch Site. The 350-acre Sudden Ranch Site is located partially within the City of San Buenaventura (40 acres) and partially within unincorporated Ventura County (310 acres). The site is bounded by Foothill Road to the north, Saticoy Avenue to the east, Telegraph Road to the south, and a single family subdivision to the west. About 335 acres, or 94% of the site, are currently in agricultural production (citrus and avocado orchards).

c. Alternative Master Plan Concepts

Four alternative master plan concepts were originally studied in addition to the 1998 Master Plan itself. These are summarized below.

No Santa Barbara Avenue Extension. This alternative considers eliminating the proposed secondary access road from Lewis Road.

No Golf Course. Several development concepts for the area east of the main campus have been considered. The most likely alternative scenario involves leaving the proposed 9-hole golf course as recreational open space.

25,000 FTES University Campus. This alternative considers the development of a university campus with a full-time-equivalent student population of 25,000 students. It would include no residential development or other revenue-generating development. Instead, the East Campus would be developed with additional academic facilities. The 25,000 FTES alternative would be assumed to require the demolition of the existing residential uses and the Children's Development Center in the East Campus area. Approximately 1.2 million square feet of additional academic space would be constructed in this area, along with 24 acres devoted to parking structures.

No Redevelopment of East Campus. This alternative considers the development of the core campus area in a manner consistent with the proposed project, but would limit revenue-generating related development to a reuse of existing buildings. This alternative is assumed to require refurbishment and reoccupation of existing buildings in the East Campus area. It is also assumed that these buildings would be reoccupied, to the extent feasible, with uses similar to those proposed under the project. The assumption is that limiting factors would be the existing building design, location, and square footage. No new development that involves major new construction would be implemented. Instead, buildings would be leased in accordance with their likely utility to meet the objectives of the proposed project.

Environmentally Superior Alternative. The original FEIR found that the overall environmentally superior alternative was the No Redevelopment of East Campus scenario, primarily because it would result in a 15% reduction in vehicular trips, thereby reducing traffic, air quality, and noise effects. This alternative would not result in the demolition of historic buildings in the East Campus area, thereby eliminating this significant, but mitigable effect of the proposed project. It would place fewer demands on water and wastewater infrastructure, and yield less solid waste impacts. Impacts to biological resources associated with the unnamed drainage and the mulefat scrub would be eliminated.

Because it was superior to the original 1998 Master Plan, which in turn is superior to the Revised Master Plan, the No Redevelopment of East Campus Alternative is considered environmentally superior overall.

It is noted that this alternative does not meet the objectives for the project, particularly the requirement by the Trustees of the CSU that the proposed project site should not compete with existing campuses for limited state support and bond funding because of the limitations on the availability of funding for the CSU system. This alternative does not meet the objectives associated with providing alternative funding mechanisms to advance CSU's educational goals.

SUMMARY OF IMPACTS AND MITIGATION MEASURES

Table ES-1 includes a brief description of the environmental issues relative to the proposed project, the identified environmental impacts, proposed mitigation measures, and residual impacts. Impacts are categorized by classes. Unavoidable impacts (U) are defined as significant, unavoidable adverse impacts which require a statement of overriding considerations to be issued pursuant to Section 15093 of the *CEQA Guidelines* if the project is approved. Significant impacts (S)

are significant adverse impacts that can be feasibly mitigated to less than significant levels and which require findings to be made under Section 15091 of the *CEQA Guidelines*. Less than significant impacts (L) may be adverse, but do not exceed the threshold level and does not require mitigation. Beneficial impacts (B) would reduce existing environmental problems or hazards.

Table ES-1 Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts

AESTHETICS

The revised Master Plan would result in land acquisitions, modifications to the Academic Core and Business Campus, revisions to the residential development, and relocation of the elementary school. Of these revisions, some of the modifications to the campus core, including construction of four-level parking structures and infill student housing would result in significant but mitigable aesthetic effects of the proposed project. Aesthetic impacts resulting from the site design of the proposed buildings along Ventura Street and lighting of playfields could be mitigated to less than significant with implementation of required mitigation measures.

Effect	Mitigation Measures	Significance After Mitigation
Supplemental Effect AES-1 The proposed project has the potential to alter public viewsheds from Lewis Road and Potrero Road. (S)	**S-AES-1(a)** The access road that is proposed for the 75-acre acquisition area and the connector road from the Business Campus to the Academic Core shall be constructed in a manner that meets accepted design standards for safety without curbs and gutters. Surface runoff should be captured and carried to treatment areas by off-pavement swales. Use of earthen, planted berms is encouraged to soften roadway edges. **S-AES-1(b)** The access road landscaping shall use the plant palette used in the wetland creation zones of the 75-acre acquisition area to buffer views of playfields and to visually integrate the area with adjacent natural riparian areas. **S-AES-1(c)** The land use buffer zone between the playfields and the Camrosa Wastewater Treatment Plant 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 of the CWTP from any location within the 75-acre acquisition area within a five-year period. **S-AES-1(d)** Except for those required to be painted white or light-colored by University play standards, any permanent playfield structural elements rendered in metal materials (fences, bleachers, lighting posts) shall be painted in non-reflective dark gray to black, in order to minimize their intrusion into the visual environment. Restrooms and other playfield support structures shall be surface treated with non-reflective, natural materials and shall be painted in earthen tones that complement the color palette of Round Mountain and the adjacent wetlands and agricultural fields.	Less than significant.

Table ES-1 Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts

	S-AES-1(e) The proposed 500-car parking area and the flex parcel, in the event that it is used for surface parking, shall incorporate buffering features (landscape pockets, screen trees and shrubs, half-height walls) to minimize glare and lighting to viewers on Potrero Road. Any parking lot in this area shall include a minimum of 15% landscaped area, and shading shall cover a minimum of 35% of the surface area when trees are 10 years of age. Trees shall be sited in an orchard planting style. **S-AES-1(f)** The landscape plan for the Potrero Road parking lots shall specify that a minimum of 30% of the parking lot views shall be interrupted from Potrero Road viewing facilities with landscaping within 5 years of planting.	
Supplemental Effect AES-2 The aesthetic condition of the subject site would be altered through building demolition and construction of new buildings, roadways, and landscaping during the life of the Master Plan. (S)	**S-AES 2(a)** Revise 1998 FEIR Mitigation Measure AES-2(c) as follows: *All parking structures shall be limited to 35 above-grade feet in parapet height.*	Less than significant.
Supplemental Effect AES-3 The proposed project could create new sources of light and glare through the construction of new buildings, lighting for sports facilities, and new parking areas. (S)	**S-AES-3(a)** Prior to development, proposed lighting shall be indicated on site plans that demonstrate that spillover of lighting would not affect surrounding areas. Nighttime lighting standards shall be limited to 30 feet in height. The lighting plan shall incorporate lighting that directs light pools downward or otherwise shields adjacent areas from glare. Light fixtures that shield excessive brightness at night shall be included in the lighting plan. Non-glare lighting shall be used.	Less than significant.
Cumulative Impacts. *For the purposes of this EIR, the cumulative geography of the proposed project area includes the southeastern edge of the Oxnard Plain, in the vicinity of Calleguas Creek. The aesthetic condition in these areas is not expected to undergo major changes within the buildout period of the Master Plan.* *Since the certification of the 1998 FEIR, the formerly-proposed Camarillo Regional Park amphitheater project has been canceled. In 1999, a County-sponsored mental health single-story housing facility has begun construction just north of the University Drive/Lewis Road intersection. The County has initiated a road-widening project of Lewis Road from Pleasant Valley Road to the CSUCI campus. This road widening will constitute a change to the visual character of this corridor. These changes will modify the expected cumulative visual character from that anticipated in the 1998 FEIR. As discussed in the 1998 FEIR, the cumulative change to the Lewis Road corridor would remain significant.*		
AGRICULTURE RESOURCES		
The project is located adjacent to, and involves the conversion of, Prime farmland and farmland of Statewide Importance. Under the Master Plan revisions, additional acreage would be removed from agricultural use that was not identified in the 1998 Final EIR. However, these lands are located in an area with a State/Federal facility land use designation, and no conflicts are anticipated with existing zoning or a Williamson Act contract. No unmitigable land use conflicts are anticipated.		
Effect	**Mitigation Measures**	**Significance After Mitigation**
Supplemental Effect AG-1 The proposed project would remove 67 additional acres of Prime	**S-AG-1(a) Soil Preservation.** The applicant shall comply with any topsoil transfer programs identified by the Ventura County	Significant and unavoidable.

Table ES-1 Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts

farmland and farmland of Statewide Importance that was not identified in the 1998 Final Master Plan EIR. All of this land is currently under agricultural production. (U)	Agricultural Commissioner, to the extent that an agricultural operation within a five-mile radius is willing to transport and receive the topsoil.	
Supplemental Effect AG-2 The proposed project may result in land use conflicts with adjacent agricultural operations. (S)	**S-AG-2(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. The buffer may include roads, landscaped areas, and internal paths. The plant species shall be a noninvasive species that would not harbor agricultural pests. **S-AG-2(b) Right-to-Farm Ordinance Implementation.** A notice shall be posted within the university's main campus and at entrances to the 75-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 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.	Less than significant.

Cumulative Impacts. *The proposed project would result in conversion of Prime farmland and farmland of Statewide Importance to non-agricultural uses, as discussed in Impacts AG-1 and AG-2. As a result, it would contribute to the cumulative loss of agriculture within the County arising from continuing urbanization. The project may also contribute to increasing conflicts between agricultural and non-agricultural uses. Long-term agricultural viability within the County could be adversely affected by such conflicts. The County's SOAR ordinance and its Right-to-Farm ordinance are two regulatory mechanisms intended to ensure the viability of agriculture within the County, and would provide some degree of mitigation for this impact. It should be noted that the viability of agriculture involves more than merely prohibiting development in areas designated for agriculture on the County's General Plan. For agriculture to remain viable as an industry in the County, farmers must be able to farm, which necessitates the use of pesticides and equipment, with associated nuisance effects. Project-specific mitigation measures and Master Plan features would address these impacts. With Master Plan features and project specific mitigation measures contained in this EIR, it is anticipated that cumulative impacts related to agricultural productivity would be less than significant. However, while most agricultural impacts can be reduced to a less than significant level, the conversion of Prime farmland and farmland of Statewide Importance would be a significant and unavoidable impact.*

BIOLOGICAL RESOURCES

The revised Master Plan would result in land acquisitions, modifications to the Academic Core and Business Campus, revisions to the residential development, and relocation of the elementary school. The proposed acquisition areas contain sensitive vegetation communities and wetlands that would be significantly affected by the proposed revisions. Wetland restoration as required under the adopted 1998 Campus Master Plan mitigation program would occur within the 75-acre acquisition area. With the adoption of further mitigation measures, impacts associated with the revised Campus Master Plan would be reduced to a less than significant level.

Effect	Mitigation Measures	Significance After Mitigation
Supplemental Effect BIO-1 Potential loss of sensitive plant species and sensitive wetland vegetation due to revised land	**S-BIO-1(a)** Design roads at the school site to avoid any excavation or rock blasting on the adjacent hillsides.	Less than significant.

Table ES-1 Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts

uses at the proposed school site. (S)	**S-BIO-1(b)** The playfield irrigation system shall be designed to avoid any accidental overspray irrigation of adjacent hillsides. The irrigation system shall be placed on a timer that limits watering to only the early morning hours to reduce the potential for spray drift.	
Supplemental Effect BIO-2 The fuel modification zone for the residential area would affect sensitive native grassland vegetation. (S)	**S-BIO-2(a)** The laurel sumac grassland located north of the residential area has a substantial amount of non-native grasses and ruderal species, especially fennel and mustard. At least 1.2 acres of this area shall be mowed and re-sown with purple needlegrass. A mowing and weed removal program shall be developed to convert this area into a native grassland. **S-BIO-2(b)** The hillside south of the north access road and west of the residential area contains non-native grassland with a substantial amount of fennel. A program of fennel removal shall be developed and the site ove-sown with sage and sagebrush to convert at least 5 acres of this area to coastal sage scrub.	Less than significant.
Supplemental Effect BIO-3 Project site development would remove existing wetland areas and construct a new wetland on current agricultural land. (S)	**S-BIO-3(a)** A minimum of 8.1 acres of wetland vegetation and open water resources shall be created as part of the re-aligned Long Grade Canyon channel and wetland restoration area in the 75-acre parcel. This acreage shall be in addition to the 7.1 acres of existing wetland areas, the 2.25 acres of reclaimed water storage, and the 4.4 acres of detention/debris basin. **S-BIO-3(b)** The wetland area shall be designed to contain a mix of wetland types, including willow scrub, mulefat scrub, and freshwater marsh elements. The wetland restoration plan shall be implemented prior to development of the existing debris basin or the retention basin.	Less than significant.
Supplemental Effect BIO-4 Build-out of the revised Campus Master Plan may affect sensitive fish and wildlife resources at the site. (S)	**S-BIO-4** Removal of potential raptor nest trees should be limited to the time period between September 1 to January 31. Alternatively, prior to any trees being removed during the raptor nesting season, a survey for active nests shall be conducted by a qualified biologist at the site two weeks prior to any scheduled tree removal. If active nests are located, then all construction work must be conducted at least 500 feet from the nest until the young have fledged and are independent of the adults.	Less than significant.
Cumulative Impacts. *Urban and agricultural development of the Oxnard Plain has essentially eliminated the natural communities that once existed within the lowland areas. The western portion of the Santa Monica Mountains, however, has not been developed and large land holdings in this area are within permanent open space conservation easements. By reusing the project site as a University campus with limited ancillary development of previously disturbed areas, the proposed project would act to conserve the remaining natural communities within the property. Nonetheless, development of other areas within the Calleguas Creek watershed would result in further significant habitat losses. The proposed acquisition of an adjacent 35-acres of coastal sage scrub into the Campus Master Plan and its future primary*		

Table ES-1 Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts

use as a preserve area would further limit potential cumulative growth adjacent to the CSUCI campus, thereby reducing potential cumulative impacts.		
CULTURAL and HISTORIC RESOURCES		
Two new areas totaling 110 acres have been proposed as acquisitions to the previous Master Plan footprint. On the central campus, the Master Plan proposes rehabilitation of the Administration and Science and Technology building complex (1951). New construction is proposed in the South Quad grouping of buildings and courtyards (1935-1937) and in the North Quad buildings and courtyard grouping (1940-1951). Portions of the Plant Operations/Laundry Building (1936 portion) will be retained and rehabilitated. Portions of the Powerhouse complex (1937, 1954) are to be demolished, but the original Powerhouse (1935) section of the complex is to be retained. On the East residential campus, all of the five multi-family residential buildings are to be demolished. With implementation of required mitigation, potential impacts to buried cultural resources and to rehabilitated historic buildings would be reduced to less than significant. However, impacts associated with infill dormitory housing in the North and South quads, and demolition of the Powerhouse complex and employee buildings remain significant and unavoidable.		
Effect	**Mitigation Measures**	**Residual Impact**
Supplemental Effect C-1 Project construction could expose previously unknown, buried cultural resources or human remains within the two proposed land acquisitions. (S)	**S-C-1(a)** In the event that archaeological resources or human remains are unearthed during project construction or maintenance activities in the fuel modification zone in either of the acquisition areas, all earth-disturbing work within the vicinity of the find shall be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find. If the find is determined to be an historical or "unique" archaeological resource as defined in the Public Resources Code, Division 13, Sections 15406.5(a) and 21083.2, then contingency funding and a time allotment sufficient for appropriate avoidance or mitigation shall be made available. When feasible, impacts shall be avoided through preservation of the site. After the find has been appropriately mitigated, work in the area may resume. A qualified Chumash monitor shall oversee any mitigation work associated with prehistoric cultural material. **S-C-1(b)** If human remains are unearthed during project construction or maintenance activities in the fuel modification zone, mitigation measure S-C-1 shall apply. In addition, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has determined origin and disposition of the findings. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC) (13 PRC 15064.5(d)).	Less than significant.
Supplemental Effect C-2 Development within the revised Campus Master Plan project site would adaptively reuse historic structures, demolish structures, and through new infill construction, may otherwise alter the historical relationships and physical characteristics of the historic resources associated	**S-C-2(a)** The Secretary of the Interior's Standards for Rehabilitation shall be applied to all construction projects on contributing historic resources. The project site qualifies to use the State Historical Building and Safety Code (SHBSC), a performance based code that offers greater flexibility in designing solutions to achieve life safety requirements. The SHBSC shall be used on all rehabilitation projects.	Significant and unavoidable.

Table ES-1 Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts

with those located on campus. (U)	**S-C-2(b)** Campus facilities historic preservation repair and maintenance guidelines, focused on repair and maintenance techniques appropriate to historic features and materials, shall be developed and implemented to complement the Campus Architectural Design Guidelines. These maintenance guidelines shall be based on the Secretary of Interior Guidelines discussed above and on the SHBSC. **S-C-2(c)** Infill structures shall be compatible in design, materials, massing and scale with the Spanish Colonial Revival style architecture. Design alternatives to taller (3 stories above ground) structures shall be considered. Placement of infill buildings both in quadrangles and within courtyards shall be designed to ensure retention of view corridors into courtyards and quadrangles as well as retention of visual access to significant exterior architectural features. Specifically: Infill buildings shall be designed to maintain visual access to significant historic exterior architectural features of existing buildings such as exterior stairs, arches and porches. Infill buildings shall be oriented to allow retention of original doors and windows of adjacent historic buildings. **S-C-2(d)** Documentation, including photography, of original quadrangles and courtyards and adjacent architecture shall be conducted. Specifically, Photodocumentation (to Historic American Buildings Standards-HABS) shall be conducted for South and North Quadrangles and courtyards. Site plans (to scale) and narrative descriptions of quadrangles and courtyards shall be developed by qualified professionals with knowledge of architectural history, cultural geography and landscape architecture. Original copies of photographs and documentation shall be filed with the CSU-CI Library, the California State Library, the California Office of Historic Preservation, the City of Camarillo Library and the Ventura County Library. A University Archive shall be established at CSU-CI Library. Campus histories and site documentation (such as referenced above), extant documents from the Camarillo State Hospital relating to its history and physical development, construction documents, and plans from current and future projects shall be deposited in this University Archive.	

Table ES-1 Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts

Cumulative Impacts. *Implementation of the proposed project at any of the sites, in combination with other development throughout the County, would cumulatively increase the potential to disturb identified and unidentified cultural resources. Cumulative impacts to both historic and archaeological resources are therefore considered potentially significant. However, compliance with CEQA requirements as well as all local requirements pertaining to cultural resources for all new development would be expected to identify and mitigate any impacts from individual projects. Cumulative impacts can therefore be reduced to a level considered less than significant.*

LAND USE and PLANNING

The proposed project could create land use compatibility conflicts with adjacent land uses. Impacts are considered less than significant with incorporation of mitigation. Proposed land uses under the revised Master Plan would be considered consistent with the County General Plan and zoning. Impacts would be less than significant.

Effect	Mitigation Measures	Residual Impact
Supplemental Effect LU-1 The proposed project could create land use compatibility conflicts with adjacent agricultural operations and the Camrosa Wastewater Treatment Plant. (S)	**S-LU-1** Playfields in the 75-acre acquisition area shall be sited so as to provide a 100-foot buffer zone between all playfields and the Camrosa Wastewater Treatment Plant property line.	Less than significant.
Supplemental Effect LU-2 The non-university portions of the proposed project appear to be consistent with the Camarillo/Oxnard Greenbelt Agreement and various County General Plan policies and zoning. (L)	None needed	Less than significant.

Cumulative Impacts. *Cumulative impacts would remain similar to those described in the 1998 FEIR. As further discussed in Section 5.0, Growth Inducing Impacts, existing regulatory mechanisms would largely prohibit further development in the area, thereby minimizing the potential for significant changes in land use or the creation of additional compatibility conflicts.*

HYDROLOGY

Under the revised Master Plan, a debris-carrying culvert would need to be designed for the northern access road to the residential area. If inadequately sized, this culvert could result in local street flooding and a public safety hazard. In addition, the existing debris basin would be replaced by a new facility further downstream along Long Grade Canyon Creek. The new detention basin is currently undersized to accept the peak debris flow, with the excess material expected to sediment within the adjacent created wetlands. These impacts can be reduced to less than significant levels through specific design and appropriate sizing.

Effect	Mitigation Measures	Residual Impact
Supplemental Effect HYD-1 Potential flooding could result from the construction of a road within the northern drainage. (S)	**S-HYD-1** The storm drain system for the northern system shall be designed to adequately accommodate 100-year event peak bulked flows through the access road culvert system	Less than significant.
Supplemental Effect HYD-2 The project could result in potential flooding resulting from the conversion of the debris basin to recreational fields for the proposed school. (S)	**S-HYD-2(a)** The storm drain system for CSUCI shall be designed to provide facilities that will safely collect, concentrate, convey, and dissipate storm water flows on-site both during and after build-out. Detention facilities, diversion structures, drainage conveyance facilities (pipes, culverts), grass lined channels (bio-swales), debris basins, inlet and outlet structures and other flood control facilities shall be constructed and maintained to meet the design requirements of the campus master plan. While the State owned land is not under the jurisdictional requirements of the Ventura County Flood Control District, the District's design	Less than significant.

Table ES-1 Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts

	parameters and guidelines shall be adopted whenever feasible in the design of campus storm drain systems **S-HYD-2(b)** The lower detention basin shall be resized through deepening or increase in area to fully accommodate the expected peak debris load of Long Grade Canyon Creek.	
Cumulative Impacts. *Impacts are the same as those described for the 1998 FEIR, with the significance of cumulative effects dependent on the success of continued watershed protection planning efforts and effective implementation of water control requirements.*		
WATER AND WASTEWATER		
The proposed project would exceed the ability of the Camrosa Water District and Wastewater Treatment Plant to provide water and wastewater services to the university. With implementation of the recommended mitigation, impacts would be reduced to less than significant.		
Effect	**Mitigation Measures**	**Residual Impact**
Supplemental Effect WW-1 Proposed buildout of the Campus Master Plan may exceed the capacity of the existing Camrosa Water District facilities to deliver potable water. (S)	**S-WW-1(a)** All ball and playfields shall be irrigated using water reclaimed from the Camrosa Wastewater Treatment Plant. **S-WW-1(b)** Any excess peak month irrigation demand (estimated to be 113,700 gpd at buildout with reclaimed water irrigation for proposed ball fields) shall be provided using reclaimed water in order that the university's daily allotment from the Camrosa Water District of 900,000 gallons not be exceeded. This mitigation shall be enacted prior to achieving a level of development that would result in water service deficiencies; i.e. water demands greater than 1,250 gpm or 900,000 gpd.	Less than significant.
Supplemental Effect WW-2 Proposed buildout of the Campus Master Plan may exceed the capacity of the Camrosa Water District facilities to provide wastewater service in the next 20 years. (S)	**S-WW-2** The university shall enter into an agreement with Camrosa for any wastewater plant capacity deficiency prior to achieving a level of development that would result in deficiencies. The agreement shall specify the schedule for implementation, the designated area for expansion, and the capital improvement funding sources.	Less than significant.
Cumulative Impacts. *With implementation of reclaimed water, the university's water demands are expected to remain within the contracted 900,000 gallons per day that are allocated by the Camrosa Water District. Therefore, impacts to existing water supplies are considered less than significant. Potential impacts to groundwater- specifically the Fox Canyon Aquifer- are unknown at this time and should be evaluated if the university brings New Well #9 into active production. The Camrosa Water District has stated that the wastewater treatment facility would be expanded on an as-needed basis as sewage flows increase, up to a maximum of 3.0 mgd. Sewage flows generated by the Campus Master Plan development and other currently planned development would be accommodated at the Camrosa Water District treatment plant with the planned increases in plant capacity. No significant cumulative impact to wastewater treatment facilities is expected.*		
LONG-TERM EFFECTS		
	Mitigation Measures	**Residual Impact**
	S-GI-1 Measure GI-1 in the 1998 FEIR shall be revised to read as follows: *Concurrent with its adoption of the revised Campus Master Plan, the University shall recommend to the County that the General Plan land use designation for the balance of the 283-acre Assessor Parcel No. 234-05-19 that is not affected by the 75-acre acquisition area (208*	Less than significant.

Table ES-1 Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts		
	acres) be changed to "Agricultural" to reflect the existing and planned land use for this parcel.	

SUMMARY OF ALTERNATIVES

A range of alternatives to the proposed project were analyzed in the 1998 FEIR. Those alternatives included:

No Project Alternative
- *No Additional Reuse*
- *Correctional Institution*
- *Office*

Alternative Project Sites
- *Donlon Site*
- *Chaffee/Duntley Site*
- *Sudden Ranch Site*

Alternative Master Plan Concepts
- *No Santa Barbara Avenue Extension*
- *No Golf Course*
- *25,000 FTES Campus*
- *No Redevelopment of East Campus*

The 1998 FEIR found that the overall environmentally superior alternative was the No Redevelopment of East Campus scenario, primarily because it would result in a 15% reduction in vehicular trips, thereby reducing traffic, air quality, and noise effects. This alternative would not result in the demolition of historic buildings in the East Campus area, thereby eliminating this significant effect of the proposed project. It would place fewer demands on water and wastewater infrastructure, and yield fewer solid waste impacts. Impacts to biological resources associated with the unnamed drainage and the mulefat scrub would be eliminated.

Because it was superior to the original 1998 Master Plan, which in turn is superior to the Revised Master Plan, the No Redevelopment of East Campus Alternative is considered environmentally superior overall.

It is noted that this alternative does not meet the objectives for the project, particularly the requirement by the Trustees of the CSU that the proposed project site should not compete with existing campuses for limited state support and bond funding because of the limitations on the availability of funding for the CSU system. This alternative does not meet the objectives associated with providing alternative funding mechanisms to advance CSU's educational goals.

AREAS OF CONTROVERSY and ISSUES TO BE RESOLVED

County of Ventura officials have expressed the opinion that it is the land use agency responsible for non-academic land uses identified in the revised Master Plan. These areas, the residential

areas in the east campus and the research and development areas in the west campus, would be governed by the Specific Reuse Plan. The CSUCI Site Authority and the California State University hold that the Specific Reuse Plan is non-academic uses are governed by the Site Authority, which is vested with such powers by the California State Legislature. This issue is further discussed in response 4A of this Final Supplemental EIR.

The implementation of mitigation measures included in this Final Supplemental EIR pertaining to biological resource impacts will ultimately be subject to review and modification of the federal and state agencies governing biological resources. These include the United States Army Corps of Engineers, the United States Fish and Wildlife Service, and the California State Department of Fish and Game.

1.0 INTRODUCTION

This document is a Supplemental Environmental Impact Report (SEIR) that examines the potential effects of the proposed changes to the California State University, Channel Islands Concept Long Range Development Plan. These changes would be implemented through the adoption of the draft Master Plan. The project's background and the legal basis for preparing an SEIR are described below.

1.1 BACKGROUND

The California State University (CSU) has been in the process of establishing a new university campus within Ventura County for several years. In September 1998, the Board of Trustees of the CSU certified a Final EIR (FEIR) and adopted a concept Long Range Development Plan for the CSU, Channel Islands campus. That plan, also referred to as the 1998 Conceptual Master Plan, provides for reuse of the former California State Developmental Hospital. The FEIR is hereafter referred to as the 1998 FEIR. The concept Long Range Development Plan is hereafter referred to as the 1998 Conceptual Master Plan.

Currently, the site contains approximately 1,600,000 total gross square feet of developed structures. About 1,200,000 square feet are in the central area of the campus, with most of the remainder consisting of dormitories and a variety of attached and detached housing units totaling approximately 400 units. In August 1999, the first 100,000 square feet of classroom space was opened, facilitating the move of the CSU Northridge Off Campus Center from Ventura to the CSU, Channel Islands campus. That institution was then renamed the CSU Northridge at Channel Islands.

The 1998 Conceptual Master Plan envisioned ac combination of demolition and renovation of core campus area buildings and construction of new academic, elementary school, and research and development space in the campus core. The 1998 Conceptual Master Plan also included development of 900 residential units within the East Campus. The campus was planned to grow into a four-year university serving 15,000 full time equivalent students (FTES) and approximately 1,500 faculty and staff by the year 2025. A total of 11, 750 FTES would be served on site, while 3,250 FTES would be served off site. These aspects of the 1998 Conceptual Master Plan would remain unchanged in the new draft Master Plan.

A CSU-directed planning team has been at work refining the campus plans since the September 1998 FEIR certification. That work has led to a number of land use configuration and design modifications from those of the 1998 Conceptual Master Plan. These modifications fall into four categories:

- *land acquisitions;*
- *on-campus site plan modifications;*
- *definition of density and type of residential uses; and*
- *development of the K-8 school on the east campus.*

These modifications are described in detail in Section 2.0, *Project Description.*

1.2 SCOPE AND CONTENT

In accordance with the *CEQA Guidelines*, an Initial Study was prepared for the proposed project to identify issues to be analyzed in the SEIR, and a Notice of Preparation (NOP) was distributed on December 28, 1999 for review by interested public agencies and the public. The NOP, Initial Study, and responses to the NOP are presented in Appendices A and B of this SEIR.

Section 15163(b) of the CEQA Guidelines states that, "the supplement to the EIR need contain only the information necessary to make the previous EIR adequate for the project as revised." Some of the revisions were determined to have the potential to result in impacts not previously considered in the 1998 FEIR. Therefore, this SEIR addresses the issues determined to be potentially significant outside those addressed in the 1998 FEIR. This scoping of environmental issue analysis was assisted by the responses to the NOP, and by input gathered at a Scoping Meeting held at the CSUCI campus on January 18, 2000. The environmental issues addressed in this EIR include:

- *Aesthetics*
- *Agriculture Resources*
- *Biological Resources*
- *Cultural & Historic Resources*
- *Land Use and Planning*
- *Hydrology*
- *Water and Wastewater Services*

Transportation/Traffic issues were evaluated in a report prepared by Associated Traffic Engineers (ATE) and can be found in Appendix D along with a comparison table of mitigation measures from the 1998 FEIR and the SEIR.

This SEIR addresses the issues referenced above and identifies potentially significant environmental impacts, including site-specific and cumulative effects of the project in accordance with the provisions set forth in the *State CEQA Guidelines*. In addition, the SEIR recommends feasible mitigation measures, where possible, that would reduce or eliminate significant adverse environmental effects. These measures, combined with all applicable mitigation measures from the 1998 FEIR, would be required as part of development of the proposed project to reduce project-related impacts. The mitigation measures from the 1998 FEIR are listed in Appendix C.

SEIR preparers have consulted pertinent State and, where relevant, local policies and guidelines, previously certified EIRs, and background documents prepared by the CSU Channel Islands Site Authority. A full reference list is contained in Section 6.0, *References and Preparers.*

The Alternatives section of this SEIR includes a summary of the alternatives analyzed in the 1998 FEIR, and compares the revised Master Plan with those alternatives. These alternatives are summarized in Section 5.0, *Alternatives.*

The level of detail contained throughout this SEIR is consistent with the requirements of CEQA and applicable court decisions. The *State CEQA Guidelines* provide the standard of adequacy on which this document is based. The Guidelines state:

An EIR should be prepared with a sufficient degree of analysis to provide decision-makers with information which enables them to make a decision which intelligently takes account of environmental consequences. An evaluation of the environmental effects of the proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in light of what is reasonably feasible. Disagreement among experts does not make an EIR inadequate, but, the EIR should summarize the main points of disagreement among the experts. The courts have looked not for perfection, but for adequacy, completeness, and a good faith effort at full disclosure (Section 15151).

1.3 SITE AUTHORITY, SPECIFIC REUSE PLAN, MASTER PLAN

In 1998, the California State Legislature adopted Senate Bill 1923, hereafter referred to as the Site Authority Legislation. The legislation established the California State University Channel Islands Site Authority (Site Authority) to facilitate and provide for the financing to transition the former Camarillo State Hospital site for use as the 23rd campus of the California State University system. The legislation provides for the creation of a Site Authority board composed of representatives of the Trustees of the California State University, the County of Ventura, and one Ventura County city. It sets forth the authority and duties of the board in developing the site. It also establishes the California State University, Channel Islands Site Authority Fund in the State Treasury, and appropriates funds to the Site Authority for the purpose of developing the site. The Site Authority is required to provide a specific reuse plan for, and to finance the transition of, the property from its former use to a University and other compatible uses.

In accordance with its authority under SB 1923, the Site Authority has developed a Specific Reuse Plan to guide the non-academic portions of the CSUCI campus. These areas include the proposed 900-unit residential development area and K-8 school on the east campus, and a Business Campus west of the Academic core area. Collectively, these areas are called the Community Development Area. The Specific Reuse Plan also incorporates architectural design guidelines that are intended to guide the physical design details of buildings, open space areas, parking areas, and other features of the campus built environment. The Site Authority is the exclusive government agency with jurisdiction over the reuse plan, including its adoption and implementation.

In its role as property owner, the State, through its agent the CSU, has delegated approval rights over the schematic design of buildings in the Community Development Area to the Site Authority. The Site Authority is responsible for building code compliance and to otherwise manage the development of the Community Development Area; however, it has delegated implementation of those functions to CSU under the Ground Lease. Otherwise, the Site Authority is the sole and exclusive government agency with regulatory jurisdiction over the Community Development Area and Specific Reuse Plan. As such, it will be the agency responsible for approving subdivision of lands, and management of various parcels for sub ground lease purposes.

The revised Physical Master Plan would govern the development of areas on the Academic portions of the campus. These areas would include the Academic Core, the 35-acre and 75-acre acquisition areas, and the on-campus open space system. As with the 1998 Conceptual Master Plan, the revised Physical Master Plan would guide the phased growth of the campus.

Responsibility for approval and implementation of the revised Master Plan rests with the CSU Board of Trustees.

1.4 PURPOSE AND LEGAL AUTHORITY

The development of property by the applicant requires the discretionary approval of the CSU Site Authority and the CSU Board of Trustees. Therefore, the proposed development of the property is subject to the requirements of the California Environmental Quality Act (CEQA). In accordance with Section 15121 of the *State of California CEQA Guidelines*, the purpose of this SEIR is to serve as an informational document that:

> *will inform public agency decision-makers and the public generally of the significant environmental effect of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project.*

A SEIR is prepared when minor additions or changes are necessary to make a previously certified EIR adequately apply to the project in the changed situation (State *CEQA Guidelines*, Section 15163(a)(2)). This SEIR taken together with the 1998 FEIR comprise the environmental review documentation for the proposed project. The 1998 FEIR is available for review at the administrative office of CSU, Channel Islands, at 1 University Drive, Camarillo, California 93012 and at the offices of the Trustees of the California State University, 400 Golden Shore, Long Beach, California, 90802-4275.

1.5 LEAD, RESPONSIBLE AND TRUSTEE AGENCIES

The *CEQA Guidelines* define "lead," "responsible" and "trustee" agencies. The CSU Channel Islands Site Authority is the lead agency because it has the principal responsibility for approving the Specific Reuse Plan. The CSU Board of Trustees is also a lead agency because it is charged with approval and implementation of the Physical Master Plan.

A "responsible agency" refers to public agencies other than the "lead agency" that have discretionary approval over the project. The Army Corps of Engineers would be a responsible agency, since they would be involved in review and permitting under their Clean Water Act Section 404 permitting authority. The U.S. Department of Fish and Wildlife and the California Department of Fish and Game would also be responsible agencies due to their responsibilities to provide biological input to the 404-permit process. The County of Ventura would be a responsible agency with respect to approval of modifications to Lewis Road and other County roads necessary to accommodate the proposed project. The Ventura County Flood Control District may also be a responsible agency concerning alterations or improvements to the Long Grade Canyon channel that may occur within and adjacent to the site.

A "trustee agency" refers to a state agency having jurisdiction by law over natural resources affected by a project. The Trustees of the California State University is a trustee agency for this project.

2.0 PROJECT DESCRIPTION

2.1 PROJECT SPONSOR AND LEAD AGENCY

California State University, Channel Islands Site Authority
One University Drive
Camarillo, CA 93012

2.2 CURRENT PROPERTY OWNER/GROUND LESSEE

Owner:
The Trustees of the California State University
400 Golden Shore
Long Beach, California 90802-4275

Ground Lessee/Locally represented by:
Site Authority
California State University, Channel Islands
P.O. Box 2862
Camarillo, California 93011-2862

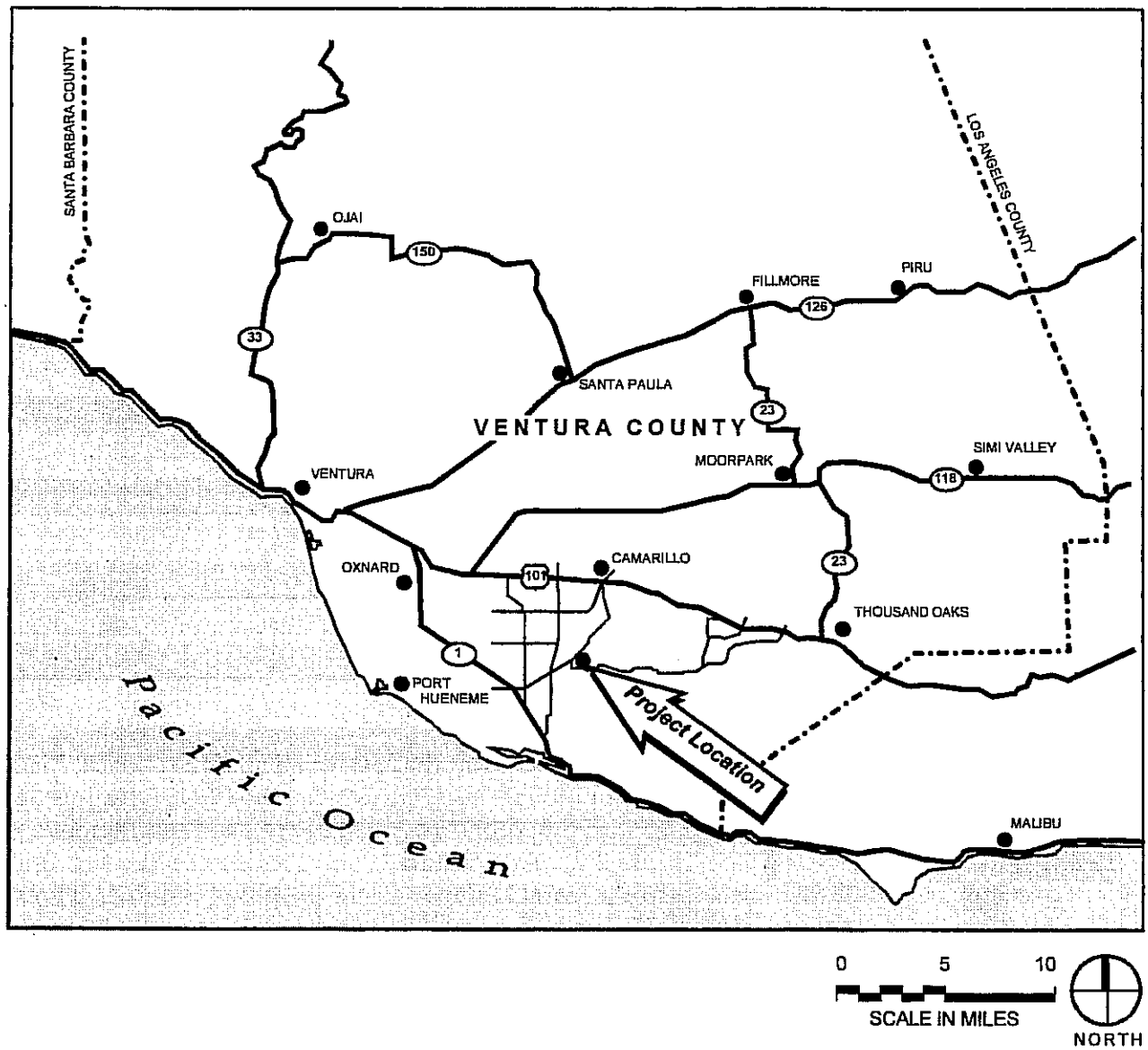
2.3 PROJECT SITE LOCATION

The project site is located in southern Ventura County at the eastern edge of the Oxnard Plain and at the western flank of the Santa Monica Mountains (Figure 2-1). The CSUCI campus lies 1.5 miles south of the City of Camarillo, northeast of the intersection of Lewis and Potrero Roads and east of Calleguas Creek (Figure 2-2). The Ventura County Assessor's Parcel Number for the campus is 234-05-20. The Assessor's Parcel Number for the proposed acquisition areas is 234-05-19 for the western approximate 75 acres. The eastern 35 acre acquisition area is part of Parcel 3 of Parcel Map Waiver No. 951, recorded September 7, 1999 (various APNs). Primary access to the site is provided via Lewis Road (State Route 34) both from the north and south. Regional access is provided by U.S. Highway 101 to the north of the project site and Hueneme Road from the southwest.

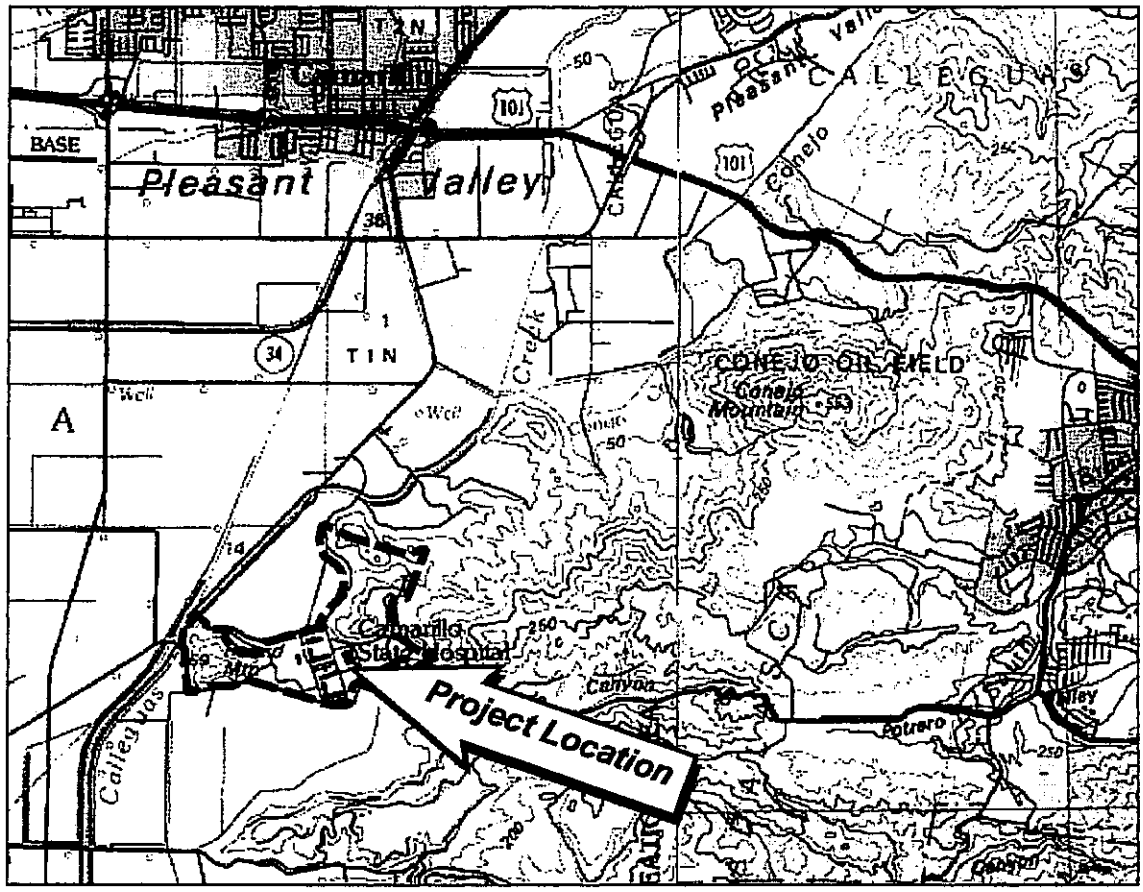
North of the site is Camarillo Regional Park. East of the site is natural, steep mountainous terrain. Areas to the southeast, south, and west are in agricultural use. The Camrosa Water District Wastewater Treatment Facility is located north of the southwestern end of the project site and generally west of the main campus. A 28-megawatt cogeneration facility owned by Delta Power Partnership is also located within the campus west of the Academic Core. This facility has a 30-year ground lease with the State, which expires in year 2018.

2.4 EXISTING SITE CHARACTERISTICS

The Master Plan area currently includes 633.56 acres with approximately 1,600,000 total gross square feet of developed structures. About 1,200,000 square feet are in the central area of the



Regional Location Figure 2-1



Project Vicinity Figure 2-2

campus, with most of the remainder consisting of dormitories and a variety of attached and detached housing units (total approximately 400 units). Figure 2-3 (upper left corner) illustrates the existing layout of structures within the Campus Master Plan area.

The western 75-acre acquisition area includes an area currently in agricultural use for oat hay. The area also includes a 17-acre irrigation water storage pond and a right-of-way acquisition north of the academic core and adjacent to Santa Barbara Avenue. The 35-acre acquisition area is an open space parcel containing mostly native scrub vegetation.

2.5 PROJECT CHARACTERISTICS

The proposed project is a revision of the CSU, Channel Islands Conceptual Campus Master Plan originally approved by the Trustees of the California State University in September 1998.

As described in Section 1.0, *Introduction*, the CSU Site Authority has developed a Specific Reuse Plan to guide the non-academic portions of the CSUCI campus. These areas include the proposed 900-unit residential development area and K-8 school on the east campus, and a Business Campus west of the Academic core area. Collectively, these areas are called the Community Development Area. The Site Authority is the exclusive government agency with jurisdiction over the reuse plan, including its adoption and implementation. The Specific Reuse Plan areas are illustrated in Figure 2-8 (end of section).

The revised Physical Master Plan would govern the development of the university campus not within the area of the Specific Reuse Plan. This area would include the Academic Core, the 35-acre and 75-acre acquisition areas, and the on-campus open space system. As with the 1998 Conceptual Master Plan, the revised Physical Master Plan would guide the phased growth of the campus. Responsibility for approval and implementation of the revised Master Plan rests with the CSU Board of Trustees.

Revisions to the 1998 Campus Master Plan fall into four categories: land acquisitions; on-campus site plan modifications; definition of density and type of residential uses; and development of the K-8 school on the east campus.

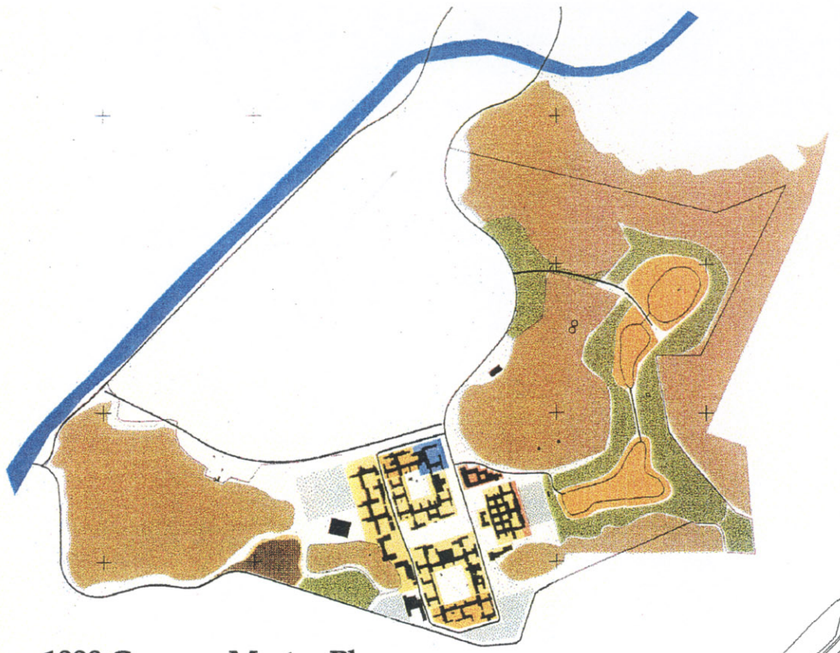
2.5.1 Land Acquisitions

Two land parcels are to be acquired under the proposed Master Plan revisions: an approximate 75-acre parcel on the western boundary of the property, and a 35-acre parcel on the eastern boundary of the site.

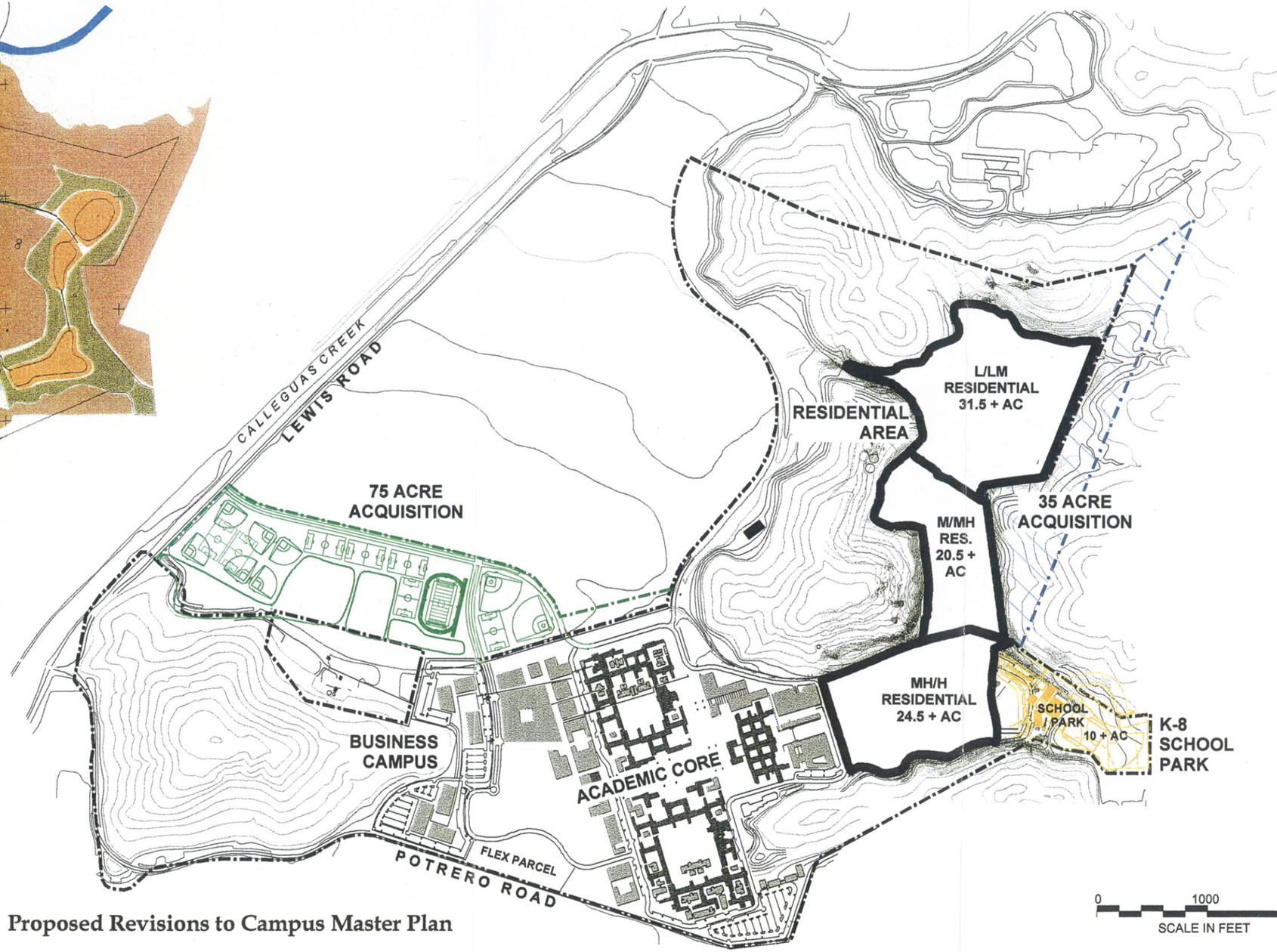
a. 75-Acre Parcel

Under the proposed project, approximately 75 acres of agricultural land located north of Round Mountain and the Camrosa Water District Wastewater Treatment Facility (WWTF) would be acquired. This area would be developed with new road facilities, a wetland mitigation area, a detention/desilting basin, recycled water storage, and play fields, as shown in Figure 2-4.

A new road is proposed for construction that would provide the primary access from Lewis Road to the Academic Core and the Business Campus (formerly referred to as the West

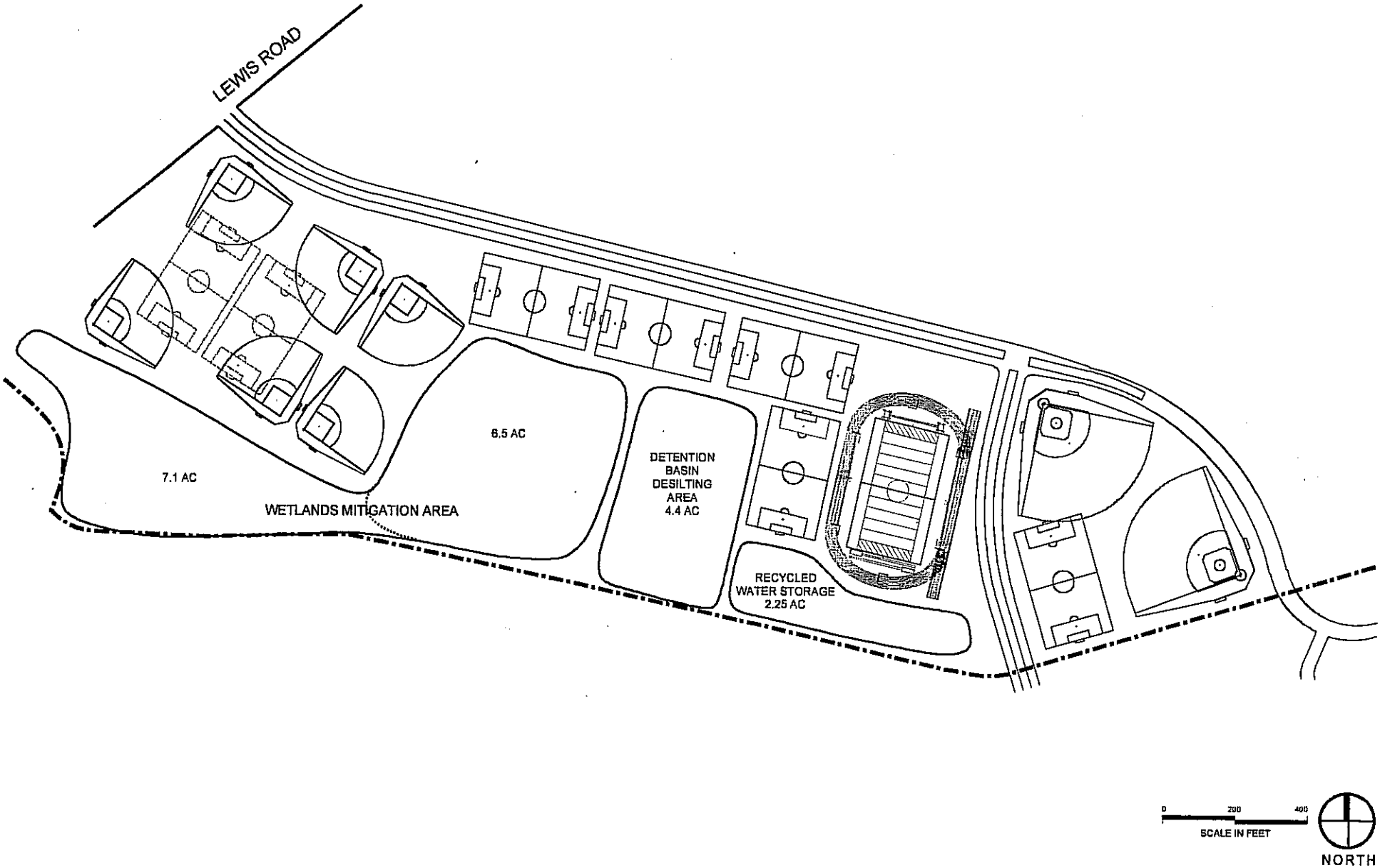


1998 Campus Master Plan



Proposed Revisions to Campus Master Plan

Proposed Revisions to Campus Master Plan Figure 2-3



Proposed 75 Acre Acquisition Area Site Plan

Figure 2-4

Campus). General impacts resulting from the primary access road (previously termed the Santa Barbara Avenue extension) were examined in the 1998 EIR, although the exact alignment of the road had not been determined at the time of the EIR and approval of the Conceptual Campus Master Plan. The current proposal includes a specific alignment and configuration of the new access roads. The primary access road east of Lewis Road would have a right-of-way of 170 feet, with a pavement width of 24 feet in each direction separated by a 20-foot median, and curbs and gutters on each side of the roadway. A Class I bike trail would be constructed on each side of the roadway separated from the roadway by 5 feet. The road would join with a new road intended to serve the West Campus at a "T"-intersection. East of this intersection, the primary access road would transition to a 2-lane road on a 48-foot right-of-way with no median. It would extend across Long Grade Canyon channel to join with a reconstructed portion of the existing Santa Barbara Avenue. Ventura Street would be extended to join with Santa Barbara Avenue at a "T"-intersection. The new Business Campus arterial would be a four-lane road with a divided median that would terminate adjacent to the cogeneration facility.

The new access roads would require two new crossings of Long Grade Canyon channel. The bridge crossings are expected to be reinforced concrete box culverts with a natural earthen bottom. The primary access road would initially terminate at Lewis Road as a stop-sign controlled intersection on the primary access road only. As traffic increases in the later phases of the Master Plan, this intersection would be signalized.

A proposed wetland mitigation area would consist of 6.5 acres located adjacent to the Camrosa WWTF. This area is proposed to mitigate for impacts to wetlands elsewhere on the project site within the Master Plan area. The wetland area would tie in with an existing 5.5-acre irrigation water storage pond and 1.6-acre stand of willow-mulefat scrub for a total wetland acreage of 13.6 acres. Long Grade Canyon channel would be diverted into the wetlands, and high storm flows would continue to eventually discharge to Calleguas Creek via the existing four 48-inch diameter reinforced concrete pipes under Lewis Road. These pipes are controlled by flapgates that prevent Long Grade Canyon channel from discharging to Calleguas Creek during flood periods.

A 4.4-acre combined detention and desilting basin is also proposed for the acquisition area and would receive water from Long Grade Canyon channel by means of a flow-through or flow-by diversion. In the flow-through diversion, the stream channel would be diverted and reconstructed to flow into the basin and discharge to the wetland area, depositing silt within the desilting portion of the basin during its course. In a flow-by design, a bypass weir would be constructed on the existing channel berm to allow high flows to discharge into the detention facility. Low flows along Long Grade Canyon channel would discharge directly to the wetland area, while high flows would discharge through the detention basin and then to the wetland area. The detention basin and wetland area would serve to store the 100-year storm flow from Long Grade Canyon channel until such time that the peak flow on Calleguas Creek has passed and excess detained water could be released.

A 2.25-acre recycled water storage basin is also proposed for the 75-acre acquisition area that would hold recycled water from the Camrosa WWTP. This basin would serve as pumped storage for irrigation water to be distributed to campus greenfields.

A total of 15 playfields and a track are proposed for the remaining 50 acres of the 75-acre acquisition area. While there is some overlap and multiple use of the fields, the facilities would

provide six small baseball diamonds, seven rectangular soccer fields, and two large ballfields. This number meets the required fields for CSU campuses of this size. Parking for the fields would be located south of Long Grade Canyon channel within the Business Campus area. Playfields would be irrigated using recycled water from the Camrosa WWTF. No bleachers or on-field seating are currently proposed.

b. 35- Acre Parcel

The CSU Board of Trustees approved the acquisition of a 35-acre parcel on the eastern boundary of the campus in 1999 (see Figure 2-3). This parcel is adjacent to the proposed residential development and would provide for habitat conservation, watershed protection, and a suitable fuel modification zone to protect the proposed residential housing. It would also serve to limit potential for future growth on adjacent parcels. The Ventura County Fire Protection Services Agency requires fuel modification zones a minimum of 100 feet wide adjacent to structures to reduce the exposure of development to wildfire that may occur in natural areas bordering the site. Under the 1998 Master Plan, the fuel modification zone was to be contained within the recreational/open space that was planned to surround the residential portion of the Master Plan within the East Campus. Changes in the residential area proposed in this revised Master Plan have increased the site coverage of the residential land use area and the 35-acre acquisition area would allow for relocation of the 100-foot fuel modification zone.

The fuel modification zone would consist of a setback from structures at least 100 feet wide and sited between new development and adjacent natural vegetation. The landscape zone closest to the structures would be planted with fire resistant vegetation with a permanent irrigation system. The remaining open space would be cleared of brush with the exception of scattered specimen shrubs, with the vegetation maintained to reduce the available fuel during the fire season. The zone would be partially landscaped with fire-resistant vegetation, including native species. It may also include a perimeter walkway system for passive recreation purposes, consisting of decomposed granite or other similar material. The remainder of the acquisition area would be dedicated as a permanent coastal sage scrub habitat conservation area. The following plant palette is proposed for use in the fuel modification zone:

Trees	
Western Redbud	*Cercis occidentalis*
California Sycamore	*Plantanus racemosa*
Hollyleaf Cherry	*Prunus ilicifolia*
California Laurel	*Umbellularia californica*
Shrubs	
Rockrose	*Cistus sp.*
Coast Prickly Pear	*Opuntia littoralis*
Coffeeberry	*Rhamnus californica*
Ground Cover	
Woolly Yarrow	*Achillea tomentosa*
Silver Spreader	*Artemisia caucasica*
Australian Saltbush	*Atriplex semibaccata*
Snow-in-Summer	*Cerastium tomentosum*
Prostrate Rosemary	*Rosmarinus officinalis prostratus*
Creeping sage	*Salvia sonomensis*
Stonecrop	*Sedum sp.*

2.5.2 Academic Core and Business Campus Site Plan Modifications

The 1998 Conceptual Campus Master Plan included demolition and renovation of campus core buildings and construction of new academic, elementary school, and research space in the campus core. The 1998 Master Plan also included the development of 900 residential units within the East Campus. The campus was planned to grow into a four-year university serving 15,000 full time equivalent students (FTES) and approximately 1,500 faculty and staff by the year 2025. A total of 11, 750 FTES would be served on site, while 3,250 FTES would be served off site. These aspects of the Master Plan would remain unchanged.

The revised Master Plan would involve an increase in the amount of academic facilities space to be provided within the Academic Core through the re-use and development of core facilities (Table 2-1). Approximately 330,000 gross square feet (gsf) of additional Academic/University services space would be provided by the revised Master Plan, an increase of about 29%. This category includes classrooms, offices for faculty and staff, administrative offices, lecture halls, library, and university services. University services include bookstores, meeting rooms, computer terminal stations, cafeteria, and space for foodservice, banking services, postal services, or copy centers. Recreational facilities (gymnasium, bowling alleys, etc.) are also included in this category. A major portion of the additional Academic/University services planned under the proposed project would be for an expanded library (proposed to be 283,000 gsf, an increase from 102,000 gsf planned under the 1998 Master Plan). Figure 2-5 illustrates the site plan revisions to the Academic Core and Business Campus area.

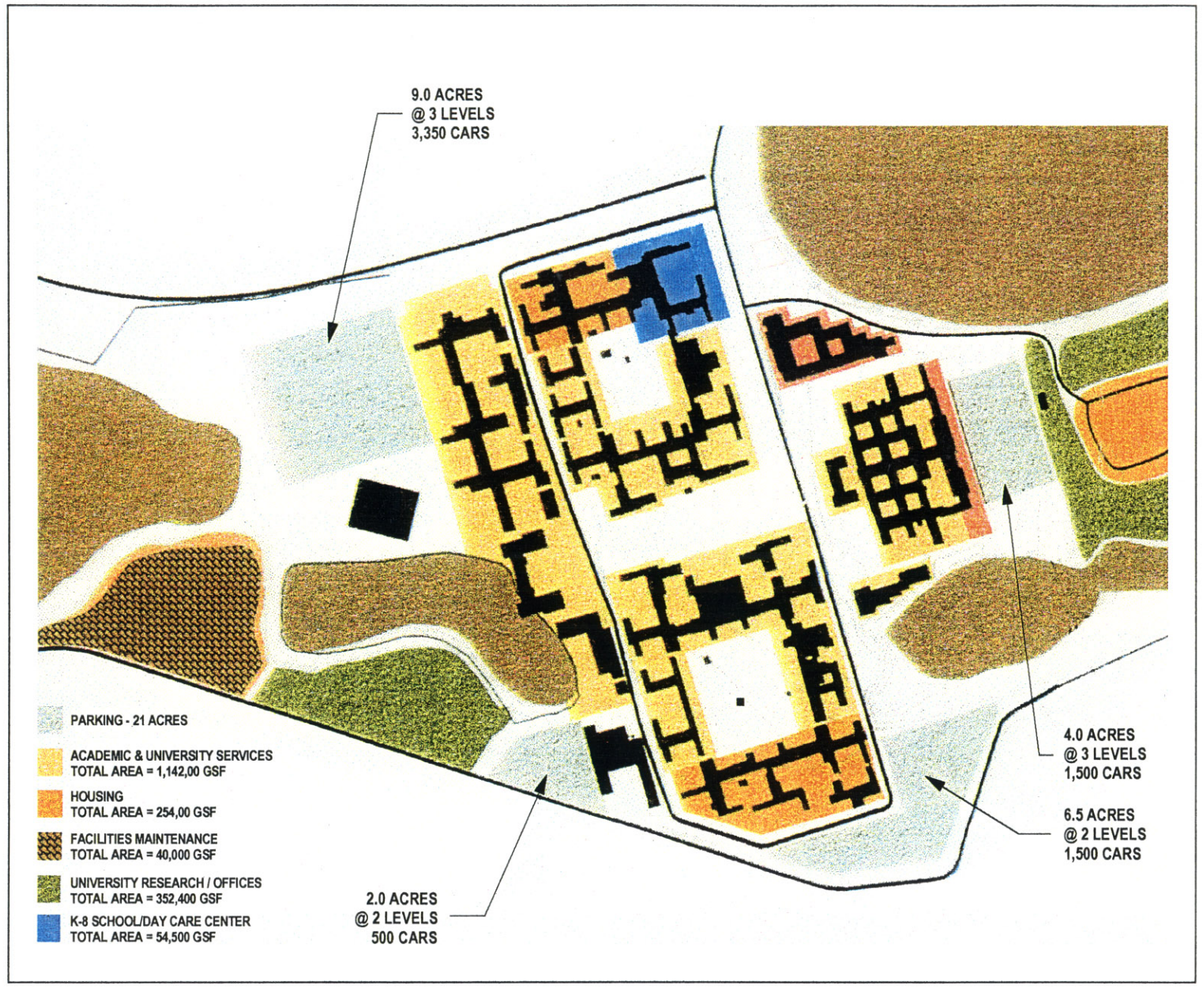
Table 2-1 Comparison of Total Gross Square Footages at Build-out of Academic Core and Business (West) Campus

Facility Type	1998 Master Plan (gsf)	Revised Master Plan (gsf)	Change
Academic/University Services	1,142,000	1,472,000	+330,000
Research & Development	340,000	350,000	+10,000
Public/Private Art Institute	12,400	10,000	-2,400
Student Housing	243,800	600,000	+356,200
Facilities Maintenance	40,000	45,000	+5,000
K-8 Elementary School	54,500	---	-54,500
TOTAL	***1,832,700***	***2,477,000***	***644,300***

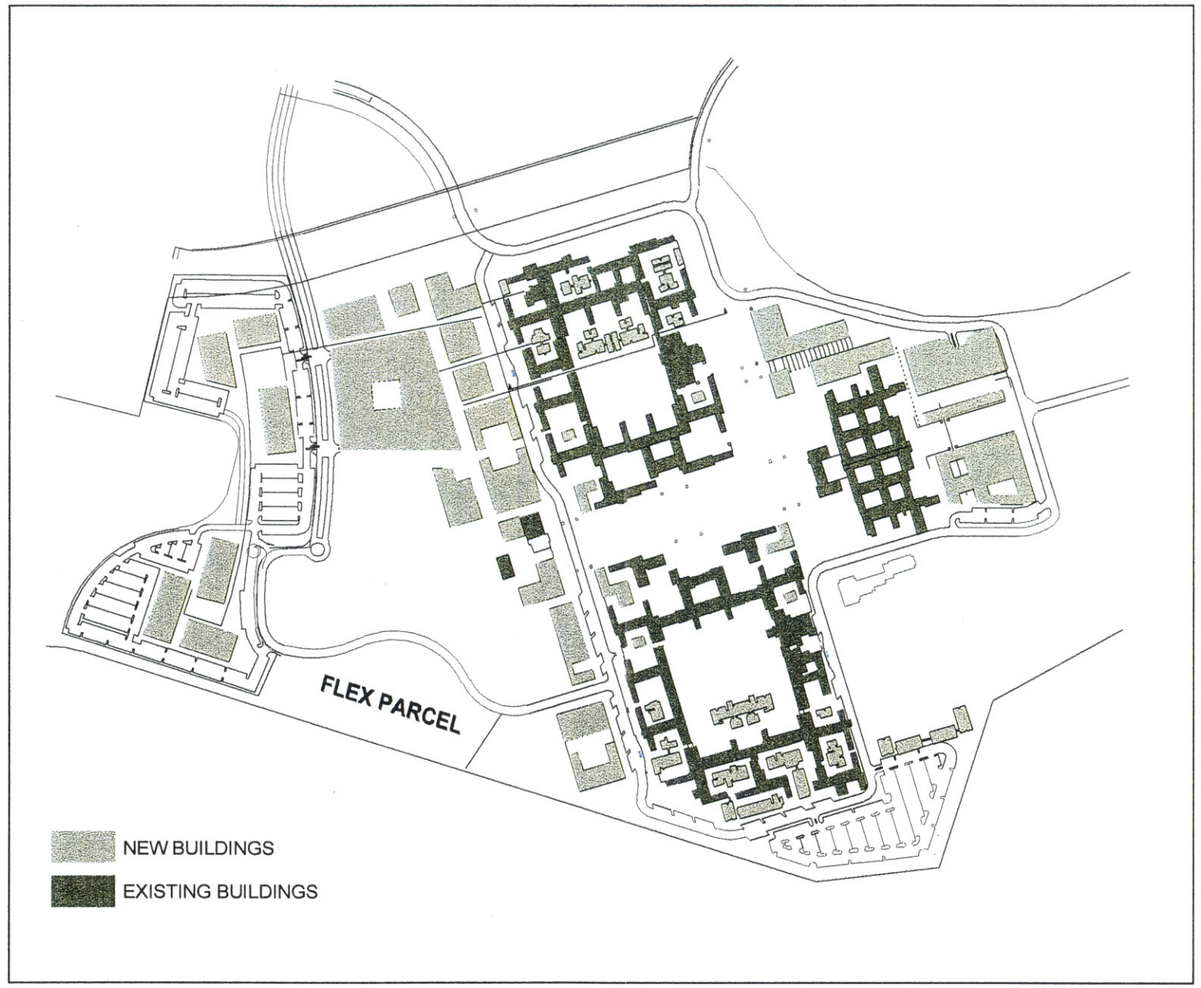
As indicated in Table 2-1, student housing square footage would also be increased by 147% within the core campus. At Campus Master Plan build-out, the amount of research and development space would increase 3%, while the amount of space dedicated to facilities maintenance would increase by 12.5%. Table 2-2 illustrates the amount of rehabilitated space and new space provided within the Academic Core, Business Campus, and the new K-8 school.

Table 2-2 Comparison of New and Rehabilitated Square Footage 1998 Master Plan and Revised Master Plan

Facility Type	1998 Master Plan (gsf)		Revised Master Plan (gsf)	
	Rehabbed Space	New Space	Rehabbed Space	New Space
Academic/University Services	731,700	423,000	769,000	713,000
Research & Development	---	340,000	---	350,000
Student Housing	222,200	21,600	200,000	400,000
Facilities Maintenance	---	40,000	---	45,000
K-8 Elementary School	44,100	10,100	---	40,000
Subtotals	**998,000**	**834,700**	**969,000**	**1,548,000**
GRAND TOTAL	***1,832,700***		***2,517,000***	



1998 Conceptual Master Plan-- Academic Core



Revised Master Plan-- Academic Core and Business Campus

0 500 1000
SCALE IN FEET
NORTH

Revisions to Campus Core and Business Campus Areas Figure 2-5

a. Development of Business Campus West of the Academic Core/Relocation of University Library

Under the 1998 Master Plan, up to 340,000 gsf was dedicated to research and development (R&D) space. During the initial phases of campus build-out, the R&D space was planned to be located in the existing professional building and the building complex formerly named the Science and Technology Facility, located on the east side of the Academic Core. This latter facility was the hospital unit of the former state mental health facility. As the campus developed, the professional building was planned to be demolished and replaced with a 220,000 gsf structure and an additional 120,000 gsf was to be added to the Science and Technology Facility for a total of 340,000 gsf of R&D space. Current planning has revised the planned use of the Science and Technology Facility; it is now proposed to be the campus library. The university library was to be located in 102,000 gsf in the former powerhouse and new adjacent buildings west of the Academic Core under the 1998 Master Plan.

Under the revised Master Plan, 350,000 gsf of two-story applied research and development space would be developed west of the academic campus core, with surface parking at 4 spaces per 1000 gsf, for a total of 1,400 cars. Construction phasing would be revised from that proposed in the 1998 Master Plan as indicated in Table 2-3 below.

Table 2-3 Comparison of Phasing of Research and Development Space (Business Campus)- 1998 Master Plan and Revised Master Plan

	1998 Master Plan	Revised Master Plan
Phase 1 (1999-2005)	—	150,000
Phase 2 (2010-2015)	120,000	200,000
Phase 3 (2020-2025)	220,000	—
TOTAL	**340,000**	**350,000**

The new Business Campus would be located west of a new campus arterial road and within the area formerly planned for parking and facilities maintenance. A two-lane road without a median would be constructed to connect the proposed Business Campus to the academic core to the east. A Southern California Edison (SCE) substation is located where one of the surface parking lots is proposed to be built, and will be relocated or built around during construction. The Business Campus would comprise approximately 23 acres at 35% coverage. The primary permitted uses in the CSUCI Business Campus would be R&D/Light Industrial type development, office, and warehousing. To maintain consistent and compatible building mass relationships throughout the existing campus, building heights would be limited to 35 feet above grade, including parapets and screens. The site design includes landscaping and building setback areas that provide landscaping zones, pedestrian connections and visual continuity as they create buffers between roads, buildings, parking areas and adjacent sites.

a. Addition of Dormitory Housing in Academic Core

The 1998 Master Plan provided for housing up to 1,000 students in the northern portion of the north quad and the southern portion of the south quad within the Academic Core. A total of 243,763 square feet of building space was dedicated to student housing: 222,000 square feet of renovated space, and 21,563 square feet of new construction.

Under the revised Master Plan, on-campus housing would be provided for an additional 1,000 students and a total student housing capacity of 2,000. The additional space would be gained

through one, two, and three story "infill" construction in the interior of the north and south quads, and a four three-story buildings to the east of the south quad. Under the proposed project, a total of 600,000 square feet would be dedicated to student housing: 200,000 gsf of rehabbed space, and 400,000 gsf of new space. Three story buildings will occur in the following five locations:

- *South Quad- south end of lawn*
- *North Quad- north end of lawn*
- *South Quad- lower southwest courtyard*
- *South Quad- lower southeast courtyard*
- *South Quad- new building outside the loop road*

All other new student housing is proposed to be one and two stories.

b. Plan Change for Recreation/Open Space Area on West Campus

A 5-acre parcel in the southern portion of the campus adjacent to Potrero Road was designated as recreation/open space in the 1998 Master Plan and planned for playfields. It is now proposed for designation as a "flex" parcel. Under this designation, the parcel may be used for recreation/open space, academic space, or research and development space. The parcel may be temporarily used for surface parking during phased construction, but the revised Master Plan does not envision that the flex parcel would be used for parking unless funds are not available for a planned 2,100 vehicle on-campus parking structure.

c. Parking Areas Revisions

Under the 1998 Master Plan, four parking structures of 2-3 levels each were proposed around the periphery of the main campus to provide parking for a total of 6,850 vehicles. Restricted surface parking totaling 370 spaces was planned to remain within the main campus, primarily adjacent to the elementary school, administration building, and former chapels.

Under the revised Master Plan, two parking structures and two surface lots are proposed for university services. The largest parking structure, designated the "central structure," is located west of the campus core, and is proposed to be four levels with a capacity of 2,100 cars. This is in the same general location as the previously proposed larger structure that would have parked 3,350 vehicles. Access to this structure is planned to be via the primary access road and the new Business Campus arterial.

A smaller parking structure, designated the "east structure," is proposed to be located east of the proposed library (former Science and Technology Facility), and is proposed to be four levels with a capacity of 900 cars. Primary access to this structure would be via University Drive. This structure would replace the formerly proposed 1,500 vehicle structure planned at the same location under the 1998 Master Plan. Surface parking at the campus would consist of one 500-car lot, designated the "south parking area" and located south of the south quad, and 300 spaces along the campus perimeter street loop. The south parking lot would replace a previously planned 2-level structure for 1,500 vehicles. A similar parking structure (500 vehicles) on the southwest side of the Academic Core would be eliminated under the revised Master Plan.

Additional surface parking for 1,400 vehicles would be provided for the R&D buildings in the Business Campus. The surface lots would be located directly adjacent to the proposed R&D

buildings. Access to these lots would be via the Primary access road and the new Business Campus arterial. Similar to the 1998 Master Plan, no access to Potrero Road would be provided. Total parking to be provided for the Academic Core and Business Campus under the revised Master Plan is 5,200 vehicles.

d. Additional Building Resiting and Campus Modifications

Under the revised Master Plan, a number of other changes would occur to the campus core including:

- *Moving the Facilities Maintenance yard and building from its planned four-acre site adjacent to Potrero Road to a location east of the power plant;*
- *Partial demolition and reuse of the Powerhouse (proposed for reuse only under the 1998 Master Plan);*
- *Alteration of design and siting of new buildings west of Ventura Street; and*
- *Construction of a 100,000 gsf Town Center at the site of the existing professional building.*

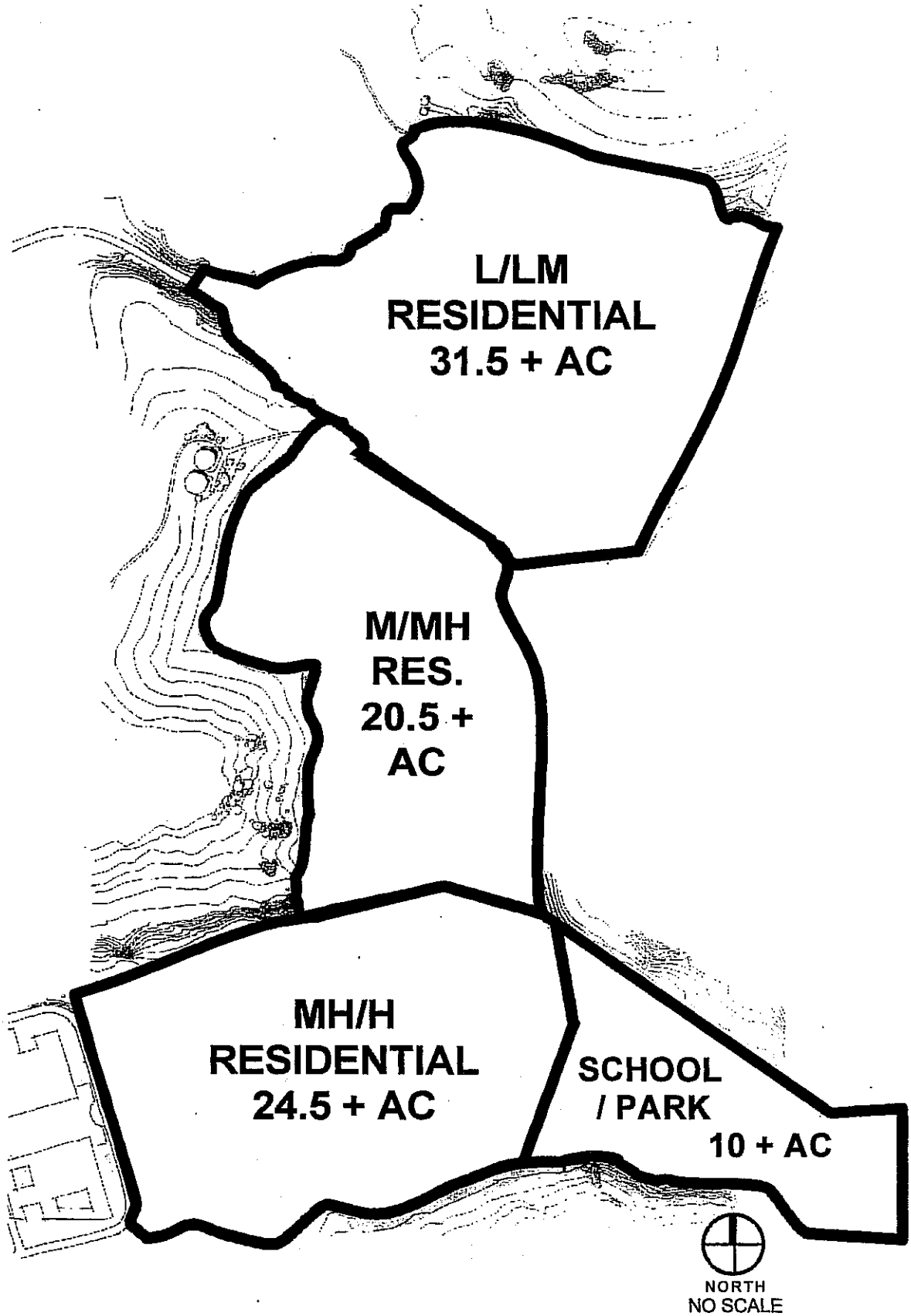
The Town Center buildings would replace the commercial services (up to 20,000 gsf) and academic enhancement center (40,000 gsf) planned for the residential area under the 1998 Master Plan. The Town Center would include community commercial services such as a grocery store, restaurants, drug store, banking facilities, meeting rooms, short term living space, classrooms, and similar uses.

2.5.3 Density and Type of Residential Uses

The 1998 Master Plan envisioned a residential component located on the east campus. Up to 900 dwelling units were to be constructed on a ground-lease basis. The first 150 units were planned to be constructed by the Year 2001, with 150 units added per year until all 900 dwelling units were completed in 2006. At the time of certification of the 1998 FEIR, the mix of housing types was expected to be standard multi-family apartment, condominium, or townhouse style units. The 1998 FEIR also assumed that approximately 25% of the residential area would include recreation and open space lands and that the residential area would be surrounded by a buffer strip of recreation/open space lands.

The east campus residential area would be revised under the proposed project to a more varied density type of housing (Figure 2-6). As in the 1998 Master Plan, the total number of dwelling units would not exceed 900 and "for sale" housing would be on a ground-lease basis. The Site Authority has a Master Ground Lease from CSU, which mandates that all the for-sale and rental housing built by the Site Authority on the East Campus be sub-ground leased or rented subject to certain limitations and restrictions designed to give CSU the ability to recapture the use of that housing for its staff and faculty over time.

The for-sale housing will be "sold" by way of a sale of the residence itself, with a long-term sublease of the land. That sub-ground lease is required under the terms of the Ground Lease with CSU to subject the owner to a "priority system" administered by CSU under which CSUCI faculty and staff will have priority in buying the housing, and the University will have the right of first refusal whenever a for-sale unit is re-sold. In addition, all or part of the for-sale housing will be initially sold at below market prices, with the buyer being subject to re-sale price limitations so that re-sale prices remain affordable for CSUCI faculty and staff in the future. In



Conceptual Residential Development Plan · Figure 2-6

addition, the for-sale units must be owner occupied and cannot be rented or leased by the owner except during infrequent sabbaticals permitted to the University faculty and then only by first offering the same for rental to the University faculty and staff under the priority system. The apartment units will also be rented under the priority system to CSUCI faculty and staff.

Proposed housing types are a mix of single-family detached homes, row townhomes, condominiums, and apartment rentals. The residential neighborhoods with the highest density would be located nearest the Academic Core, thereby providing the greatest walking convenience to the highest concentration of residents. The residential development has been organized into a series of housing types and densities intended to create an overall community of desirable neighborhoods. Table 2-4 below illustrates the mix of housing types that would comprise the residential development along with the proposed phasing schedule. Table 2-5 compares the phasing schedules of the 1998 Master Plan and revised Master Plan.

Table 2-4 Residential Development

Type	2002	2003	2004	2005	Total
Low to Low-Medium	34	84	54	3	175
Medium High to High	18	330	12	0	360
Low-Medium to Medium High	65	192	84	24	365
TOTAL	**117**	**606**	**150**	**27**	**900**

**Table 2-5 Comparison of Residential Phasing-
1998 Master Plan and Revised Master Plan**

	1998 Master Plan	Revised Master Plan
2001	150	---
2002	150	117
2003	150	606
2004	150	150
2005	150	27
2006	150	---
TOTAL	900	900

Vehicular access would be altered over time in this area by the development of a new road system. Rincon Drive is the existing main road in this portion of the site, and is located adjacent to the creek and westerly side of the planned residential community. This road would be closed to vehicular traffic and reused as a pedestrian trail and bikeway only. The new main road would be located through the central portion of the south residential community, on the east side of the middle residential community, and the west side of the north residential community. A new bridge over Long Grade Canyon Creek would be constructed for this road on the eastern side.

An open space and pedestrian circulation network is planned for the residential community. Trails would be incorporated along existing streambeds, edges of existing hillsides and major roadways linking pedestrians to the academic campus as well as to amenities within the residential community. The pedestrian network would be extended to connect with on-site and off-site hiking trails. Unlike the 1998 Master Plan, a golf course is not proposed for the area adjacent to the residential development. Open space has been integrated into areas featuring

large existing tree specimens. The residential area would contain at least two recreation areas that would include pools, and related improvements. Landscape design for the residential area is described below.

Low to Low-Medium Density

The landscape character of the Low to Low-Medium Density residential area is influenced by the surrounding native landscape. The coastal sage scrub and native grasslands of the hillsides would be blended through the fuel modification zone into the interior plantings of the residential development. California Sycamore trees, one of the predominant trees found on the existing campus, would line the interior collector road. The neighborhood streets would have a turf parkway with canopy street trees. The front yard areas would combine native plantings with complementary ornamentals to provide a drought tolerant, low maintenance streetscape planting. Landscape walls would complement architecture and be of similar material, color and detailing. Street lighting would be accomplished with light pole fixtures reflecting the historical architectural style of the campus.

Low-Medium to Medium-High Density

The Low-Medium to Medium-High Density homes would be located in the level valley between hills with rocky outcrops, and bounded on the south by Long Grade Canyon Creek. The east edge would be adjacent to the proposed community access road with the foothills beyond. Long Grade Canyon Creek and Rincon Drive would become greenways for pedestrians and bicyclists. The new access road would be planted with riparian plant materials similar to the greenway with a grassy ground plane acting as bio-swales with clusters of native and naturalized trees shading the road.

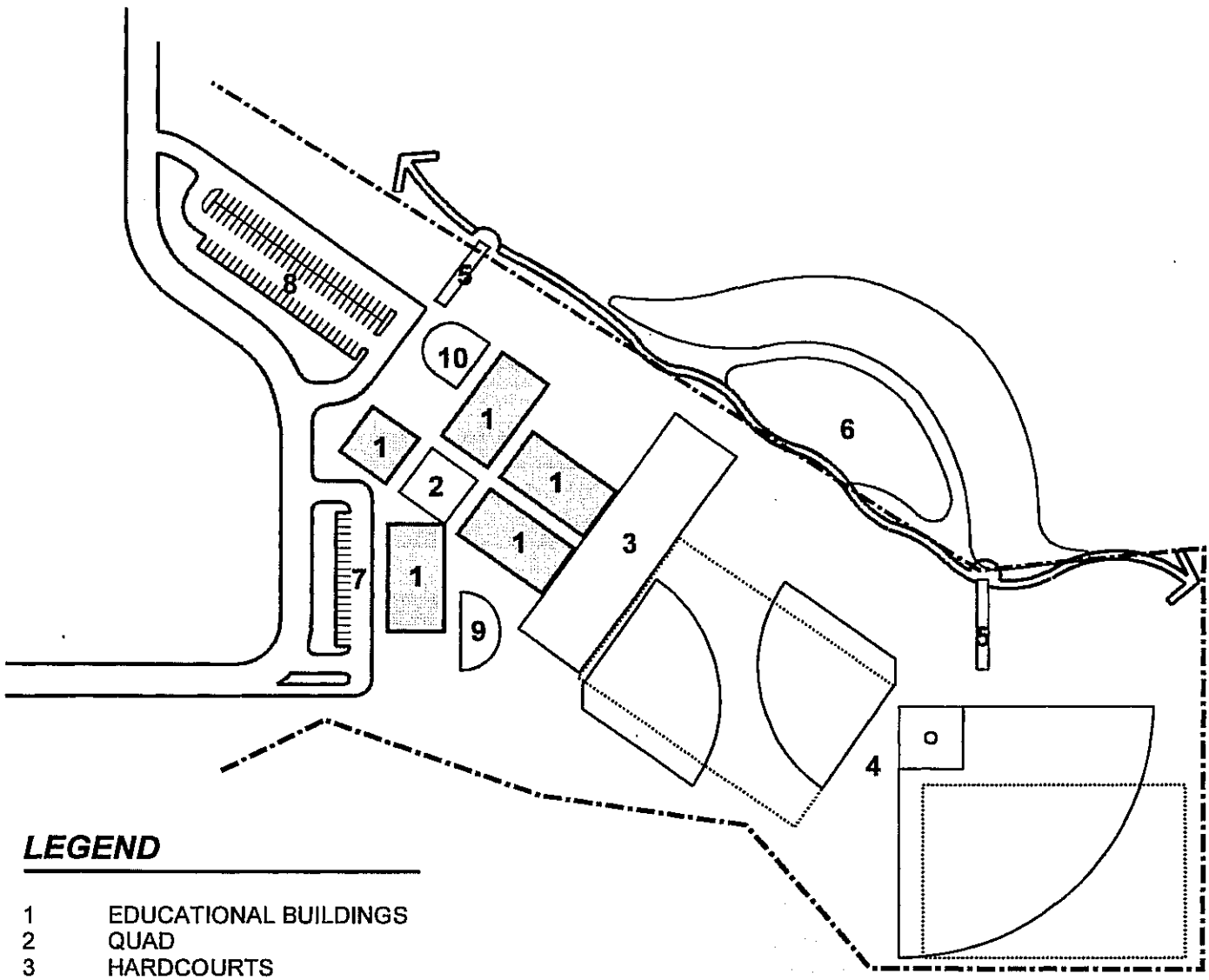
The perimeter building setback would include limited turf areas with shrub and ground cover planting s at the base of the buildings and patios that would include native and non-native species. Walls would complement architecture and be of similar material, color and detailing. Site lighting would be accomplished to the greatest extent possible through shielded lighting fixtures mounted on the buildings. Where required for adequate light levels, street lighting would be accomplished with pole fixtures reflecting the historical architectural style of the campus.

Medium-High to High Density

The Medium-High to High Density would be located at the east end of the campus spine. This residential area would be buffered from the hillsides and the creek to the north by new landscaped greenspace traversed by a pedestrian trail and bikeway. Surface parking lots would provide for a suitable fire buffer from the natural scrub vegetation to the south.

2.5.4 Relocation of Elementary School Facility from Academic Core to the East Campus

The 1998 Master Plan called for renovation of existing buildings in the northeast Academic Core for use as a K-8 school and daycare serving 600 students and 100 children, respectively. Under the revised Master Plan, the 12-acre site in the southeast portion of the campus where the



LEGEND

1 EDUCATIONAL BUILDINGS
2 QUAD
3 HARDCOURTS
4 PARK AND PLAYFIELDS
5 BRIDGE
6 CHUMASH SITE
7 DROP-OFF
8 PARKING
9 LUNCH SHELTER
10 KINDERGARDEN PLAY

SITE AREA 12 ACRES
PARKING PROVIDED 104 CARS

0 100 200
SCALE IN FEET

NORTH

Proposed K-8 School Site Plan Figure 2-7

former Children's Development Center and Long Grade Canyon Creek debris basin are located would be made available for a new K-8 school (Figure 2-7). A preschool/child care center is also proposed under the revised Master Plan. The K-8 school is anticipated to increase its students population to 600 students during Phase 2, the maximum number of students expected to be served at this location.

The site has been organized together with a joint-use community park to take advantage of the site's central location to the overall east campus development it serves. The school would be a gateway to the surrounding hillside open space with trails from the site to access the proposed adjacent Chumash Indian Cultural Center and existing natural habitat areas. The site plan would be developed in a manner consistent with the existing CSUCI campus structures and the natural environment to achieve a school that is state-of-the-art technologically and becomes a resource for the students, staff, and community members that utilize the facility.

To maintain a consistent appearance with the surrounding campus and land uses, no building elements would be greater than 35 feet in height. This height restriction includes parapets, screens, and roof elements. The project design also includes building and landscape setbacks to provide a transition from the site to the surrounding natural areas. A minimum of 10% of the area within the setback lines (not including the fire setback area) would be dedicated to decorative landscape cover to insure that an adequate amount is provided for the site.

2.6 DISCRETIONARY ACTIONS REQUIRED

The California State University, Channel Islands Site Authority would be responsible for approval of the Specific Reuse Plan. The Trustees of the California State University would be responsible for approval of the Campus Master Plan and for any subsequent development actions within the Academic Core area.

Other responsible agencies that have discretionary approval over portions of the project include the Army Corps of Engineers, the Regional Water Quality Control Board, the California Department of Fish and Game, and Caltrans. Permits that may required from these agencies, include:

- *Approval of a Section 404 permit (Army Corps of Engineers)*
- *Approval of a Section 401 permit (Regional Water Quality Control Board)*
- *Approval of Streambed Alteration Agreements (Fish and Game)*
- *Encroachment permit for Lewis Road modifications (Caltrans for segments north of Pleasant Valley Road; County of Ventura for segments south of Pleasant Valley Road)*
- *Offsite road improvements (County of Ventura- responsible for implementation, with a monetary impact contribution from the Site Authority)*
- *Floodplain development permit (County of Ventura)*
- *Approval of a general Plan Amendment (County of Ventura)*
- *Watercourse encroachment permit for alterations to Long Grade Canyon Creek (Ventura County Flood Control District)*

The Campus Master Plan includes a site for the potential development of a 600 student K-8 elementary school in the east campus area. This school may be operated by the University or leased by the Pleasant Valley School District or another school district. If Pleasant Valley School District or another district were to lease the proposed facility, the appropriate School Board

would need to approve the lease. The Program Final EIR and this SEIR serve as the environmental documentation for the use of this portion of the campus for the K-8 school.

2.7 PROJECT OBJECTIVE AND NEED

The California State University is a state-funded system of higher education comprised of 23 campuses, each with its own curriculum, faculty, and administration. The system is governed by the California State University Board of Trustees and the chief executive officer is the Chancellor.

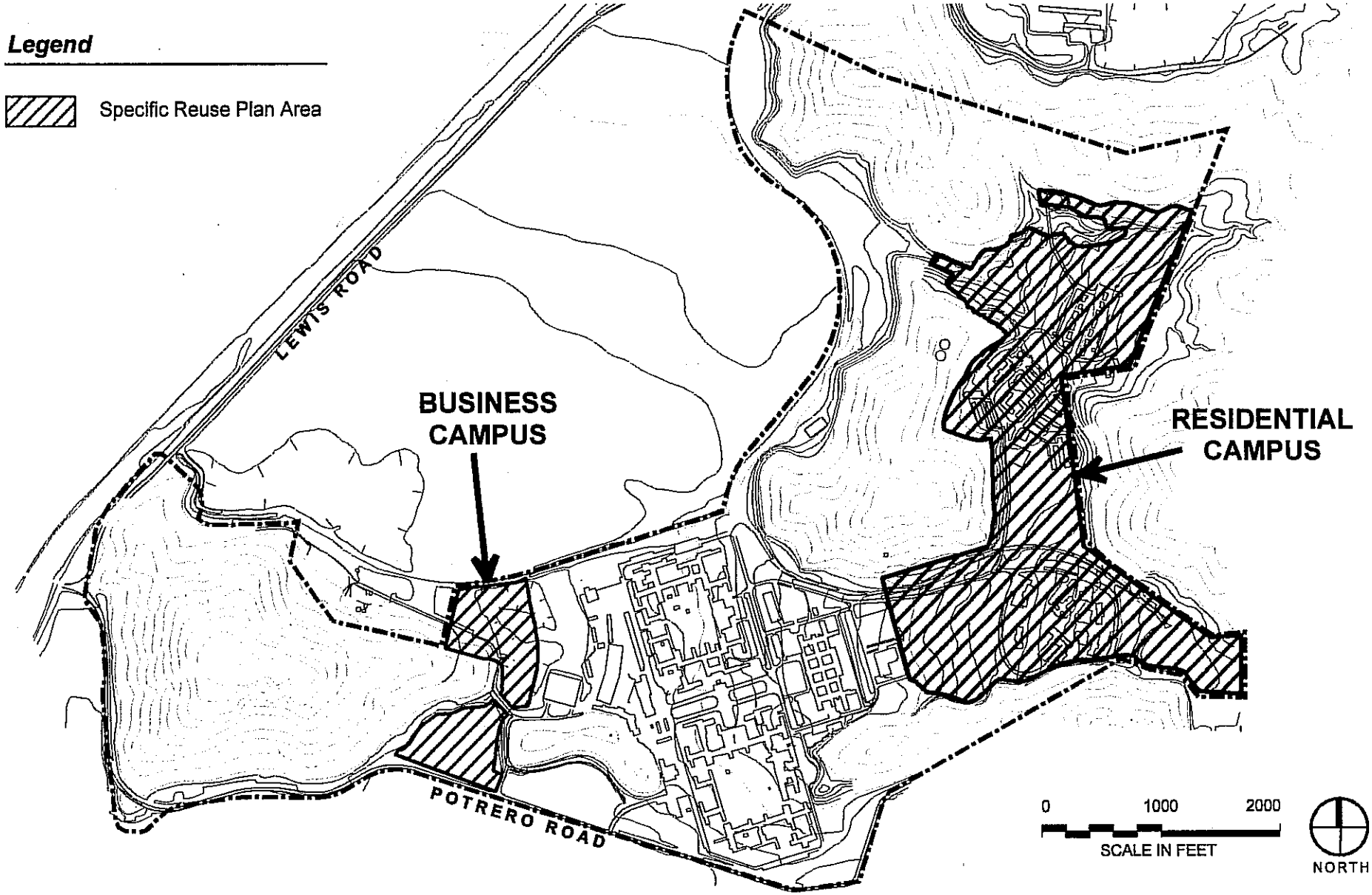
The primary mission of the CSU is to offer undergraduate and graduate instruction through the master's degree in the liberal arts and sciences, and professional education, such as for the teaching and nursing professions. Admissions priority is given to upper-division transfers from community colleges and freshmen from the top one-third of the state's high school graduating class.

Each CSU campus is a statewide institution serving the instructional mission as described above. Location of campuses in, or close to, population concentrations throughout the state provides the important element of regional access, which is most critical to students who are least mobile and who otherwise would not have the opportunity to complete their college education. This group includes students who have low incomes (or whose families have low incomes), who are first generation in their family to attend college, who are transfers from local community colleges, who attend part-time because they have work or family responsibilities, and who are older than typical college aged students.

Regional access considerations have led the CSU to seek a potential campus site in Ventura County. The CSU has expressed a number of specific objectives to be met in undertaking the proposed project. These include:

- *To develop a CSU-owned site;*
- *To provide undergraduate and graduate programs to students in the Ventura County region;*
- *To meet the intent and spirit of Senate Bill 1103 (Hart 1985) which is to provide expanded educational opportunity to the citizens of Ventura County;*
- *To provide educational opportunities to eligible high school graduates of the region;*
- *To provide increased opportunity for community college transfer students in the region;*
- *To provide an educational, cultural, and recreational facility which would serve all of the citizens of the region, including those currently underrepresented in the CSU; and*
- *To provide an alternative funding mechanism per Section 89009 of the Education Code to support the University in meeting the above objectives.*

Full build-out of the proposed Campus Master Plan would provide facilities to accommodate 15,000 FTES. The need to provide this space is based on the current lack of regional access to convenient higher education. The local population base for the CSU Channel Islands consists of Ventura, western Los Angeles, and southeastern Santa Barbara counties.



Specific Reuse Plan Area Figure 2-8

3.0 ENVIRONMENTAL SETTING

3.1 REGIONAL SETTING

As discussed in the 1998 FEIR, the project site is located at the western edge of the Santa Monica Mountains, with the broad, flat alluvial Oxnard Plain extending to the west, towards the Pacific Ocean. The lowlands of the plain west of the project site are extensively used for agriculture, particularly row crops and citrus. The City of Camarillo is the nearest urban center to the project site, located about 1.5 miles north. Most of the developed area of the City lies on the north side of U.S. Highway 101, with a general east-west orientation. The City's urban edge has continued to expand with new developments southward of U.S. Highway 101, although remain within the City's Sphere of Influence, north of Pleasant Valley Road.

There has been one new development between urban Camarillo and the CSUCI campus. In 1999, the County of Ventura initiated construction of a public housing complex associated with the Ventura County Mental Health Services Agency. This complex is a series of clustered one-story courtyard structures and is located east of Lewis Road, south of Cawelti Road and north of University Drive. The construction of this housing facility has resulted in a change in character of the area to slightly more urban.

3.2 SITE SPECIFIC SETTING

As discussed in the 1998 FEIR, the project site was originally developed beginning in 1932 as a California State Hospital, caring for patients with mental and developmental disorders. The description of the site setting has changed since the certificaiton of the 1998 FEIR.

As of March 2000, buildings in the south quad have been renovated in accordance with Phase 1 of the 1998 Master Plan and are in use, along with existing space in the north quad, as academic space for the CSU Northridge at Channel Islands off-campus center. Projected enrollment by the end of 2000 under the 1998 Master Plan is 2,000 FTES. Landscape maintenance efforts have been increased to approximately twice the level that was occurring at the time of the 1998 FEIR certification. The net effect of these changes is an improvement of the aesthetic appearance of the academic core of the campus. A transit stop has been added to the north end of Los Angeles Street, which has begun its transition as a vehicle-free area. The Studio Channel Islands art gallery space occupied a building in the north quad, and the Ventura County fire department is currently leasing space in the former firehouse on the west side of Ventura Street.

Much of the core campus parking areas have been striped and signed to accommodate the university functions. Other site conditions remain as described in the 1998 FEIR.

3.3 CUMULATIVE DEVELOPMENT

The cumulative development scenario in the area remains largely as described in the 1998 FEIR with the exception of the public golf course and amphitheater facility. At the time of the 1998 FEIR, the Ventura County Parks Department was proposing to facilitate the development of a public golf course and amphitheater facility at Camarillo Regional Park, located adjacent and to the north of the proposed university site. At the time of this writing, this project is no longer

under consideration and is no longer part of cumulative projects scenario. The list of cumulative projects can be found in Section 4.0, *Environmental Setting*, in the 1998 FEIR.

4.0 ENVIRONMENTAL IMPACT ANALYSIS

The following sections contain a discussion of the possible environmental effects of the proposed Campus Master Plan for the specific issue areas that have been identified as having the possibility to cause a significant effect. "Significant effect" is defined by the *State CEQA Guidelines* §15382 as "a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment, but may be considered in determining whether the physical change is significant."

The assessment of each issue area begins with an italicized introduction that summarizes the environmental effects considered for that issue area. This is followed by the setting and the impact analysis. Within the impact analysis, the first subsection identifies the methodologies used and the "significance thresholds", which are those criteria adopted by the State University, other agencies, universally recognized, or developed specifically for this analysis to determine whether potential effects are significant impacts. Each effect under consideration for an issue area is separately listed in bold text, with the discussion of the effect and its significance following. Each bolded effect listing also contains a parenthetical summary of the significance determination for the environmental effect as follows:

U — *Unavoidably Significant: An impact that cannot be reduced to below the threshold level given reasonably available and feasible mitigation measures. Such an impact requires a Statement of Overriding Considerations to be issued if the project is approved per §15093 of the State CEQA Guidelines.*

S — *Significant: An impact that can be reduced to below the threshold level given reasonably available and feasible mitigation measures. Such an impact requires findings to be made under §15091 of the State CEQA Guidelines.*

L — *Less Than Significant: An impact that may be adverse, but does not exceed the threshold levels and does not require mitigation measures. However, mitigation measures that could further lessen the environmental effect may be suggested if readily available and easily achievable.*

B — *Beneficial: An effect that would reduce existing environmental problems or hazards.*

Following each environmental effect is a listing of recommended mitigation measures (if required) and the residual effects or level of significance remaining after the implementation of the measures. In those cases where the mitigation measure for an impact could have a significant environmental impact in another issue area, this impact is discussed as a residual effect. The impact analysis concludes with a discussion of cumulative effects, which evaluates the impacts associated with the proposed project in conjunction with other future development in the area.

4.1 AESTHETICS

The revised Master Plan would result in land acquisitions, modifications to the Academic Core and Business Campus, revisions to the residential development, and relocation of the elementary school. Of these revisions, some of the modifications to the campus core, including construction of four-level parking structures and infill student housing would result in significant but mitigable aesthetic effects of the proposed project. Aesthetic impacts resulting from the site design of the proposed buildings along Ventura Street and lighting of playfields could be mitigated to less than significant with implementation of required mitigation measures.

In CEQA evaluations of the aesthetic environment, aesthetic resources can be defined as the collective and overall appearance of the built and natural environment from a visual quality perspective. The topic is subjective in nature, as different viewers respond to the built and natural environments differently. This section analyzes the potential aesthetic effects, including the potential for new sources of light and glare, of the implementation of the revisions to the 1998 Campus Master Plan.

4.1.1 Setting

a. Visual Character of the Project Site and Vicinity. The visual character of the project vicinity remains similar to that described in the 1998 FEIR, with the Santa Monica Mountains and agricultural plains dominating the viewshed.

Views of Subject Site from Candidate Scenic Highways. As part of the 1998 FEIR process, the County of Ventura indicated that both Lewis and Potrero Roads are "eligible" County Scenic Highways. This analysis will focus on the potential effects of a revised Master Plan on viewsheds from County-declared eligible Scenic Highways and on general aesthetic conditions present at the subject site. The following reiterates information in the 1998 FEIR to reestablish information for the SEIR analysis.

Views of the developed portions of the subject site from both Lewis Road and Potrero Road are limited in nature. In the case of Lewis Road, this is a result of its separation from Lewis Road by substantial agricultural property. Forty percent of the Lewis Road frontage between Round Mountain and Camarillo Drive is planted in citrus orchards, which have the effect of blocking the subject site from view. The best views are across the row crop and fallow agricultural fields that lie between the Camrosa Water Reclamation facility and the citrus groves. From there, distant views of the Academic Core and its access road, University Drive, can be gained from Lewis Road. The other Lewis Road view is limited to the main entry at University Drive, which intersects Lewis Road some 300 yards north of the Calleguas Creek bridge. Overall, the Lewis Road viewshed is dominated by agricultural fields in the foreground with Round Mountain and the Santa Monica Mountains visually prominent in the background. Round Mountain forms a major visual landmark for the project site, and is visible in many directions for several miles. Other foothills that surround the campus are also visually impressive and important, as they form a dramatic visual transition from the flat Oxnard Plain to the steeply-sloped Santa Monica Mountain range. These topographic features collectively represent the most important visual feature at the subject site from surrounding public roadways.

Views from Potrero Road are limited because of the topography and viewing angles toward the property. Most views are limited to close-range vistas of the southern portion of the core

campus area from very close distances. These views can be accessed from Potrero Road between Round Mountain and at a point less than a mile east of the Academic Core area.

On a clear day, a distant glimpse of the subject site can be gained from travelers on State Route 1 between Las Posas Road interchange and the Wood Road interchange. The view is limited to structures on the southwest side of the Academic Core, and is partially precluded by Round Mountain. None of the structures are individually identifiable, but instead read as a low-lying white-colored building complex.

Nighttime Lighting and Daytime Glare. The subject site since 1932 is mainly lighted along its internal roadway system. Lighting is provided with 1930s-era candle-style standards. These were retrofitted in 1999 to provide more efficient illumination of the Academic area. The access road at University Drive remains unlighted. The result is that the site has a low level of nighttime lighting when viewed from Lewis Road or Potrero Road. Daytime glare typically results from automobiles and surface building materials that are highly reflective. The subject site does not contain a high level of reflective surfaces in the existing building inventory. The exception is the co-generation facility in the western edge of the Academic Core, which includes a number of highly reflective framing structure and stainless steel stacks. Most of the buildings are buffered from direct view of Lewis Road by the extensive landscaping of the grounds. Buildings that are readily visible from Potrero Road, including a row of two-story buildings at the southern periphery of the Academic Core, are not highly reflective. In general, the subject site is not a major source of daytime glare.

b. Regulatory Setting. As the lead agency under CEQA, the California State University Site Authority is not subject to design review that might otherwise be required by the County of Ventura or any other local government entity, and there are no County aesthetic regulations that directly govern the development of the built environment of the campus. As described in Section 1.0, *Introduction*, the CSU Channel Islands Physical Master Plan will govern the development of the Academic Core, 35-acre, and 75-acre acquisition areas. The Specific Reuse Plan would guide future development of the Community Development Area (business campus and the residential development). The Specific Reuse Plan incorporates the CSU Channel Islands Architectural Design Guidelines manual. This document is intended to guide the physical design details of buildings, open space areas, parking areas, and other features of the campus built environment. The CSU Channel Islands Site Authority has overall authority over the entire campus, including both academic and non-academic uses. Site plan review and approval will be conducted by the Site Authority, while schematic architectural designs and building site plans will be jointly reviewed and approved by the Site Authority and CSU.

4.1.2 Impact Analysis and Mitigation Measures

a. Methodology and Significance Thresholds. The assessment of aesthetic impacts involves qualitative analysis that is inherently subjective in nature. Different viewers react to viewsheds and aesthetic conditions differently. This evaluation measures the existing visual resource against the proposed action, analyzing the nature of the anticipated change considering the fact that a campus complex is already largely established at the subject site.

Since the 1998 FEIR was certified, a new Appendix G of the *State CEQA Guidelines*, which includes a sample Environmental Checklist Form, was adopted. Thus form suggests that significant impacts could occur if a project:

- *Has a substantial adverse effect on a scenic vista;*
- *Substantially damages scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway;*
- *Substantially degrades the existing visual character or quality of the site and its surroundings; or*
- *Creates a new source of substantial light or glare which would adversely affect day or nighttime view in the area.*

An impact is considered significant if it can be reasonably argued that (a) the change would adversely affect a viewshed from a public viewing area (such as a park, roadway, or other publicly-accessible property), (b) new light and glare sources would be introduced that substantially alter the nighttime lighting character of the area, or (c) an existing identified visual resource would be adversely altered or obstructed.

In this analysis, modifications to the viewshed were considered less than significant if the modification would be unnoticeable or visually subordinate. A modification that would be visually dominant or one that would significantly and adversely modify the existing view is considered a significant impact.

b. Project Impacts and Mitigation Measures.

Revisions to the 1998 Master Plan that may impact the aesthetics of the site to a greater degree than what was identified in the 1998 EIR are described below.

Land Acquisitions

- The proposed 75-acre acquisition area, currently in agricultural use, would be developed with irrigated playfields, a wetland mitigation area, and detention basins.

Academic Core and Business Campus Site Plan Modifications

- The Business Campus is proposed for the western area of the project site, the southern half of which would be located in place of the nine-acre facilities maintenance yard that was identified in the 1998 FEIR.
- Student dormitory housing would be created through "infill" construction of the north and south courtyards and a three-story set of four buildings to the east of the south quad.
- The five-acre parcel in the southern portion of the campus adjacent to Potrero Road that was designated for recreation/open space in the 1998 Master Plan would be designated as a "flex" parcel under the revised Master Plan. Under this designation, the parcel may be used for open space, academic space, research and development space, or surface parking under the revised Master Plan.
- Parking structures would increase in height from two to three levels, as indicated in the 1998 FEIR, to four levels.
- The siting and design of the buildings along Ventura Street would be altered.
- The library would be located in the former Science and Technology building on the eastern portion of the Academic Core.

Density and Type of Residential Uses

- The east campus residential area would be revised to a more varied density type of housing and shifted further to the east within the east campus area.

Elementary School Relocation

- The elementary school would be relocated from the Academic Core to the East Campus.

Supplemental Effect AES-1 The proposed project has the potential to alter public viewsheds from Lewis Road and Potrero Road. (S)

The Master Plan revisions would allow for the construction of new access roadway locations and new structures that would be visible from two Ventura County candidate scenic highways: Lewis Road and Potrero Road. The revisions to the Master Plan that would affect these corridors are:

- *Development of the 75-acre acquisition area;*
- *Construction of the Business Campus on the western perimeter of the campus; and*
- *Change in use of the 5-acre parcel adjacent to Potrero Road from open space to a "flex" parcel.*

Effects to Lewis Road corridor. As described in Section 2.0, *Project Description*, the 75-acre acquisition area, which is visible from Lewis Road, would be developed with a new road facility, a wetland mitigation area, a detention/desilting basin, recycled water storage, and play fields. Figure 4.1-1 A illustrates the existing site conditions from Lewis Road. Aesthetic impacts resulting from the proposed access road from Lewis Road were analyzed in the 1998 FEIR, although the exact alignment of the road had not been determined at the time of FEIR certification. Under the revised Master Plan, the roadway has been realigned northward, and is intended to provide access from Lewis Road to the Business Campus and Academic Core. Lewis Road, University Drive, and surrounding roads in the southeast portion of the Oxnard Plain are designed as rural roads and highways. They lack urban infrastructure features such as overhead lighting, curbs and gutters, and extensive signage. The design of the roadway, if it included major hardscape features such as concrete barriers, curbs and gutter systems, utilitarian light standards, or highway-styled signage, could degrade the rural character of the flat land north of Round Mountain.

The wetland areas, detention/desilting and recycled water basins, and 15 playfields proposed for the 75-acre acquisition area are generally visually consistent with the rural agricultural character of the surrounding area. However, certain elements of the playfield design may significantly affect the aesthetics of the area and the view of the visually and culturally prominent Round Mountain. Under the revised Master Plan, playfields are proposed to be located directly adjacent to Lewis Road and in the direct visual path of travelers along the roadway. Playfields would be irrigated, turf-planted fields, in some cases with earthen play surfaces and running tracks. There would be only limited structural elements, such as fenced backstops, limited bleachers, and goal posts. No detailed design plans are available for these playfield structural elements, and they may affect the aesthetics of the site and the view of Round Mountain if highly reflective materials or unnatural colors were used in their design. Field lighting is proposed to accommodate nighttime activities; however, lighting has not been designed or programmed. Lighting may also introduce an aesthetic effect on surrounding areas

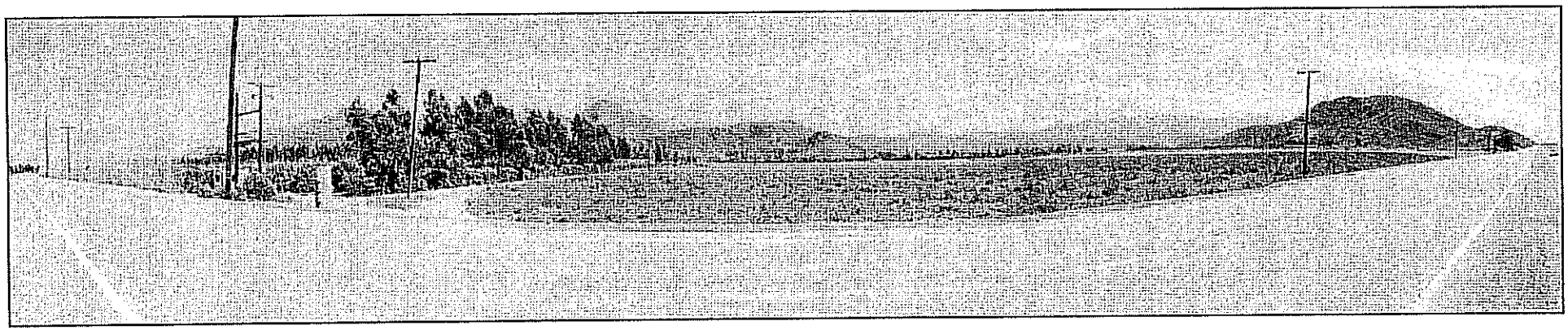


Photo A. *Viewshed from Lewis Road, southeast toward core campus area. Existing buildings are barely discernable from this location, whose viewshed is instead dominated by agricultural fields in the foreground and the Santa Monica Mountains in the background.*

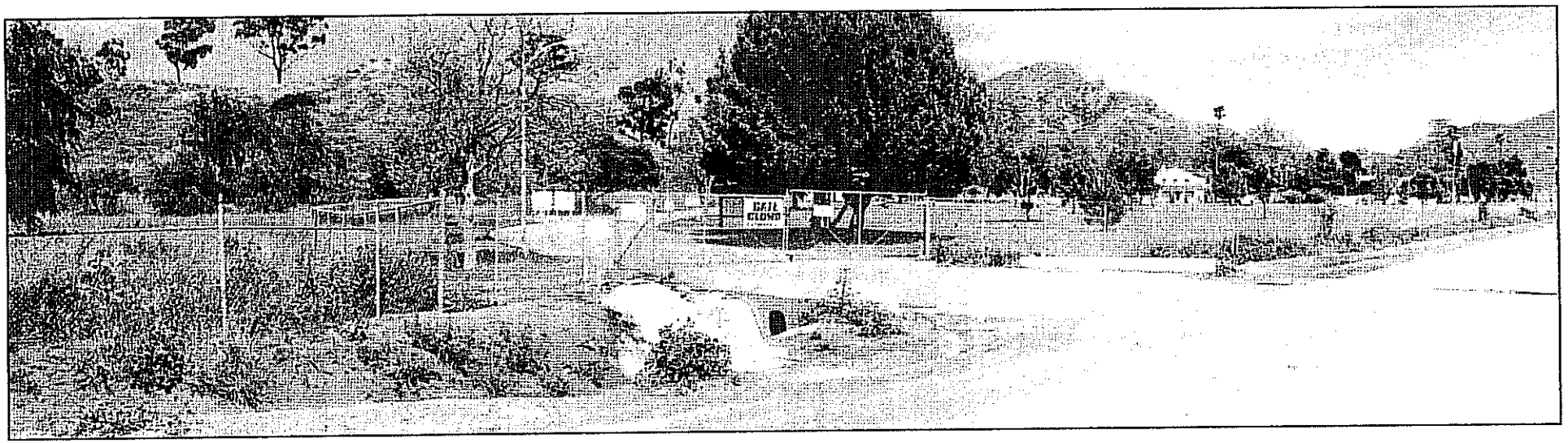


Photo B. *View from the foot of Round Mountain along Potrero Road, looking east toward the subject site. The viewshed is dominated by Santa Monica Mountains and agricultural fields, interrupted by high voltage power lines connecting to the Ormond Beach power plant.*

Visual Character of the Project Vicinity

Figure 4.1-1

by interrupting the view from Lewis Road of Round Mountain and detracting from the rural character of the area. The issue of field lighting is further discussed under effect AES-3, below.

As presented in the 1998 Conceptual Master Plan, the first line of structures in the Academic Core are and would remain between 3,000 and 4,000 feet from Lewis Road itself. Given this distance, modifications within the existing Academic Core would generally not be obtrusively visible from the Lewis Road corridor. The proposed parking garage and Business Campus buildings proposed at the western perimeter of the Academic Core would be located between 2,500 and 3,000 feet from Lewis Road. The Business Campus buildings are proposed to be two stories and would adhere to a height limit of 35 feet. Therefore, these are not expected to be visually prominent from Lewis Road. The proposed four-level parking garage would be more visible from the road corridor, but because of its distance from the roadway, it is not expected to obstruct the scenery of the area or adversely affect the Lewis Road corridor viewshed.

Effects to Potrero Road corridor. Figure 4.1-1 B illustrates a section of the Potrero Road corridor that would be visible from Potrero Road. Because of topographic features, including Round Mountain and the slopes of the Santa Monica Mountains that the road traverses, only a small segment of the roadway would traverse a viewshed of the subject site. Along this segment, numerous new facilities are planned that would be readily visible from the adjacent segments of Potrero Road.

In the 1998 Master Plan, the Facilities Maintenance Yard was proposed for a four-acre area of land just east of the base of Round Mountain at the western perimeter of the Academic Core and immediately west of an onsite access road to the existing cogeneration facility. At the time of the certification of the 1998 FEIR, the facilities had not been designed, but were proposed to include parking areas as well as garages, offices, and living quarters for crew members. Under the revised Master Plan, this parcel would be developed with three two-story Business Campus buildings. Specific site plans and building designs have not yet been developed. The visual effect that would result would be the transformation of an open, grassy area with some trees to a built area. This area is primarily visible to westbound motorists on Potrero Road. The dominant feature in the viewshed for such travelers is Round Mountain, around which Potrero Road wraps as it approaches its terminus at Lewis Road. Though the viewshed would change, the views of visually dominant Round Mountain would not be greatly affected, because of its dominating size and massing. The change from a facilities maintenance complex to a two-story business complex would not be expected to produce significant aesthetic effects different from those analyzed in the 1998 FEIR.

In the 1998 Master Plan, an approximate five-acre area immediately east of the cogeneration access road is proposed to be developed with an unspecified grouping of playing fields. Under the revised Master Plan, this area would be designated as a "flex" parcel and could be developed with a variety of uses including recreation/open space, academic space, research and development space, or surface parking. This component of the proposed project could result in the replacement of planned playfields with buildings, or a paved parking area. This would change the planned aesthetic character of this component of the campus from a formal open space area to a built area.

In the 1998 Master Plan, immediately east of the Potrero Road gate and at the southwest perimeter of the Academic Core at Potrero Road, a parking structure and gymnasium are proposed. The parking structure was limited to two above-grade levels. Finally, in the in the

southeast edge of the Academic Core at the jog in Potrero Road, another two-level parking structure are to have be developed under the 1998 Master Plan.

Under the revised Master Plan, two new academic buildings would replace the parking structure and gym east of the Potrero Road gate at the southwest perimeter of the Academic Core. No parking is proposed for the area directly adjacent to these new academic buildings. At the south and southeast perimeter of the Academic Core, a 500-car surface parking lot is proposed where the two-level parking structure would have been located under the 1998 Master Plan. To the east of the Academic Core and north of the proposed 500-car parking lot, four three-story student housing buildings are proposed. The replacement of a parking structure with student housing to the north would likely be beneficial aesthetically, as compared to the 1998 Master Plan, because student housing building forms would be more aesthetically compatible with existing south quad campus buildings than would a parking garage. In addition, multi-family housing structures provide more options with respect to massing and landscaping than do parking structures. Therefore, this change is beneficial as compared to the impacts presented in the 1998 FEIR.

The revised Master Plan also indicates a meandering two-lane connector road from the proposed Business Campus to the existing Academic Core. This road would introduce some vehicles into the Potrero Road viewshed, but would otherwise not impact a significant change, due to the low profile of the road itself, and the lower elevation of Potrero Road.

Along this one-half mile segment of Potrero Road, the most sensitive viewshed feature is the view of Round Mountain for westbound travelers. Provided that the Business Campus and new academic buildings are designed within a scale expected for the campus and with complementary setback characteristics, the viewshed would be not be adversely changed to a significant degree. Round Mountain, which would not be altered by the development, would remain the dominant feature.

Mitigation Measures. Mitigation measures AES-1(a)-(h) and AES-1(k) from the 1998 FEIR apply to the revised Master Plan. These measures address the siting and design of proposed research and development and academic buildings, and that of future buildings that may be located on the flex parcel. Measures AES-1(i)&(j), which address potential aesthetic impacts resulting from proposed parking structures along Potrero Road, are no longer applicable. Mitigation measure S-AES-1(c) relates to Land Use mitigation measure S-LU-1. The following supplemental mitigation measures are proposed to reduce aesthetic impacts resulting from the revised Master Plan.

S-AES-1(a) The access road that is proposed for the 75-acre acquisition area and the connector road from the Business Campus to the Academic Core shall be constructed in a manner that meets accepted design standards for safety without curbs and gutters. Surface runoff should be captured and carried to treatment areas by off-pavement swales. Use of earthen, planted berms is encouraged to soften roadway edges.

S-AES-1(b) The access road landscaping shall use the plant palette used in the wetland creation zones of the 75-acre acquisition area to buffer views of playfields and to visually integrate the area with adjacent natural riparian areas.

S-AES-1(c) The land use buffer zone between the playfields and the Camrosa Wastewater Treatment Plant 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 of the CWTP from any location within the 75-acre acquisition area within a five-year period.

S-AES-1(d) Except for those required to be painted white or light-colored by University play standards, any permanent playfield structural elements rendered in metal materials (fences, bleachers, lighting posts) shall be painted in non-reflective dark gray to black, in order to minimize their intrusion into the visual environment. Restrooms and other playfield support structures shall be surface treated with non-reflective, natural materials and shall be painted in earthen tones that complement the color palette of Round Mountain and the adjacent wetlands and agricultural fields.

S-AES-1(e) The proposed 500-car parking area and the flex parcel, in the event that it is used for surface parking, shall incorporate buffering features (landscape pockets, screen trees and shrubs, half-height walls) to minimize glare and lighting to viewers on Potrero Road. Any parking lot in this area shall include a minimum of 15% landscaped area, and shading shall cover a minimum of 35% of the surface area when trees are 10 years of age. Trees shall be sited in an orchard planting style.

S-AES-1(f) The landscape plan for the Potrero Road parking lots shall specify that a minimum of 30% of the parking lot views shall be interrupted from Potrero Road viewing facilities with landscaping within 5 years of planting.

Significance After Mitigation. After mitigation, impacts would be reduced to less than significant levels.

Supplemental Effect AES 2 **The aesthetic condition of the subject site would be altered through building demolition and construction of new buildings, roadways, and landscaping during the life of the Master Plan. (S)**

The 1998 FEIR examined aesthetic impacts resulting from: the demolition of existing structures and the removal of some established landscaping, including mature trees; the addition of numerous new structures at the perimeter of the Academic Core, which would change the existing visual relationship of buildings and open space on the campus; and a complete modification of the east and northeast quadrants. The revisions to the Master Plan would further alter on-site aesthetic conditions in the following ways:

- *Construction of "infill" student dormitory housing;*
- *Increase in height of parking structures from two and three levels to four levels;*

- *Alteration of the siting and design of proposed buildings along Ventura Street;*
- *Location of the campus library in the Science and Technology building; and*
- *Relocation of the elementary school to the east campus.*

a. Academic Core. The original site plan and structural design of the former hospital exhibits a strong unifying vision of a traditional campus, with central corridors and malls linking buildings of a similar scale and design around a series of courtyards. The 1998 Master Plan adhered to and expanded siting arrangement in the Academic Core. Within the main north and south quadrangles, no new buildings would have been developed.

Infill Student Housing. Under the revised Master Plan, the north and south quadrangles would be developed with one, two, and three story "infill" student housing. In the north quad, 7 of the 14 perimeter courtyards would accommodate new construction. In the south quad, 10 of 16 perimeter courtyards would be affected by the new construction. Infill construction would also be located in the large central courtyards of both the north and south quads. Three story buildings would occur in the five locations listed below. The remainder of the buildings would be one and two stories.

- *South Quad- south end of lawn*
- *North Quad- north end of lawn*
- *South Quad- lower southwest courtyard*
- *South Quad- lower southeast courtyard*
- *South Quad- new building outside the loop road*

As discussed in Section 4.4, *Cultural and Historic Resources*, these infill structures will alter significant physical characteristics and relationships of the building architecture and courtyard design. The construction of several three-story buildings, which are taller than the existing Academic Core structures, and two of which will be prominently located in the large central courtyards of both quads, would result in a significant aesthetic effect.

Parking Structures. The 1998 FEIR examined aesthetic impacts related to a proposed three level, 3,350-car parking structure, the central structure, on the site between the Camrosa Water Company property and the Academic Core. Under the revised Master Plan, this parking structure would be four levels with a capacity of 2,100 cars. A smaller parking structure, the east structure, would be located to the east of the proposed library building, formerly the Science and Technology building. The east structure, which was proposed to be three levels with a capacity of 1,500 cars in the 1998 Master Plan, would be four levels with a 900-car capacity under the revised Master Plan. Mitigation measure AES-2(c) in the 1998 FEIR required that all new parking structures be limited to three levels and 30 feet in parapet height. Thus, this aspect of the revised Master Plan does not adhere to the 1998 FEIR recommendations designed to reduce aesthetic impacts of parking structures to less than significant. The construction of four-level parking structures under the revised Master Plan may create aesthetic impacts that greater than those identified in the 1998 FEIR due to further disruption of the architectural continuity of the campus.

Alteration of Proposed Buildings West of Ventura Street. In the 1998 Master Plan, the existing powerhouse building, located west of Ventura Street, is planned to be retrofitted to

serve as a library. New buildings proposed in this area are to replicate the footprint geometry and courtyard ratios of the Academic Core. Under the revised Master Plan, the Power Plant Building will undergo selective demolition and adaptive reuse. Several buildings, such as the student services building and the academic buildings to the south have incorporated courtyards into their design; however the overall layout of new buildings in this area no longer mirrors the footprint geometry and courtyard design of the Academic Core. Instead, proposed building footprints appear to be more massive than either the 1998 Master Plan buildings or those in the existing Academic Core, and lack the sense of interconnectedness that permeates the layout of the Academic Core.

Relocation of the Campus Library. Under the revised Master Plan, the library would be relocated from the former powerhouse building to the Science and Technology building on the east end of the Academic Core. At the time of this writing, it has not been determine how or to what extent the Science and Technology building would be modified in order to accommodate the library; therefore aesthetic impacts are not known at this time.

b. East and Northeast Quadrants. The 1998 FEIR examined impacts related to the demolition of buildings in the east and northeast quadrants and the construction of new housing and senior care facilities. As in the 1998 Master Plan, the revised Master Plan would result in a wholesale change in the visual character of these areas. The entire visual and aesthetic character of the built area in the east and northeast quadrants would be replaced with a newer and denser residential area. The surrounding and dominant viewshed behind the buildings is of both steep and rolling hill areas, which form the small valley in which the built areas occur within the quadrants.

Residential Development. The revisions to the Master Plan define the density and type of residential uses that would be constructed on the campus and would shift the built area to the east, adjacent to the proposed 35-acre acquisition parcel. As described in Section 2.0, *Project Description*, a fuel modification zone would be created on this parcel by clearing the brush in a 100-foot wide strip between new development and adjacent natural vegetation with the exception of scattered specimen shrubs. The vegetation would be maintained at a height no greater than six inches during the fire season. Given the secluded location of this fuel modification zone and the shielding effect of the adjacent development, no significant impacts to aesthetics are anticipated. An open space area would remain to the west of the proposed residential area, which would not include a golf course, as was proposed in the 1998 Master Plan. The revisions to the Master Plan described above do not create any adverse aesthetic impacts over those that were identified in the 1998 EIR. To ensure an aesthetically pleasing built environment, all building designs and siting will be reviewed and approved by the CSU Channel Islands Site Authority and CSU in accordance with the County-approved Specific Reuse Plan and the CSU Channel Islands Architectural Design Guidelines manual.

Relocation of School to East Campus. The 1998 Master Plan involved renovation of existing buildings in the northeast Academic Core for use as a K-8 school and daycare serving 600 students and 100 children, respectively. Under the revised Master Plan, a new school facility serving 600 students would be constructed on the 12-acre area in the southeast portion of the campus where the former Children's Development Center and Long Grade Canyon Creek debris basin are located. No daycare is proposed under the revised Master Plan. This would involve demolition of existing buildings and construction of new buildings, parking lots, and playfields. As with the residential area, the design and siting of the school complex is

governed by the Specific Reuse Plan with approval authority resting with the CSU Channel Islands Site Authority. The design review and approval process is intended to ensure an aesthetically pleasing built environment. The proposed school site is surrounded on the north, east, and south by open space and rolling topography and is not visible from public viewing corridors. Therefore, adverse aesthetic impacts are not anticipated.

c. Roads and Parking Areas. Among the aesthetic features of the existing site is the relatively low ratio of paved surface areas used for roads, parking lots, and other vehicular uses. Most two-way streets on the subject site measure less than 24 feet curb-to-curb. Parking lots, with exception of the large lot east of the former hospital facility and the facility in front of the former Canteen, are generally small and widely dispersed around the site. The result is that surface areas are visually dominated by green turf rather than asphalt.

As with the 1998 Master Plan, the revised Master Plan would involve major modifications in the way vehicles access and use the site, and the design to implement roads and parking plans would therefore change the aesthetic character of pavement ratios in a variety of ways. Aesthetic impacts resulting from the proposed road in the 75-acre acquisition area were examined in the 1998 FEIR, although the exact alignment of the road had not been determined at that time. As with the 1998 Master Plan, new surface parking lot areas could result in adverse visual effects depending on their design and aesthetic enhancements.

Mitigation Measures. Mitigation measures AES-2(a), (b), and (d)-(h) from the 198 FEIR are applicable to the revised Master Plan. Mitigation measure AES-2(c) shall be modified pursuant to wording below to address supplemental impacts due to proposed parking structure heights. Adherence to the Specific Reuse Plan design guidelines and Site Authority design review processes are expected to address any aesthetic effects related to infilling of courtyards. Additional mitigation measures identified in Section 4.4, *Cultural and Historic Resources*, would also serve to reduce the project's aesthetic impacts.

S-AES 2(a) Revise 1998 FEIR Mitigation Measure AES-2(c) as follows: *All parking structures shall be limited to 35 above-grade feet in parapet height.*

Significance after Mitigation. As in the 1998 FEIR, effects to the east and northeast quadrants cannot be determined, but are assumed to be neutral as a result of the mitigation measures. Some beneficial effects may result from enhanced maintenance and better design correspondence of replacement buildings in the Academic Core. Assuming building designs are modified according to the mitigation measures presented in the 1998 FEIR, adverse aesthetic impacts resulting from the lack of architectural continuity between the Academic Core and proposed construction to the west of Ventura Street would be reduced to less than significant. Impacts resulting from construction of four-level parking structures and from infill construction of the north and south quads would be mitigable with the revised mitigation measure presented above. Implementation of mitigation measures identified in Section 4.4, *Cultural and Historic Resources.*

Supplemental Effect AES-3 The proposed project could create new sources of light and glare through the construction of new buildings, lighting for sports facilities, and new parking areas. (S)

Site illumination provides safety for traffic movement and crossings, warns of hazards, and increases security. It can also serve to interpret the site plan arrangement by giving emphasis to focal points, gathering places, and building entrances.

At the time of this writing, as with the 1998 FEIR, no lighting plan has been developed as part of the revised Master Plan. Therefore, effects on nighttime lighting cannot be determined with specificity. However, it can be assumed that new buildings and building complexes, parking structures and lots, and roadways would be equipped with lighting to serve the beneficial functions outlined above. In addition, some playfields proposed for the 75-acre acquisition area may be lighted to accommodate nighttime use. Several of the fields are located directly adjacent to Lewis Road and would be highly visible to drivers. Depending on the degree and intensity of new nighttime lighting, and the physical extent of its installation, the ambient nighttime lighting of the playfields and campus could adversely affect the outlying rural area.

Mitigation Measures. No mitigation is required other than the measures identified in the 1998 FEIR. Measures AES-1(e) and (f) and AES-3(a), (b), and (c) included in the 1998 FEIR address potential impacts resulting from the lighting of playfields. One additional measures is included below.

S-AES-3(a) Prior to development, proposed lighting shall be indicated on site plans that demonstrate that spillover of lighting would not affect surrounding areas. Nighttime lighting standards shall be limited to 30 feet in height. The lighting plan shall incorporate lighting that directs light pools downward or otherwise shields adjacent areas from glare. Light fixtures that shield excessive brightness at night shall be included in the lighting plan. Non-glare lighting shall be used.

Significance After Mitigation. Effects from any new playfield lighting would be less than significant with implementation of the above mitigation measures.

c. Cumulative Impacts. For the purposes of this EIR, the cumulative geography of the proposed project area includes the southeastern edge of the Oxnard Plain, in the vicinity of Calleguas Creek. The aesthetic condition in these areas is not expected to undergo major changes within the buildout period of the Master Plan.

Since the certification of the 1998 FEIR, the formerly-proposed Camarillo Regional Park amphitheater project has been canceled. In 1999, a County-sponsored mental health single-story housing facility has begun construction just north of the University Drive/Lewis Road intersection. The County has initiated a road-widening project of Lewis Road from Pleasant Valley Road to the CSUCI campus. This road widening will constitute a change to the visual character of this corridor. These changes will modify the expected cumulative visual character from that anticipated in the 1998 FEIR. As discussed in the 1998 FEIR, the cumulative change to the Lewis Road corridor would remain significant.

4.2 AGRICULTURE RESOURCES

The project is located adjacent to, and involves the conversion of, Prime farmland and farmland of Statewide Importance. Under the Master Plan revisions, additional acreage would be removed from agricultural use that was not identified in the 1998 Final EIR. However, these lands are located in an area with a State/Federal facility land use designation, and no conflicts are anticipated with existing zoning or a Williamson Act contract. No unmitigable land use conflicts are anticipated.

4.2.1 Setting

a. Overview of Agriculture in the Ventura County. Agriculture has historically played an important role in the economy and land use patterns in Ventura County. To this day, the crop yields per acre in the County are among the highest in the nation. The combination of fertile soil and mild climate allow high value crops (including avocados, lemons, strawberries, celery, broccoli and cabbage) to be planted year round. In all, gross revenue sales of agriculture in the County were $852 million in 1996 and, according to the 1998 Ventura County Annual Crop Report, $937 million in 1998. This continues a steady trend that has shown the increasing value of agriculture in the County. Since 1970, the County's annual crop value has doubled (Ventura County Agricultural Land Trust, 1996, and County of Ventura, 1997).

b. Onsite Agricultural Uses.

Background. The 1998 Final EIR for the CSUCI Campus Master Plan identified 11.6 acres of farmland that would potentially be removed as a result of development activities. Of the 11.8 acres identified, 8.1 acres are located within the proposed 75-acre acquisition area. Under the Master Plan revisions, an additional 67 acres would be removed from agricultural use that were not identified in the 1998 Final EIR. These areas would provide for an access road, play fields, detention basin, recycled water storage, and a wetland mitigation area. The following analysis will address impacts associated with the loss of the additional 67 acres of farmland that were not identified in the 1998 FEIR. However, mitigation measures provided in this analysis are considered applicable to the 8.1 acres of farmland that were previously accounted for. The location and proposed uses for the proposed 75-acre acquisition area are depicted in Figures 2-2 and 2-3. The 75-acre acquisition area was used historically for producing a variety of row crops, and is currently used for oat hay production.

Agricultural Suitability of Soils. The suitability of soils for agricultural use depends on many factors, including fertility, slope, texture, drainage, depth, and salt content. A variety of classification systems have been devised to categorize soil capabilities. The two systems that are most widely used are the Capability Classification System and the Storie index. The first system classifies soils from Class I to Class VIII based on their ability to support agriculture. The Storie Index takes into account other factors such as slope and texture to arrive at a rating.

Based on either system, soils on the acquisition area have moderate limitations that reduce the choice of crops that can be grown. This limitation is primarily due to poor drainage conditions. The U.S. Department of Agriculture (1970) identifies the soils at this site as Hueneme loamy sand - loamy substratum (Hm), Camarillo loam - sandy substratum (Ce), Camarillo loam (Cd), Pacheco silty clay loam (Pa), and Anacapa gravelly sandy loam (AnC).

Important Farmlands Inventory. In Ventura County, the U.S. Soil Conservation Service Important Farmlands Inventory (IFI) system is used to inventory lands considered to have agricultural value. This system classifies land based upon its productive capabilities, rather than the mere presence of ideal soil conditions. Land is divided into several categories of diminishing agricultural importance. The State of California's Important Farmland Inventory (IFI) is based in part on the Capability Classification System and the Storie Index described above.

The areas considered to have the highest agricultural potential are classified as "Prime" or of "Statewide Importance." Prime farmland includes areas with irrigated soils (Class I and II) at least 40 inches deep, a water holding capacity of at least 4 inches, and with the capability of producing sustainable high yield crops. Farmland of Statewide Importance is land other than Prime that has a good combination of physical and chemical characteristics, but without minimum soil depth and water holding capacity requirements.

Other productive farmlands are classified as "Unique," or of "Local Importance." Unique farmland is land other than Prime or Statewide Importance that supports high value food and fiber crops. Farmland of Local Importance includes dry farming and other non-irrigated lands. Lands that have lesser agricultural potential are classified as "Grazing," "Urban," or "Other." The latter classification includes areas that are generally unsuitable for agriculture because of geographic or regulatory constraints.

According to the IFI, the entire 75-acre acquisition area is designated either as Prime farmland or farmland of Statewide Importance. Most of the acquisition area is designated as farmland of Statewide Importance, with the remaining area adjacent to Lewis Road designated as Prime farmland (Figure 4.2-1).

c. Health Effects of Agricultural Pesticides. In general, pesticide use can result in health impacts to those who come in contact with such chemicals. The Ventura County Agricultural Commissioner's office retains a registry of pesticides used on individual agricultural parcels in the County. The 75-acre acquisition area has been organically farmed for at least the past two years. However, due to the diversity of crops produced over its history, it is likely that a variety of pesticides have been applied in this area through past management practices.

The California Office of the U.S. Environmental Protection Agency (Cal EPA), Department of Pesticide Regulations (DPR) is the state agency that sets regulatory standards for pesticides, whether in homes or agriculture. DPR establishes regulatory practices that determine when and how a pesticide is applied and establishes safety precautions. The California Occupational Health and Safety Administration (Cal/OSHA) also establishes workplace standards for pesticide use to protect farm workers. DPR uses "signal words" to classify pesticides. This classification ranges, in order of decreasing severity, from "danger," to "warning," to "caution." These classifications are based upon testing of the entire formulation, active and inactive ingredients, and indicate acute, short term health hazards, such as those resulting from inhalation, eye contact, ingestion, dermal absorption, and dermal irritation. Additionally, the long term effects

Import Farmland Inventory Figure 4.2-1

of exposure to some of these pesticides may be considered carcinogenic. A lifetime exposure to a pesticide (70 years) is assumed for a carcinogen.

Of particular concern is Methyl bromide, a commonly used pesticide in the County that has demonstrable health effects. According to records kept by the County Agricultural Commissioner's Office, the 75-acre acquisition site has not been treated with methyl bromide in the past two years (February, 2000) However, this pesticide could be used in the future on the remainder of the agriculture parcel immediately north of the 75-acre acquisition area.

Methyl bromide is a broad spectrum pesticide used in the control of pest insects, nematodes, weeds, pathogens, and rodents. When used as a soil fumigant, methyl bromide is injected into the soil at a depth of 12 to 24 inches before a crop is planted. This will effectively sterilize the soil, killing the vast majority of soil organisms. Immediately after the methyl bromide is injected, the soil is covered with plastic tarps, which temporarily hold the methyl bromide in the soil.

Methyl bromide is toxic not only to the target pests it is used against, but to non-target organisms as well. Human exposure to high concentrations of methyl bromide can result in central nervous system and respiratory system failure, as well as specific and severe deleterious actions on the lungs, eyes, and skin. Exposure of pregnant women may result in fetal defects. The pesticide, however, has been found to be non-detectable in the soil after a few days to a few weeks after application.

In 1993, the EPA set forth regulations to prohibit the production and importation of methyl bromide starting January 1, 2001. However, because of changes made to the Federal Clean Air Act in October 1998, EPA is required to revise the methyl bromide regulations so that methyl bromide production and importation will be reduced from 1991 levels as follows:

- *25% reduction in 1999*
- *50% reduction in 2001*
- *70% reduction in 2003*
- *100% reduction in 2005*

It should be noted that these provisions only apply to chemical production and imports; they do not restrict the *use* of methyl bromide. Pesticide use is governed by FIFRA (Federal Insecticide, Fungicide and Rodenticide Act) in the EPA Office of Pesticide Programs. Cal EPA regulates the use of methyl bromide, per FIFRA requirements. California Code of Regulations Section 6450 places restrictions on methyl bromide use in fields, requiring covering tarps for 48 hours to minimize offsite health impacts. There are currently no land use setback restrictions under state law (Cal EPA, 1998). Similarly, there is no timetable under state law to eventually ban the use of this chemical (Cal EPA, 1998).

DPR's regulatory standards, which have defined how methyl bromide can be used both indoors and outdoors, are based on a target exposure level of 210 parts per billion (ppb), averaged over 24 hours. This level is 100 times lower than the safe exposure level determined by animal studies (Cal EPA, DPR, 1999). Cal/OSHA has also set a workplace standard of 5,000 ppb averaged over the work day for farm laborers exposed to this pesticide.

DPR has recently proposed restrictions for methyl bromide. The proposed regulations would enhance protection for children in schools, establish minimum buffer zones around application sites, and set new limits on work hours for fumigation employees. The regulations would also require that neighbors be notified of a farmer's request to use methyl bromide, and establish the right for those neighbors to be later notified of the fumigation schedule (Cal EPA, DPR, 2000). The County agriculture commissioner would be required to "condition" methyl bromide permits based specifically on DPR's instructions. The proposed regulations specify minimum information the commissioner shall include when conditioning a permit. Permit conditions would include a specific notification procedure, buffer zone size and duration, work hour restrictions, any other restrictions to address local conditions, and if applicable, a tarpaulin repair response plan, tarp removal schedule, and buffer zone activities (Cal EPA, DPR, 2000). DPR will continue to evaluate the need to alter restrictions on the use of methyl bromide if data becomes available that indicates changes should be made. The proposed restrictions are currently within the mandatory 45 day review period, and they are expected to be adopted by May, 2000, assuming that there are no significant holdups with the process (Julia Bulla, Personal Communication, 2000).

In the past, the Ventura County Agricultural Commissioner's office has imposed a minimum 100-foot separation between fields using methyl bromide and existing land uses where people may be exposed to its effects. More recently, the Agricultural Policy Advisory Committee has recommended a generalized 300-foot setback between proposed residences and existing agricultural operations, regardless of their pesticide use practices. However, neither setback recommendation has been formally adopted at the County level.

The County has not established land use setbacks, or buffers, between the land on which other pesticides are applied and adjacent land uses, though the State of California has established setback requirements for certain pesticides. The County does require that all pesticides be used pursuant to the manufacturers' instructions and that the pesticides are applied so as to prevent substantial drift onto nearby properties.

d. Regulatory Framework. Several mechanisms to preserve agriculture are in place in Ventura County, including greenbelt agreements, the Save Open Space and Agricultural Resources (SOAR) Ordinance, and Land Conservation Act (LCA) contracts. The County also adopted a revised Right-to-Farm Ordinance in October 1997, which protects existing agricultural lands against nuisance lawsuits from adjacent urban development. Currently adopted measures to preserve agriculture in the region are described below.

Land Conservation Act (LCA) Contracts. In recognition of the importance of agricultural resources and production, the State of California enacted the Land Conservation Act, also known as the Williamson Act. This act established a land contract procedure whereby a landowner can voluntarily enter a contract with the local governmental authority to maintain a property in an agricultural preserve in exchange for a reduction in property taxes. The contracts entered into under this act are intended to encourage the preservation of the state's agricultural resources. Contracts are for a ten-year period and are automatically renewed each year unless a notice of non-renewal is filed with the managing governmental agency. Also, the state recently adopted an amendment to the LCA to allow 20-year contracts. The 75-acre acquisition area is not subject to an LCA contract.

Greenbelts. In Ventura County, greenbelts are policies adopted by resolution among public agencies with land use control. They represent a form of mutual policy control between two or more jurisdictions concerning urban form, the protection of farmland and open space land, and the future extension of urban services/facilities and annexations. These greenbelts are intended to operate as "community separators" or "buffers," and participating cities agree not to extend municipal services into the greenbelts or annex greenbelt lands. Greenbelt policies have no binding legal authority to regulate land uses. That authority is found in the particular jurisdiction's general plans and zoning ordinances. Greenbelts, together with other planning and regulatory tools, have functioned as a deterrent to the premature development of farmland and open space lands. Greenbelts, however, do not provide for permanent conservation or preservation.

The 75-acre acquisition area is situated in the Oxnard-Camarillo Greenbelt. This greenbelt was adopted through joint resolution of both cities' City Councils in 1982 and amended in 1984 to include additional land. Subsequent adjustments were made in 1988 and 1990. This agreement covers approximately 27,300 acres of unincorporated agricultural lands on the west, northwest, and south sides of Camarillo, adjacent to Oxnard. It includes much of the rural portion of the Oxnard Plain, and comprises some of the most productive farmland in Ventura County.

Ventura County Right-to-Farm Ordinance. Ventura County has adopted a Right-to-Farm Ordinance. This ordinance protects commercial agricultural operations against nuisance lawsuits, and requires disclosure to potential land buyers that agricultural operations are protected from such actions. To resolve potential landowner disputes, the Agricultural Commissioner's office would provide non-binding mediation. It should be noted that while the County Right-to-Farm Ordinance specifically applies to commercial agricultural operations within the unincorporated area, all commercial agricultural operations that comply with agricultural standards currently are protected from nuisance claims under State law (Section 3482.5 of the California Civil Code), whether in the cities or the unincorporated area. The City of Ventura also has adopted its own Right-to-Farm Ordinance, which specifically addresses commercial agricultural operations within the city limits.

The agriculture lands surrounding the acquisition area are in unincorporated Ventura County and are currently in active agricultural use. These areas would be protected by the County Right-to-Farm Ordinance.

County of Ventura Criteria. The County of Ventura Initial Study Assessment Guidelines of 1992 include standards to determine the significance thresholds of impacts from agricultural land conversion. In addition, the County Initial Study Assessment Guidelines include criteria to assess the significance of potential impacts on water quality and quantity available for agriculture; air quality/micro climate affecting agriculture; agricultural pests/diseases; and compatibility of proposed land uses with surrounding agricultural operations.

Goal 1.6.1.1 of the Ventura County General Plan establishes the County's intent to:

> *Preserve and protect irrigated agricultural lands as a nonrenewable resource to assure the continued availability of such lands for the production of food, fiber, and ornamentals.*

Policy 1.6.2.6 states that "discretionary development adjacent to Agriculture-designated lands shall not conflict with agricultural use of those lands."

Save Open Space and Agricultural Resources (SOAR) Ordinance, County of Ventura. The County SOAR Ordinance was established through voter initiative in November 1998. This ordinance prohibits re-designation of lands with Agricultural, Open Space, or Rural designations under the County General Plan until December 31, 2020 without direct voter approval. The 75-acre acquisition site is not designated Agricultural, Open Space, or Rural under the County General Plan, and therefore is not subject to SOAR.

4.2.2 Impact Analysis

a. Methodology and Significance Thresholds. The issue of impacts to agriculture as it pertains to CEQA is a complex one. Most jurisdictions in California have no thresholds to determine whether a project's impacts to agriculture are significant. However, the County of Ventura does provide some guidance on thresholds, and the State CEQA Guidelines offer direction.

The *State CEQA Guidelines* have historically recommended that conversion of state-classified Prime soil be treated as a Class I, significant unavoidable impact. Recent revisions to the Guidelines suggest that the Class I effects be expanded to include conversion of Farmland of Statewide Importance or Unique Farmland.

The County of Ventura has adopted threshold criteria for use in environmental assessments for agricultural resources. These threshold criteria address agricultural soils, air quality/micro climate affecting agriculture, water resources affecting agriculture, pests and diseases, and land use compatibility. The County of Ventura significance criteria identifies the direct loss of agricultural soils due to removal or permanent over-covering of soils, and the indirect loss due to increased wind or water erosion, as significant impacts. The adopted County of Ventura significance criteria based on land use classifications are shown in Table 4.2-1.

Table 4.2-1 Ventura County Project Specific Significance Thresholds for Agricultural Conversion

General Plan Land Use Designation	IFI Classification	Acres Converted
Agriculture	Prime/Statewide	5
	Unique	10
	Local	15
Open Space/Rural	Prime/Statewide	10
	Unique	15
	Local	20
All Others	Prime/Statewide	20
	Unique	30
	Local	40

Source: Ventura County Initial Study Assessment Guidelines, November 1992.

In addition, the County Initial Study Assessment Guidelines state that a loss of one acre or more of Prime or Statewide Importance farmland, or two or more acres of Unique farmland designated Agricultural by the County General Plan would contribute to a significant cumulative impact. For Prime or Statewide farmland designated "Open Space" or "Rural," the cumulative significance threshold is two or more acres. For Unique Farmland designated

"Open Space" or "Rural," the cumulative significance threshold is five or more acres. The loss of farmland with urban designations would result in a de minimus contribution to an otherwise significant cumulative impact.

The County's threshold criteria with regard to agricultural land use compatibility state that any proposed non-agricultural land use or development located adjacent to property currently in, or suitable for, agricultural production will have an impact. Furthermore, the criteria state that any non-agricultural land use or development that, by its nature, may pose substantial land use incompatibilities with adjacent property currently in, or suitable for, agricultural production will have a significant impact. Lands designated as Prime or Statewide Importance are considered suitable for agricultural production in this regard. Pursuant to the County guidelines, cumulative development that would have a substantial effect on agricultural production and cultural practices in the project area (e.g., movement of farm equipment, spraying of farm chemicals, and vandalism), would be potentially significant. Although the Trustees of the California State University as a lead agency under CEQA is not subject to the County of Ventura's significance thresholds, an analysis of the relationship of the project to the County's thresholds is provided for informative purposes.

The threshold criteria for air quality/micro climate state that any use that will cause a 10% or greater increase in dust on agricultural parcels, or a 10% or greater decrease in solar energy on for agricultural parcels is considered to have a significant effect. In addition, any use that would cause the removal of any tree row would have a potentially significant impact. The County's thresholds further state that any use that would cause a substantial adverse change in an agricultural area's air quality and/or microclimate is considered to have a significant effect.

The threshold criteria for water state that a use that would cause a decrease in the quantity of groundwater or imported water available for agriculture is considered to have a significant project and cumulative impact. In addition, a use that decreases groundwater or surface water quality for agriculture to a level greater than 1200 mg/1TDS is considered to have a significant impact.

The County's threshold criteria related to pests and diseases state that any non-agricultural land use/development that could cause a substantial increase in or introduction of pests and/or disease in an agricultural area will have a significant impact.

The County has not formally adopted buffer standards. However, the Agricultural Policy Advisory Committee (APAC), comprised of five growers who advise the Board of Supervisors and other decision makers on matters affecting the agricultural industry and resources, recommends a 300-foot setback between agricultural production/operations and non-agricultural uses (see discussion on page 4.2-4). The purpose of this setback is to ensure that these uses avoid impairment to agriculture (due to conflicts with agricultural vehicles and increased potential for vandalism, trespassing, and pilferage on farmland), as well as to avoid compromising public safety that potentially may occur from the application of pesticides to agriculture. The project's impact would also be considered significant if it would create any substantial land use compatibility conflicts with nearby agricultural operations or conflict with adopted policies pertaining to avoiding such conflicts.

For this EIR, the loss of prime agricultural soils or a substantial loss of agricultural productivity is considered a significant impact. Additionally, any actions that would result in substantial

conflicts between existing agriculture and proposed uses, or conflict with adopted policies related to agriculture, would also be considered significant impacts.

b. Project Impacts and Mitigation Measures.

Supplemental Effect AG-1 The proposed project would remove 67 additional acres of Prime farmland and farmland of Statewide Importance that was not identified in the 1998 Final Master Plan EIR. All of this land is currently under agricultural production. (U)

Under the revised Master Plan, an additional 67 acres (a total of 75 acres) of prime farmland and farmland of statewide importance would be converted to urban uses. This is considered a significant unavoidable impact based on County thresholds. The loss of highly suitable soil for agricultural use that is currently under cultivation cannot be fully mitigated.

Mitigation Measures. No measures are available to fully mitigate the loss of soils of prime farmland and farmland of statewide importance, which would be permanently removed from the existing inventory of currently available agricultural soils. However, the following mitigation measure would reduce impacts to the extent possible:

S-AG-1(a) Soil Preservation. The applicant shall comply with any topsoil transfer programs identified by the Ventura County Agricultural Commissioner, to the extent that an agricultural operation within a five-mile radius is willing to transport and receive the topsoil.

Significance After Mitigation. Implementation of this measure could reduce the impacts associated with the loss of agricultural soils. However, the loss of the prime farmland and farmland of statewide importance would remain a significant and unavoidable impact.

Supplemental Effect AG-2 The proposed project may result in land use conflicts with adjacent agricultural operations. (S)

As development occurs on the project site, conflicts could occur between the proposed project and existing agricultural operations immediately north of the proposed project site. Detrimental effects could occur to both the recreational users and maintenance staff, as well as to existing agricultural development. In particular, if the adjacent actively farmed area, which is currently in organic production, were to revert back to traditional farming, the use of pesticides could create health concerns to both sedentary and physically active users of the proposed recreation facilities. The suspension of dust from operation of farm equipment, which occurs whether the land is in traditional or organic farming, could also create health concerns. These are potentially significant impacts.

The Cal EPA, DPR, establishes regulations regarding agricultural chemical use. These regulations are designed to prevent use of pesticides in such a way as to jeopardize or cause injury to others. Section 6614 of Title 3 of the California Code of Regulations states that:

Notwithstanding that substantial drift will be prevented, no pesticide application shall be made or continued when:

- *There is a reasonable possibility of contamination of the bodies or clothing of persons not involved in the application process;*
- *There is a reasonable possibility of damage to non-target crops, animals, or other public or private property; and*
- *There is a reasonable possibility of contamination of non-target public or private property, including the creation of a health hazard, preventing normal use of such property.*

These regulations are used generally to prevent "pesticide drift," which occurs when the pesticide moves off, or away from, the application target. Certain pesticides drift because of volatilization (changing from liquid to gas form), which is an inherent characteristic of some pesticides and cannot be controlled once the material are applied. Regulations set forth by instruction labels or permits outline measures to prevent pesticide drift. If these measures are not followed, the user is subject to citation by the Cal EPA, DPR and/or the Ventura County Agricultural Commissioner. The most likely time for pesticide drift to occur is during application by aircraft.

Although prohibited by State law, substantial pesticide drift can occur under unusual circumstances or if chemicals are overused or improperly used. Consequently, placement of the proposed facilities adjacent to agricultural operations would increase the risk of exposure in the event of substantial drift. Dust from agricultural fields could also create substantial acute exposure under unusual wind conditions. Even at levels that do not pose a significant health risk, pesticide or dust drift can be an annoyance, nuisance, or source of fear to occupants near agricultural operations. This can lead to ill-will directed at the agricultural operator. Notwithstanding the County's "Right-to-Farm" Ordinance, a grower may find it necessary to alter the agricultural practices at his/her property to accommodate nearby residents or business occupants, even if these practices are standard, acceptable, and legal in the agricultural industry.

Other secondary environmental effects relate to odors and noise generated by agricultural operations. Under unusual circumstances, odors relating to the use of manure or other organic soil amendments or pesticides can be sufficiently noxious to produce nausea or other health effects. Even at lower levels, odors can be an annoyance or nuisance that can be a source of complaints or ill-will directed at the grower. While agricultural operations do not generally produce high noise levels, occasional tilling, grading, or harvesting could generate noise that would be audible on the project site. However, such activities would occur only periodically during the day, when people are less sensitive to noise. In addition, the County's Right-to-Farm Ordinance protects commercial agricultural operations from nuisance noise complaints.

Urban development adjacent to farmland can have several negative impacts on continued farm operations. Construction of the proposed project could create excessive dust that could temporarily affect agricultural productivity. In the long term, potential effects associated with increased access to adjacent agricultural lands could include vandalism to farm equipment or fencing, and theft of crops. Soil compaction from trespassers can also damage crop potential. These can result in indirect economic impacts. Impacts to the adjacent agricultural activity are considered potentially significant.

Mitigation Measures. The following mitigation measures are recommended to reduce the potential impacts from agricultural land use conflicts to a level less than significant.

S-AG-2(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. The buffer may include roads, landscaped areas, and internal paths. The plant species shall be a noninvasive species that would not harbor agricultural pests.

S-AG-2(b) Right-to-Farm Ordinance Implementation. A notice shall be posted within the university's main campus and at entrances to the 75-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 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.

In addition, the Section 5.2 (Air Quality) from the Final Program EIR for this project specifies dust control measures to be used during project construction. These measures would incrementally reduce potential impacts to the productivity of neighboring agricultural uses.

Significance After Mitigation. Implementation of the above measures, in conjunction with the County's Right-to-Farm Ordinance, would reduce land use conflicts related to agricultural operations to a less than significant level.

c. Cumulative Impacts. The proposed project would result in conversion of Prime farmland and farmland of Statewide Importance to non-agricultural uses, as discussed in Impacts AG-1 and AG-2. As a result, it would contribute to the cumulative loss of agriculture within the County arising from continuing urbanization. The project may also contribute to increasing conflicts between agricultural and non-agricultural uses. Long-term agricultural viability within the County could be adversely affected by such conflicts. The County's SOAR ordinance and its Right-to-Farm ordinance are two regulatory mechanisms intended to ensure the viability of agriculture within the County, and would provide some degree of mitigation for this impact. It should be noted that the viability of agriculture involves more than merely prohibiting development in areas designated for agriculture on the County's General Plan. For agriculture to remain viable as an industry in the County, farmers must be able to farm, which necessitates the use of pesticides and equipment, with associated nuisance effects. Project-specific mitigation measures and Master Plan features would address these impacts. With Master Plan features and project specific mitigation measures contained in this EIR, it is anticipated that cumulative impacts related to agricultural productivity would be less than significant. However, while most agricultural impacts can be reduced to a less than significant level, the conversion of Prime farmland and farmland of Statewide Importance would be a significant and unavoidable impact.

4.3 BIOLOGICAL RESOURCES

The revised Master Plan would result in land acquisitions, modifications to the Academic Core and Business Campus, revisions to the residential development, and relocation of the elementary school. The proposed acquisition areas contain sensitive vegetation communities and wetlands that would be significantly affected by the proposed revisions. Wetland restoration as required under the adopted 1998 Campus Master Plan mitigation program would occur within the 75-acre acquisition area. With the adoption of further mitigation measures, impacts associated with the revised Campus Master Plan would be reduced to a less than significant level.

4.3.1 Setting

This discussion is based on prior analyses conducted for the 1998 CSUCI Master Plan EIR and further specialized sensitive plant surveys conducted in June and July 1999 and wetland and jurisdictional analyses conducted June, July, and December 1999. The latest field studies concentrated on those areas proposed for alteration, the natural space immediately adjacent to proposed development that may be affected by fuel modification zones, and specific wetland and jurisdictional areas.

a. Vegetation. Natural areas within the project site are largely confined to the hillsides, which are covered primarily by Venturan coastal sage scrub, as previously discussed in the CSUCI 1998 Master Plan EIR. Open areas in the flatlands have historically been maintained by mowing and occasional disking. The developed portions of the site have been extensively landscaped primarily with grass and many trees, most being English plane trees (sycamores), pepper trees (*Schinus molle*), and various gums (*Eucalyptus* sp.). The vegetation communities present within the Campus Master Plan area have been previously described and discussed in the 1998 Campus Master Plan EIR, which has been incorporated by reference. The following discusses those plant communities and resources within the proposed acquisition area and pertinent changes regarding resources contained within the existing Master Plan Area based on the additional field studies. Figure 4.3-1 illustrates the vegetation resources present at the site and within the two proposed acquisition areas.

75-Acre Acquisition Area. This parcel is mostly in agricultural production, of which approximately 64 acres is currently used to grow oat hay. The southwest corner of this parcel has been developed as an irrigation pond that stores water from Long Grade Canyon channel for future use during the summer. The total pond size is 4.4 acres, of which approximately 0.7 acres appears to be already within the CSUCI property. A berm containing ruderal vegetation separates this pond from another, linear ditch (1.1 acres) that is used to collect runoff water from the site. Based on the field visits, it appears that water is pumped from this pond during the winter through the culverts under Lewis Road to Calleguas Creek. During the summer, overflow irrigation water is pumped from the ditch to the irrigation pond for later reuse.

In addition to the pond, this parcel contains 1.6 acres of willow-mulefat scrub within that portion of Long Grade Canyon channel that lies in the site and along a ditch separated from Long Grade Canyon channel by a raised berm. The willow-mulefat scrub within this area is dominated by arroyo willow and mulefat, but several stands of cattail, sedge, and bulrush are also present. The remainder of the parcel contains ruderal vegetation located on the periphery

of the property and the northern berm that confines Long Grade Canyon channel. The ruderal vegetation contains a variety of non-native herbs and grasses, including mustard, filaree, Italian thistle, prickly lettuce, telegraph weed, wild oats, foxtail chess, ripgut grass, fennel, and various brome grasses.

35-Acre Acquisition Area. This parcel is covered by mostly undisturbed natural vegetation, the majority of which is Venturan coastal sage scrub (32.2 acres). This vegetation type is dominated by California sagebrush, California buckwheat, California sunflower, coastal prickly pear, ashy-leaved buckwheat, giant coreopsis, laural sumac and purple sage. An understory of grasses includes wild oats, foxtail chess, fescue, coast range melic, needlegrass, and herbs such as shooting star. In the northern portion of this parcel, the scrub is more open and the area is dominated by purple needlegrass (*Nassella pulchra*). This needlegrasss dominated area (1.8 acres) meets the definition of a native grassland (coverage of more than 10% of the area by native grasses). Small portions of this site are in ruderal vegetation (1.2 acres) that is cleared and otherwise maintained for a fire break and access road near the existing residential development.

Existing Master Plan Area. Several revisions to the vegetation map contained in the 1998 Campus Master Plan EIR have resulted from the ongoing biological studies at the site. Two areas that are dominated primarily by fennel have been reclassified from coastal sage scrub; these areas are located west of the former employee housing units and north of the two main water tanks. Areas dominated by native grasses have been identified within the unnamed drainage in the northeast portion of the site (about 1,800 square feet), west of the former Boy Scout camp (1.2 acres), and adjacent to the old reservoir near University Drive (0.1 acre). The wetland delineation has identified that 2.9 acres of mulefat scrub is located within the debris basin in the eastern portion of the site (originally estimated at 3.7 acres in the 1998 Campus Master Plan EIR).

The enclosed basin adjacent to the power plant serves as a retention basin for irrigation and storm water runoff from the core campus. Most of this retention basin is a disturbed field that has been maintained by mowing and disking activities since the initial construction of the structures onsite, as previously stated in the 1998 Campus Master Plan EIR. In addition this area has continuously been used as a dumping grounds for construction and vegetation debris. According to George Dutra (Operations, CSUCI, 1999), the area is mowed and disked approximately every three years, and has never gone five years without disturbance activities. Historic aerial photography indicates that this area has been continuously managed from as early as 1945. Nonetheless, wetland vegetation has become established in portions of this ruderal field. This area is characterized by several obligate and facultative wetland plants interspersed with ruderal and upland vegetation. A 2.7 acre area located west of the power plant has been characterized as freshwater marsh that is dominated by the non-native species, such as Bermuda grass (*Cynodon dactylon)*, bristly oxtongue (*Picris echioides)*, Canada horseweed (*Conyza canadensis*), rough cockle-bur (*Xanthium strumarium*) and mallow (*Malvella leprosa)*, and two native species, tall flatsedge (*Cyperus eragrostis*) and cattail (*Typha* sp.). The freshwater marsh includes sandbar willow (*Salix exigua*) along its south and west sides. Additional potential jurisdictional wetland areas were identified that include dominant stands of mulefat (total of 1.7 acres), sandbar willow (0.7 acres), and a small area (0.03 acres) dominated by seaside heliotrope *(Heliotropium curassavicum)*, ragweed (*Ambrosia psilostachya)*, and mallow

LEGEND

Acquisition Area
- 35-acre
- 75-acre
- Road
- Existing Property Boundary
- Buildings

Vegetation
- Agriculture
- Coastal Sage Scrub
- Freshwater Marsh
- Irrigation Pond
- Laural Sumac Grassland
- Mulefat Scrub
- Native Grassland
- Non-native Grassland
- Oak Grove
- Ruderal Vegetation
- Tree Rows
- Urban
- Willow-Mulefat Scrub
- Willow Scrub

N

600 0 600 1200 1800 Feet

Figure 4.3-1

(*Malvella leprosa*). The sandbar willow stands are particularly unique in that they do not occur within the lower elevations of this retention basin, but rather occur on a historic fill area that is about six feet higher than the basin bottom. Total acreage of wetland elements in this area is 5.2 acres, slightly greater than the 5 acres estimated in the 1998 Campus Master Plan EIR.

b. Fish and Wildlife Habitats. The vegetation of the project site provides habitat for a variety of common native and nonnative vertebrate species, as was previously discussed in the 1998 Campus Master Plan EIR. While some species are entirely dependent on a particular vegetation type or habitat, most of the larger vertebrate species occur throughout the habitats present. Discussed below are the common vertebrate species noted or expected within the habitats present within the proposed acquisition areas.

75-Acre Acquisition Area. The majority of this parcel is within agricultural use that provides little fish and wildlife habitat. The irrigation pond provides open water used by several common waterfowl, particularly coot and mallard. Limited breeding by these two species may occur around this pond. Other species found in this pond include the non-native mosquito fish and bullfrog, and native tree frogs and western toad. The ruderal vegetation along the edges of the parcel provides limited habitat to several common bird and mammal species.

The pond does not provide suitable basking sites for southwest pond turtle and this species is not expected to occur within this area. Similarly, the California red-legged frog has not been recorded in this area, nor is the habitat present at the site considered suitable for breeding by this species.

35-Acre Acquisition Area. This parcel contains mostly coastal sage scrub habitat and provides habitat for a surprising diversity of animals, similar to the habitat found within the project site. Anna's hummingbird, Allen's hummingbird, scrub jay, wrentit, bushtit, California thrasher, California quail, California towhee, spotted towhee, and lesser goldfinch were seen within the scrub habitat. Western rattlesnake, fence lizard, and side-blotched lizard are expected to be fairly common in this habitat.

c. Regulatory Setting. Federal, state, and local authorities under a variety of legislative acts share regulatory authority over biological resources. The primary authority for general biological resources lies within the land use control and planning authority of local jurisdictions, in this instance, the California State University, Channel Islands Site Authority. CEQA provides a mechanism through which biological resources must be considered in the decision-making process regarding land use by the local authority. The California Department of Fish and Game (CDFG) is a trustee agency for biological resources throughout the state under CEQA and also is considered a regulatory agency regarding Streambed Alteration Agreements with direct jurisdiction under law through the state Fish and Game Code. The state and federal Endangered Species Acts also provide direct regulatory authority over specially designated organisms and their habitats to Fish and Game and the U.S. Fish and Wildlife Service (USFWS). The U.S. Department of the Army, Corps of Engineers also has regulatory authority over specific biological resources, namely wetlands and waters of the United States, under Section 404 of the federal Clean Water Act.

In response to their legislative mandates, regulatory authorities have designated sensitive biological resources to include those specific organisms that have regionally declining

populations such that they may become extinct if population trends continue. Habitats are also considered sensitive biological resources if they have limited distributions, have high wildlife value, include sensitive species, or are particularly susceptible to disturbance.

d. Sensitive Biological Resources. A "sensitive biological resource" refers to any rare, threatened or endangered plant or animal species, or those species considered regionally declining by local authorities. Habitats are also considered sensitive if they exhibit a limited distribution, have high wildlife value, contain sensitive species, or are particularly susceptible to disturbance. Sensitive species are classified in a variety of ways, both formally (e.g. State or Federal Threatened and Endangered Species) and informally ("Special Animals"). Species may be formally listed and protected as Threatened or Endangered by the CDFG or USFWS or as California Fully Protected (CFP). Informal listings by agencies include California Species of Special Concern (CSC) (a broad database category applied to species, roost sites, or nest sites); or as USFWS Candidate taxa. CDFG and local governmental agencies may also recognize special listings developed by focal groups (i.e. Audubon Society Blue List; California Native Plant Society (CNPS) Rare and Endangered Plants; U.S. Forest Service regional lists).

This section lists those rare or otherwise sensitive species that were found on the site or that have the potential to occur in the project vicinity. The potential for occurrence of sensitive resources is based on site characteristics and the known regional distribution and habitat affinities of the species. Lists of sensitive plant and animals as published by the California Department of Fish and Game (October 1999a&b, June 1999 a&b) and the United States Fish and Wildlife Service (November 1998) were used in the preparation of this section. In addition, a database report for the Camarillo Quadrangle from the California Natural Diversity Data Base (August 12, 1997) was used to identify sensitive species and communities in the area.

Table 4.3-1 lists those sensitive plant species known to occur at the site or in the project vicinity, and those species that may possibly occur within the area.

Blochman's dudleya. This small succulent perennial occurs on coastal bluffs and rock outcrops usually on clay soils. This plant ranges from central California to northern Baja California. It is found in large numbers within Camarillo Regional Park north of the project site within and in the immediate vicinity of volcanic rock outcrops. It is also known to occur southeast of the project site in Long Grade Canyon south of Potrero Road. It is known to be located within the site on the rocks of the hillside south of the proposed school site and residential apartments and within the rock outcrops on the upper ridge along the northern property line. Other populations are likely to occur onsite on Round Mountain and the central hillside.

Verity's dudleya. This small succulent is extremely limited in distribution, occurring only along the western flank of the Santa Monica Mountains, mostly on the lower slopes of Conejo Mountain. A population of this plant was found within the project site, just south of the children's unit, while a second population was seen immediately outside the property line west of the debris basin dam. Both of these populations are on massive volcanic boulder outcrops that are nearly inaccessible.

Table 4.3-1 Sensitive Plant Species in the Project Vicinity

Common Name	Scientific Name	Agency Status	Occurrence
Blochman's dudleya	*Dudleya blochmaniae* ssp *blochmaniae*	FSC	Onsite
Verity's dudleya	*Dudleya verityi*	FT	Onsite
Conejo buckwheat	*Eriogonum crocatum*	CR, FSC	Onsite
Dune larkspur	*Delphinium parryi* ssp *blochmaniae*	FSC	Possible, known about 1 mile southeast of site
Plummer's mariposa lily	*Calochortus plummerae*	FSC	Possible, known about 1 mile east of site
Lyon's pentachaeta	*Pentachaeta lyonii*	SE, FE	Low potential

Source: Rincon Consultants, Inc.; CDFG, October 1999a&b, June 1999a&b; Impact Sciences, Inc., September 1997
CE = California Endangered
CR = California Rare
FE = Federal Endangered
FSC = Federal Species of Concern
FT = Federal Threatened

Conejo buckwheat. This plant is found along the ridge that marks the southern property boundary of the site and scattered on the volcanic slopes of the hill northeast of the S&T building. It is a perennial subshrub that occurs on the western flank of the Santa Monica Mountains from the Conejo Grade to Thousand Oaks, typically within volcanic-derived soils. The onsite populations are fairly extensive.

Dune larkspur. This subspecies of larkspur is found in coastal sand dunes and chaparral and has been reported within coastal sage scrub vegetation southeast of the project site. This local population was found near to other rare plants within thin volcanic soils and rocky slopes. It could potentially occur onsite in similar habitat.

Plummer's mariposa lily. This plant is known to occur in a variety of plant communities including coastal sage scrub, chaparral, valley and foothill grassland, cismontane woodland, and lower montane coniferous forest. It typically is found on rocky or sandy sites usually with granitic or alluvial material. It is known to occur east of the project site in Long Grade Canyon in coastal sage scrub on north facing slopes. It could potentially occur onsite on the north-facing slopes south and northwest of the children's unit.

Lyon's pentachaeta. This small annual of the sunflower family occurs in about five population groups in the west-central Santa Monica Mountains and western Simi Hills. It occurs in pocket grasslands that are ecotonal with shrublands and along the edges of trails and roads. Habitat for this species is characterized by a low percentage of total vegetative cover and exposed thin soils that exhibit a microbiotic crust. Focused field surveys for sensitive plants in the potential fuel modification zones and in areas adjacent to proposed development failed to discover this plant.

Besides these state and federally recognized species, two plant species at the site may be considered of local concern. Catalina mariposa lilies (*Calochortus catalinae*) are found in reasonable numbers in the laural sumac grassland and non-native grassland north of the employee housing. The California Native Plant Society has placed this plant on their List 4, a "watch list" for plants of limited distribution that are uncommon enough that their status should be monitored regularly (CDFG, April 1997). Coast live oak trees (*Quercus agrifolia*) are

protected under the Ventura County Zoning Ordinance Article 7, Section 8107-25, which requires a permit for cutting, moving, removal, or encroachment into the "protected zone" of oak trees and requires replacement of removed trees. Several oak trees are located just east of University Drive.

Sensitive vertebrate species of concern known or possibly found at the site or local vicinity are listed in Table 4.3-2. State or federally listed species are accorded the highest protection status, however, no state or federally listed rare, threatened, or endangered animals are known to occur or substantially utilize the habitats available at the site. The following further discusses the potential for species listed in Table 4.3-2 to occur in the habitats present at the site.

Coast range newts occur in and near streams in hardwood forests and also coastal scrub and chaparral and grassland. It is potentially present along Long Grade Canyon channel and downstream in Calleguas Creek. Western spadefoot toads occupy grassland areas that contain shallow, temporary pools that form after winter rains. These pools are critical for the breeding success of this species (Zeiner, et al, 1988). The project site lacks such vernal pools since the upland soils at the site drain relatively quickly and suitable habitat for this species is generally lacking. The 1998 Campus Master Plan EIR indicated that there was a low potential that this species could exist in the enclosed basin adjacent to the power plant, but it was not observed during the wetland delineation effort.

Habitat for coast horned lizards within the project site is considered marginal because of the few harvester ant colonies seen and the relatively dense grass cover (lack of open sandy areas). This species may occur within more open portions of coastal sage scrub in the open space portions of the site. Western whiptails are known to occur in the area within the more open coastal sage scrub habitat, particularly those areas along the north property boundary and within the 35-acre acquisition area. The duff under the oak trees in the oak grove could harbor legless lizards, however, soils in the area are generally not sufficiently loose to provide suitable habitat for this burrowing lizard.

Patch-nosed snakes could potentially occur in the grasslands and coastal sage scrub, preferably in the rocky areas with open habitats. The two-striped garter snake is a semi-aquatic species and Long Grade Canyon channel and the irrigation pond within the 75-acre acquisition area provide only marginally suitable foraging or breeding habitat.

A variety of raptors (birds of prey) that could utilize the habitats present at the site are considered sensitive due to declines in population levels. Cooper's hawk have been observed foraging over the Camarillo Regional Park and probably also forage at the site. They could potentially nest in the denser tree rows at the site. Sharp-shinned hawk and northern harrier would be winter visitors only to the project site and would not breed here, which is the time period during which they are considered sensitive. Prairie falcon and peregrine falcon possibly forage over the open grasslands of the site, but the rock formations within the project site do not appear suitable for breeding. Ongoing observations of the hollows in the rock formations at the site have not yet confirmed breeding for such species. The endangered peregrine falcon is known to forage in the general area since it has been observed at Point Mugu rock and Mugu

Table 4.3-2. Sensitive Animals in the Project Vicinity

Common Name	Scientific Name	Agency Status
Amphibians		
coast range newt	*Taricha torosa torosa*	CSC
western spadefoot toad	*Scaphiopus hammondi*	FSC, CSC
Reptiles		
coast horned lizard	*Phrynosoma coronatum ssp.*	FSC, CSC
coastal western whiptail	*Cnemidophorus tigris multiscutatus*	FSC, CSC
California legless lizard	*Aniella p. pulchra*	FSC, CSC
coastal patch-nosed snake	*Salvadora hexalepis virgultea*	FSC, CSC
two-striped garter snake	*Thamnophis hammondi*	FSC, CSC
Birds		
Cooper's hawk	*Accipiter cooperii*	CSC (nesting)
sharp-shinned hawk	*Accipiter striatus*	CSC (nesting)
white-tailed kite	*Elanus leucurus*	CFP
northern harrier	*Circus cyaneus*	CSC (nesting)
prairie falcon	*Falco mexicanus*	CSC (breeding sites)
American peregrine falcon	*Falco peregrinus anatum*	FE, CE
merlin	*Falco columbarius*	CSC
ferruginous hawk	*Buteo regalis*	CSC (winter)
coastal cactus wren	*Campylorhynchus brunneicapillus*	CSC
California gnatcatcher	*Polioptila californica*	FT, CSC
loggerhead shrike	*Lanius l. ludovicianus*	FSC, CSC
Bell's sage sparrow	*Amphispiza b. bellii*	FSC, CSC
ashy rufous-crowned sparrow	*Aimophila ruficeps canescens*	FSC, CSC
Mammals		
pallid bat	*Antrozous pallidus*	CSC
pale big-eared bat	*Plecotus townsendi pallescens*	FSC, CSC
small-footed bat	*Myotis ciliolabrum*	FSC
long-eared myotis bat	*Myotis evotis*	FSC
fringed bat	*Myotis thysanodes*	FSC
long-legged bat	*Myotis volans*	FSC
Yuma myotis	*Myotis yumanensis*	FSC
San Diego desert woodrat	*Neotoma lepida intermedia*	FSC, CSC

CE = California Endangered
CFP = California Fully Protected
CSC = California Species of Concern
FE = Federal Endangered
FSC = Federal Species of Concern
FT = Federal Threatened
Source: CDFG 1997, 1994.

Lagoon. The grasslands at the site are potential foraging habitat for white-tailed kites, which are known to occur at the Camarillo Regional Park. The grasslands of the project site also provide winter foraging habitat for migratory merlin and ferruginous hawk.

The California gnatcatcher is listed as threatened under the federal ESA, but has been turned down for listing under the state ESA. The nearest population of the California gnatcatcher was formerly thought to be on the Palos Verdes Peninsula in southern Los Angeles County, but recently a breeding pair were found in the sage scrub habitats in the city of Moorpark, about nine miles north of the project site. Discussions with the US Fish and Wildlife Service (Rick Ferris, December 1999) indicate that per the Los Angeles County Natural History Museum (Kimball Garrett), no California gnatcatchers have been historically located within the Santa Monica Mountains and no protocol surveys are required for this area.

Coastal cactus wren were heard in the prickly pear dominated portions of coastal sage scrub in the northern portion of the site, while ashy rufous-crowned sparrow were observed near the north property line. The loggerhead shrike and Bell's sage sparrow are also potential inhabitants of the coastal sage scrub habitat. The loggerhead shrike was observed at Camarillo Regional Park and this species would also use open portions of the grassland where suitable perches are located. The Bell's sparrow prefers dense sagebrush and is known to occur in similar habitat a few miles southeast of the project site.

Most of the listed bat species would be expected to forage over the open grasslands of the site only on a transient basis. Roost sites for the long-eared myotis bat is present in the larger oak trees in the oak grove, but most bats seen in the project area are likely to be more common species such as the western pipistrelle. Evening observations of the rock hollows at the site has not determined any particular roost locations.

The San Diego desert woodrat is found sporadically throughout scrub and chaparral habitats locally, and was trapped at the Camarilllo Regional Park (Impact Sciences, September 1997). Nests observed along the north property line above the old campground are probably of this species.

In addition to sensitive plants and animals, vegetation in California is accorded sensitivity rankings by CNPS and CDFG within the community classification of Holland (1986). Venturan coastal sage scrub is considered a special status habitat type by regulatory agencies due to its declining status in southern California and known function as preferred habitat for the California gnatcatcher and several other sensitive animal species. Native grasslands are also considered a special status habitat type by regulatory agencies due its past large-scale conversion to agriculture and other uses. Wetlands and streams such as Long Canyon Grade channel are also protected by regulations promulgated from the state and federal Clean Water Acts, California Fish and Game Code, and by local and regional water quality control boards.

4.3.2 Impact Analysis

a. Methodology and Significance Thresholds. Previous biological analyses was prepared for the Master Plan Area as part of the 1998 Campus Master Plan EIR, which has been incorporated by reference. Further biological studies conducted at the project site and included herein include a sensitive plant survey within potential fuel modification zones adjacent to proposed development areas during June and July of 1999 and ongoing wetland delineation surveys that have occurred between June 1999 and January 2000.

The significance of impacts to biological resources were based on Appendix G of the *State CEQA Guidelines*, which state that a project would have a significant impact if it:

- *Conflicts with the adopted environmental plans and goals of the community where it is located;*
- *Substantially affects a rare or endangered species of animal or plant or the habitat of the species;*
- *Interferes substantially with the movement of any resident or migratory fish or wildlife species;*
- *Substantially diminishes habitat for fish, wildlife or plants; or*
- *Involves the use, production or disposal of materials which pose a hazard to animal or plant populations in the area affected.*

b. Project Impacts and Mitigation Measures.

Significant biological effects were previously identified to occur as a result of the CSUCI Master Plan, as discussed in the 1998 Master Plan EIR. The following discussion is limited to changes and additional impacts that would result from the proposed Master Plan revisions.

Supplemental Effect BIO-1. Potential loss of sensitive plant species and sensitive wetland vegetation due to revised land uses at the proposed school site. (S)

The southern parking lot and loop access road for the proposed school site encroaches for a distance of 30 feet into a rock area that lies immediately adjacent to the existing road. This rock area is immediately adjacent and within the sensitive coastal sage scrub habitat, and there are nearby populations of Verity's dudleya, Conejo buckwheat, and Blochman's dudleya. It is likely that substantial hillside modification and grading would be needed to accommodate this road layout, which would affect these populations. This is considered a significant and mitigable impact to sensitive plant species.

The 1998 Campus Master Plan EIR indicated that the debris basin could potentially be developed into an active recreational field that would cause the loss of about 3.7 acres of mulefat scrub, a facultative wetland vegetation. Further wetland delineation of this basin indicates that this site contains only 2.9 acres of mulefat scrub that would be removed for playfields for the proposed K-8 school. While this impact was previously addressed, another potential impact of the recreational field is the use of spray irrigation. The playfields have been sited such that they are within 10 feet of the base of the rock slope on which Conejo buckwheat is known to be present. Accidental irrigation of these slopes could adversely change the habitat and reduce the Conejo buckwheat population. While this impact could affect only about 0.5 acre it is nonetheless considered a significant and mitigable impact.

Mitigation Measures. The following mitigation measures are recommended.

S-BIO-1(a) Design roads at the school site to avoid any excavation or rock blasting on the adjacent hillsides.

S-BIO-1(b) The playfield irrigation system shall be designed to avoid any accidental overspray irrigation of adjacent hillsides. The irrigation system shall be placed on a timer that limits watering to only the early morning hours to reduce the potential for spray drift.

Significance After Mitigation. With inclusion of the above measures, impacts to sensitive vegetation associated with the relocated school site would be reduced to less than significant.

Supplemental Effect BIO-2 The fuel modification zone for the residential area would affect sensitive native grassland vegetation. (S)

While development actions involving the campus core are within the previously urbanized area, the construction of residential areas would remove ruderal vegetation, annual grassland, and laural sumac grassland. The design of the residential area would retain the northeastern drainage as an open space corridor within the residential zone, however, the northern access road would

still remove about 2,000 lineal feet of potential "waters of the United States" as previously discussed in the 1998 campus Master Plan EIR. The water would be diverted into a drainage under the access road that would discharge to an open area currently vegetated by ruderal species. The loss of the "waters of the US" will require a Section 404 permit from the Army Corps of Engineers and the work within the streambed will require a Streambed Alteration Agreement from the California Department of Fish and Game.

The lower residential densities in the northern portion of the site would result in an expanded footprint for this use. While the urban uses would be contained within the site, the fuel modification zone for the residences would extend into the 35-acre acquisition area. The fuel modification zone includes 2.5 acres of coastal sage scrub, 0.6 acres of native grassland, and 0.15 acres of ruderal vegetation. Fuel modification would involve the clearing of brush from the area and the mowing or disking of the vegetation to reduce fuel loading in the event of wildfire. While the remainder of the 35-acre area would be maintained as a coastal sage scrub preserve, the loss of the scrub and native grassland for fuel modification is considered a significant but mitigable impact.

The fuel modification zone for the proposed residential area was searched for the presence of sensitive plants, but none were determined to be present. Therefore, the expansion of the fuel modification zone would not have a significant impact on any known sensitive plant resources.

Mitigation Measures. The following mitigation measures are recommended.

S-BIO-2(a) The laural sumac grassland located north of the residential area has a substantial amount of non-native grasses and ruderal species, especially fennel and mustard. At least 1.2 acres of this area shall be mowed and resown with purple needlegrass. A mowing and weed removal program shall be developed to convert this area into a native grassland.

S-BIO-2(b) The hillside south of the north access road and west of the residential area contains non-native grassland with a substantial amount of fennel. A program of fennel removal shall be developed and the site oversown with sage and sagebrush to convert at least 5 acres of this area to coastal sage scrub.

Significance After Mitigation. Impacts to native grasslands and coastal sage scrub would be reduced to less than significant.

Supplemental Effect BIO-3 Project site development would remove existing wetland areas and construct a new wetland on current agricultural land. (S)

The 1998 Campus Master Plan EIR indicated that approximately 3.7 acres of mulefat scrub, a facultative wetland type, could be removed by future recreational uses within the existing debris basin, while potentially another 5 acres of wetland vegetation could be lost due to the development of a parking structure adjacent to the power plant. The proposed revised Master Plan would still result in the removal of these areas- the mulefat scrub for playfields and the freshwater marsh for parking and office development. However, the wetland delineation has resulted in a more accurate estimate of the disturbed area; only 2.9 acres of mulefat scrub within

the debris basin would be disturbed instead of the original estimate of 3.7 acres. Approximately 2.7 acres of freshwater marsh, 1.7 acres of disturbed mulefat scrub, and 0.7 acres of sandbar willow (for a total of 5.1 acres) would be removed during development of the retention basin area. As stated above, the original estimate for these areas was 5 acres. The total removed wetland acreage would be 8.0 acres under the revised Master Plan. Mitigation measure BIO-1(b) of the 1998 Campus Master Plan EIR required the replacement of these lost wetlands through the creation of new wetlands.

The establishment of new wetlands is proposed to occur within the 75-acre acquisition area, where 6.5 acres of new wetlands would be developed. In addition, approximately 2.25 acres of recycled water storage and 4.4 acres of new detention/debris basin would be created. These latter two areas would have similar wetland functional values as the current irrigation pond and debris basin, respectively. A total of 7.1 acres of wetlands, comprised of 5.5 acres of irrigation pond and 1.6 acres of willow-mulefat scrub, currently exists in this area, resulting in a combined total wetland area of 13.6 acres. To develop the detention basin and new wetland on the 75-acre parcel, Long Grade Canyon channel would be altered, as would the irrigation ponds. This would affect the existing 7.1-acre wetland area, an impact not previously addressed in the 1998 Campus Master Plan EIR. The total affected wetland area under the revised Campus Master Plan would be 15.1 acres; 7.1 acres affected and 8.0 acres removed. This loss of wetland vegetation and pond habitat is considered to be a significant but mitigable impact.

Mitigation Measures. The proposed wetland area would serve to provide a similar amount of wetland as that proposed for removal, while the recycled water storage pond would replace most of the habitat value of the existing irrigation pond. The following measures are required to further reduce impacts.

S-BIO-3(a) A minimum of 8.1 acres of wetland vegetation and open water resources shall be created as part of the re-aligned Long Grade Canyon channel and wetland restoration area in the 75-acre parcel. This acreage shall be in addition to the 7.1 acres of existing wetland areas, the 2.25 acres of reclaimed water storage, and the 4.4 acres of detention/debris basin.

S-BIO-3(b) The wetland area shall be designed to contain a mix of wetland types, including willow scrub, mulefat scrub, and freshwater marsh elements. The wetland restoration plan shall be implemented prior to development of the existing debris basin or the retention basin.

Significance After Mitigation. Impacts to wetland habitats would be reduced to less than significant.

Supplemental Effect BIO-4 Build-out of the revised Campus Master Plan may affect sensitive fish and wildlife resources at the site. (S)

As previously stated, no rare, threatened, or endangered animal species are known to be located on the project site and development within the Campus Master Plan. The proposed revised Master Plan would have similar impacts to sensitive wildlife species as indicated in the 1998 campus Master Plan EIR. The additional loss of native grassland and coastal sage scrub vegetation would incrementally reduce the populations of those sensitive animals found within

this habitat type, namely the western whiptail, coast horned lizard, and coastal patch-nosed snake. However, as discussed in the 1998 EIR, the amount of habitat remaining for these species within the site is substantial enough to maintain their local breeding populations. The maintenance of 29.6 acres of the 35-acre acquisition parcel as a coastal sage scrub preserve would further aid in their maintenance.

Coastal cactus wrens are believed to be a subspecies that has become geographically isolated from the more common desert populations. Because this subspecies is apparently dependent on the presence of prickly pear cactus within coastal sage scrub habitat, its habitat has been declining due to urbanization within southern California. The fuel modification zone for the residential area would remove about 2.5 acres of suitable habitat. Since this would affect no more than one breeding pair of this species, no significant impact to this species population is considered likely.

The San Diego desert woodrat is also found within coastal sage scrub habitat. Similar to the other species found in this habitat, the small loss associated with the fuel modification zone would not be considered a significant impact to this species population.

The two-striped garter snake is generally associated with seasonal and perennial streams with good water quality and seasonal pools. While it may occur within the irrigation ponds on the 75-acre acquisition parcel, these ponds appear to be too deep with too little cover to maintain a population of this species. The recreation of wetland habitat in this area and its long term management as wetland would potentially enhance any residual populations in the long term; therefore, impacts are deemed to be potentially beneficial.

The birds contained in Table 4.3-2 are listed primarily because their preferred habitats have been fractured and extensively reduced by agriculture and urbanization. The birds of prey (white-tailed kite, northern harrier, sharp-shinned hawk, Cooper's hawk, prairie falcon, peregrine falcon, and ferruginous hawk) all have extensive ranges that cover many habitats, and can be expected as rare to common transients at the project site. Most of these are not expected to breed at the site. No direct evidence exists for Cooper's hawk nesting at the site, but they could potentially nest in the larger trees within isolated tree rows. The white-tailed kite may also nest in similar habitat within the site. Project development is not expected to cause a significant impact to those raptors that only forage at the site or occur as transient winter visitors. However, construction or site preparation may remove a nesting tree, or cause the abandonment of an active nest. All active raptor nests are protected under Section 3503.5 of the California Fish and Game Code. If a tree containing an active nest is removed during the breeding season, which occurs from February 1 to August 30, this would be a violation of this code and considered a significant impact. The two raptors that may breed at the site are somewhat tolerant of development, and are capable of continuing to use the open space habitats within the Campus Master Plan after buildout.

Mitigation Measures. The following measure adopted as part of the 1998 Campus Master Plan EIR would serve to maintain consistency with Fish and Game Code.

S-BIO-4 Removal of potential raptor nest trees should be limited to the time period between September 1 to January 31. Alternatively, prior to any trees being removed during the raptor nesting season, a survey for active nests shall be conducted by a qualified biologist at the site two weeks prior to any

scheduled tree removal. If active nests are located, then all construction work must be conducted at least 500 feet from the nest until the young have fledged and are independent of the adults.

Significance After Mitigation. Implementation of this mitigation measure would reduce the impact to raptor nesting to a less than significant effect as it would meet State Code requirements.

c. Cumulative Impacts. Urban and agricultural development of the Oxnard Plain has essentially eliminated the natural communities that once existed within the lowland areas. The western portion of the Santa Monica Mountains, however, has not been developed and large land holdings in this area are within permanent open space conservation easements. By reusing the project site as a University campus with limited ancillary development of previously disturbed areas, the proposed project would act to conserve the remaining natural communities within the property. Nonetheless, development of other areas within the Calleguas Creek watershed would result in further significant habitat losses. The proposed acquisition of an adjacent 35-acres of coastal sage scrub into the Campus Master Plan and its future primary use as a preserve area would further limit potential cumulative growth adjacent to the CSUCI campus, thereby reducing potential cumulative impacts.

4.4 CULTURAL and HISTORIC RESOURCES

Two new areas totaling 110 acres have been proposed as acquisitions to the previous Master Plan footprint. On the central campus, the Master Plan proposes rehabilitation of the Administration and Science and Technology building complex (1951). New construction is proposed in the South Quad grouping of buildings and courtyards (1935-1937) and in the North Quad buildings and courtyard grouping (1940-1951). Portions of the Plant Operations/Laundry Building (1936 portion) will be retained and rehabilitated. Portions of the Powerhouse complex (1937, 1954) are to be demolished, but the original Powerhouse (1935) section of the complex is to be retained. On the East residential campus, all of the five multi-family residential buildings are to be demolished. With implementation of required mitigation, potential impacts to buried cultural resources and to rehabilitated historic buildings would be reduced to less than significant. However, impacts associated with infill dormitory housing in the North and South quads, and demolition of the Powerhouse complex and employee buildings remain significant and unavoidable.

4.4.1 Setting

Cultural resources include three distinct issue areas: paleontological, archaeological, and historical. Paleontological resources consist of naturally formed fossils and other relics of the earth's distant past, while archaeological resources concern those pre-historic remains of human cultures, and historical resources consist of those built structures that contain value due to the people or events that occurred there, or due to the architectural style that a structure may exhibit. Paleontological resources are not considered within this SEIR because the rock formations within the area are volcanic and are not fossiliferous and the Quaternary alluvial sediments are generally too young to contain fossils. This section of the SEIR addresses the effects of the Revised Academic Master Plan SEIR on archaeological and historic resources that exist within the project site.

Two surveys were conducted for the proposed project: a Phase 1 archaeological survey by Robert Wlodarski for the 75-acre and 35-acre acquisition areas (February 2000) and a historical resources report for the revised Master Plan by Pam O'Connor (January 2000). The former is available for review at the Administration Building, Camarillo State Hospital by qualified individuals only. Pertinent portions of both reports are summarized here and incorporated by reference in accordance with the *State CEQA Guidelines*, Section 15150.

a. Archaeological Resources. The archaeological sensitivity of the general area surrounding the proposed acquisition areas is high. From Camarillo Springs to La Jolla Valley to Point Mugu, a number of significant village and shrine sites (Lalimunux, Kayiwish, Muwu, Sim'omo, and Satwiwa) can be found, as well as associated resource exploitation centers, and sites of ceremonies, activity, and special use. An even greater concentration and diversity of archaeological resources lie within five to seven miles of the project site- resources that encompass substantial chronological and spatial diversity. Studies at Oak Park, Running Springs, Ring Brothers, Three Springs, Santa Monica Mountains National Recreation Area, the Oxnard Plain, and Arroyo Santa Rosa attest to the rich cultural heritage of this region.

Three prehistoric archaeological sites were identified in the 1998 FEIR as within a one-quarter mile radius of the original project site (CA-VEN-174, CA-VEN-863, CA-VEN-1052). CA-VEN-174 lies within the 1998 Campus Master Plan area and is a possible seasonal village or basecamp directly associated with Round Mountain (Satwiwa), a summer solstice shrine site. CA-863 lies

adjacent to the project area near the entrance to the main campus core and is a large midden area encompassing approximately 62,000 square meters. CA-863 is potentially associated with CA-VEN-174 and Satwiwa. CA-VEN-1052 lies outside the project area, in agricultural land on the south side of Potrero Road.

A database survey was performed for the proposed 75-acre and 35-acre acquisition areas to determine whether any archaeological resources are present within 1/8 mile of the proposed acquisition areas of the revised Master Plan. The survey found that two prehistoric archaeological sites (56-000174 and 56-000863) are located within a one-eighth mile radius of the proposed acquisition areas. The database survey did not identify any sites within the proposed acquisition areas. This was confirmed by the January 14 and February 18, 2000 field surveys by Robert Wlodarski and Dan Larson.

One historic resource/built environment site (56-152745 - Camarillo State Hospital) has also been recorded and is discussed in more detail in the next section. The site appears to be significant under CEQA, and meets the criteria for eligibility to the National Register of Historic Places (see discussion below).

b. Historical Resources. The historical resources on the campus are the same as what were described in the 1998 FEIR. The campus fulcrum is the central commons, a landscaped esplanade, which separates the South and North Complexes. The principal building facades of the South Complex (Bell Tower) and North Complex face the Commons. The Administration Building is located at the head of the Commons. Broad lawns front all building along the Commons.

As was discussed in the 1998 FEIR, because most buildings are organized around either large or small courtyards and garden spaces, there is a relationship between indoors and outdoors, and thoughtful placement of principal assembly rooms to adjoin key outdoor spaces. These courtyards are always enclosed by the buildings themselves, and the associated wingwall extensions and fencing make them feel like extensions of the buildings. In a number of cases, these courtyards have the character of outdoor rooms. They are sometimes beautifully landscaped. More often, they are developed in less dramatic fashion, with grass turf and asphalt paving for practical and recreation use. Because of their strong physical connection with the adjoining buildings as walled-in spaces, even the less attractive courtyards have potential to be transformed into outdoor rooms.

The academic core appears to qualify for the National Register of Historic Places as a multiple resource grouping under criteria A and C. Buildings or groups of buildings may be considered significant under Criterion A when they are associated with events that have made a significant contribution to the broad patterns of our history and under Criterion C when they embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity, whose components may lack individual distinction.

Under Criterion A, the CSUCI campus (former Camarillo State Hospital) appears significant as an important manifestation of public health care development in California between 1929 and 1951, and as an exemplary product of the Works Progress Administration public works program (1935-1943). The campus appears to be eligible under Criterion C as an excellent example of the 1930-1940s Mission-Spanish Colonial Revival styles, mental hospital planning

from the era, the quality of landscape/courtyard design, and as an example of outstanding work by the California State Public Works Department Division of Architecture.

Contributing resources on the central campus include: South Quadrangle complex (structures, quadrangle and courtyards); North Quadrangle complex (structures, quadrangle and courtyards); Power Plant and Plant Operations structures; Central Commons/Esplanade and Administration Building Lawn; Administration Building; and Science and Technology building and courtyards.

A multi-family residential complex, East Campus Employee Housing, located Northeast of the main campus, includes eight structures constructed between 1936 and 1954. These multi-family units were designed in the Spanish Colonial Revival style and employ elements from the palette of character-defining features. They appear to be eligible for the National Register as contributing buildings to a National Register district. Although five of these structures are under 50 years old, they will likely reach this age threshold during the master planning process and are therefore eligible for a National Register district.

4.4.2 Impact Analysis

a. Methodology and Significance Thresholds. A Phase 1 archaeological survey was conducted for the project site that included a literature review of pertinent materials and a thorough surface reconnaissance program, which entailed the inspection of all land surfaces within the two proposed acquisition areas that could reasonably be expected to contain cultural resource remains without major modification of the land surface. The surface surveys were performed on January 14 and February 18, 2000 to determine if any previously recorded or as yet undiscovered cultural resource remains of a prehistoric and/or historic archaeological nature would be affected by the proposed project.

Field reviews analyzing the potential historical impacts of the revised Master Plan were conducted by Pam O'Connor in January 2000. O'Connor also updated a prepared a historic resources report for the 1998 FEIR. As significant revisions to the original California State University, Channel Islands Campus Master Plan FEIR (Rincon, 1998) have occurred since its certification, a revised summary of impacts and related mitigation measures is found in section b below.

Significant changes were made to the CEQA guidelines in 1998 that were not incorporated into the 1998 FEIR. As a result, an in depth description of the definitions of historical versus archaeological resources, and their related thresholds of significance and preferable mitigation measures follows.

In order for a cultural resource to be considered significantly impacted under CEQA, it must first meet two criteria. First, it must meet the definition of a "historical resource" or a "unique archaeological resource"(13 PRC 15064.5 (a)), and second, the project must cause a "substantial adverse change" to the resource (13 PRC 15064.5 (b)). Most archaeological resources are actually categorized under the broader definition of historical resources. A resource is considered historic if it is eligible for listing in the California Register of Historical Resources by meeting one of the following criteria:

- *It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;*
- *It is associated with the lives of persons important in our past;*
- *It embodies the distinctive characteristics of a type, period, region, method of construction or represents a work of an important creative individual or possesses some high artistic value;*
- *It has yielded, or may be likely to yield, information about prehistory or history.*
  (Bass, et al. , 1999)

Locally designated resources and other resources defined as historically significant by the lead agency are also considered significant.

Archaeological resources that do not meet any of the above criteria are still eligible for protection under CEQA only if they can be categorized as a "unique archaeological resource. A "unique archaeological resource" is defined as having a high probability of meeting any of the following criteria:

- *It is associated with an event or person of recognized significance in California or American history or recognized scientific importance in prehistory;*
- *It can provide information that is of demonstrable public interest and is useful in addressing scientifically consequential and reasonable research questions;*
- *It has a special or particular quality such as oldest, best example or largest or last surviving example of its kind;*
- *It is at least 100 years old and possesses substantial strarigraphic integrity;*
- *It involves important research questions that historical research has shown can be answered only with archaeological methods.*
  (Bass et al., 1999, 13 PRC 21083.2 (f))

Historical resources are considered "significantly impacted" if they or their surroundings are demolished, destroyed, relocated, or altered. According to the CEQA guidelines, impacts to historical resources can be mitigated to less than significant by following the Secretary of the Interior's *Guidelines for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* or the Secretary of the Interior's *Standards for Rehabilitation and Guide lines for Rehabilitating Historic Buildings* (1995), Weeks and Grimmer (13 PRC 15064.6 (b)). In some circumstances, documentation of an historical resource by way of historic narrative photographs or architectural drawings will not mitigate the impact of demolition below the level of significance (13 PRC 15126.4 (b)(3)). Preservation in place is the preferred form of mitigation for a "historical resource of an archaeological nature" as it retains the relationship between artifact and context, and may avoid conflicts with groups associated with the site. (PRC 15126.4 (b)(3)(A)). Historic resources of an archaeological nature and "unique archaeological resources" can be mitigated to below a level of significance by:

- *Planning construction to avoid the site;*
- *Incorporating sites within parks, greenspace, or other open space;*
- *"Capping" or covering the site with a layer of chemically stable soil before building; or*
- *Deeding the site into a permanent conservation easement.*
  (PRC 15126.4 (b)(3)(B))

In the event that archaeological resources are not preserved, a "unique archaeological resource" can only be excavated as mitigation if it is threatened with damage or destruction by the

proposed project. The time and cost limitations that may apply to the excavation of archaeological resources in general (13 PRC 21083.2 (c-f)), do not apply to activities that determine whether the archaeological resources are "unique" (PRC 15064.5 (c)(3)).

If an archaeological resource does not meet either the historic resource or more specific "unique archaeological resource" definition, impacts do not need to be mitigated (13 PRC 15064.5 (e)).

Where the significance of a site is unknown, it is presumed to be significant for the purpose of the EIR investigation.

b. Project Impacts and Mitigation Measures.

Supplemental Effect C-1 **Project construction could expose previously unknown, buried cultural resources or human remains within the two proposed land acquisitions. (S)**

Several prehistoric archaeological sites are recorded along Calleguas Creek from the northeastern terminus of Pleasant Valley where Conejo Creek flows west and then south to Point Mugu, the southern terminus of Calleguas Creek. Cultivation, channelization, development, and other man-made disturbances have, over the years, adversely impacted many of the prehistoric resources that once occupied terraces and knolls adjacent to the Conejo and Calleguas Creeks. Nonetheless, buried sites or intact remnants of archaeological sites probably still exist along the entire route of the Conejo/Calleguas drainage system. The proposed development of the new road facilities, wetland mitigation area, detention/desilting basin, recycled water storage, and play fields in the western parcel, as well as activities associated with the fuel modification zone in the eastern parcel, could uncover unknown buried resources. This is considered a potentially significant impact.

Mitigation Measures. Since by its nature, an archaeological reconnaissance can only confidently assess the potential for encountering surface cultural resource remains, customary caution is advised in development activities within the project area. The following measure is required:

S-C-1(a) In the event that archaeological resources or human remains are unearthed during project construction or maintenance activities in the fuel modification zone in either of the acquisition areas, all earth-disturbing work within the vicinity of the find shall be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find. If the find is determined to be an historical or "unique" archaeological resource as defined in the Public Resources Code, Division 13, Sections 15406.5(a) and 21083.2, then contingency funding and a time allotment sufficient for appropriate avoidance or mitigation shall be made available. When feasible, impacts shall be avoided through preservation of the site. After the find has been appropriately mitigated, work in the area may resume. A qualified Chumash monitor shall oversee any mitigation work associated with prehistoric cultural material.

In the event that an historical or unique archaeological find is discovered during construction, the following mitigation options are available to reduce impacts to less than significant:

- Planning construction to miss the site;
- Incorporating sites within parks, greenspace, or other open space;
- "Capping" or covering the site with a layer of chemically stable soil before building; or
- Deeding the site into a permanent conservation easement. (PRC 15126.4 (b)(3)(B))

The most appropriate measure shall be determined by the specific location and circumstances surrounding the resource, and the potential impact of the action.

In the event that data recovery is the only feasible form of mitigation, scientifically important materials and information shall be deposited in the California Historical Resources Regional Information Center (CHRRIC) unless the lead agency determines that the scientifically consequential information from and about the resource has already been documented in the EIR and deposed at the CHRRIC. Educational material interpreting any findings should be made available for display at the K-8 Chumash Cultural School that is proposed to be located just southeast of the proposed project site.

S-C-1(b) If human remains are unearthed during project construction or maintenance activities in the fuel modification zone, mitigation measure S-C-1 shall apply. In addition, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has determined origin and disposition of the findings. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC) (13 PRC 15064.5(d)).

Significance After Mitigation. Implementation of the above measure would reduce the potential effects of construction impacts to a less than significant level.

Supplemental Effect C-2 **Development within the revised Campus Master Plan project site would adaptively reuse historic structures, demolish structures, and through new infill construction, may otherwise alter the historical relationships and physical characteristics of the historic resources associated with those located on campus. (U)**

The campus (formerly the Camarillo State Hospital) is considered significant under CEQA because it possesses integrity of location, design, setting, materials, workmanship, feeling, and association with events that have made a significant contribution to the broad patterns of local and state history; embody the distinctive characteristics of a type, period, and method of construction; and possess high artistic values. The campus' historic resources should be considered eligible for the National Register.

While the intent of the Campus Master Plan is to maintain the historic features and characteristics of the site, especially within the campus core, efficient reuse of the facility would nonetheless require demolition of some buildings and new construction in order to provide for future growth of the campus. Table 4.4-1 outlines the resources that would have been affected under the 1998 Master Plan with the resources that would be affected under the revised Master Plan. The proposed changes to the North and South Complexes, Powerhouse, Library Complex, and Plant Operations/Laundry Buildings would result in significant historic impacts.

North and South Quad Complexes. Infill construction for student housing within the South Quadrangle and South Quad Complex courtyards and within the North Quadrangle and North Quad courtyards will alter significant physical characteristics and physical relationships of the Spanish Colonial Revival architecture and courtyard design associated with the campus' historic resources. Three story dormitory buildings planned at ends of each main quadrangle, and a 3-story dormitory complex at the Southwest corner of the South Quad complex are higher than the historic one- and two-story buildings that comprise the Quad complexes.

Powerhouse Complex. Under the 1998 Master Plan, the entire Powerhouse building was planned to be reused. Under the revised Master Plan, a portion of the Powerhouse (1935 section) will be rehabilitated and adapted for new uses, and the remainder will be demolished.

Plant Operations/Laundry Building. Under the 1998 Master Plan, the entire Plant Operations/laundry building was proposed to be demolished. Mitigation in the 1998 FEIR recommended retention and reuse of the entire building if feasible, or historic documentation if not feasible. The revised Master Plan proposes to demolish portions of the laundry facility and adaptively reuse the remaining portions of the building.

Original Employee Housing. Under the 1998 Master Plan, the five Employee Housing structures were planned to be demolished. Mitigation in the 1998 FEIR recommended that the university consider reuse of Employee Home 1, the oldest structure, which was built in 1936. The revised Master Plan proposes to demolish all five Employee Housing structures, including Employee Home 1.

Library Complex. The library complex, identified in the 1998 FEIR as both the S&T Building (science and technology) and the hospital complex, would likely be subject to adaptive reuse during the planning horizon of the revised Master Plan. Since 1998, the University has received a significant monetary grant with the express purpose of renovating the former hospital complex into the campus library. Because of the size of the complex, and the gradual growth of the campus, it is assumed that the conversion process would endure as a construction project over many phases. In early 2000, the London-based architecture firm headed by Norman Foster began conceptual studies on the adaptive reuse. Since the ultimate design would have to pass through several levels of review prior to its finalization, there is no way to discern its degree of impact from a cultural resources perspective at this time. However, it is reasonable to assume that the ultimate adaptation and design may not necessarily retain the total existing façade or exterior conditions, yet that it will retain the overall character of the building architecture.

The proposed changes to the revised master Plan would result in the loss of over 50 percent of original courtyard and quadrangle configurations in the South and North Quadrangle complexes through the insertion of infill buildings. This will alter the original relationships of

Table 4.4-1 Comparison of Effects to Historic Resources-CSUCI 1998 Master Plan and revised Master Plan

Building	Construction Date	Historically Significant	1998 Master Plan	Revised Master Plan	Changed? (+/-)
South Quad Complex					
Building Nos. 1-18 and Courtyards	1934-1937	Yes	Adaptive Reuse	Adaptive Reuse Infill Construction	Yes/+
Storage (Nos. 19-22)	1950s?	No	Demolition	Demolition	No
North Quad Complex					
Building Nos. 45-64	1940-1951	Yes	Adaptive Reuse	Adaptive Reuse Infill Construction	Yes/+
West Tower	1940	Yes	Adaptive reuse	Adaptive Reuse	No
Science and Technology Center					
S&T Building	1951	Yes	Adaptive Reuse	Adaptive Reuse	No
Administration Building	1951	Yes	Adaptive Reuse	Adaptive Reuse	No
Professional Building	1958	No	Demolition	Demolition	No
Chapels	1961	No	Adaptive Reuse	Adaptive Reuse	No
Kitchen #3	1963	No	Demolition	Demolition	No
Gymnasium					
Haggerty Gymnasium	1958	No	Demolition	Demolition	No
Perry Whiting Pool	1964	No	Demolition	Demolition	No
Storage (Nos. 25 & 26)	?	No	Demolition	Demolition	No
West Campus (Facilities Maintenance)					
Canteen	1962	No	Demolition	Demolition	No
Storage (Nos. 66, 71, 72)	1950s-1960s	No	Demolition	Demolition	No
Grounds Department	1962	No	Demolition	Demolition	No
Motor Pool	1950s	No	Demolition	Demolition	No
Warehouse	1941-1951	No	Demolition	Demolition	No
Powerhouse complex	1935, 1937, 1954	Yes	Adaptive Reuse	Selective Demolition Adaptive Reuse	Yes/+
Gas Station	1950s	No	Demolition	Demolition	No
Plant Operations/Laundry	1936, 1941	Yes	Demolition**	Selective Demolition Adaptive Reuse	Yes/+
Fire/Police/Shop Building	1941	Yes	Demolition	Demolition	No
Ancillary Development Area					
Child Development Center	1970-1991	No	Demolition	Demolition	No
Staff Apartments	1950s	No	Demolition	Demolition	No
Original Employee Housing	1936-1954	Yes	Demolition***	Demolition	No**
Physician Apartments	1950s	No	Demolition	Demolition	No
Physician Cottages	1940s	No	Demolition	Demolition	No

** Indicates whether the change has more (+) or less (-) of an impact on cultural resources than the 1998 Master Plan.*
*** Mitigation in the 1998 FEIR recommended that the university reuse the laundry facility if feasible.*
**** Mitigation in the 1998 FEIR recommended that the university reuse Employee Home 1 if feasible.*

the interiors and courtyards central to these historic Spanish Colonial Revival style resources. Ongoing small repair projects and operations and maintenance procedures, if not sensitive to

historic features and fabric, have the potential to erode architectural significance over time. The potential for cumulative effects of inappropriate smaller construction and repair projects can be reduced to a level considered less than significant if a campus facilities historic preservation management repair and maintenance guidelines are applied. However, the cumulative impact of infill construction of the north and south quadrangles is considered significant and could disqualify the campus from National Register eligibility.

Mitigation Measures. Mitigation measures for historic resources are available from the Secretary of the Interior's *Guidelines for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* or the Secretary of the Interior's *Standards for Rehabilitation and Guide lines for Rehabilitating Historic Buildings* (1995), Weeks and Grimmer (13 PRC 15064.6 (b)). Adaptive reuse of an historic building is a rehabilitation technique, which modifies structures to accommodate new uses while respecting significant character-defining features. The following mitigation measures are required:

S-C-2(a) The Secretary of the Interior's Standards for Rehabilitation shall be applied to all construction projects on contributing historic resources. The project site qualifies to use the State Historical Building and Safety Code (SHBSC), a performance based code that offers greater flexibility in designing solutions to achieve life safety requirements. The SHBSC shall be used on all rehabilitation projects.

S-C-2(b) Campus facilities historic preservation repair and maintenance guidelines, focused on repair and maintenance techniques appropriate to historic features and materials, shall be developed and implemented to complement the Campus Architectural Design Guidelines. These maintenance guidelines shall be based on the Secretary of Interior Guidelines discussed above and on the SHBSC.

S-C-2(c) Infill structures shall be compatible in design, materials, massing and scale with the Spanish Colonial Revival style architecture. Design alternatives to taller (3 stories above ground) structures shall be considered. Placement of infill buildings both in quadrangles and within courtyards shall be designed to ensure retention of view corridors into courtyards and quadrangles as well as retention of visual access to significant exterior architectural features. Specifically:

- *Infill buildings shall be designed to maintain visual access to significant historic exterior architectural features of existing buildings such as exterior stairs, arches and porches.*
- *Infill buildings shall be oriented to allow retention of original doors and windows of adjacent historic buildings.*

S-C-2(d) Documentation, including photography, of original quadrangles and courtyards and adjacent architecture shall be conducted. Specifically,

- *Photodocumentation (to Historic American Buildings Standards-HABS) shall be conducted for South and North Quadrangles and courtyards. Site plans (to scale) and narrative descriptions of quadrangles and courtyards shall be developed by qualified professionals with knowledge of architectural history, cultural geography and landscape architecture. Original copies of photographs and documentation shall be filed with the CSU-CI Library, the California State Library, the California Office of Historic Preservation, the City of Camarillo Library and the Ventura County Library.*

- *A University Archive shall be established at CSU-CI Library. Campus histories and site documentation (such as referenced above), extant documents from the Camarillo State Hospital relating to its history and physical development, construction documents, and plans from current and future projects shall be deposited in this University Archive.*

Significance After Mitigation. Application of the Secretary of the Interior's Standards for Rehabilitation and the State Historical Building Safety Code along with development and implementation of the historic preservation repair and maintenance guidelines for the campus facilities, would reduce impacts to historic character-defining features and historic exterior building fabric to a level considered less than significant. However, impacts associated with demolition of portions of the Powerhouse complex, Employee Housing Home 1, and construction of infill dormitory housing in the North and South Quads would remain significant even after implementation of the required mitigation measures.

c. Cumulative Impacts. Implementation of the proposed project at any of the sites, in combination with other development throughout the County, would cumulatively increase the potential to disturb identified and unidentified cultural resources. Cumulative impacts to both historic and archaeological resources are therefore considered potentially significant. However, compliance with CEQA requirements as well as all local requirements pertaining to cultural resources for all new development would be expected to identify and mitigate any impacts from individual projects. Cumulative impacts can therefore be reduced to a level considered less than significant.

4.5 LAND USE and PLANNING

The proposed project could create land use compatibility conflicts with adjacent land uses. Impacts are considered less than significant with incorporation of mitigation. Proposed land uses under the revised Master Plan would be considered consistent with the County General Plan and zoning. Impacts would be less than significant.

4.5.1 Setting

a. Current Land Use.

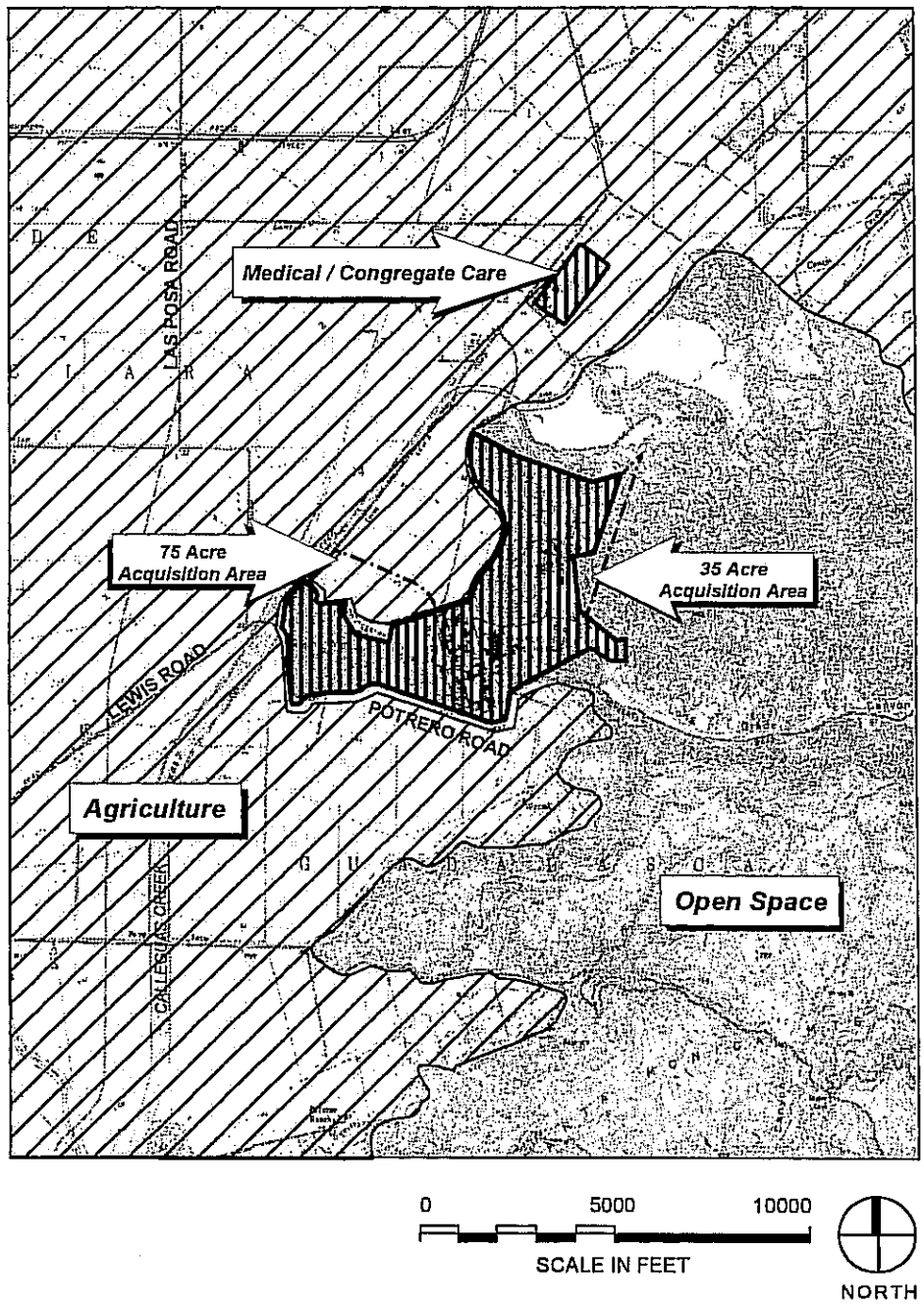
Project Site. The site is currently occupied by 1.6 million gross square feet of building area. About 1.2 million square feet are located in the central area of the campus. The remainder consists primarily of dormitories and attached and detached housing units in the outlying areas of the campus (about 400 units in all). The existing setting is further described in Section 5.7 of the 1998 FEIR.

Adjacent Lands. The project site is currently surrounded primarily by farmland and open space. Farmland is generally located to the north, west, and south, while steeply sloped open hillsides are generally located to the east. Adjacent farmland is primarily classified as either Prime or of Statewide Importance. Agricultural land uses and definitions are further discussed in Section 4.2, *Agriculture Resources*. Camarillo Regional Park, a 327-acre County facility at the base of the Santa Monica Mountains, is located northeast of the site. Approximately 3,800 feet to the northeast along Lewis Road are the Association for Retarded Citizens, Las Posadas Mental Health Care Facility, and Casa Pacifica Crisis Care Center.

b. Current Land Use Regulations. As a state-owned facility, the project site is not legally subject to local land use regulations. The CSU Board of Trustees is charged with approval and implementation of the Campus Master Plan. The CSU Channel Islands Site Authority, guided by the Specific Reuse Plan for the Community Development Area, has discretionary authority over land use decisions in the Reuse area (see Figure 2-8).

General Plan and Zoning. The proposed 75-acre acquisition area has a General Plan Land Use designation of "State/Federal Facility" and is zoned O-S-160Ac, Open Space, 160-acre minimum parcel size. The proposed 35-acre acquisition area has a General Plan Land Use designation of Open Space, 10-acre minimum and is zoned O-S, Open Space. See Figure 4.5-1, Area Land Use. According to the Ventura County Zoning Ordinance, the purpose of the O-S zone is to provide for the conservation of renewable and nonrenewable natural resources, to preserve and enhance environmental quality and to provide for the retention of the maximum number of future land use options while allowing reasonable and compatible uses on open lands in the County which have not been altered to any great extent by human activities.

Camarillo/Oxnard Greenbelt Area. The County of Ventura and the cities of Oxnard and Camarillo have established a greenbelt agreement to preserve agricultural lands and open space between Oxnard and Camarillo. This agreement is intended to act as a community separator by having participants agree not to annex or develop greenbelt lands. The agreement is not legally binding, although the County Board of Supervisors is investigating elevating the Camarillo/Oxnard Greenbelt and other existing and proposed



Area Land Use Figure 4.5-1

greenbelt agreements in Ventura County to the level of an ordinance. Under a greenbelt ordinance, any proposed development in a greenbelt area would undergo more rigorous public hearing and more extensive public noticing than changes under a greenbelt agreement (Gene Kjellberg, February 2000). The 75-acre acquisition area falls within the Camarillo/Oxnard Greenbelt but the 35-acre acquisition area does not (see Figure 4.6-2).

4.5.2 Impact Analysis

a. Methodology and Significance Thresholds. Compatibility issues were analyzed by assessing the proposed uses relative to the current and planned land uses in the site vicinity. Impacts relating to compatibility of the proposed land uses with one another and with adjacent uses are considered significant if project implementation would create significant physical conflicts, such as visual, noise, air quality, or safety concerns.

Impacts relating to the conversion of agricultural lands are assessed using criteria in the Ventura County Initial Study Assessment Guidelines and are evaluated in Section 4.2, *Agricultural Resources*. Impacts associated with compatibility conflicts between adjacent agricultural lands and proposed playfields are also evaluated in Section 4.2, *Agricultural Resources*.

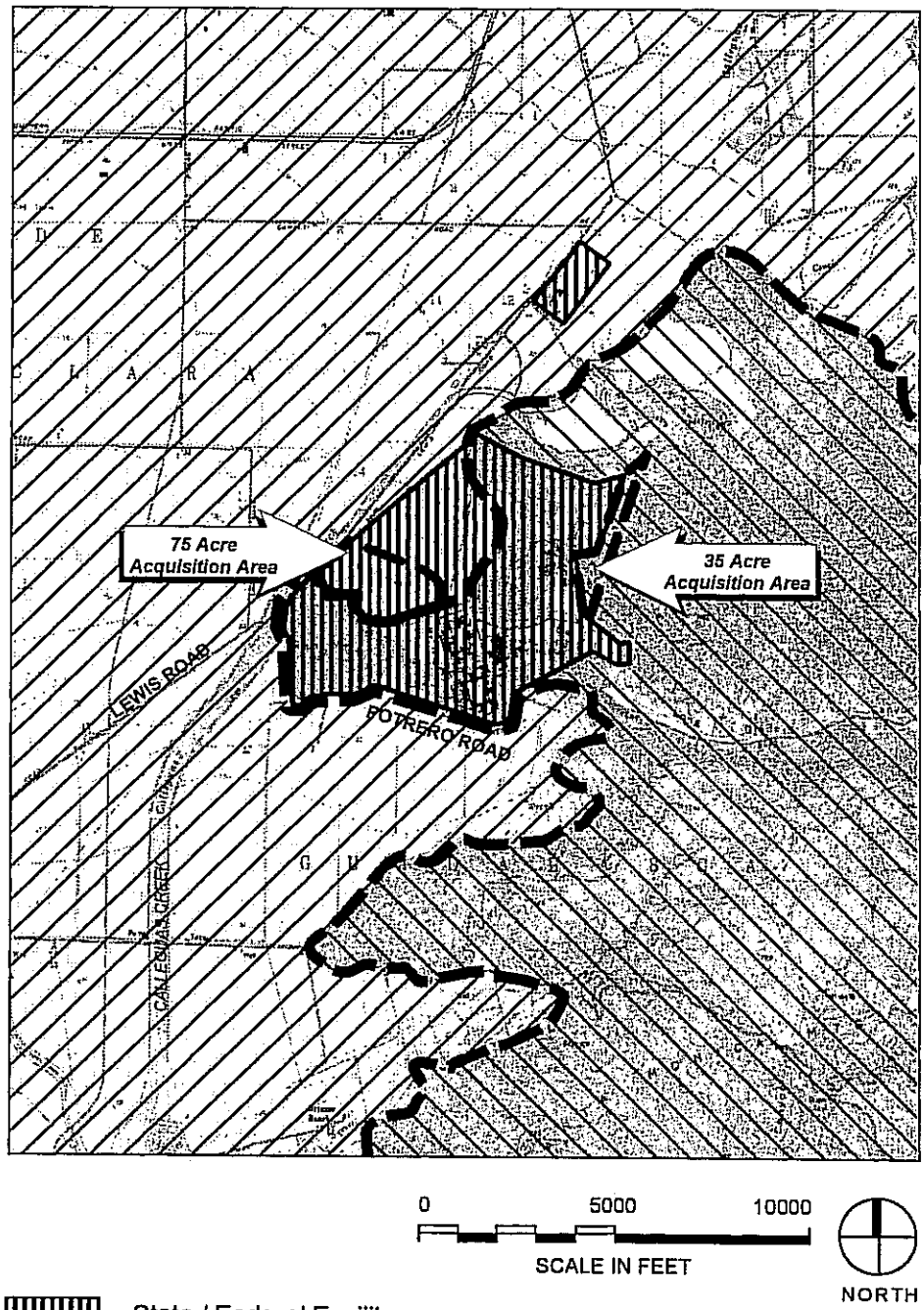
This analysis also evaluates the project's consistency with local land use policies (Effect LU-2). Because inconsistencies with land use policies do not in themselves represent physical changes, they are not actually "environmental effects" as defined by CEQA. Therefore, policy consistency issues are not classified in the same way in which physical effects are classified in this EIR (significant and unavoidable, significant but mitigable, less than significant, beneficial). Rather, the project is simply identified as potentially consistent or inconsistent with applicable land use policies. It should be noted that the discussion is for informational purposes only, as CSU is not subject to local land use policies.

b. Project Impacts and Mitigation Measures.

Supplemental Effect LU-1	**The proposed project could create land use compatibility conflicts with adjacent agricultural operations and the Camrosa Wastewater Treatment Plant. (S)**

As discussed in Section 4.2, *Agriculture Resources*, the playfields proposed for the 75-acre acquisition area may be impacted by dust from operation of farm equipment and by pesticide use if the area were to revert from organic back to traditional farming practices. Other conflicts with adjacent land uses relate to odors and noise generated by agricultural operations.

Conversely, development of the project site could have several negative impacts on continued farm operations. Construction of the proposed project could create excessive dust that could temporarily affect agricultural productivity. In the long term, potential effects associated with increased access to adjacent agricultural lands could include vandalism to farm equipment or fencing, and theft of crops. Soil compaction from trespassers can also damage crop potential.



Ventura County
General Plan Land Use Designations

Figure 4.5-2

These can result in indirect economic impacts. Impacts to adjacent agricultural activities are considered potentially significant.

Development of the 75-acre acquisition area may also introduce land use conflicts with the Camrosa Wastewater Treatment Plant (WWTP) to the south of the playfields. Specifically, conflicts may result from views of plant operations and from odors drifting from the plant facilities into the playfield areas. The track facility and one of the rectangular playfields are proposed to be located approximately 350 feet north of the Camrosa WWTP, while the baseball fields on the western portion of the acquisition area are proposed to be located approximately 300 feet from the Camrosa WWTP property boundary. However, if site plans were to change prior to development such that these uses would be closer to the WWTP, odor and viewshed conflicts could occur.

Mitigation Measures. Mitigation measures S-AG-2(a)-(c) in Section 4.2, *Agriculture Resources* would reduce land use compatibility conflicts with agricultural operations to a less than significant level. Mitigation measure S-AES-1(c) in Section 4.1, *Aesthetics,* will reduce visual conflicts with the adjacent Camrosa WWTP. The following mitigation measure is required to reduce land use conflicts associated with odor drift from the Camrosa WWTP:

S-LU-1 Playfields in the 75-acre acquisition area shall be sited so as to provide a 100-foot buffer zone between all playfields and the Camrosa Wastewater Treatment Plant property line.

Significance After Mitigation. Land use conflicts would be reduced to less than significant with implementation of the required measures.

Supplemental Effect LU-2 **The non-university portions of the proposed project appear to be consistent with the Camarillo/Oxnard Greenbelt Agreement and various County General Plan policies and zoning.**

75-acre acquisition. The uses proposed for the 75-acre acquisition area are not anticipated to create any unavoidable compatibility conflicts (see Supplemental Effect AG-2). No amendment to the General Plan land use designation of "State/Federal Facility" or the underlying O-S zoning would be needed. (County of Ventura, February 2000)

The proposed uses for the 75-acre acquisition area were evaluated for consistency with the Camarillo/Oxnard Greenbelt Agreement, which encourages the preservation of open space between the cities of Oxnard and Camarillo. Specifically, the Agreement states:

- *A greenbelt can be defined as area consisting of prime agricultural or other open space land . . . which is preserved in agricultural and other open space uses; and*
- *[The Cities of Camarillo and Oxnard and the County of Ventura] establish this greenbelt for and agree to a policy of non-annexation, non-development and retention of open space uses . . . .*

The City of Camarillo, the City of Oxnard, and the Ventura County General Plans list park and recreation areas as permissible open space uses. Thus, it appears that the proposed playfields are consistent with the Greenbelt Agreement. Potential impacts associated with playfield lighting are addressed in Section 4.1, *Aesthetics.*

35-acre acquisition. The 35-acre parcel could remain under the County land use designation and zoning of O-S (Open Space) under the proposed use as a fuel modification zone and habitat conservation area. (County of Ventura, February 2000) No land use conflicts are anticipated.

Mitigation Measures. None needed.

Significance After Mitigation. Effects would be less than significant.

c. Cumulative Impacts. Cumulative impacts would remain similar to those described in the 1998 FEIR. As further discussed in Section 5.0, *Growth Inducing Impacts*, existing regulatory mechanisms would largely prohibit further development in the area, thereby minimizing the potential for significant changes in land use or the creation of additional compatibility conflicts.

4.6 HYDROLOGY

Under the revised Master Plan, a debris-carrying culvert would need to be designed for the northern access road to the residential area. If inadequately sized, this culvert could result in local street flooding and a public safety hazard. In addition, the existing debris basin would be replaced by a new facility further downstream along Long Grade Canyon Creek. The new detention basin is currently undersized to accept the peak debris flow, with the excess material expected to sediment within the adjacent created wetlands. These impacts can be reduced to less than significant levels through specific design and appropriate sizing.

4.6.1 Setting

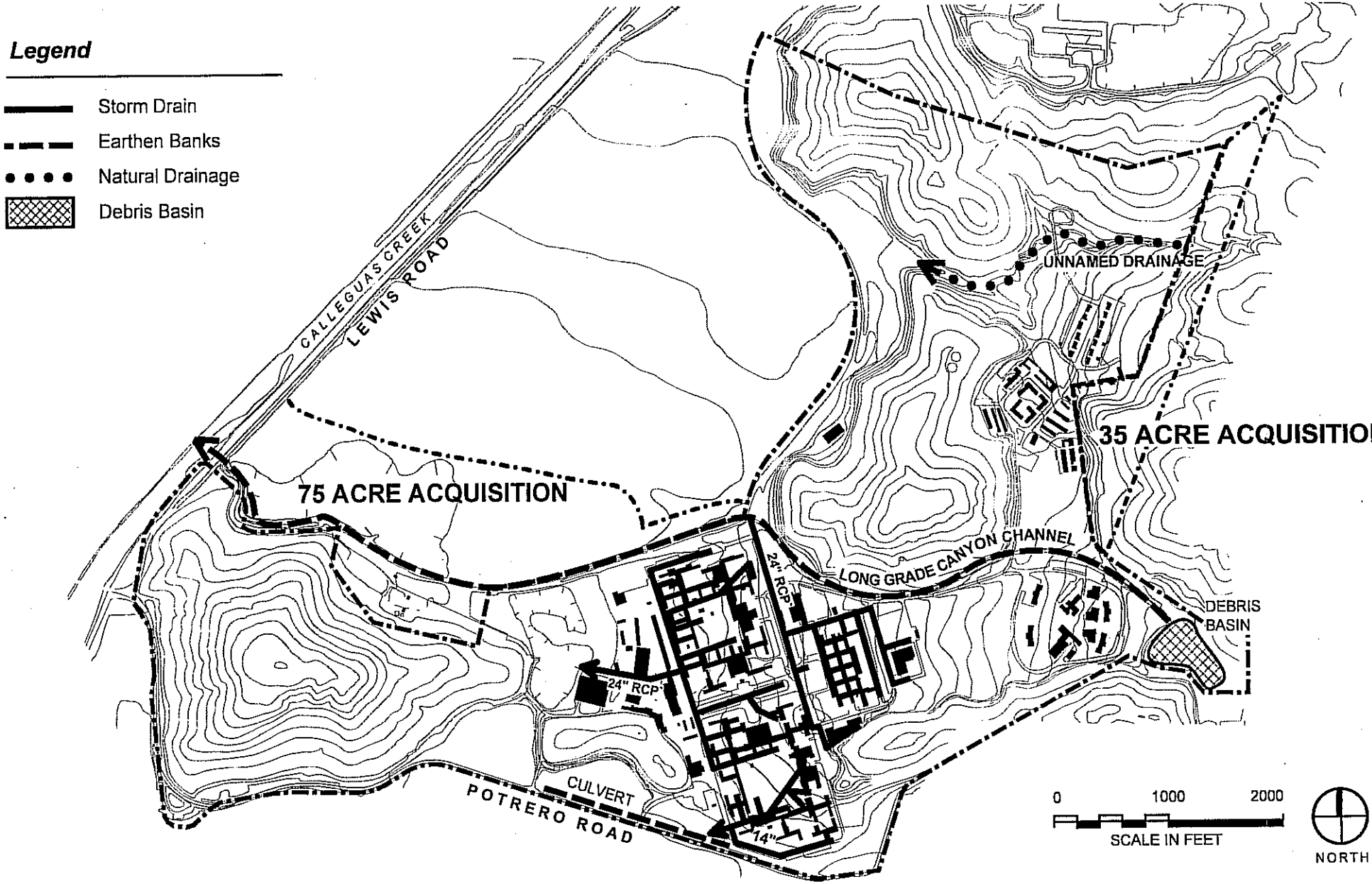
This discussion is based on prior analyses conducted for the 1998 CSUCI Master Plan EIR and further studies of the storm drain capacity of the onsite facilities by ASL Consulting Engineers (February 2000).

Storm water flow within the developed portions of the project site are handled by a system of storm drains and curbs and gutters. Most of the storm flow within the Master Plan area eventually discharges to Long Grade Canyon Creek and thence to Calleguas Creek west of the wastewater treatment facility.

The backbone drainage system within the Master Plan area contains two primary watersheds, the northern system and the southern system. Both of these systems originate in the adjacent Santa Monica Mountains then eventually converge into a 4.4-acre irrigation pond at the downstream end of Long Grade Canyon Creek near the existing Camrosa Wastewater Treatment Plant. From here the confluenced systems eventually flow through a series of four parallel reinforced concrete pipes (48-inch diameter) under Lewis Road and into Calleguas Creek. These pipes are controlled by automatic flapgates such that when flows in Calleguas Creek rise above the flapgate level, they are closed to influent flows from the Long Grade Canyon Creek watershed.

An unnamed natural creek that traverses the northern portion of the CSUCI site currently comprises the existing northern system. This unnamed creek collects flows from the offsite watershed in the Santa Monica Mountains and transmits the flows through a gap in the adjacent hills and into an existing maintained field adjacent to and easterly of University Drive. From here the flows are conveyed through an existing double-barreled box culvert under University Drive, off the campus property, and into the adjacent agricultural fields. The flows then spread out and sheet flow southerly to the southwest corner of the agriculture fields where they are temporarily stored in a 1.1-acre irrigation ditch parallel and immediately adjacent to Long Grade Canyon Creek. The water from this ditch is pumped through one of the culvert pipes under Lewis Road to Calleguas Creek or into the aforementioned pond depending on the current agricultural needs.

Long Grade Canyon Creek and the existing debris basin comprise the southern system. Located easterly of the main campus, the debris basin currently is silted in and offers minimal protection from upstream debris production or attenuation of flood peaks. Research of the Camarillo State Hospital records show the facility was designed and constructed between 1932 and 1951 and the debris basin was sized for approximately 57,500 cubic yards of storage (ASL Consulting Engineers, February 2000). Total depth of this storage averaged about three feet. The facility



Source: Psomas Associates, June 1997

Existing Drainage Systems

Figure 4.6-1

appears to be in disrepair and has completely silted in. The flows that originate upstream of the debris basin flow through the basin and into Long Grade Canyon Creek. Flows follow the creek alignment through the east campus area, under an existing bridge (Rincon Road), through the northwest corner of the core campus, under an existing bridge (University Drive), and out towards Lewis Road. Long Grade Canyon Creek within the site is contained in a trapezoid earthen channel lined with rock that was constructed about 1941 during development of the site as a hospital. This rock-lined channel transitions downstream of the University Drive bridge to an earthen bank channel that currently is mostly outside of the campus property. Near the northwest corner of the treatment facility property, the channel is blocked to help form the 4.4-acre irrigation pond. High flows discharge through a single pipe (approximate 24-inch diameter) and over an earthen weir into the irrigation pond. Low flows tend to back up in Long Grade Canyon Creek and form small ponds. As storm flows fill the irrigation pond, it eventually discharges into Calleguas Creek via the parallel pipes under Lewis Road.

75-Acre Acquisition Area. This parcel contains the 4.4-acre irrigation pond, the 1.1-acre irrigation ditch, and that portion of Long Grade Canyon Creek 25 feet north of the campus core. The campus has a current maintenance easement over Long Grade Canyon Creek between University Drive and the Camrosa property that would be included within this fee acquisition. As indicated above, water runoff from the 75-acre acquisition area is via sheetflow to the south of the property, where flows then collect and flow westerly into the 1.1-acre irrigation ditch. This agricultural land, particularly north of the Camrosa property, floods frequently and standing water is generally present for several days or more following winter storm events. All of this acquisition area is within the 100-year flood zone for Calleguas Creek as indicated in Figure 5.6-2 of the 1998 Campus Master Plan EIR (per Ventura County Flood Control, March 10, 1998).

35-Acre Acquisition Area. Most of this parcel is part of the northern system watershed and drains westerly via the intermittent creek and a small, unlined ditch that crosses the maintained field north of the existing residential area and discharges to this creek. The southern end of this acquisition area drains directly to Long Grade Canyon Creek within the campus. No flooding is known to occur within this largely hillside area.

4.6.2 Impact Analysis

a. Methodology and Significance Thresholds. Previous analyses of the drainage of the project site were prepared for the Master Plan Area as part of the 1998 Campus Master Plan EIR, which has been incorporated by reference. The potential for flood hazards at the site is based on a comparison of proposed site uses and their locations relative to available flood hazard mapping and proposed drainage alterations. Limited engineering studies have been conducted to assess the capacity of the existing infrastructure and the potential for effects given the proposed land use changes. Impacts related to flooding are considered significant if the flooding causes direct or indirect risks to human lives or property. A significant effect would also occur if the storm drain system designed to carry storm flows off the site were to result in an over-capacity problem for existing drainage systems that would accept storm flows from the site.

b. Project Impacts and Mitigation Measures. Significant drainage effects were previously identified to occur as a result of the CSUCI Master Plan, as discussed in the 1998

Master Plan EIR. The following discussion is limited to changes and additional impacts that would result from the proposed Master Plan revisions.

Supplemental Effect HYD-1 Potential flooding could result from the construction of a road within the northern drainage. (S)

The northern storm drain system would rely on the existing unnamed creek as the main component of storm water conveyance. Storm drain systems within the residential area would need to be constructed to adequately and safely convey storm water flows into the unnamed creek. The unnamed creek will be channeled into a conveyance facility (pipe or box culvert) through the gap to allow construction of the residential community entrance road. Once through the gap the conveyance facility would deposit the storm water into the aforementioned ruderal field. It is anticipated that the sheetflow onto this field would be adequate to potentially convert the field to a restored wet meadow. From the meadow, excess flows would continue downstream towards Calleguas Creek as previously discussed. Attenuation of flood peaks and debris reduction have not yet been designed into the proposed system. A Ventura County Flood Control District study (June 16, 1999) indicates that the debris loading for the Long Grade Canyon area is approximately 31 cubic yards (cy) per acre for the 100-year storm event in a burned watershed. Therefore, the debris load for this northern watershed is calculated to be 9,077 cy after a watershed burn-off for the 100-year peak event. Under existing conditions, this material would tend to be deposited within the gap area because of the constraint to flows in this section and in the ruderal field. If it is necessary to accommodate debris, the restored wet meadow can be designed to receive this material prior to storm water release onto the adjacent agriculture land.

If debris is to be transported to the wet meadow area, it would need to flow through an enclosed pipe in the gap area under the current roadway design. Such enclosed, debris-carrying culverts are subject to clogging, which could result in the flooding of the access route with water and debris, creating a potential public safety hazard. This is considered a significant, but mitigable impact.

Mitigation Measures. The following mitigation measures are recommended.

S-HYD-1 The storm drain system for the northern system shall be designed to adequately accommodate 100-year event peak bulked flows through the access road culvert system

Significance After Mitigation. With inclusion of the above measures, potential flooding and drainage impacts would be reduced to less than significant.

Supplemental Effect HYD-2 The project could result in potential flooding resulting from the conversion of the debris basin to recreational fields for the proposed school. (S)

The southern storm drainage system for the revised Master Plan would rely on the existing Long Grade Canyon Creek as its main source of conveyance. The existing debris basin, displaced by land planning of the new K-8 school, would be replaced with a series of two basins. The first basin would consist of the park/playfields of the new K-8 school and be for peak flood attenuation. Floodwaters from the upstream portion of Long Grade Canyon Creek

would be shunted into the park/playfields via a side inlet weir. By setting the side inlet weir at a relatively high elevation, mostly clear storm water from the upper layers of the stream flow would be allowed to temporarily inundate the park/playfields. Silt-laden water contained in the lower layers of the storm flows would continue down the re-aligned channel. After the flood peak has passed, the detained water on the park/playfields would then drain back into Long Grade Canyon Creek.

Storm water would flow down Long Grade Canyon Creek, receiving storm drainage from the new residential areas and flows from existing and proposed storm drain systems of the core campus. The flows would continue down Long Grade Canyon Creek and into a second 4.4-acre detention basin area to be located north of the core campus within the 75-acre acquisition area. This new detention basin would be designed to accommodate both the debris load from the upstream portion of Long Grade Canyon Creek, and a portion of the differential storm water runoff from the pre- and post- development of CSUCI. The Ventura County Flood Control District study (VCFCD, June 16, 1999) indicates that the debris loading in this system is calculated to be 43,127 cubic yards at the upstream end of Long Grade Canyon Creek at the existing debris basin. An additional 3,500 cubic yards could be generated from the hillsides downstream of this point to the confluence of the Long Grade Canyon channel with the University Drive drain. The hillside area north of the University Drive bridge could generate an additional 1,300 cy that would be contributed to the system via the University Drive drain. It is noted that the new landscaping and hardscape associated with the new residential development would overcover existing exposed soils and possibly reduce some of the total current sediment load to downstream Long Grade Canyon Creek. However, most of the debris material that is currently generated in the watershed is derived from the steeper slopes that are subject to a higher rainfall intensity.

The VCFCD (June 16, 1999) reports that the present peak flow Q100 for Long Grade Canyon Creek at the junction of the University (formerly Camarillo) Drive drain is 3,000 cfs. The Q100 at the top of Long Grade Canyon Creek near the existing debris basin is 2,653 cfs. Therefore the existing east campus area is estimated to be currently contributing 347 cfs (3,000 - 2,653). Preliminary calculations (storage (ASL Consulting Engineers) show that this same area after development would contribute a peak flow of about 3.1 cfs/acre (the same rainfall production rate as the core campus area as reported in the VCFCD study). The residential campus watershed is 284 acres; therefore the post-development peak flow from this area is estimated at 880 cfs (3.1*284). The delta differential (pre-development v. post-development) from the residential campus area is therefore estimated at 533 cfs (880 - 347). This amount of peak flow would need to be detained within the two storage areas. Using the hydrograph provided in the VCFCD's report, a differential peak of this magnitude (533 cfs) occurs between time increments of 1160 and 1180, or a 20-minute time period. Taking a conservative approach of ½ hour for the delta differential peak to rise and fall creates a total volume of 479,700 cubic feet, or 11 acre-feet (½*533*30*60) needing to be detained and stored.

Total storage for the project then becomes the debris storage of about 47,900 cy or 29.7 acre-feet plus 11 acre-feet for peak flood storage for a total storage requirement of approximately 41 acre-feet. The upper basin at the park/playfields can hold 15 AF (5 acres * 3 feet deep) while the lower basin can hold 22 acre-feet (4.4 acres * 5 feet deep). In addition, a certain amount of water storage is expected to occur within the reconstructed 13.6-acre wetland on the 75-acre acquisition area (41-68 acre-feet at a depth of 3-5 feet). While the total volume of storage need appears to be accommodated by the storage facilities, the lower detention/debris basin is

inadequate to accommodate the maximum debris load that would be expected (about 29.7 acre-feet). As a consequence, silt-laden water could pass into the wetland area where deposition could harm biological resources or eventually reduce wetland area by increasing the local elevation. This is considered a significant, but mitigable impact.

A potentially significant constraint to water flow occurs within the proposed southern drainage system. At the park/playfields, the reconstructed channel would contain a 90° bend. The top layer of flow in a channel has a higher velocity, and in a bend, this higher velocity water moves to the outside of the bend. If the bend continues long enough, this higher velocity water may cause extensive scour unless special bank protection is provided. Flows around curves can also create standing waves that raise the surface water elevation, thereby potentially overtopping the channel and causing flooding, and also reduce the flow capacity. Since the actual channel design has not yet been completed, the extent to which flow problems may occur is unknown. Therefore, this impact is considered significant, but mitigable.

Mitigation Measures. The following mitigation measures are recommended.

S-HYD-2(a) The storm drain system for CSUCI shall be designed to provide facilities that will safely collect, concentrate, convey, and dissipate storm water flows on-site both during and after build-out. Detention facilities, diversion structures, drainage conveyance facilities (pipes, culverts), grass lined channels (bio-swales), debris basins, inlet and outlet structures and other flood control facilities shall be constructed and maintained to meet the design requirements of the campus master plan. While the State owned land is not under the jurisdictional requirements of the Ventura County Flood Control District, the District's design parameters and guidelines shall be adopted whenever feasible in the design of campus storm drain systems.

S-HYD-2(b) The lower detention basin shall be resized through deepening or increase in area to fully accommodate the expected peak debris load of Long Grade Canyon Creek.

Significance After Mitigation. With inclusion of the above measures, potential flooding and drainage impacts would be reduced to less than significant.

c. Cumulative Impacts. Impacts are the same as those described for the 1998 FEIR, with the significance of cumulative effects dependent on the success of continued watershed protection planning efforts and effective implementation of water control requirements.

4.7 WATER and WASTEWATER

The proposed project would exceed the ability of the Camrosa Water District and Wastewater Treatment Plant to provide water and wastewater services to the university. With implementation of the recommended mitigation, impacts would be reduced to less than significant.

4.7.1 Setting

a. Water.

Water Resources The university's potable water is currently provided by the Camrosa Water District (Camrosa). Water supply for Camrosa is obtained from local groundwater wells (Tierra Rejada, Santa Rosa, Pleasant Valley groundwater basins) and the Calleguas Municipal Water District, which in turn receives imported State Project Water from the Metropolitan Water District. The potable water supply for the university is comprised of a blend of imported water and local groundwater. The university currently contracts with Camrosa to receive up to 1,250 gallons per minute (GPM) and not to exceed 900,000 gallons per day for storage.

Storage and Infrastructure The university owns and operates two 1 million gallon steel tanks that are used to manage water deliver and the university's peak hour demands. The university also owns an inactive 225,000 concrete reservoir and an inactive 1.5 million gallon concrete reservoir that was once used to store well water. All potable water distribution system infrastructure on the footprint of the site is currently owned and operated by the university.

b. Sewer. As discussed in the 1998 FEIR, wastewater generated by the university is currently treated at the adjacent wastewater treatment plant, which is operated by the Camrosa Water District. The university currently has a reserved wastewater treatment plant capacity of 0.35 million gallons per day (mgd). The wastewater treatment plant provides tertiary wastewater treatment. The current capacity of the wastewater treatment plant is 1.5 mgd while the plant is averaging 1.2 mgd (80% of capacity). Thus, the wastewater treatment plant has available capacity of 0.3 mgd. In addition, the plant has been designed to accommodate expansion to 3.0 mgd of wastewater flows. As the demand for wastewater treatment increases, the plant will be expanded to accommodate the additional flows (Smith, 1998).

Sanitary sewer service is provided on the project site by two gravity flow collection systems, composed of a series of six to 15 inch diameter vitrified clay pipes. The systems currently serve the S & T building, the North and South complexes, the Children's Development Center, and employee housing. After the Northridge earthquake in 1994, the system was inspected and damaged pipe and joints were removed and replaced. According to a 1997 study of the collection system infrastructure (Psomas and Associates, 1997), the collection system is in good physical condition and could provide continued useful service for the next 10-20 years with routine maintenance.

4.7.2 Impact Analysis

a. Methodology and Significance Thresholds. Impacts to water and wastewater infrastructure are considered significant ff the proposed project would result in water or sewer line or treatment plant system deficiencies.

b. Project Impacts and Mitigation Measures.

Supplemental Effect WW-1 Proposed buildout of the Campus Master Plan may exceed the capacity of the existing Camrosa Water District facilities to deliver potable water. (S)

The projected water demands of the university at buildout are shown in Table 4.7-1 below. The table presents a worst-case scenario assuming the irrigation loop does not make use of reclaimed water. Water usage in gallons per day, averaged over the entire year, is presented along with projected water usage during peak months when irrigation demand is at its highest.

Table 4.7-1 Projected Water Demands at Campus Buildout

	Average Usage		Peak Month Usage	
	Usage in gallons per minute (gpm)	Usage in gallons per day (gpd)	Usage in gallons per minute (gpm)	Usage in gallons per day (gpd)
FTES Demands	136 (0.01159 * 11,750)*	196,100	136 (0.01159 * 11,750)*	196,100
East Campus	133**	191,500	133**	191,500
Irrigation	323***	465,600	808***	1,164,100
TOTAL	**592**	**853,600**	**1,077**	**1,551,700**

* Taken from ASL Consulting Engineers Report 2/2/00- average of calculated flow for three CSU campuses- Appendix A

** Taken from ASL Consulting Engineers Report 2/2/00- p.5

*** Taken from ASL Consulting Engineers Report 2/2/00- California State University, Channel Islands Irrigation Demand Schedule

As shown in Table 4.7-1, average water demand in gallons per day at university buildout including irrigation, is still less than the 900,000 gallon allotment that Camrosa is contracted to provide to the university each day. Likewise, the average gallon-per-minute demand of 592 gpm is well within the 1,250 gpm that Camrosa is contracted to provide. During peak months, and assuming no implementation of reclaimed water irrigation, the gpm demand rises to 1,077 gpm, which is still within the 1,250 gpm allotment. However, the daily usage of 1,551,700 during peak months exceeds the university's 900,000 gpd allotment from Camrosa. Table 4.7-2 presents a breakdown of the 1,164,100 gallons per day of peak month irrigation demands in 2025 at campus buildout.

Table 4.7-2 Peak Month Irrigation Demands

Use	Gallons per minute (gpm)	Gallons per day (gpd)
Ball Field 1	307.7	443,088
Ball Field 2	65.9	94,896
Dorm	7.9	11,376
Greenway	33.4	48,096
Fuel Modification Area	12.8	18,432
Meadow	12.4	17,856
Misc. Core Campus	254.3	366,192
East Campus	114.04	164,218
Ball Field 1	307.7	443,088
TOTAL	**808**	**1,164,100**
TOTAL w/o ballfields	**434**	**626,100**
FTES + East Campus + TOTAL with ballfields	**1,077**	**1,551,700**
FTES + East Campus + TOTAL w/o ballfields	**703**	**1,013,700**

As shown in Table 4.7-2, the largest single demand for water are the proposed ballfields, which combined use approximately 538,000 gallons of water per day during peak months. If the ballfields were removed from the demand on the Camrosa potable water supply and irrigated using reclaimed water, a large demand on the potable water supply would be eliminated. However, even after this adjustment, the total daily water demand during peak months for the university at buildout is 1,013,700 gpd, which is 113,700 gpd greater than the university 900,000 gpd allotment. This is addressed in the mitigation section below.

Although there is sufficient water to supply the university even without implementation of reclaimed water to meet average use demand periods, peak use demand could exceed the water provision limits of the agreement with Camrosa. This could be addressed through taking advantage of the university's option to supplement its water supply with well water. Sustained peak demands could be met by the university's reservoir. The university currently owns several wells in the proximity of the CSUCI (11 project") site and owns easements for pipe and power from those wells to the CSUCI site. The only well that can be placed in service to supply additional water to the site is "New Well #9." In 1987 "New Well #9" was constructed using a 10" diameter, 1/4" thick, stainless steel casing set at a realized depth of 970 vertical feet. When the well was constructed, test pumping yielded more than 1,350 gallons per minute. This well taps into the "Fox Canyon" aquifer. This reservoir generally is reached at 800 feet depth and bottoms out as deep as 1,100 feet where hard volcanics commence. At this tiny-, it is n known whether the university will rely upon water from the Fox Canyon aquifer; therefore impacts are unknown. If the university were to bring New Well #9 into active service, an environmental assessment of the impacts to the Fox Canyon aquifer should be performed at that time.

Mitigation Measures. The following mitigation measures are required to reduce impacts related to the Camrosa Water District's ability to provide water to the university.

S-WW-1(a) All ball and playfields shall be irrigated using water reclaimed from the Camrosa Wastewater Treatment Plant.

S-WW-1(b) Any excess peak month irrigation demand (estimated to be 113,700 gpd at buildout with reclaimed water irrigation for proposed ballfields) shall be provided using reclaimed water in order that the university's daily allotment from the Camrosa Water District of 900,000 gallons not be exceeded. This mitigation shall be enacted prior to achieving a level of development that would result in water service deficiencies; i.e. water demands greater than 1,250 gpm or 900,000 gallons per day.

Supplemental Effect WW-2 **Proposed buildout of the Campus Master Plan may exceed the capacity of the Camrosa Water District facilities to provide wastewater service in the next 20 years. (S)**

As discussed in the 1998 FEIR, sewage flow generated by the proposed project would be treated at the wastewater treatment plant operated by the Camrosa Water District. The 1998 FEIR found that while buildout of the University could marginally increase demand on the sewage treatment plant, beyond the reserved capacity of 0.35 mgd, the plant currently has 0.3 mgd of available capacity and has the design capacity to ultimately accommodate 3.0 mgd

with planned expansions. Table 4.7-3 below compares the sewer demands presented in the 1998 FEIR with those calculated for the revised Master Plan. Actual flows from development in the project site may be lower than those estimated in Table 4.7-3 because water conservation measures are required on all new development. Replacing and upgrading existing plumbing fixtures with low flow fixtures would further reduce wastewater flows.

Table 4.7-3 Projected Wastewater Generation Comparison Between 1998 Master Plan and Revised Master Plan

1998 Master Plan	Revised Master Plan	Generation Factor[a]	1998 Master Plan Wastewater Generation (gal.day)	Revised Master Plan Wastewater Generation (gal.day)
University (11,750 FTES)	University (11,750 FTES)	8 gpd/FTES	94,000	94,000
Elementary school (600 students)	Elementary school (600 students)	11 gpd/student	6,600	6,600
Leasable space (R&D) (340,000 sf)	Leasable space (R&D) (350,000 sf)	200 gpd/1000sf	68,000	70,000
Main campus student housing (1,000 students)	Main campus student housing (2,000 students)	55 gpd/student	55,000	110,000
Residential development (900 units)	Residential development (900 units)	156 gpd/unit	140,400	140,400
		TOTALS	**364,000**	**421,000**

Generation factors obtained from LACSD, 1998 and Wastewater Engineering: Treatment, Disposal, Reuse, 1979. Factor for University-related uses based on California State University, San Bernardino average daily discharge of 70, 000 gpd with 9,000 FTES.

As shown in Table 4.7-3, the sewage generation under the revised Master Plan is 57,000 gpd greater than sewage generation calculated for the 1998 Master Plan due to a slight increase in Business Campus (R&D) square footage and a doubling of on-campus student housing. Under the revised Master Plan, the current wastewater treatment allocation of 0.35 mgd for the project site would need to be increased in the future.

Mitigation Measures. The following mitigation measure is required to ensure the continued provision of sewer service by the Camrosa Wastewater Treatment Facility to the university.

S-WW-2 The university shall enter into an agreement with Camrosa for any wastewater plant capacity deficiency prior to achieving a level of development that would result in deficiencies. The agreement shall specify the schedule for implementation, the designated area for expansion, and the capital improvement funding sources.

Significance After Mitigation. With implementation of the required measure, impacts to wastewater treatment facilities would be reduced to less than significant, and wastewater facilities would have enough capacity to meet the university wastewater treatment demands at full buildout.

c. Cumulative Impacts. With implementation of reclaimed water, the university's water demands are expected to remain within the contracted 900,000 gallons per day that are allocated by the Camrosa Water District. Therefore, impacts to existing water supplies are considered less than significant. Potential impacts to groundwater- specifically the Fox Canyon Aquifer- are unknown at this time and should be evaluated if the university brings New Well #9 into active production. The Camrosa Water District has stated that the wastewater treatment

facility would be expanded on an as-needed basis as sewage flows increase, up to a maximum of 3.0 mgd. Sewage flows generated by the Campus Master Plan development and other currently planned development would be accommodated at the Camrosa Water District treatment plant with the planned increases in plant capacity. No significant cumulative impact to wastewater treatment facilities is expected.

5.0 LONG TERM EFFECTS

5.1 GROWTH INDUCING IMPACTS

Section 15126(g) of the *State CEQA Guidelines* requires a discussion of a proposed project's potential to foster economic or population growth, including ways in which a project could remove obstacles to growth. Growth does not in itself necessarily cause substantial adverse changes to the environment. However, depending upon the type, magnitude, and location of growth, it can result in significant environmental effects. A proposed project's growth inducing potential is considered significant if it could result in substantial population or economic growth that is not currently planned for a region, or because of the location, type, or magnitude of growth that can reasonably be associated with a project, such growth is likely to result in unavoidable significant effects in one or more environmental issue areas.

5.1.1 Economic Growth

Under the revised Master Plan, a 100,000 GSF Town Center will be constructed at the site of the existing professional building. The Town Center buildings would replace the commercial services (up to 20,000 GSF) planned for the residential area under the 1998 Master Plan. The Town Center would include community commercial services such as a grocery store, restaurants, a drug store, banking facilities, meeting rooms, short term living space, classrooms, and similar uses. The 1998 FEIR projected on-site employment based on a 20,000 GSF commercial area. Assuming one employee per 400 GSF of building space, 50 new employees were projected for the new commercial area. Under the revised Master Plan, a total of 250 new jobs would be created by the 100,000 GSF Town Center. This represents an increase of 200 new jobs over what was anticipated by the 1998 Master Plan.

The Southern California Association of Governments (SCAG) prepares projections of employment growth for all cities in Ventura County and the county as a whole. Based on full buildout under the County General Plan, Ventura County could add over 188,000 jobs by 2020. The revised Master Plan's projected increase of 200 jobs over the 1998 Master Plan is still well within employment growth projections for the area and would not cause a significant unplanned growth effect. Overall, economic growth impacts resulting from the revised Master Plan would be similar to those described in the 1998 FEIR.

5.1.2 Population Growth

The revised Master Plan would add on-campus student housing for 1,000 students for a total on-campus student housing capacity of 2,000. The total number of FTES (15,000) would remain the same as was proposed under the 1998 Master Plan. As discussed in the 1998 FEIR, much of the population growth associated with the university was expected to be absorbed by the City of Camarillo. Because the total number of FTES would remain the same under the revised Master Plan, the addition of more on-campus student housing would mean that less housing would need to be provided by the City of Camarillo and other surrounding urban areas.

The additional 200 employment opportunities offered by the project has the potential to induce population growth elsewhere in the County. However, it is more likely that these jobs will be filled by people already living in the area, and would not stimulate any population growth over

what was identified in the 1998 EIR. Thus, population growth impacts to surrounding areas could be considered less than significant.

5.1.3 Removal of Obstacles to Growth

The revised Master Plan does not involve the construction of major roads, water, or sewer facilities, the presence of which can facilitate growth, and the absence of which serves as an obstacle to growth. The revisions to the Master Plan would not require infrastructure improvements over what were identified in the 1998 FEIR, other than reclaimed water and lighting for the athletic fields. Therefore, no additional major obstacles to growth would be removed related to infrastructure extension.

Appendix D, Table A includes a description of roadway facility modifications that are considered warranted by the project. These include widenings, signals, bike lanes, shoulder work, and new road construction. These modifications are considered to be needed from years 2003 through 2015. The 1998 FEIR requires the implementation of a range of trip reduction measures which are not considered in the road construction warrant table. The measures, included as Mitigation Measure AQ-2(a), may result in the deferral or elimination of the need to modify some of the roadway system. Nevertheless, any modification which expands capacity of regional roadway systems may result in intangible pressures towards land development in the vicinity of these roadways. These pressures can be considered growth-inducing effects.

The effects of the SOAR ordinances would also have a dampening effect on the growth-inducing pressure for the 20-year period of the life of the ordinances.

The SOAR ordinances are in effect in Camarillo, Moorpark, Oxnard, Simi Valley, Ventura, Thousand Oaks, and the County of Ventura. The county ordinance is effective through December 31, 2020. The county ordinance requires countywide voter approval of any change to the County General Plan involving "Agriculture," "Open Space" or "Rural" land use map designations, or any change to a General Plan goal or policy related to those land use designations. Properties to the east and south of the CSUCI campus area are so designated. Property to the west, between the campus and Lewis Road, are designated "State and Federal Facility", and are not subject to the SOAR ordinance.

Under the revised Master Plan, the 35-acre acquisition area adjacent to the east campus would remain in open space as a fuel modification zone and habitat conservation area. No secondary growth effects are anticipated.

The 75-acre acquisition area proposed under the revised Master Plan is part of Assessor's Parcel Number 234-05-19, a 283-acre parcel that is currently designated State or Federal Facility but is no longer owned by the State of California. The designation is possibly a remnant of the prior ownership and long-range development plan of the state hospital. Additional development within this parcel or other agricultural lands designated State or Federal Facility with R&D, retail, and/or housing could result in a significant and unavoidable impact relating to the loss of farmland. It should, however, be noted that the current O-S-160 zoning for that parcel would limit the potential for development to a single residential unit unless a zone change is granted.

As discussed in the 1998 FEIR, several existing regulatory mechanisms would limit the potential for development on lands surrounding the project site. First, with the exception of Assessor Parcel

Number 234-05-19, the County General Plan designates all lands surrounding the site as either "Agricultural" or "Open Space." Therefore, a General Plan amendment would be required prior to development on any of these lands with any use other than one conditionally permitted in such designations.

The County's *Guidelines for Orderly Development* state that development in the County should occur within incorporated cities. The subject site lies entirely within the City of Camarillo's Area of Interest, a County creation that ensures that each of Ventura County's 10 cities plan for discrete areas that do not overlap with a neighboring city. Therefore, the City of Camarillo is the only municipal jurisdiction that could conceivably accommodate urban development in the vicinity of the proposed project. Figure 5-1 illustrates the relationship of the subject site to the City of Camarillo's planning boundaries.

The City's Sphere of Influence lies approximately two miles north of the Lewis Road/University Drive entry to the subject site, at Pleasant Valley Road.[1] Only through a change in County land use policy or an expansion of Camarillo's Sphere of Influence would additional urban development be allowed in the immediate vicinity of the proposed project.[2]

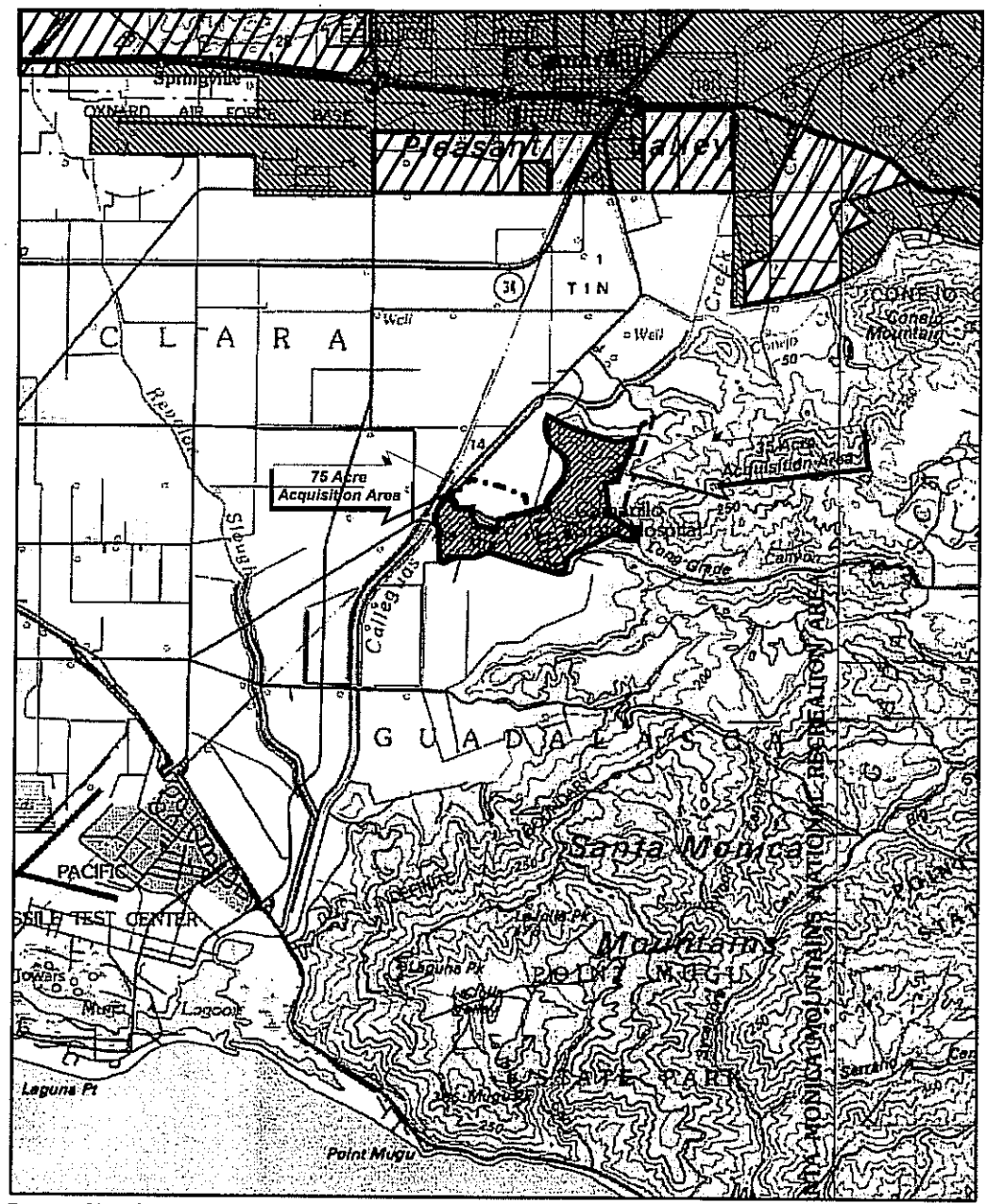
Finally, the Oxnard/Camarillo Greenbelt, an agreement between the cities of Oxnard and Camarillo not to annex or develop agricultural lands between the two cities, applies to agricultural lands immediately adjacent to the site. Although the proposed project could create pressure for development of adjacent lands, implementation of these existing policy directives would prohibit such development. As discussed in Section 4.6, *Land Use*, the County of Ventura is considering elevating this agreement to the level of an ordinance. If this were to occur, development within the greenbelt area would be even more difficult to achieve.

Mitigation Measures. Mitigation measures G-1 and G-2 in the 1998 FEIR address potential secondary growth impacts associated with the proposed project. However, measure GI-1 should be modified to read:

S-GI-1 Measure GI-1 in the 1998 FEIR shall be revised to read as follows: *Concurrent with its adoption of the revised Campus Master Plan, the University shall recommend to the County that the General Plan land use designation for the balance of the 283-acre Assessor Parcel No. 234-05-19 that is not affected by the 75-acre acquisition area (208 acres) be changed to "Agricultural" to reflect the existing and planned land use for this parcel.*

[1] *Sphere of Influence is defined by state law as the probable ultimate boundary of a city.*

[2] *Some urban use types are allowed in agricultural or open space designated and zoned areas, but they require conditional use permits and generally must be ancillary to the primary use designated.*



Source: City of Camarillo, Ventura County

Urbanized or Planned Urban Area

Undeveloped Area Within Camarillo Sphere of Influence

Development Jurisdiction Figure 5-1

6.0 ALTERNATIVES

This section of the EIR summarizes the previous alternatives analyzed for the CSU Channel Islands 1998 Final Environmental Impact Report.

6.1 ALTERNATIVES ANALYZED FOR THE CSU CHANNEL ISLANDS 1998 FEIR

In 1998 a FEIR was certified for the CSU Channel Island Campus Master Plan. In that document, two no-project alternatives were analyzed along with three alternative sites and four alternative Master Plan concepts for a California State University campus in Ventura County. These are listed below and summarized in the paragraphs that follow. Figure 6-1 illustrates the locations of the 1998 Master Plan site along with alternative sites.

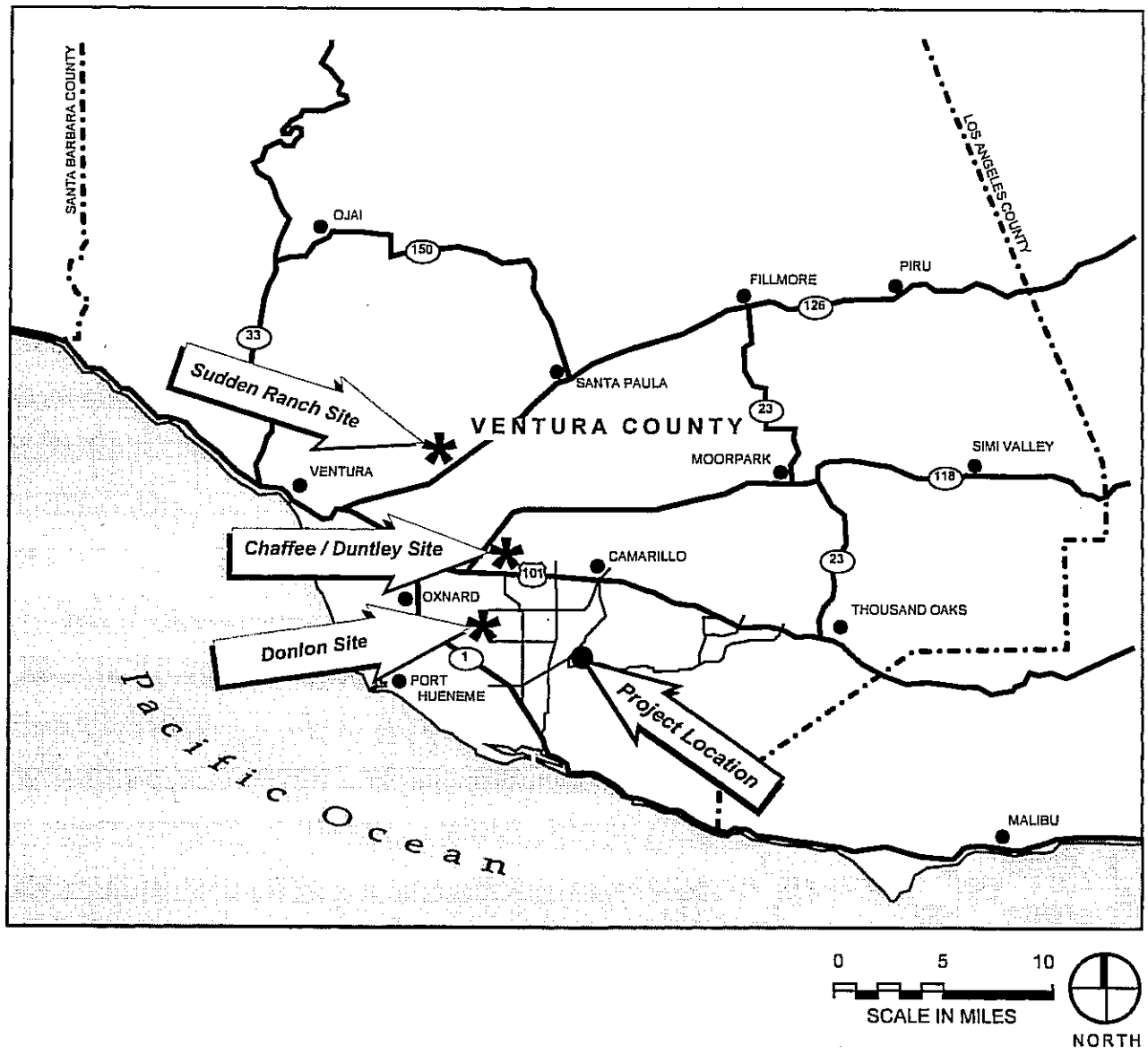
No Additional Reuse of Site (no project alternative)
Reuse of Site with No Master Plan (no project alternative)
Donlon Site (alternative site)
Chaffee/Duntley Site (alternative site)
Sudden Ranch Site (alternative site)
No Santa Barbara Avenue Extension (alternative master plan concept)
No Golf Course (alternative master plan concept)
25,000 FTES (alternative master plan concept)
No Redevelopment of East Campus (alternative master plan concept)

In addition, the original 1998 Master Plan may be considered an alternative to the revised Master Plan. The differences between the original and revised plans are described in Section 2.0, *Project Description*.

6.1.1 No Project Alternatives

No Additional Reuse of Site. This alternative assumed that the Trustees would not accept the property for use as a California State University. If no alternative use for the site were found, the structures at the project site would slowly degrade as the facilities became subject to vandalism and damage by the physical elements (roof leaks, broken pipes, etc.). Since it is economically expensive for the State to maintain the site facilities in their current shutdown state, it is reasonable to conclude that a productive use of the site facilities would ultimately be instituted. If this alternative were adopted, planning efforts for a university campus within Ventura County would revert back to the "Orchard" site, described in Section 6.1.2 below as the Chaffee/Duntley site. The impacts associated with this alternative would therefore ultimately be similar to those associated with the Chaffee/Duntley site.

Reuse of Site with No Master Plan. This alternative assumed that if the Trustees did not accept the property for use as a California State University, the State Department of General Services would initially consider use of the site for another state function. If this alternative were adopted, planning efforts for a university campus within Ventura County would revert back to the "Orchard" site, described in Section 6.1.2 below as the Chaffee/Duntley site. The



Alternative Sites Figure 6-1

impacts associated with this alternative would therefore ultimately be similar to those associated with the Chaffee/Duntley site.

6.1.2 Alternative Sites

Donlon Site. This alternative assumed development of a campus on a 310-acre site in unincorporated Ventura County, adjacent to the City of Oxnard corporate boundary. The site is bounded by Wooley Road to the north, Rose Avenue to the west, Emerson Avenue to the south, and Rice Avenue to the east. The majority of the site (about 290 acres, or 93%) is used for row crop production. The remaining 17 acres contain 22 oil wells, several of which are in active production.

Chaffee/Duntley Site. The 320-acre Chaffee/Duntley Site is located in unincorporated Ventura County, between the cities of Camarillo and Oxnard. The site is bounded by Santa Clara Avenue to the west, Central Avenue to the south, Beardsley Avenue to the east, and adjacent agricultural land to the north. The entire site is currently in agricultural production. About 240 acres, or 75% of the site, are used for row crop production while the remaining 80 acres (25% of the site) are citrus orchards. This site was selected and acquired by the California State University in 1993 for future development of a university campus and is also referred to as the "Orchard" site.

Sudden Ranch Site. The 350-acre Sudden Ranch Site is located partially within the City of San Buenaventura (40 acres) and partially within unincorporated Ventura County (310 acres). The site is bounded by Foothill Road to the north, Saticoy Avenue to the east, Telegraph Road to the south, and a single family subdivision to the west. About 335 acres, or 94% of the site, are currently in agricultural production (citrus and avocado orchards).

6.1.3 Alternative Master Plan Concepts

Four alternative master plan concepts were originally studied in addition to the 1998 Master Plan itself. These are summarized below.

No Santa Barbara Avenue Extension. This alternative considers eliminating the proposed secondary access road from Lewis Road. For most issue areas, removal of this road would not significantly change the level of environmental impact. However, for certain issue areas, impacts would be somewhat different, as described below.

This alternative would nominally reduce temporary air quality, noise, and water quality impacts associated with on-site grading activity and construction. This reduction in overall grading would also nominally reduce the potential to disturb archaeological resources. It would also reduce the amount of agricultural land potentially converted to non-agricultural uses by an estimated 8.3 acres. By bringing the total potential conversion to only 3.5 acres, this alternative would reduce the project's impact to below the County's 5-acre project threshold, thus eliminating a significant impact of the proposed project. It should be noted, however, that the 3.5 acres that would still be converted under this alternative would continue to exceed the County's 1-acre cumulative impact threshold. Reducing the impact to agricultural lands may also marginally reduce the aesthetic impact associated with loss of open space and agricultural lands.

Elimination of the secondary access would be expected to increase impacts relating to local traffic and circulation. This would adversely affect levels of service on Lewis Road during peak traffic periods, as well as internal circulation on the campus. The lack of a secondary access road may also create safety concerns for the facility due to the lack of a secondary evacuation route.

No Golf Course. Several development concepts for the area east of the main campus have been considered. The most likely alternative scenario involves leaving the proposed 9-hole golf course as recreational open space. Impacts in most issue areas would be similar to those of the proposed project. However, certain issue areas would experience somewhat different impacts, as described below.

Although the proposed golf course is not anticipated to create any unmitigable significant aesthetic or biological impacts, this alternative may incrementally reduce impacts in these areas by leaving the campus in a more "natural" state. Similarly, although golf courses are not major generators of peak hour traffic, this alternative would be expected to marginally reduce overall daily traffic to and from the site. It would also reduce overall impacts to water supplies and wastewater conveyance and treatment facilities. Elimination of the golf course may make clustering of on-site residences in the southern portion of the residential zone possible, thereby reducing the potential for conflict with the proposed Camarillo Regional Park Amphitheater. Finally, the possible reduction in grading activity in the residential zone of the site may marginally reduce the potential to affect archaeological resources.

25,000 FTES University Campus. This alternative considers the development of a university campus with a full-time-equivalent student population of 25,000 students. It would include no residential development or other revenue-generating development. Instead, the East Campus would be developed with additional academic facilities. The 25,000 FTES alternative would be assumed to require the demolition of the existing residential uses and the Children's Development Center in the East Campus area. Approximately 1.2 million square feet of additional academic space would be constructed in this area, along with 24 acres devoted to parking structures. Overall impacts under this alternative would be greater than those of the 1998 Master Plan, and are described below.

This alternative would result in a 63% increase in traffic and the associated air quality and long-term noise impacts as compared to the 1998 Master Plan. Also, the benefits of varied on-site land uses would not be realized under this alternative, as all building space would be used for academic purposes. Impacts to aesthetics, biological resources, cultural/historical resources, hydrology, and construction noise would be similar to the proposed project after implementation of mitigation. This alternative would reduce demands on public services and utilities as compared to the 1998 FEIR.

No Redevelopment of East Campus. This alternative considers the development of the core campus area in a manner consistent with the proposed project, but would limit revenue-generating related development to a reuse of existing buildings. This alternative is assumed to require refurbishment and reoccupation of existing buildings in the East Campus area. It is also assumed that these buildings would be reoccupied, to the extent feasible, with uses similar to those proposed under the project. The assumption is that limiting factors would be the existing building design, location, and square footage. No new development that involves major new construction would be implemented. Instead, buildings would be leased in accordance with

their likely utility to meet the objectives of the proposed project. Overall impacts would be less than for the 1998 Master Plan, as described below.

Impacts to biological resources, specifically wetlands, "waters of the United States," mulefat scrub, and raptors would be reduced under this alternative, but the beneficial effect associated with the redesign of this area to include a minimal 100-foot buffer would not occur. Impacts to historical resources and hydrology on the east campus would be reduced. Traffic would be reduced by 15%. Public services impacts would also be reduced, although marginally, and mitigation measures would still apply. Overall impacts to aesthetics, air quality, archaeology, land use, and noise would remain similar to the 1998 Master Plan.

6.2 COMPARISON OF THE REVISED MASTER PLAN WITH THE PREVIOUSLY PROPOSED ALTERNATIVES

The two no-project alternatives and the three alternative sites were rejected in the 1998 FEIR in favor of the proposed project because if the proposed project site were not selected, the California State University would continue to seek to develop a university campus within Ventura County. In general, the analysis assumed that development of the university at an existing facility (such as the project site) would have less impact than development of a new campus on agricultural land (as would occur with any of the three alternative sites). This conclusion was based on four general premises:

(1) Occupying an existing facility would reduce impacts relating to the consumption of additional land for urban uses, including the loss of prime farmland (as would occur with any of the three alternative sites);
(2) Occupying an existing facility would involve less new construction than building a new campus from the ground up, including less need for new infrastructure, such as roads, water and sewer lines, and electrical and natural gas extensions;
(3) Occupying the existing facility on the project site would preclude the redevelopment of the facility for another use that may generate additional environmental impacts; and
(4) If the project site is developed with another use (such as a corrections facility or office uses), a university will ultimately be developed elsewhere in Ventura County, thereby resulting in environmental impacts at both the proposed project site and another location.

General Conclusions of Original FEIR. Based upon these assumptions, development of the university under the 1998 Master Plan was environmentally superior overall to developing the site at either one of the alternative sites or redeveloping the site with another use. However, it was not superior to all of the alternative Master Plan concepts. Although generally similar in magnitude to each of the Alternative Master Plan concepts, there were important differences. At least two (No Golf Course Alternative and No Redevelopment of East Campus Alternative) were considered somewhat superior to the 1998 Master Plan.

Comparison of Original 1998 Master Plan to Revised Master Plan. At the same time, the revised Master Plan would result in a generally higher level of development than the original 1998 Master Plan. There would be additional student housing under the new plan, and the extent of development would cover additional area. In addition, 67 more acres of prime agricultural land would be impacted under the revised Master Plan. Because of the high levels

of development under the revised plan, it is likely that impacts associated with the provision of infrastructure and public facilities would also be slightly greater. Because it would allow development on a larger surface area, impacts to natural and agricultural recourses would be greater as well. Impacts associated with the revised Master Plan would be greater than under the original 1998 Master Plan. It stands to reason that any alternatives that were found to be superior to the 1998 Master Plan would also be superior to the Revised Master Plan.

Environmentally Superior Alternative. The original FEIR found that the overall environmentally superior alternative was the No Redevelopment of East Campus scenario, primarily because it would result in a 15% reduction in vehicular trips, thereby reducing traffic, air quality, and noise effects. This alternative would not result in the demolition of historic buildings in the East Campus area, thereby eliminating this significant, but mitigable effect of the proposed project. It would place fewer demands on water and wastewater infrastructure, and yield less solid waste impacts. Impacts to biological resources associated with the unnamed drainage and the mulefat scrub would be eliminated.

Because it was superior to the original 1998 Master Plan, which in turn is superior to the Revised Master Plan, the No Redevelopment of East Campus Alternative is considered environmentally superior overall.

It is noted that this alternative does not meet the objectives for the project, particularly the requirement by the Trustees of the CSU that the proposed project site should not compete with existing campuses for limited state support and bond funding because of the limitations on the availability of funding for the CSU system. This alternative does not meet the objectives associated with providing alternative funding mechanisms to advance CSU's educational goals.

7.0 NOTICE of PREPARATION ADDENDA and ERRATA

This section includes additional information germane to the project that was not included in the Notice of Preparation (NOP) or the Initial Study and corrections to information added by the applicant or the commentors relative to the proposed project and its environmental effects.

Page 2 of the NOP and Page 2 of the Initial Study:

The proposed project no longer includes modification of natural rock outcroppings to prevent seismically-induced landslides. Instead, campus development is designed specifically to avoid modification of sensitive outcroppings. This will avoid potential impacts to the threatened Verity's dudleya and the sensitive Blochman's dudleya (Biological Resource, p. 6) and unique paleontological resources (Geology and Soils, p.7).

Page 9 of the Initial Study:

Under Section VIII, *Hydrology*, items (c) through (e) should be changed from "Less than Significant Impact" to "Less Than Significant With Mitigation Incorporation." The proposed project involves construction of a road within the northern drainage that could result in debris accumulation and flooding. Flooding could also result from the conversion of the debris basin to recreational fields for the proposed school. These issues are addressed in the SEIR in Section 4.6, *Hydrology*.

Page 13 of the Initial Study:

Potentially significant issues under Section XV, Transportation/Traffic, were addressed in the SEIR by a traffic study performed by Associated Transportation Engineers (ATE). Their report can be found in Appendix D of the SEIR. Using the phasing numbers for the revised Master Plan, the expected impacts form traffic and associated noise and air pollution were found to be less than those resulting from the 1998 Master Plan.

Page 13 of the Initial Study:

Item (b) in Section XVI, *Utilities and Service Systems*, should be changed from "No Impact" to "Less Than Significant With Mitigation Incorporation." The Initial Study relied on an initial utility infrastructure review conducted by Psomas and Associates (June 1977). Since that initial analysis, ASL Consulting Engineers have completed a more detailed evaluation, "Water, Irrigation, and Sewer Demands: California State University Channel Islands." (February 2000). Based on this latest analysis, and discussions with the University's representatives, it is anticipated that the revised Master Plan may exceed the capacity of water and wastewater facilities to deliver services. This issue is addressed in the SEIR in Section 4.7, *Water and Wastewater*.

8.0 REFERENCES AND REPORT PREPARERS

8.1 REFERENCES

ASL Consulting Engineers. Water, Irrigation, and Sewer Demands, California State University Channel Islands. February 2000.

Bass, et al. , (1999). *CEQA Deskbook.* Solano Press Books. Point Arena, CA. Pp. 103-5, 115-117, 176-7, 219-21, 246-247.

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California Public Resources Code. Chapter 13, Sections 15064.5, 15126.4 , 15064.6 , 21083.2

California Resources Agency, Farmland Mapping and Monitoring Program, (February 2000). *Important Farmland Inventory Map; Camarillo Quad.*

City of Camarillo General Plan.

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Code of Federal Regulations. Chapter 36, Section 60.

County of Ventura General Plan.

Holland, Robert F. (October 1986). *Preliminary Descriptions of the Terrestrial Natural Communities of California.* California Department of Fish and Game, Nongame Heritage Program. 156 pgs.

O' Connor, Pam (February 2000). Summary of the California State University, Channel Islands Historic Resources.

Rincon Consultants, Inc., August 31, 1998. Final Environmental Impact Report for the CSU Channel Islands Campus Master Plan.

United States Department of Agriculture, (1970). *Soil Survey, Ventura Area, California.*

United States Fish and Wildlife Service (November 30, 1998). *Endangered and Threatened Wildlife and Plants.* Special Reprint, Code of Federal Regulations, Title 50, Part 17, Subpart B.

Ventura, County of, (November 1992). *Initial Study Assessment Guidelines.*

Ventura, County of, (November 3, 1998). *Adopted County S.O.A.R Ordinance..*

Wlodarski, Robert J. (January 2000). *A Phase 1 Archeological Study for the Proposed Expansion Areas for a Supplemental Environmental Impact Report for the California State University, Channel Islands, County of Ventura.* California. Historical, Archeological, Environmental, Research, Team.

Zeiner, D., W.F. Laudenslayer, Jr., and K.E. Mayer (May 1988). *California's Wildlife.* California Statewide Wildlife Habitat Relationship System, Volumes I, II, & III. California Department of Fish and Game.

8.2 AGENCIES/INDIVIDUALS CONTACTED

Gene Kjellberg, County of Ventura	February 2000
Tony Boden, City of Camarillo	February 2000
Julia Bulla, Ventura County Agricultural Commissioner Office	February 2000
Pat Cary, Ventura County Agricultural Commissioner Office	February 2000
J. Handel Evans	February 2000
(regarding Preservation 2000 Design award for rehabilitation and adaptive reuse of California State University, Channel Islands buildings)	
John Sealander, Bobrow, Thomas and Associates	February 2000
(regarding CSUCI receipt of Preservation 2000 Award)	

8.3 REPORT PREPARERS

This EIR was prepared by Rincon Consultants, Inc., under contract to the CSU Channel Islands Site Authority. Consultant staff involved in the preparation of the EIR are listed below.

Stephen Svete, AICP, Principal in Charge, Project Manager
Kate Parrot, Assistant Project Manager
Kathy Frye, Biologist
Jamie King, Associate Biologist
Jason Kirschenstein, Associate Biologist
Duane Vander Pluym, D.Env., Principal

9.0 ADDENDA and ERRATA/ COMMENTS and RESPONSES

9.1 ADDENDA and ERRATA

This section of the Final Supplemental EIR for the California State University, Channel Islands Master Plan presents modifications to the Draft Supplemental EIR text as a result of either the response to comments or further informational clarifications. Deletions are noted by ~~strikeout~~ and insertions by underline.

Page 1-2. Make the following change:

> ~~Overall effects from the revised Master Plan were found to be less than those identified in for the 1998 FEIR in the 1998 Master Plan.~~ This SEIR addressed the issues referenced above and identifies potentially significant environmental impacts, including site-specific and cumulative effects of the project in accordance with the provisions set forth in the *State CEQA Guidelines*.

Page 2-20. Make the following change:

> ~~No daycare is~~ A preschool/child care center is also proposed under the revised Master Plan. The K-8 school is anticipated to increase its students population to 600 students during Phase 2, the maximum number of students expected to be served at this location.

Page 4.2-5. Make the following changes:

> In the past, the Ventura County Agricultural Commissioner's office has imposed a minimum 100-foot separation between fields using methyl bromide and existing land uses where people may be exposed to its effects. More recently, the Agricultural Policy Advisory Committee has recommended a generalized 300-foot setback between proposed residences and existing agricultural operations, regardless of their pesticide use practices. However, neither setback recommendation has been formally adopted at the County level.
>
> The County has not established ~~recommendations for~~ land use setbacks, or buffers, between the land on which other pesticides are applied and adjacent land uses, though the State of California has established setback requirements for certain pesticides. The County does require that all pesticides be used pursuant to the manufacturers' instructions and that the pesticides are ~~sprayed~~ applied so as to prevent substantial drift onto nearby properties.

Page 4.2-9. Make the following changes:

> **S-AG-1(a) Soil Preservation.** The applicant shall comply with any topsoil transfer programs identified by the Ventura County Agricultural Commissioner~~,~~ to the extent that an agricultural operation within a five-mile radius is willing to transport and receive the topsoil.

Page 4.2-11. Make the following changes:

S-AG-2(a) ~~**Conflict Reduction Through Site Design.** Site design shall ensure that opportunities for trespassing on the adjacent agricultural land are minimized. This could be accomplished through the use of buffers and fencing in key locations. A 100-foot primary buffer zone shall be provided between the property line of the adjacent agricultural property and any occupied areas on-site, including buildings, athletic fields, outdoor work areas (excluding landscape buffers), and parking lots (internal project roadways are excluded). Any such buffers and fencing shall be implemented on the project site, and not on the adjacent agricultural development.~~

S-AG-2(a) Use Buffer for Buildings and Athletic Fields. Where building or athletic fields would be within 300 feet of agricultural operations, a 100-foot use buffer shall be created along the project site's property line facing agricultural operations. The buffer may include roads, landscaped areas, and internal paths. The plant species shall be a noninvasive species that would not harbor agricultural pests.

S-AG-2(b) Right-to-Farm Ordinance Implementation. ~~Consistent with Ventura County's right-to-farm ordinance, a~~ A notice shall be posted within the university's main campus and at entrances to the 75-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 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.

~~**S-AG-2(c) 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. The buffer may include roads, landscaped areas, and internal paths. The plant species shall be a noninvasive species that would not harbor agricultural pests.~~

Page 4.2-12. Delete the last sentence as follows:

However, while most agricultural impacts can be reduced to a less than significant level, the conversion of Prime farmland and farmland of Statewide Importance would be a significant and unavoidable impact. ~~The project would also exceed the County's cumulative impact threshold for loss of prime farmland of one acre.~~

Page 4.4-7. Insert the following:

Library Complex. The library complex, identified in the 1998 FEIR as both the S&T Building (science and technology) and the hospital complex, would likely be subject to adaptive reuse during the planning horizon of the revised Master Plan. Since 1998, the

University has received a significant monetary grant with the express purpose of renovating the former hospital complex into the campus library. Because of the size of the complex, and the gradual growth of the campus, it is assumed that the conversion process would endure as a construction project over many phases. In early 2000, the London-based architecture firm headed by Norman Foster began conceptual studies on the adaptive reuse. Since the ultimate design would have to pass through several levels of review prior to its finalization, there is no way to discern its degree of impact from a cultural resources perspective at this time. However, it is reasonable to assume that the ultimate adaptation and design may not necessarily retain the total existing façade or exterior conditions, yet that it will retain the overall character of the building architecture.

Page 4.5-1. Make the following change:

The agreement is not legally binding, although the ~~County's Agricultural Policy Advisory Committee~~ County Board of Supervisors is investigating elevating the Camarillo/Oxnard Greenbelt and other existing and proposed greenbelt agreements in Ventura County to the level of an ordinance.

Page 4.7-3. Make the following change:

Although there is sufficient water to supply the university even without implementation of reclaimed water to meet average use demand periods, peak use demand could exceed the water provision limits of the agreement with Camrosa. This could be addressed through taking advantage of the university's ~~does have the~~ option to supplement its water supply with well water. Sustained peak demands could be met by the University's reservoir.

Page 4.7-4. Revise the table as follows:

Table 4.7-3 Projected Wastewater Generation Comparison Between 1998 Master Plan and Revised Master Plan

1998 Master Plan	Revised Master Plan	Generation Factor[a]	1998 Master Plan Wastewater Generation (gal.day)	Revised Master Plan Wastewater Generation (gal.day)
University (11,750 FTES)	University (11,750 FTES)	8 gpd/FTES	94,000	94,000
Elementary school (600 students)	Elementary school (600 students)	11 gpd/student	6,600	6,600
Leasable space (R&D) (340,000 sf)	Leasable space (R&D) (~~340,000~~ 350,000 sf)	200 gpd/1000sf	68,000	70,000
Main campus student housing (1,000 students)	Main campus student housing (~~1,000~~ 2000 students)	55 gpd/student	55,000	110,000
Residential development (900 units)	Residential development (900 units)	156 gpd/unit	140,400	140,400
		TOTALS	**364,000**	**421,000**

Generation factors obtained from LACSD, 1998 and Wastewater Engineering: Treatment, Disposal, Reuse, 1979. Factor for University-related uses based on California State University, San Bernardino average daily discharge of 70, 000 gpd with 9,000 FTES.

Page 5-2. Insert the following:

Appendix D, Table A includes a description of roadway facility modifications that are considered warranted by the project. These include widenings, signals, bike lanes, shoulder work, and new road construction. These modifications are considered to be needed from years 2003 through 2015. The 1998 FEIR requires the implementation of a range of trip reduction measures which are not considered in the road construction warrant table. The measures, included as Mitigation Measure AQ-2(a), may result in the deferral or elimination of the need to modify some of the roadway system. Nevertheless, any modification which expands capacity of regional roadway systems may result in intangible pressures towards land development in the vicinity of these roadways. These pressures can be considered growth-inducing effects.

The effects of the SOAR ordinances would also have a dampening effect on the growth-inducing pressure for the 20-year period of the life of the ordinances.

The SOAR ordinances are in effect in Camarillo, Moorpark, Oxnard, Simi Valley, Ventura, Thousand Oaks, and the County of Ventura. The county ordinance is effective through December 31, 2020. The county ordinance requires countywide voter approval of any change to the County General Plan involving "Agriculture," "Open Space" or "Rural" land use map designations, or any change to a General Plan goal or policy related to those land use designations. Properties to the east and south of the CSUCI campus area are so designated. Property to the west, between the campus and Lewis Road, are designated "State and Federal Facility", and are not subject to the SOAR ordinance.

In addition to the above textual changes, the Final Supplemental EIR Executive Summary includes (a) a summary of alternatives and (b) a discussion of areas of controversy and issues to be resolved. Please see pages ES-14 and ES-15 of the *Executive Summary*.

9.2 COMMENTS and RESPONSES

This section of the Final Supplemental Environmental Impact Report (SEIR) for the California State University, Channel Islands Revised Master Plan contains all of the written comments received regarding the Draft Supplemental Environmental Impact Report during the 45 day public review period of March 23, 2000 through May 8, 2000. Each comment received by the California State University Channel Islands Site Authority has been included within this report. Responses to all comments have been prepared to address the concerns raised by the commentors and to indicate where and how the EIR addresses environmental issues. Where appropriate, changes made in the Draft Supplemental EIR in response to these comments are indicated in the response and the actual EIR revisions are contained in this Final EIR.

This document constitutes the Final EIR to be presented to the CSU Channel Islands Site Authority for certification prior to decisions on acceptance and approval of the CSU Channel Islands Specific Reuse Plan. The certification will also be confirmed by the CSU Board of Trustees prior to decisions on acceptance of the Revised Physical Master Plan.

Specific comments contained within any particular written letter have been numbered in order to provide a reference to it in the response. Each letter is presented first, with the responses following.

9.3 COMMENTORS on the SUPPLEMENTAL DRAFT EIR

The Site Authority received 13 written comment letters on the Supplemental Draft EIR. Four letters are from state agencies, eight letters are from County or regional agencies, and one letter is from a citizen. They are listed below. This list will be used for referencing in this comment and responses section.

9.4 COMMENT LETTERS and RESPONSES

All 13 of the comment letters received during the public comment period are included below, followed by a written response. When the comment warrants a change to the text presented in the Draft Supplemental EIR, the response so notes the change.

DEPARTMENT OF TRANSPORTATION
DISTRICT 07, ADVANCE PLANNING
IGR OFFICE 1-10C
120 SO. SPRING ST.
LOS ANGELES, CA 90012
TEL: (213) 897-1333 ATSS: 8- 647-1333
FAX: (213) 897-0590
E-Mail Smateen@dot.ca.gov/

April 24, 2000

Subj: Cal Stat University, Channel Islands
Revised Campus Master Plan, SCH99121111, DSEIR
IGR000365SM

1

ART FLORES, Agent
CAL STATE UNIVERSITY
CHANNEL ISLANDS SITE AUTHORITY
One University Drive
Camarillo, CA 93012

Dear Mr. Flores:

Thank you for the opportunity to comment regarding the above referenced project. This project is located 4.5 miles south of Route 101, south of the City of Camarillo. The proposed development is near the State Right-of-way (SR-101).

We are aware that the project is to revise the Campus Master Plan to acquire two land parcels, increase academic facility space, vary density type of housing, and construct a new K-8 school.

Based on the information received, and to assist us in our efforts to completely evaluate and assess the impacts of this project on the State Transportation System, the traffic study should be revised to analyze the following information:

1. Assumptions and methods used to develop trip generation/distribution, percentages and assignments.

2. An analysis of ADT, AM, and PM peak-hour volumes for both the existing and future (year 2020) conditions. This should include Route 101 and affected ramps, streets, crossroads, and controlling intersections.

3. This analysis should include project traffic plus cumulative traffic generated for all approved developments in the area, Level of Service (LOS) of affected freeway ramp intersections on the State Highway.

4. Discussion of mitigation measures appropriate to alleviate anticipated traffic impacts. These mitigation discussions should include, but not be limited to, the following:
    a. financing
    b. scheduling considerations
    c. implementation responsibilities
    d. monitoring plan

5. Developer's percent share of the cost, as well as a plan of realistic mitigation measures under the control of the developer should be addressed. Any assessment fees for mitigation should be of such proportion as to cover mainline highway deficiencies that occur as a result of the additional traffic generated by the project.

If you have any questions regarding this response, please feel free to contact the undersigned at (213)897-4429 or Sameerah Mateen, the IGR/CEQA Coordinator for the project at (213)897-1333. Please reference this project by - IGR000365SM.

Sincerely,

STEPHEN J. BUSWELL
IGR/CEQA Program Manager
Transportation Planning Office

cc: ATP-File/Chrono
Scott Morgan, State Clearinghouse

Letter 1

Commentor: Stephen Buswell, California Department of Transportation

Date: April 24, 2000

Response:

The 1998 FEIR contained a detailed analysis of the traffic impacts associated with the project for existing and future year conditions. The analysis included ADT, A.M. and P.M. peak hour volumes, identified project related and cumulative impacts to County and State facilities, and developed mitigation measures. A detailed discussion of the University's funding restrictions was also presented in the 1998 FEIR, in Section 2.3.3.

The Supplemental EIR analysis indicated that the current project would generate less traffic than the project analyzed in the original EIR, thus no additional traffic analysis was required.

RESOURCE MANAGEMENT AGENCY

county of ventura

Environmental Health Division
Donald W. Koepp
Director

2

May 2, 2000

Art Flores
California State University, Channel Islands Site Authority
One University Dr.
Camarillo, CA 93012

DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT FOR THE REVISED CAMPUS MASTER PLAN FOR CALIFORNIA STATE UNIVERSITY, CHANNEL ISLANDS

The Environmental Health Division (EHD) staff reviewed the subject documents, and provides the following comments:

A

1. The proposed project is located near a property which the California Environmental Protection Agency, Department of Toxics Substances Control has identified on the Calsites list for an uncontrolled release of a hazardous substance(s). According to a summary report, the site has been referred to the California Water Quality Control Board for further action. The site is identified as Camarillo State Hospital, at 1878 S. Lewis Rd., Camarillo.

B

2. EHD records indicate that there is a Leaking Underground Fuel Tank (LUFT) site on the adjacent property, for which closure has not yet been obtained. According to EHD records, there was groundwater and soils contamination at the site. The site is identified as Camarillo State Hospital, at 1878 S. Lewis Rd., Camarillo. For more information, please contact Bill Goth at 654-2460.

800 South Victoria Avenue, Ventura, CA 93009-1730 (805) 654-2813 FAX (805) 654-2480
Internet Web Site Address: www.ventura.org/env_hlth/env.htm

C

3. EHD records indicate that the project is located on or near a closed, illegal, or abandoned solid waste disposal site. If during construction evidence of a waste disposal site is encountered, the work shall cease and EHD as the Local Enforcement Agency should be notified. The site is identified as Round Mountain County. For more information, please contact Barry Marczuk at 654-2859.

If you have any questions please contact me at 654-2811.

Melinda Talent

MELINDA TALENT
LAND USE SECTION
ENVIRONMENTAL HEALTH DIVISION

rifenbt/landuse/csucl.doc

c: Bill Goth, EHD
Barry Marczuk, EHD

Letter 2

Commentor: Melinda Talent, County of Ventura Environmental Health Division

Date: May 2, 2000

Response:

2A. This issue is discussed in 1998 FEIR in Section 5.11.3, *Hazards*. The reason for listing was an underground storage tank that had been leaking; this tank was removed and remediation complete, as stated in the FEIR. The Supplemental EIR appends the 1998 FEIR, and does not repeat its information unless it has changed substantially.

2B. At the time of the preparation of the 1998 FEIR, there were four underground storage tanks located within the Master Plan site. Three of these were diesel tanks, and one was a gasoline tank. All four were removed by May 1999. They have since been replaced with above-ground concrete tanks. The removal and replacement efforts were overseen by the State Department of General Services. As part of the removal process, the State Department of General Services tested the remaining soils for any contamination. The commentor's agency will be required to review the assessment at that time, and will oversee any remediation efforts that may be required. Ultimately, the commentor's agency will rule on closure of these sites.

2C. This recommendation was incorporated into the 1998 Final EIR, after a similar comment by the commentor. CSU officials remain unaware of any solid waste disposal site. The CSU would comply with state law in the event that an unidentified landfill were discovered during grading or construction activity.

RESOURCE MANAGEMENT AGENCY

county of ventura

Planning Division

Keith A. Turner
Director

May 8, 2000

3

Art Flores
CSUCI

FAX #: 437-8424

Subject: Revised Master Plan - 15,000 FTES

Thank you for the opportunity to review and comment on the subject document. Attached are the comments that we have received resulting from intra-county review of the subject document.

Your proposed responses to these comments should be sent directly to the commentator, with a copy to Joseph Eisenhut, Ventura County Planning Division, L#1740, 800 S. Victoria Avenue, Ventura, CA 93009.

If you have any questions regarding any of the comments, please contact the appropriate respondent. Overall questions may be directed to Joseph Eisenhut at (805) 654-2464.

Sincerely,

Keith Turner
County Planning Director

f:\rma\wpc\winword\1d12-400

Attachment

County RMA Reference Number 00-038

Letter 3

Commentor: Keith Turner, County of Ventura Planning Division

Date: May 8, 2000

Response:

The commentor introduces a series of Ventura County memoranda directed to his office regarding the Draft Supplemental EIR. These are included as letters 4 through 6 and addressed directly below.

COUNTY OF VENTURA

RESOURCE MANAGEMENT AGENCY
PLANNING DIVISION

MEMORANDUM

4

DATE: April 27, 2000

TO: Joseph Eisenhut

FROM: Bruce Smith, Manager, General Plan Section

SUBJECT: DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT FOR CALIFORNIA STATE UNIVERSITY, CHANNEL ISLANDS REVISED CAMPUS MASTER PLAN (Reference No. 00-038)

The Planning Division has reviewed the above document and offers the following comments:

INTRODUCTION

A **Page 1-3; Section 1.3 (Site Authority, Specific Reuse Plan, Master Plan);3rd paragraph.** The SEIR asserts that the Site Authority is the exclusive government agency with regulatory jurisdiction over the Community Development Area (private development component). County Counsel has advised us that, based upon existing case law, Ventura County has land use authority over those private land uses that are not directly related to the educational mission of the CSU. Moreover, the State Subdivision Map Act gives Ventura County exclusive authority to regulate the division of property for sale or lease to private parties. We note that even if CSU's position on this issue were correct, Ventura County would continue to have discretionary authority with respect to encroachment permits for improvements at the intersection with Lewis Road and flood plain development permits for any modifications to Long Valley Drain. The SEIR should be revised to acknowledge that Ventura County will be a responsible agency for improvements to Lewis Road and Long Valley Drain and the SEIR should acknowledge that the County believes it has land use authority over the private development component of the project. Assuming that Ventura County prevails on this issue, the private development component would require approval of a General Plan Amendment, Zone Change, approval of a regulatory Specific Plan and approval of subdivision and zoning entitlements.

B

C

D **Page 1-4; Section 1.5 (Lead, Responsible and Trustee Agencies).** Ventura County should be listed as a responsible agency with respect to issuance of permits for improvements to Lewis Road and Long Valley Drain and the SEIR should acknowledge that Ventura County believes it has land use and subdivision regulatory authority for the private land use component of the project.

PROJECT DESCRIPTION

E

Page 2-4; Section 2.5 (Project Characteristics); 2nd paragraph. The SEIR states that the Site Authority is the exclusive government authority with jurisdiction over the reuse plan, including its adoption and implementation. The SEIR should be revised to reflect Ventura County's assertion that it has land use and subdivision authority over the private land use component of the project.

Page 2-20; Section 2.6 (Discretionary Actions Required). The SEIR should be revised to indicate that if Ventura County is determined to have land use and subdivision authority, a General Plan Amendment, Zone Change, County regulatory Specific Plan and subdivision and zoning entitlements would need to be approved by Ventura County.

F

Page 2-22; Figure 2-8 (Specific Reuse Plan Area Map). The map should be revised to identify the flex parcel as an area that will be subject to the Specific Reuse Plan, if it is developed for research and development uses.

AGRICULTURAL RESOURCES

G

Page 4.2-11; Section 4.2.2.b (Mitigation Measures). The SEIR proposes a 100 foot wide buffer be created between the agricultural fields and the athletic fields to minimize land use conflicts (odors, noise, pesticides, etc.) associated with agricultural operations. The SEIR concludes that the 100-foot buffer will mitigate agricultural impacts to less-than-significant. We note that the Administrative Draft SEIR proposed a 300-foot buffer, consistent with recommendations from the Agricultural Commissioner's Office for other projects in Ventura County. No explanation is given for proposing a smaller buffer. It appears unlikely that a 100-foot buffer would be sufficient to mitigate agricultural impacts to a less-than-significant level. The SEIR should be revised to expand the buffer to 300 feet, or explain why a 100-foot buffer is sufficient in this case, or state that impacts would remain significant.

CULTURAL AND HISTORIC RESOURCES

H

Page 4.4-8; Table 4.4-1 (Comparison of Effects to Historic Resources). The table is difficult to understand without an accompanying map. Earlier versions of the East Campus Community Plan made it clear that at least some of the architecturally significant buildings would be preserved in a community center/day care facility complex. The text is not entirely clear, but it now appears that all of the East Campus buildings will be destroyed under the current proposal. This would seem to contradict previous stated intentions to try to preserve the unique architectural character of this site. If all of the east campus buildings must be demolished, the SEIR should clearly disclose this. The SEIR should be revised to include mitigation that would require the project developer to incorporate some of the architecturally and historically significant buildings into the project design. It is difficult to believe that none of the east campus buildings are suitable for adaptive reuse.

LAND USE AND PLANNING

I

Page 4.5-1; Section 4.5.1.b (Current Land Use Regulations). The SEIR indicates that as a state-owned facility, the project site is not legally subject to local land use and subdivision regulation. Ventura County believes that CSU's preemption only applies to land uses directly related to CSU's educational mission. The SEIR should be revised to state the County's view that the private revenue generating land uses are subject to County regulatory authority.

J

Page 4.5-1; Section 4.5.1.b (General Plan and Zoning). The location and mix of land uses has changed since the original EIR was prepared. The SEIR should be revised to disclose that the revised private residential, commercial and research and office uses are not consistent with either the Ventura County General Plan "State and Federal Facility" designation nor the existing "Open Space" zoning. The proposed private development is also inconsistent with the General Plan Urban Centers policy and the Guidelines for Orderly Development. These inconsistencies could be mitigated with adoption of amendments to the County General Plan, adoption by the County of a regulatory Specific Plan and approval of a zone change.

K

Page 4.5-5; Section 4.5.2.b (Mitigation Measures). The SEIR recommends a 100-foot buffer zone between the play fields and the Camrosa Wastewater Treatment Plant. This setback does not appear to be sufficient to reduce odor impacts to less-than-significant levels. We note that the Administrative Draft SEIR proposed a 500-foot setback from this the Camrosa Wastewater Treatment Plant. It is not clear what rationale was employed to determine that reducing the set back from 500 feet to 100 feet would still mitigate odor impacts to a less-than-significant level. The SEIR should be revised to expand the buffer, or explain why a 100-foot buffer is sufficient in this case, or state that impacts would remain significant.

LONG TERM EFFECTS/GROWTH INDUCING EFFECTS

L

Page 5-2; Section 5.1.3 (Removal of Obstacles to Growth). The SEIR states that the project does not involve the construction of major roads. In fact, the project will result in construction of a new thoroughfare across an existing farm field and traffic generated by the CSU project will cause a need to widen Lewis Road and Cawelti Road in the project vicinity. The construction and widening of these roads are a direct consequence of the proposed project and could potentially induce growth in the adjacent farm field and the along the Lewis Road corridor between CSU and Camarillo. The SEIR should be revised to acknowledge this potential growth-inducing impact.

M

The adoption of SOAR ordinances in the County would ordinarily minimize the growth inducing impact of road widening (at least for the 20-year term of the County SOAR

M

Ordinance. However, CSU's recent assertion that it has sole land use regulatory authority over land owned by the State, potentially has significant growth-inducing impacts not addressed in the original Campus Master Plan EIR or the current SEIR. If CSU's position should prevail, there would be no limit on the amount of land CSU could ultimately acquire and develop with revenue producing land uses. Such CSU development would not be subject to any local land use controls (e.g., LAFCO Sphere of Influence boundaries, Greenbelt Agreement, Guidelines for Orderly Growth, SOAR curb lines, etc.). Given the restrictive growth polices that apply elsewhere in the unincorporated area, the elimination of numerous policy constraints to growth in the CSU area could be expected to generate significant pressure for growth in the area. Additionally, the SEIR recommended mitigation measure on page 5-4 would be rendered ineffective, since changing the County General Plan designation of the adjacent farm field from "State and Federal Facility" to "Agricultural" would not preclude CSU from acquiring the parcel for expansion of the research and development center or other land uses. The SEIR needs to be revised to acknowledge the potential growth-inducing impact if the CSU position regarding land use authority for non-academic land uses should prevail.

ALTERNATIVES

N

We request the SEIR be revised to consider an alternative that locates the athletic fields within the existing site to minimize conflicts with agricultural operations and the Camrosa Treatment Plant and to minimize growth-inducing impacts. We recommend that the "flex" parcel, the Community Park and/or the meadow area be considered as alternative locations for development of athletic fields. If none of these locations prove feasible, then the SEIR should consider reducing the acreage for non-academic land uses or eliminating the athletic fields altogether.

NOTICE OF PREPARATION

O

Initial Study, Page 13. Ventura County had requested that the SEIR study the potential impacts of the expedited campus and private development schedule on the timing of transportation improvements. The Initial Study indicates that traffic impacts were not studied because the overall traffic will be less than originally projected because the original traffic analysis did not take into account the effect of transit and other trip reduction techniques. The Initial Study misses the County's point. The change in the project development schedule may result in significant changes to the timing of needed traffic improvements. Such changes would have important implications relating to funding of traffic improvements. We request that the SEIR be revised to provide this information.

Letter 4

Commentor: Bruce Smith, County of Ventura Planning Division

Date: April 27, 2000

Response:

4A. The California State University, Channel Islands Site Authority is involved in planning in coordination with the California State University. This is the Authority's statutory mandate. The Authority supports development on the site of what was the Camarillo State Hospital. During the planning process, the proposed project has emerged as a plan for the development of residences intended to supply housing for the University's faculty, staff and students with an economic plan to assure that there will be low- to moderate-priced housing available on a long-term basis for University-related users. This project falls within the scope of projects that the University could do directly, and which the Site Authority under its statutory powers and mission is also authorized to do without land use approvals by the County.

The Authority's analysis of this legal issue was presented to the County by means of a December 28, 1999, letter to Mr. Thomas Berg, Director, Resource Management Agency, and Mr. Arthur E. Goulet, Director, Public Works, from attorney Kenneth M. High, Jr. of the firm Nordman, Cormany, Hair & Compton. That letter is available in the official records of the CSUCI Site Authority (maintained at the Administration Building, CSUCI, One University Drive, Camarillo, California 93012; and at the Office of General Counsel, California State University, 401 Golden Shore, 4th Floor, Long Beach, California 90802-4210). The letter is hereby incorporated by reference.

The CSUCI Site Development Act of 1998 (1998 Statutes, Chapter 861, "the Act") creates the CSUCI Site Authority and vests in it power to plan new University supportive development on site. The County and its cities are effectively partners in this endeavor through their representation on the Site Authority. Specifically, the Act provides the Authority with independent land use authority in Government Code section 67476, which clearly states that:

> *(b)(1) "the authority may exercise any power common to the county and the trustees necessary to carry out this title"*, and that it may
> *(6)(a) "determine the location and character of any project or educational facility and acquire, construct . . . sell, lease as lessee or lessor, or regulate the project of educational facility."*

The Authority's jurisdiction is, of course, focused on the site. The County performs necessary services offsite and the 1998 FEIR and this Supplemental EIR recognize this. Consequently, we agree that the County is the responsible agency for several offsite mitigation actions, including, as stated in the County's letter, the provision of encroachment permits for improvements at the intersection with Lewis Road and flood plain development permits for any modifications to Long Valley Drain. The Authority intends to adopt findings recognizing the County as the responsible agency for these activities.

As explained, the project does not require a General Plan Amendment, zone change, approval of a regulatory Specific Plan or approval of subdivision and zoning entitlements. Additionally, the proposed project can be seen to remain as properly categorized as an institutional federal/state land use, as it is currently designated on the Ventura County General Plan.

4B. The Supplemental EIR acknowledges the responsible agency status of the County of Ventura regarding county roads and flood control facilities that may require modifications. Therefore, no revision is necessary. Please review Section 1.5, *Lead, Responsible and Trustee Agencies.*

4C. The opinion regarding the private development component is noted. The Site Authority was created as the land use authority with oversight over all uses, including the research and development and residential uses in a manner that complements and supports the state university facility.

It is noted that the county has not required that adjacent privately-operated agricultural uses that carry a State and Federal Facility designation process general plan amendments.

4D. Please see responses 4A and 4B above.

4E. Please see response 4A and 4C above.

4F. The flex parcel is so identified in the draft California State University Channel Islands Master Plan. It is not called out for research and development uses in the Specific Reuse Plan, which is the plan that governs the non-academic uses. For the foreseeable future, the flex parcel identified in Figure 2-8 will remain as landscaped open space, and is intended to remain a part of the academic campus. When a specific use is identified, it will be reviewed for consistency with the Master Plan concept and may require further environmental review if Master Plan amendments are indicated.

4G. The smaller buffer recognizes that a 300-foot buffer would render the portion of the 75-acre acquisition area as unusable. This fact was pointed out by county planning staff during the administrative review process.

There is no evidence that a 300-foot buffer would provide more mitigation than would a 100-foot buffer. It is important to note that this buffer would incorporate a planned primary access road into the campus, and that the road would be developed at a higher finish grade than would be the play fields. This would provide additional buffering effect. The 300-foot concept is merely a recommendation from an advisory committee, and does not reflect any state-adopted standard. Letter 7 and the responses thereto, included in this section, provide more detailed information about agricultural resource impacts.

4H. As a Supplemental EIR, the analysis appends the information included in the 1998 FEIR. It may be useful to consult the 1998 FEIR to better understand the information.

Table 4.4-1 attempts to clearly identify additional impacts to cultural resources compared to those described in the 1998 FEIR. Please review the sixth column of the table, which points out additional impacts to both academic quads (due to planned construction within the courtyards), the Powerhouse complex (due to demolition), and to the Plant Operations/Laundry building (due to demolition). Impacts to the east campus buildings have not changed. The 1998 FEIR clearly discloses that these buildings could be demolished. Please review column four and five, under the "Ancillary Development Area" rows.

4I. This difference in opinion on applicability of Ventura County land use regulatory applicability has been noted. Please review comment and response 4A, above.

4J. It is debatable whether the redesignation or amendment of zoning mitigates an impact. In fact, these paper exercises merely make land use documents reflect a particular proposal. They do nothing to affect the physical environment, but may address perceived or actual policy consistency discrepancies. In the case presented by the commentor, the planned research and development, residential, and support uses would be under the land use authority of the CSUCI Site Authority, an explicit creature of the State of California. These facilities would have an implicit connection to the academic mission of the campus by the provision of residential opportunities for faculty, staff, and students, and by enabling research-oriented industries access to academicians and students for labor and other collaborative efforts. These uses are not unlike uses and functions at Ventura County military installations, which also carry a "State and Federal Facility" general plan designation.

The University represents a "redevelopment" of a significant state asset, not new urban expansion. This is in part the reason the Site Authority Reuse concept was developed, modeled with elements of a redevelopment agency and a military base conversion. The fact that up to 400 dwelling units already exist on the site, and that up to 7,000 individuals resided on the site in past decades, clearly refutes the perception that University development requires an extension of municipal-style services currently not available. In fact, the decision to adaptively reuse the former State hospital for the University is clearly consistent with and supportive of the County's policy. The County General Plan already recognized the site as an institutional use, and it will continue in that mode of use as long as the University is there. The creation of a university community, as described in the Community Development Area Specific Reuse Plan, is therefore consistent with the intent and purposes of the County General Plan. Therefore, the county designation of "State and Federal Facility" could remain over the entire CSUCI area, and be considered and accurate description of the land uses proposed.

4K. The issue raised here is similar to comment 4G, above. During administrative review, it was pointed out by a county planner that the buffer zones would leave little room for play fields. There is no established buffer width standard for wastewater treatment facilities, nor is their a threshold of significance for an odor impact. The 100-foot buffer would enable buffering of immediate adjacency impacts, such as active work in the settling ponds. It would also accommodate a desire on the part of the CSU and the water district to provide a landscaped buffer between the two uses. The impact of odors

is disclosed. Though this impact rises to the level of a nuisance, there is no substantial evidence that it would cause a significant land use impact.

4L. The project is the revision to the Master Plan. The Supplemental EIR states that "the revised Master Plan does not involve the construction of major roads..." The road referred to by the commentor as a new thoroughfare is an access road that was discussed in the 1998 FEIR. Please refer to page 6-5 in section 6.0, Long Term Effects, of the 1998 FEIR. The growth inducing effects of the referenced road is fully analyzed, and the analysis does not warrant additional analysis

On the other hand, the required timing for roadway capacity and operational control modifications is better understood than at the time of the preparation of the 1998 FEIR. To reflect this information, and in response to the comment, Section 5.1.3 of the Final Supplemental EIR will be appended. Please see Addendum/Errata, above.
It should be noted that the Lewis Road widening project is currently being reviewed by the County road agency in compliance with both CEQA and NEPA. The draft review document is expected to be published later this year.

4M. SOAR remains as a constraint on large areas near the campus. The University is not proposing any future development on adjacent lands.

The property purchases referred to in the SEIR (35-acre and 75-acre acquisitions) have the express purpose of providing open space protection, wildfire buffers, and playfields. The residential and research and development uses are under the purview of the CSUCI Site Authority, which was created and is constrained by special state legislation.

The Site Authority's general responsibility lies with the land that was formerly the Camarillo State Hospital, and not other lands. The hypothesis that the University could develop additional land beyond that described in the proposed project is unwarranted speculation. This proposal is so speculative that no useful analysis is either possible or warranted. Any land may be taken by a public agency with condemnation power and sufficient funds for public use. The Authority, however, has no such plans. Indeed, the Authority is expressly without the power of eminent domain. The County, which is an adjacent owner to the agricultural lands abutting Lewis Road, could equally develop some plan and seek to acquire and develop this or any other lands; or the Navy; or the IRS. Significantly, we are aware of no such plans, other than the County's plans for its existing lands.

The Authority and the University have fully described the extent of long-term planned development, which includes the facilities and land to develop and maintain a large (15,000 FTE) university campus. Presently, it is the County itself which is responsible for land planning for the adjacent privately owned agricultural land. We are aware of no plan or need to develop the adjacent agricultural land, other than as described and analyzed in the SEIR. Consequently, the project is not expected to generate growth on adjoining agricultural land.

4N. The 1998 FEIR analyzed nine alternatives to the 1998 Master Plan. The Supplemental EIR analyzes a revised project which could constitute a tenth alternative. These alternatives are summarized in Section 6.0, Alternatives, of the Supplemental EIR. No

additional analysis of alternatives is warranted at this time. Nevertheless, the recommendations for different use configurations for the flex parcel are noted.

4O. The campus development schedule, in terms of full-time equivalent student growth projections, remains unchanged from the one presented in the 1998 FEIR. The acceleration of residential and research and development uses would, if carried out in accordance with the stated schedule presented in the Supplemental EIR, accelerate the demand for roadway modifications. Another variable that will affect the demand for the modifications is the success in implementing transportation demand management measures. The expected schedule for warranted roadway construction projects is presented in the Supplemental EIR. Please see Appendix D, Table A, *CSUCI Road Construction Warrant Dates.*

MAY 04 2000

PUBLIC WORKS AGENCY
TRANSPORTATION DEPARTMENT
Traffic and Planning & Administration

MEMORANDUM
May 2, 2000

5

TO: Resource Management Agency, Planning Division
Attention: Joseph Bisenhut

FROM: Nazir Lalani, Principal Engineer NL

SUBJECT: Review of Document 00-038
Draft Supplemental Environmental Impact Report (DSEIR)
California State University, Revised Campus Master Plan
One University Drive, Camarillo

Lead Agency: California State University, Channel Islands

The Transportation Department has reviewed the revised Campus Master Plan and the DSEIR. We offer the following observations:

1) The March 2000 revision of the Campus Master Plan indicates acceleration of the build out and construction schedule. Changes in the construction schedule will affect traffic patterns, the construction schedule of the road improvement needed for this project, and the schedule for mitigation measure implementation. Please revise the traffic section of the DSEIR for the Master Plan to reflect the accelerated construction schedule for this project.

2) Our review of this Notice of Preparation of an Environmental Impact Report is limited to the impacts this project may have on the County's Regional Road Network.

3) The DSEIR should provide a specific plan whereby the university and site authority anticipates that required road improvements will be funded and accomplished. But for university or university-related development the need to improve or widen roads providing access to the university would not be paramount.

Please call me at 654-2080 if you have any questions.

c: Rich Guske

NL/RH/BE:asr
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Letter 5

Commentor: Nazir Lalani, County of Ventura Transportation Department

Date: May 2, 2000

Response:

5A. The absorption schedules shown in Tables 2-3 and 2-5 of the Supplemental EIR are those that were analyzed in the traffic section. The traffic analysis assumed the accelerated schedules for the housing units and the research and development components of the revised Master Plan.

5B. Comment noted.

5C. The Site Authority is currently working with Ventura County on the developing the timing and funding of the required mitigations. In addition, the 1998 FEIR also contains a detailed discussion of the University's funding restrictions. Please see 1998 FEIR Section 2.3.3.

MAY 4'00 PM12:17

VENTURA COUNTY
AIR POLLUTION CONTROL DISTRICT
Memorandum

6

TO: Joseph Eisenhut, Planning DATE: May 3, 2000

FROM: Molly Pearson MP

SUBJECT: Draft Supplemental Environmental Impact Report for CSUCI Campus Master Plan (Reference No. 00-038)

Ventura County Air Pollution Control District (APCD) staff has reviewed the Draft Supplemental Environmental Impact Report (DSEIR) for the California State University, Channel Islands (CSUCI) Revised Campus Master Plan. Revisions to the Master Plan include changes in the following four categories:

1. Land Acquisitions – Two land parcels are to be acquired. A 75-acre parcel on the western boundary of the property will be developed with new road facilities, a wetland mitigation area, a detention/desilting basin, recycled water storage, and playfields. A 35-acre parcel on the eastern boundary of the property would provide for habitat conservation, watershed protection, and a fuel modification zone to protect proposed residential housing.

2. Academic Core and Business Campus Site Plan Modifications – Approximately 330,000 gross square feet of additional Academic/University services space, as well as an increase in dormitory housing from 1,000 to 2,000 beds, would be included. The designation of a 5-acre open space parcel would be changed to accommodate other potential uses. Other changes include an alteration of the number and type of parking facilities, as well as changes to the buildings on Ventura Street and to the Town Center.

3. Density and Type of Residential Uses - The residential area at the east campus would be revised to include more varied housing densities, with a mix of single-family detached homes, townhomes, condominiums, and apartments. An open space and pedestrian circulation network is planned for this residential community. Plans for a golf course adjacent to the residential development have been removed.

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A

4. Relocation of Elementary School Facility from Academic Core to the East Campus – The 12-acre site in the southeast portion of the campus, site of the former Children's Development Center and Long Grade Canyon Creek debris basin, would be made available for a new K-8 school. No daycare facilities are proposed under the revised Master Plan.

District staff offers the following comment regarding the DSEIR for the Revised Campus Master Plan:

B

The Initial Study for the subject project, which was reviewed by District staff in January, 2000, included a project description for the Revised Campus Master Plan that is different from the project description presented in the DSEIR. The project description used in the Initial Study stated that the "...basic development program (of the campus) remains unchanged." The project description for the Initial Study did not include any proposed increases in the amount or size of the campus buildings or facilities. However, the project description included in the DSEIR proposes increases in the amount or size of dormitory housing, academic/university services buildings, and research and development facilities (refer to Table 2-1, Page 2-10, of the DSEIR). All of these increases in project size/intensity indicate the potential for air quality impacts. These potential air quality impacts were not specifically addressed in either the Initial Study or the DSEIR. The Final Supplemental EIR should include a discussion of the potential air quality impacts that the proposed revisions to the Campus Master Plan may have.

If you have any questions, please call me at 645-1439.

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TOTAL P.03

Letter 6

Commentor: Molly Pearson, Ventura County Air Pollution Control District

Date: May 3, 2000

Response:

6A. The commentor presents the project information for clarification. The commentor's understanding of the details of the revised Master Plan is correct.

6B. The project description in the draft Supplemental EIR includes information about the University's intended academic core building program that was not available at the time of that the Notice of Preparation was written. Nevertheless, the building program information may convey an exaggerated sense of the changes to the revised Master Plan with respect to air quality impacts. This is because the expected phasing of academic growth is identical to that proposed in the 1998 Master Plan, and reflected in the 1998 FEIR. The mobile emissions portion of the air quality analysis is based on average daily trips (ADT). The ADT is based on the full-time equivalent student (FTES) projections. The FTES incorporates students, faculty, and staff, and assumes a proportion of on-campus housing, student-serving retail uses, and other typical university functions. Therefore, the ADTs based on FTES reflect the overall growth of the academic campus.

Regarding short-term construction impacts, these are also calculated in the 1998 FEIR, even though the commentor's agency does not apply significance thresholds to such emissions. Dust control and ozone precursor measures have been applied to address these impacts. Please review Mitigation Measures AQ-1(a) and AQ-1(b) in the 1998 FEIR.

Office Of
AGRICULTURAL COMMISSIONER

P.O. Box 889, Santa Paula, CA 93061
815 East Santa Barbara Street
Telephone: (805) 933-3165
(805) 647-5931
FAX: (805) 525-8922

Agricultural Commissioner
W. Earl McPhail

Chief Deputy
David B. Buettner

7

May 8, 2000

Art Flores
California State University, Channel Islands
Site Authority
One University Drive
Camarillo, CA 93102

SUBJECT: DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT FOR THE REVISED CAMPUS MASTER PLAN

Dear Mr. Flores:

We have reviewed Sections 2.0 (Project Description), 4.2 (Agricultural Resources), 4.3 (Biological Resources), 4.5 (Land Use and Planning), 5.0 (Long Term Effects) and 6.0 (Alternatives) of the Draft Supplemental EIR, and have the following comments.

Section 4.2—Agricultural Resources

A **Page 4.2-2, last paragraph: The** first sentence should be revised to state "The California Environmental Protection Agency (Cal EPA), Department of Pesticide Regulations (DPR) is the state agency that sets regulatory standards for pesticide use, whether in homes or agriculture."

B **Page 4.2-4, second paragraph:** The first sentence should be revised to state that methyl bromide is injected into the soil generally at a depth of 12 to 24 inches before a crop is planted. The fumigant is not always injected at this depth.

C **Page 4.2-4, last paragraph:** The last sentence should be deleted. There will likely be no use of methyl bromide after the year 2005 since no remaining supply of the chemical will exist. Due to the mandated reduction in methyl bromide production, no stockpiles of the chemical will exist.

D **Page 4.2-5, first paragraph:** The fourth sentence should be revised to read "The County Agricultural Commissioner would be required to "condition" methyl bromide permits . . ." The reference in the last sentence should be changed to Susan Johnson, the Deputy Agricultural Commissioner responsible for pesticide use enforcement.

E **Page 4.2-5, second and third paragraphs:** These paragraphs should be revised to clarify the Ventura County Agricultural Policy Advisory Committee's buffer recommendation. The current wording appears to indicate that the APAC's recommendation applies only to those agricultural operations that use methyl bromide. The second paragraph should be revised to include the following information.

"The Ventura County Agricultural Policy Advisory Committee has recommended a 300-foot setback between outdoor recreational uses and existing agricultural operations. The purpose of this setback is to ensure that these uses avoid impairment to agriculture (due to increased potential for vandalism, trespassing and pilferage on farmland), as well as to avoid compromising public safety that potentially may occur from the application of pesticides to agriculture.

E The first sentence in the third paragraph should be revised to state "The County has not established land use setbacks, or buffers, between the land . . ." As noted above, the APAC has recommended a buffer, but to date specific buffers between agricultural and non-agricultural uses have not been adopted by the County Board of Supervisors. The last sentence in this paragraph should be revised to state "The County does require that all pesticides be used pursuant to the manufacturers' instructions and that the pesticides are applied so as to prevent substantial drift onto nearby properties." Pesticides are applied other than by spraying, and State law prohibits substantial pesticide drift.

Page 4.2-8, first paragraph: The second to the last sentence should be revised to state " . . . agricultural production and cultural practices in the project area (e.g., movement and use of farm equipment, spraying of farm chemicals). Vandalism is not a cultural practice, and should be deleted from the examples.

F **Page 4.2-8, fifth paragraph:** The reference to page 4.2-4 in the second sentence should be revised to page 4.2-5. The last sentence addresses land use compatibility conflicts, which is already addressed in the first paragraph. This sentence should be revised as follows, and placed after the second to the last sentence in the first paragraph.

"The project's impact would also be considered significant if it would conflict with adopted policies pertaining to the avoidance of land use conflicts."

G **Page 4.2-9, Mitigation Measure S-AG-1:** This mitigation should be revised to state "Topsoil from the project site shall be preserved and offered to an offsite commercial agricultural operation for reuse as a soil amendment." This is the same mitigation measure recommended by the Final EIR prepared for the Ventura County Juvenile Justice Complex (February 2000). The Agricultural Commissioner's Office does not oversee soil transfer programs.

H **Page 4.2-9, fourth paragraph:** The second sentence should be revised to state "Detrimental effects could occur to both the recreational users and maintenance staff, as well as to existing agricultural operations." The EIR text states that if the adjacent farming operation that is in organic production were to revert back to traditional farming, the use of pesticides could create health concerns to users of the proposed playfields. It should be noted that pesticides (such as sulfur dust) also are used in organic farming. These pesticides may also cause health concerns, depending on whether playfield users are sensitive to the materials.

I **Page 4.2-10, fifth paragraph:** The consistency of the proposed use of the 75-acre acquisition area with Ventura County General Plan policy 1.6.2.6 (see page 4.2-6) should be addressed.

J **Page 4.2-11, Mitigation Measure S-AG-2(a):** What is meant by the reference to a 100-foot primary buffer zone in the third sentence? An 8-foot reinforced chain link fence should be provided along the perimeter of the 75-acre acquisition area to minimize potential trespassing and pilferage on the adjoining agricultural operations.

K

Page 4.2-11, Mitigation Measure S-AG-2(b): The first sentence should be revised to delete the words "Consistent with Ventura County's Right-to-Farm Ordinance". The Ordinance does not require the posting of notices addressing potential odors and pesticide hazards associated with agricultural operations.

L

Page 4.2-11, Mitigation Measure S-AG-2(c): What is the difference between this measure and the buffer required by Measure S-AG-2(a)? In the first sentence, the word "buffer" following "100-foot" should be deleted.

M

Page 4.2-11, Significance After Mitigation: We disagree that implementation of the proposed mitigation measures, in conjunction with the County Right-to-Farm Ordinance, would reduce land use conflicts to less than significant. As noted above, the APAC believes that a minimum 300-foot buffer must be provided between the playfields and the adjacent agricultural operations to alleviate potential land use conflicts to a less than significant level.

N

Page 4.2-12: The last sentence is incorrect. For properties designated State/Federal Facility on the County General Plan, the County's *Initial Study Assessment Guidelines* does not establish a significance threshold for the cumulative loss of agricultural soils. Therefore, while development of the 75-acre acquisition area would result in a significant project impact due to the loss of agricultural soils, it would have a de minimus contribution to an otherwise significant cumulative impact.

Section 4.3--Biological Resources

O

Page 4.3-13, first paragraph: The acreages discussed in the text are very confusing. The fourth sentence states that a total of 7.1 acres wetlands, comprised of 5.5 acres of irrigation pond and 1.6 acres of willow-mulefat scrub, currently exists in the 75-acre acquisition area. However, page 4.3-1 states that the pond is 4.4 acres in size. A separate linear ditch (1.1 acres) is used to collect runoff water from the site. Does the irrigation pond referred to on page 4.3-13 include both the 4.4 acre pond and the 1.1 acre ditch? Please clarify.

P

Page 4.3-13, Mitigation Measure S-BIO-3(a): The measure requires the creation of a minimum 8.1 acres of wetland vegetation on the 75-acre acquisition parcel, in addition to the 7.1 acres of existing wetland area, the 2.25 acres of reclaimed water storage, and the 4.4 acres of detention/debris basin. Figure 2-4 shows that only 6.5 acres of wetland mitigation area, in addition to the existing 7.1 acres, would be created. Would the creation of an additional 1.6 acres of wetlands require that a portion of the playfield area be eliminated, or would additional agricultural acreage be acquired? What is the rationale for requiring the creation of 8.1 acres of new wetland area?

Q

Page 4.3-15, last paragraph: The text states that inclusion of 35-acres of coastal sage scrub into the Campus master Plan as a preserve area would ". . . limit potential cumulative growth adjacent to the CSUCI campus, thereby reducing potential cumulative impacts." The EIR should note that the County General Plan land use and zoning designations and SOAR Ordinance would limit potential growth on properties surrounding the campus, provided that these areas are not acquired by the University for development of educational or non-academic land uses.

Section 4.5—Land Use and Planning

R

Page 4.5-1, last sentence: The County Agricultural Policy Advisory Committee is not investigating the creation of greenbelt ordinances. The County Planning Division staff is

R

pursuing the creation of greenbelt ordinances for recommendation to the Board of Supervisors. Please contact Gene Kjellberg with the Planning Division at 654-2455 for further information concerning this effort.

S

Page 4.5-3, fourth paragraph: See above comment for page 4.2-9, fourth paragraph.

Page 4.5-5, fourth paragraph: See above comment for page 4.2-11, Significance After Mitigation.

T

Page 4.6-6, Mitigation Measure S-HYD-2(b): Would increasing the area of the detention basin require the elimination of a portion of the playfield area, or would additional agricultural acreage be acquired?

Section 5.0—Long Term Effects

U

Pages 5-2, bottom paragraph and 5-3, first paragraph: The discussion of existing regulatory mechanisms to limit the potential for development on lands surrounding CSUCI should include the County SOAR Ordinance. It should be noted that none of these regulatory mechanisms would be effective if CSUCI chooses to acquire additional property for development of educational or non-academic uses. Further, Mitigation Measure GI-1also would not preclude CSU from acquiring the balance of the adjacent agricultural property for development of a variety of land uses. This potential growth-inducing impact should be addressed in the EIR.

Section6.0—Alternatives

V

Page 6-3, last paragraph: According to the EIR text, if the proposed Santa Barbara Avenue extension from Lewis Road is eliminated, the amount of agricultural land that would be converted would be reduced by an estimated 8.3 acres. However, the playfields, wetlands mitigation area, detention basin and recycled water storage would still be provided on the agricultural property, resulting in 66.7 acres of agricultural land that would be converted to other uses. This acreage exceeds the County's significance threshold of 40 acres for prime/statewide importance farmland designated State/Federal Facility. Therefore, the project specific impact on the loss of agricultural soils would remain significant. The County considers the loss of 66.7 acres of farmland designated State/Federal Facility to have a de minimus contribution to an otherwise significant cumulative impact. The text should be revised as appropriate.

W

In addition to the alternatives addressed, the EIR should also consider an alternative that relocates the playfields and the other uses proposed for the 75-acre acquisition parcel to other portions of the Master Plan area, if feasible. The purpose of this alternative would be to avoid the significant, unavoidable loss of agricultural soils, and significant land use conflicts with adjoining agricultural operations that would occur due to the uses proposed for the 75-acre acquisition parcel. If relocation of the playfields and other uses is determined to be infeasible, then the EIR should address an alternative that reduces the acreage proposed for the playfields, or eliminates the playfields.

Thank you for the opportunity to review and comment on the Draft Supplemental EIR. Please call Julie Bulla of my staff if you have questions regarding our comments.

Sincerely,

W. Earl McPhail
Agricultural Commissioner

WEM:jb

C: Stephen Svete, Rincon Consultants
Joseph Eisenhut, Ventura County Planning Division
Dennis Hawkins, Ventura County Planning Division

Letter 7

Commentor: W. Earl McPhail, County of Ventura Office of the Agricultural Commissioner

Date: May 8, 2000

Response:

7A. The clarification is noted. Please review the follow-up sentence, which makes the same clarifying point.

7B. The comment is noted. The indication of a range of depth would appear to connote the variability of the pesticide application.

7C The comment is noted, however it would appear to be speculative to suggest an absolute with regard to methyl bromide availability, since purchase and storage information was not available.

7D. The suggestion to capitalize the title is noted and will be reflected in the Final Supplemental EIR.

7E. The clarification of the setback recommendation is noted. The Final Supplemental EIR will reflect the input with the following changes to Page 4.2-5:

> In the past, the Ventura County Agricultural Commissioner's office has imposed a minimum 100-foot separation between fields using methyl bromide and existing land uses where people may be exposed to its effects. More recently, the Agricultural Policy Advisory Committee has recommended a generalized 300-foot setback between proposed residences and existing agricultural operations, regardless of their pesticide use practices. However, neither setback recommendation has been formally adopted at the County level.
>
> The County has not established ~~recommendations for~~ land use setbacks, or buffers, between the land on which other pesticides are applied and adjacent land uses, though the State of California has established setback requirements for certain pesticides. The County does require that all pesticides be used pursuant to the manufacturers' instructions and that the pesticides are ~~sprayed~~ applied so as to prevent substantial drift onto nearby properties.

7F. The opinions regarding the nomenclature of the examples presented of effects on agricultural production are noted. The commentor's proposed wording for a significance threshold is noted. The Site Authority, and the State of California adhere to state-adopted standards for protection of resources. Whereas local policies are relevant to land use discussions, they are analyzed accordingly.

7G. The recommended mitigation measure is noted, and can be considered by the Site Authority Board as an alternative. It would, however, appear to place an unusual burden on the Site Authority, since it requires preservation of soil regardless of the ability of the Authority to identify a willing agricultural operation to accept the topsoil.

The measure, as worded, acknowledges the requisite for a regionally-managed program for such a soil transfer approach to function. Since the parameters of such a program is not developed, the Site Authority will clarify the measure in this Final EIR to insert performance standards that would be reasonable and acceptable to the Authority.

It should be noted that the impact to soil resources in either case would remain significant and unavoidable.

7H. The commentor's terminology preference is noted. It is generally understood that people can be sensitive to a range of substances, including chemical-free agricultural practice byproducts, such as dust and pollens.

7I. The intent of the indicated paragraph is, in fact, to address the thrust of this policy concern.

7J. The term primary refers to a buffer measured from the edge of the agricultural property line. The fencing requirement is not considered necessary. The playfields will ultimately be separated from the agricultural property by up to four lanes of roadway, including a swale separating directional flow. This roadway is expected to be developed at a higher surface grade, providing an elevation barrier.

7K. The measure will be revised to delete the reference to the ordinance. Please see the Addendum/Errata section above.

7L. As pointed out by the commentor, there is redundancy with Measure S-AG-2(a) and S-AG-2(c). To clarify the measure, Mitigation Measure S-AG-2(a) will be replaced with the wording from S-AG-2(c), and S-AG-2(c) will be otherwise eliminated. Please see the Addendum/Errata section above.

7M. The disagreement is noted. The Site Authority has taken the position that State of California standards and regulations will be the basis for significance thresholds regarding this issue area. We note that the County of Ventura has not adopted the threshold.

7N. The last sentence of page 4.2-12 will be deleted in the Final EIR in response to this comment.

7O. The 5.5 acre irrigation pond total includes the 4.4 acre irrigation pond and the 1.1 acre irrigation ditch north of the pond. The 1.6 acres of willow-mulefat scrub is associated with Long Grade Canyon channel.

7P. The purpose of the mitigation measure is to provide a minimal 1:1 ratio for the replacement of wetland and riparian habitat (total of 8 acres) that would be removed during construction of the Specific Reuse Plan. It is expected that implementation of this measure would occur through final design of the uses within the 75-acre parcel and no further land acquisition is anticipated at this time. However, it is noted that wetland mitigation is subject to the regulatory control of the Army Corps of Engineers through Section 404 of the Clean Water Act and the California Department of Fish and Game through Section 1600 et. seq. of the Fish and Game Code. These agencies generally

request a minimum 3:1 ratio for replacement wetlands. It is expected that during the negotiation process with these agencies that credit would be received for the increased functional values of the reconstructed wetlands and riparian enhancements along Long Grade Canyon channel, and additional land credit would be given for the functional values associated with the 2.25 acre reclaimed water storage and 4.4 acre detention basin (which would serve essentially the same function as existing onsite wetlands). Until the final permit conditions are negotiated, it is unknown if a greater amount of land may need to be acquired or if permit conditions can be met through redesign. Any significant changes in acreage or land area affected by the required wetland mitigation would be subject to additional Master Plan consistency review and concomitant environmental documentation, if required.

7Q. The comment is noted. Please review section 5.0, Long Term Effects.

7R. The text will be corrected to reflect that the County Board of Supervisors has directed the exploration of the creation of greenbelt ordinances. Please see the Addendum/Errata section above.

7S. Please see responses 7G, 7H, 7J, and 7K, above.

7T. The layout of the playfields are conceptual. The playfield area will not be developed for many years, and actual field configurations will be determined at that time. The intent is to accommodate playfields, retention, and wetland in the 75-acre acquisition area.

7U. The comment is noted, and additional text will be added to augment the discussion. Please see the Addendum/Errata section above. The issue of CSUCI acquiring more property is addressed in response 4M, above.

7V. The alternative discussion referred to by the commentor did not assume the 75-acre acquisition, nor any playfield, wetland, nor stormwater retention in that area. Please refer to the alternatives discussion in the 1998 FEIR. This Supplemental EIR is merely providing a summary of that discussion so that the revised Master Plan can be compared with all alternatives considered in the CEQA review process.

7W. Please see comment 4N, above. The alternatives were crafted in order to minimize or reduce environmental effects in a range of issue areas. Agricultural resources was one of them. Several alternatives analyzed in the 1998 FEIR accomplished the goal of lessening the impact to agricultural resources to a degree similar to the alternative forwarded in the comment, and the Supplemental EIR shows these to be superior from an agricultural resources perspective. The elimination of playfields would not allow the CSU Channel Islands campus to provide the range of recreation and student activity required for CSU campuses.

CAMROSA Water District

8

April 10, 2000
JHG:00-101

Mr. Art Flores, Agent
California State University, Channel Islands Site Authority
One University Drive
Camarillo, CA 93012

Comments Submitted at a Public Hearing, April 10, 2000, Regarding the Draft Supplemental EIR for the California State University, Channel Islands, Revised Campus Master Plan

Dear Mr. Flores:

Thank you for the opportunity to comment on the draft Supplement EIR for the California State University, Channel Islands, Revised Campus Master Plan. On behalf of the Camrosa Water District, I have the following comments:

A

Background: The Camrosa Water District supplies water and wastewater services to the university site. These services are bound by agreements initially executed with the State of California when the current facilities served as the Camarillo State Hospital. Since mid-1998, Camrosa has been negotiating with the University to replace the current agreements with a new service agreement designed to specifically address the long-term development of the site into the University.

In negotiations with the University, Camrosa has developed two draft agreements. After months of negotiation, the first agreement was set aside by the University. The University then took responsibility to develop an agreement, but did not produce a draft agreement. When the Site Authority issued the Notice of Preparation for the Supplemental EIR for the Campus Master Plan, Camrosa met with the University negotiators and urged withdrawal of the NOP pending resolution of water and wastewater service agreements. The University representatives assured us that we could work to reach an agreement while the Supplemental EIR was circulated. We met, negotiated, and Camrosa developed a second draft agreement that represented our joint perspective on water and wastewater service for the University. On the day that the Supplemental EIR was released, we were told that the chief negotiator for the University would no longer be part of the negotiations and that negotiations would be substantially run by the Chancellor's Office. We welcome the involvement of any party that can execute an agreement. We are concerned that the Chancellor's Office had not been directly

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represented in the previous negotiation and understandably has substantive issues regarding the latest draft agreement.

A

My sole purpose in reciting this history is to emphasize that Camrosa has diligently and proactively tried to conclude an agreement for water and wastewater services. The failure to reach agreement has placed us in the awkward position of having to respond to the proposed Campus Master Plan expansion from the perspective of the current service agreements. This is a position we have tried to avoid and would still like to resolve prior to the certification hearing on this Supplemental EIR.

B

Proposed Use Incompatible With Agreement Restrictions: Under the current wastewater service agreement, "Agreement for Purchase of Sewer Plant," March 15, 1979, there are several provisions that make the proposed development of the 75 acre parcel located north of Round Mountain infeasible. Under the current agreement, the State has agreed that the property proposed for new road facilities, wetland mitigation, a detention basin, recycled water storage, and play fields be used for agricultural purposes only. The State also granted Camrosa the right, in perpetuity, to dispose of wastewater effluent on the subject property. We believe exercise of this right would be incompatible with the proposed development of the property. I have attached excerpts from the current wastewater agreement for your reference.

C

Wastewater Capacity: The Supplemental EIR relies on the reserved wastewater treatment capacity that had originally been held by the State in the 1930's era wastewater treatment plant and reserved to serve the Camarillo State Hospital under the current wastewater agreement. In April 1997, Camrosa began operating the Camrosa Water Reclamation Facility and the old wastewater treatment plant was abandoned. Under the current agreement, it is unclear whether the State's reserve capacity transferred intact to the new wastewater treatment plant.

Camrosa Water District's Role as "Responsible Agency" Under CEQA: Insofar as the existing wastewater agreement will need to be amended to permit the proposed development of the 75 acres north of Round Mountain and the Camrosa Board of Directors exercises discretionary approval over any changes to the current agreement, the Camrosa Water District is a "responsible agency" for the purpose of the Supplemental EIR for the Campus Master Plan.

D

Preferred Resolution: Camrosa would prefer to resolve the issues cited above with a new agreement to serve the water and wastewater needs of the University. Given the time constraints for the certification of the Supplemental EIR, we have proposed to Messrs. Flores and Dutra that we proceed with a simpler wastewater agreement that would nullify the current agreement, confirm the wastewater treatment capacity for the University, and leave open the option for the University to receive reclaimed water service to meet its water demands. We believe that the execution of such an agreement would remove the obstacles cited above to the proposed Campus Master Plan. Execution of an agreement prior to the certification of the SEIR would also end Camrosa's role as a "responsible agency" under CEQA.

In conclusion, I would urge the Site Authority to exercise its authority to support a resolution of this issue. In the enabling legislation for the California State University Channel Islands Site Authority, the legislature recognized the Site Authority's role in carrying out the transformation of the Camarillo State Hospital in a "cooperative, coordinated, balanced, and decisive manner." Camrosa supports you in this effort.

Respectfully submitted,

J. Henry Graumlich
Resource Manager

Excerpts from
"Agreement for Purchase of Sewer Plant"
as executed between
the State of California (Department of General Services) and
Camrosa County Water District,
March 15, 1979.

Section II.A.2

"State further agrees and does hereby grant to Camrosa a right in perpetuity to allow Camrosa to dispose of sewage effluent on Hospital property as described in Exhibit "D" attached hereto and made a part hereof by reference as follows:"

[Comment: Exhibit D is a pencil sketch showing a portion of the property proposed for acquisition for the Revised Campus Master Plan]

Section II.A.2.D and E

" (d) State agrees so long as it owns the subject property to use it for agricultural purposes. State further agrees that in the event it should sell, lease or convey the subject real property, that it will, prior to such sale, lease, or conveyance, condition the use of the subject real property for agricultural purposes only."

"(e) The right granted to Camrosa as provided for in this paragraph II A 2, shall run with the land and State agrees to make such right of record prior to any conveyance of the subject land."

Section II.A.3.D.3

"Capital Replacement and Plant Modification Cost

"Capital replacement and plant modification cost shall be paid for from the capital reserve fund of each agency. The proration of cost to each agency shall be made on the basis that the ratio of plant capacity reserved for each agency bears to the total plant capacity."

[Comment: Camrosa abandoned the 1930's era wastewater treatment plant that served the Camarillo State Hospital and completed construction of the Camrosa Water Reclamation Facility in 1997. If it can be claimed that the State's reserve capacity moved to the new facility, the State's prorated cost of the $9,000,000 facility would be a little over $2,000,000.]

Section IV.A

"This agreement shall continue until mutually cancelled by the parties . . ."

Section V.D

"This agreement shall inure to the benefit of and bind the successors or assigns of the parties hereto."

Letter 8

Commentor: J. Henry Graumlich, Camrosa Water District

Date: April 10, 2000

Response:

8A. The commentor establishes the mission of his water district, and the history of the negotiation to provide services to the CSU Channel Islands campus. No response is necessary.

8B. The commentor describes how the standing 1979 agreement would appear to preclude the uses proposed in the revised Master Plan for the 75-acre acquisition parcel. The opinion is noted.

8C. The commentor indicates that the issue of the Supplemental EIR relies on a reserve of treatment capacity for a plant that was replaced in 1997. The commentor states that whether this reservation was transferred intact to the new plant is an open question.

8D. The commentor asserts that the District would be a responsible agency under CEQA because it exercises discretionary rights to amend an agreement that he asserts must be amended to accommodate the uses proposed in the 75-acre acquisition area. The opinion is noted. However, the Authority's position is that the agreement referenced does not contain any description of any property limited in use by the agreement, and does not, therefore have the effect the commentor asserts that it does. Therefore, the District at best has a disputed contract right to prevent use of the 75-acre acquisition area as specified in the Master Plan, and is not a "Responsible Agency" as to that use.

CAMROSA Water District

Board of Directors
Al E. Fox
Division 1
Jeffrey C. Brown
Division 2
Timothy H. Hoag
Division 3
Ronald J. Vogel
Division 4
Terry L. Foreman
Division 5

General Manager
Richard H. Hajas

9

May 8, 2000
JHG:00-126

Mr. Art Flores, Agent
California State University, Channel Islands Site Authority
One University Drive
Camarillo, CA 93102

Fax: 805.437.8424

Comments on the Draft Supplemental Environmental Impact Report for California State University, Channel Islands, Revised Campus Master Plan (State Clearinghouse Number 99121111)

Dear Mr. Flores:

Thank you for the opportunity to comment on the draft Supplemental Environmental Impact Report (SEIR) for the California State University, Channel Islands, Revised Campus Master Plan. On behalf of the Camrosa Water District, I have the following comments:

I. Relevance of Previous Comments:

A

Previously, we submitted written comments regarding the SEIR at the public hearing held on April 10, 2000. Since that time, we have made significant progress in working with the California State University to draft a new wastewater and recycled water service agreement. Absent a new agreement, our previous comments stand. At this time, however, we anticipate that a new agreement will be executed prior to the certification of the SEIR and will resolve the concerns we raised in our comments submitted on April 10, 2000. We appreciate the University's cooperation in addressing our concerns.

II. Section 4.1 Aesthetics – Campus Development Adjacent to the Camrosa Water Reclamation Facility:

B

A. The Camrosa Water Reclamation Facility (WRF) is located on a site that has been used for wastewater treatment since the 1930's. Until the current proposal, the site has been isolated from other developed land uses. The proposed revisions to the Campus Master Plan will effectively raise future aesthetic standards around

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B

the Camrosa WRF. By choosing to develop immediately adjacent to a wastewater treatment facility, the Campus Site Authority and California State University should consider how to develop so that Camrosa's pre-existing use does not become an aesthetic nuisance to them in the future. *We recommend that the discussion of aesthetic impacts acknowledge that the Campus Site Authority and the California State University will take reasonable measures to mitigate the potential for the Camrosa WRF to become incompatible with planned future uses of CSUCI's property.*

C

B. Aesthetic Issues Related to the Proposed Business Campus: Mitigation Measure S-AE-1(c) (p. 4.1-8) addresses the aesthetic impacts related to the 75-acre acquisition area. The mitigation measure does not address aesthetic impacts between the Business Campus and the eastern boundary between the Camrosa WRF. The eastern end of the Camrosa Water Reclamation Facility consists primarily of four open-air sludge drying beds. In the 1998 Conceptual Master Plan, a three-story parking garage located approximately 1000 feet from the eastern boundary of our facility screened the Camrosa Water Reclamation Facility. The Revised Master Plan places parking immediately adjacent to the eastern boundary of our facility and the nearest Business Campus building within 250 feet (See SEIR Figures 2-3 and 2-5).

We recommend that the SEIR mitigation measures or project description be revised to avoid or minimize the potentially significant aesthetic effect of the proximity of the Business Campus to the eastern boundary of the Camrosa WRF. Measures to address this impact could include: reconfiguration of the Business Campus building plans (potentially using the flex parcel to place the proposed business rental space further from the Camrosa WRF), architectural specifications to avoid placing view windows overlooking the Camrosa WRF, and/or screening and buffering measures similar to mitigation measure S-AE-1(c).

III. Section 4.5 Land Use and Planning – Compatibility with Camrosa Water Reclamation Facility

D

A. Similar to the discussion on aesthetic impacts, Camrosa is concerned that the University's decision to develop adjacent to Camrosa's WRF will introduce land use conflicts that will complicate Camrosa's wastewater treatment operations. The introduction of business office space and sports facilities adjacent to our wastewater treatment plant may generate complaints about odors. Once the uses are established, the University will have few alternatives to correct the problem. The University can avoid or minimize these probable impacts by maintaining the greatest possible distance between the Camrosa WRF and those elements of the revised Master Plan that are sensitive to odors generated by wastewater treatment.

B. Mitigation measure S-LU-1 (SEIR p. 4.5-5) calls for 100-foot buffer zone between all playfields and the Camrosa WRF. This may or may not be effective.

Camrosa appreciates the University's foresight in configuring the proposed 75-acre acquisition area so that most of the playfields are located from 200 to 650 feet from the property line along the main body of the Camrosa WRF (SEIR, Figure 2-4, Page 2-7). We believe this will be more effective than the 100-foot buffer in minimizing land use conflicts. In addition, the analysis in the Land Use Planning section of the SEIR does not address the land use compatibility of locating the Business Campus next to the eastern boundary of the Camrosa WRF.

D

C. *We recommend that mitigation measure S-LU-1 be revised to recognize the proposed 100 foot buffer as a minimum and incorporate into the mitigation measure the larger buffers shown on the "Proposed 75 Acre Acquisition Area Site Plan" (SEIR, Figure 2-4, Page 2-7). We also recommend that the buffer between the Business Campus and the eastern boundary of the Camrosa WRF be addressed in terms of odor control. This could be addressed similar to our recommendation for minimizing aesthetic conflicts.*

IV. Section 4.7 Water and Wastewater – Potable Water Capacity

A. Clarification of Water Demand Analysis: The text and calculations of Section 4.7.2.b (pp. 4.7-2 f.) support the conclusion that there is insufficient potable water to meet combined irrigation, full time equivalent students (FTES), and East Campus demands during peak months. One sentence, however, suggests the opposite. The first sentence, page 4.7-3, second paragraph, reads "Although there is sufficient water to supply the university even without implementation of reclaimed water . . ." According to Ms. Kate Parrot (Rincon Consultants, Inc.), this is an inadvertent editing error. *We recommend that the text be revised to reflect that, without the implementation of reclaimed water irrigation, there is insufficient water supply to meet the Revised Campus Master Plan water demands.*

B. Availability of Water System to Meet Peak Flow Demands: The discussion of water demands in Section 4.7.2.(b), page 4.7-2, second paragraph, explains that "During peak months, and assuming no implementation of reclaimed water irrigation, the gpm demand rises to 1,077 gpm, which is still within the [Camrosa] 1,250 gpm allotment." This discussion misrepresents Camrosa's role in meeting the University's peak demands. Camrosa provides water to the University through a single, master-metered, service connection. Under the terms of our current water service agreement, water service is limited "not to exceed 1250 G.P.M. during off peak delivery hours, and not to exceed 900,000 gallons per day, for storage in existing storage facilities to be maintained and operated by the State on the Hospital grounds" (Water Service Agreement, August 1, 1979). Since Camrosa's water delivery to the University could be restricted to an unspecified non-peak delivery period, sustained peak demands would be met by the University's reservoir. This clarification does not affect your overall conclusion.

C. Water Demand Calculations and Proposed Mitigations: We concur with the SEIR's general conclusion that combined irrigation, FTES, and East Campus water demands will exceed the potable water supply currently available to the University. We also concur that implementation of reclaimed water irrigation as specified in mitigation measures S-WW-1(a) and S-WW-1(b) will address the potable water shortfall. An agreement with Camrosa for reclaimed water service will need to be executed to implement the mitigation measures. We anticipate that we will have an agreement prior to the certification of the SEIR.

E

V. Section 4.7 Water and Wastewater – Wastewater Service

A. Clarification on Table 4.7-3, Projected Wastewater Generation: The text under the column heading "Revised Master Plan" in Table 4.7-3 (p. 4.7-4) does not describe the changes proposed for the Revised Master Plan. The proposed changes are reflected in the wastewater generation calculations in the final column of the table. According to Ms. Kate Parrot (Rincon Consulting, Inc.) this was an inadvertent editing error that will be corrected in the final SEIR.

F

B. Wastewater Capacity Mitigation Measure S-WW-2: We are currently negotiating a new wastewater and recycled water service agreement with the University. We anticipate that the agreement will be executed prior to the certification of the SEIR. The new agreement will address how the increase in wastewater generation will be addressed. *We recommend that Mitigation Measure S-WW-2 be reviewed and revised as necessary to conform with the terms of the final wastewater service agreement.*

G

Thank you again for the opportunity to comment on your SEIR. We have appreciated the continuing cooperation from CSU Channel Islands, the Site Authority, the Chancellor's Office, and Rincon Consulting in helping to work through the issues related to Camrosa Water District.

Sincerely,

J. Henry Graumlich
Resource Manager

Letter 9

Commentor: J. Henry Graumlich, Camrosa Water District

Date: May 8, 2000

Response:

9A. The commentor discloses that progress has been made in preparing a new agreement for wastewater and recycled water service. The commentor states that if an agreement is reached prior to certification of the Supplemental EIR, the comments from the April 10, 2000 letter would no longer apply. He states that if an agreement is not reached, comments submitted in the April 10, 2000 letter would still apply. The comment is noted. Please see comment letter 8 and responses thereto.

9B. The Supplemental EIR primarily deals with effects that the proposed project would impose on the environment. Since the Camrosa Wastewater Treatment Plan is an existing feature, it is in fact part of the visual setting. Nevertheless, the Supplemental EIR addresses the issue of potential future visual nuisance complaints through Mitigation Measure S-AES-1(c), which calls for landscaped screening.

9C. The four open-air sludge drying beds are separated from the proposed surface parking by a vegetated levee. Field visits during the assessment phase did not indicate that this area of the campus perimeter is particularly unsightly. Round Mountain tends to dominate views from campus locations towards the treatment plant, and the beds – in their open and earthen-colored state – become subsidiary. It can further be noted that surface parking lots are subject to substantial landscaping requirements through 1998 FEIR Mitigation Measure AES-2(g). These measures would be expected to mitigate aesthetic concerns related to the Camrosa Wastewater Treatment Plant facility.

9D. The opinions regarding distancing of facilities is noted. According to the revised Master Plan conceptual site plan, the nearest building to the Camrosa Wastewater Treatment Plan would be 300 feet. Such a buffer should be adequate to address land use compatibility problems from site-generated odors in normal circumstances, though no established standard has been generally accepted.

9E. In response to the comment, the cited statement will be corrected in the Final Supplemental EIR to reflect that peak periods may experience demands for water that exceed the levels to be provided by Camrosa per the 1979 agreement. The clarification regarding the reservoir will also be addressed. Please see Addendum/Errata, above.

9F. Table 4.73 will be corrected in the Final Supplemental EIR.

9G. The comment is noted. No agreement is available as of this writing.

10

Dear Mr. Flores,

Thank you for this opportunity to comment on the Supplemental Draft EIR for the California State University, Channel Islands Revised Campus Master Plan.

First, I would like to state that I am pleased with the development of a new State University campus in Ventura County. This will improve access to higher education for many Ventura County residents. Many of these residents would otherwise find it too difficult or too expensive to pursue such an education.

I would also like to commend you on your intent to make CSUCI an environmentally sensitive "Green" campus. The campus is surrounded by State Parks, National Recreation Area and agricultural land. Citizens of Ventura County recently voted and passed a local ordinance to preserve open space and agricultural land. Your efforts to preserve our environment will be greatly appreciated.

My major concerns with the plan have to do with transportation access to the campus. In particular, I am concerned with three aspects of the plan: 1) mass transit access, 2) bicycle access, 3) Potrero Rd. access.

Mass Transit Access

I am pleased that VISTA is already providing service to the campus. I am also pleased to see that the Supplemental DEIR reduces the number of planned parking spaces. However, mass transit is still not identified prominently enough in the current plan. At the University I attended, parking was severely limited. In fact, permits were sold only to students who could prove they lived more than five miles from campus. Tuition included a fee to allow unlimited use of the local bus system for all students. Although some students found this annoying, the policy made it possible for a large number of students to get to school without even having access to a car.

A

The EIR should encourage mass transit more strongly. A bus facility should be included with capacity sufficient to support buses from the various mass transit systems in our area (i.e.. VISTA, TOT, SCAT, ...). The university should also actively seek routing changes from the various agencies to accommodate the campus. Using VISTA as the only mass transit access to campus will not be sufficient unless efficient transfers are arranged from all areas of the county. I would also suggest that even fewer parking spaces would be required.

Furthermore, I would like to discourage the use of "off-site parking". "Off-site parking" only moves the destination of vehicle trips. A "green" transportation alternative must eliminate trips not simply move them. Here again, I must emphasize that efficient mass transit connections to the region should be the basis of transportation planning to CSUCI in order to minimize environmental impact..

I admit that the current state of mass transit in the area is quite poor. Developing CSUCI could serve as a catalyst to improve the local system. Please make alternatives like mass transit an integral part of the development plan for CSUCI.

Bicycle Access

I was also quite discouraged by the lack of plans for bicycle access. From experience, I can say that students and employees will bicycle to campus whether or not provisions accommodate them safely. Bicycles are popular on all campuses that I have ever visited. Universities seem to attract them. Our area should be no exception with the favorable weather, the beautiful scenery, and the relatively flat easy terrain. Failing to adequately provide for bicycles will not only discourage cycling, it will endanger cyclists who chose to ride despite the conditions.

B

As a bicycle commuter myself, I know that bicycling is the most efficient way to travel short to moderate distances (1 to 10 miles). The CSUCI Master Plan should include bicycles as an vital part of both on and off campus transportation. Limited bicycle commuting should be expected from Oxnard, Port Hueneme, and Newbury Park. A great deal of bicycle commuting should be expected from Camarillo.

B

The Master Plan should include bicycle lanes, bicycle paths where appropriate, and adequate bicycle parking facilities. Note that VISTA and some of the other local bus systems support bike racks. Please include bicycle facilities as an integral part of the development plan for CSUCI. Provisions for bicycles are less expensive than those for cars, require less space, and create less pollution. There really is no better way to protect the environment and create a "Green" campus.

C

Potrero Rd. Access
I don't understand why Potrero Rd. is not mentioned in the Supplemental DEIR. A road which borders a new university will certainly experience an increase in traffic. Potrero Rd. will provide the easiest and most direct route for many residents in Newbury Park. A road like this which travels through an environmentally sensitive area must be addressed in an EIR for the CSUCI Master Plan.

Thank you again for this opportunity. I look forward to development at the campus. Please consider my concerns and please do all you can to offer and encourage transportation alternatives to students and employees of CSUCI.

Sincerely,

Lance Christensen
Alternate - Citizens' Transportation Advisory Committee to the VCTC
Director - Ventura County Bicycle Coalition
3120 Darlington Dr.
Thousand Oaks, Ca. 91360

Letter 10
Commentor: Lance Christensen

Date: May 9, 2000 (received)

Response:

10A. CSUCI is coordinating with the Ventura County Transportation Commission to service the campus. The service currently includes fixed-route service from dedicated park-and-ride lots at Lewis Road/Ventura Boulevard in Camarillo and the Centerpointe Mall in Oxnard. Transit service will continue to be expanded to the campus as enrollment grows in the future.

10B. The Lewis Road improvements includes bike lanes to and from the campus. The CSUCI Site Authority is and will remain supportive of regional efforts to establish bicycle links to communities in Ventura County.

10C. The traffic analysis prepared for the 1998 FEIR includes analyses of Potrero Road. The analysis indicated that the University would not generated significant impacts to the roadway segment.

STATE OF CALIFORNIA

Governor's Office of Planning and Research

State Clearinghouse

Gray Davis
GOVERNOR

Loretta Lynch
DIRECTOR

May 9, 2000

11

Mr. Art Flores
California State University, Channel Islands Site Authority
One University Drive
Camarillo, CA 93012

Subject: California State University, Channel Islands, Revised Campus Master Plan
SCH#: 1999121111

Dear Mr. Art Flores:

The State Clearinghouse submitted the above named Supplemental EIR to selected state agencies for review. The review period closed on May 8, 2000, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Terry Roberts

Terry Roberts
Senior Planner, State Clearinghouse

1400 TENTH STREET P.O. BOX 3044 SACRAMENTO, CALIFORNIA 95812-3044
916-445-0613 FAX 916-323-3018 WWW.OPR.CA.GOV/CLEARINGHOUSE.HTML

Document Details Report
State Clearinghouse Data Base

SCH# 1999121111
Project Title California State University, Channel Islands, Revised Campus Master Plan
Lead Agency California State University, Channel Islands

Type sir Supplemental EIR

Description The project site is currently developed with the CSU, Channel Islands campus (Phase 1), with large areas of hillside open space property. The ventura County General Plan land use designation for the existing campus property is "State/Federal Facility". The project site is zoned "Open Space". The proposed 75-acre acquisition area has a General Plan Land Use designation of "State/Federal Facility" and is zoned O-S-160Ac, Open Space, 160-acre minimum parcel size. The proposed 35-acre acquisition area has a General Plan Land Use designation of Open Space, 10-acre minimum and is zoned O-S, Open Space.

Lead Agency Contact

Name Mr. Art Flores
Agency California State University, Channel Islands Site Authority
Phone 805-437-8423 **Fax**
email
Address One University Drive
City Camarillo **State** CA **Zip** 93012

Project Location

County Ventura
City Camarillo
Region
Cross Streets
Parcel No.
Township **Range** **Section** **Base**

Proximity to:

Highways 101
Airports
Railways
Waterways
Schools
Land Use

Project Issues

Reviewing Agencies Resources Agency; California Coastal Commission; Department of Conservation; Department of Fish and Game, Region 5; Department of Forestry and Fire Protection; Department of Parks and Recreation; Department of Water Resources; California Highway Patrol; Caltrans, District 7; Regional Water Quality Control Board, Region 4; Department of Toxic Substances Control; Native American Heritage Commission; Public Utilities Commission; State Lands Commission; Santa Monica Mountains Conservancy

Date Received 03/23/2000 **Start of Review** 03/23/2000 **End of Review** 05/08/2000

Note: Blanks in data fields result from insufficient information provided by lead agency.

Letter 11
Commentor: Terry Roberts, State of California Governor's Office of Planning and Research

Date: May 9, 2000

Response:

The commentor states that the State Clearinghouse has submitted the Supplemental EIR to selected state agencies, and that none of the agencies responded by the May 8, 2000 deadline. The commentor further acknowledges that the lead agency has complied with State Clearinghouse requirements for draft environmental documents pursuant to CEQA. No response is necessary.

STATE OF CALIFORNIA

Governor's Office of Planning and Research

State Clearinghouse

Gray Davis
GOVERNOR

Loretta Lynch
DIRECTOR

12

ACKNOWLEDGEMENT OF RECEIPT

DATE: March 28, 2000

TO: Mr. Art Flores
California State University, Channel Islands Site Authority
One University Drive
Camarillo, CA 93012

RE: California State University, Channel Islands, Revised Campus Master Plan
SCH#: 1999121111

This is to acknowledge that the State Clearinghouse has received your environmental document for state review. The review period assigned by the State Clearinghouse is:

Review Start Date: March 23, 2000
Review End Date: May 8, 2000

We have distributed your document to the following agencies and departments:

California Coastal Commission
California Highway Patrol
Caltrans, District 7
Department of Conservation
Department of Fish and Game, Region 5
Department of Forestry and Fire Protection
Department of Parks and Recreation
Department of Toxic Substances Control
Department of Water Resources
Native American Heritage Commission
Public Utilities Commission
Regional Water Quality Control Board, Region 4
Resources Agency
State Lands Commission

The State Clearinghouse will provide a closing letter with any state agency comments to your attention on the date following the close of the review period.

Thank you for your participation in the State Clearinghouse review process.

1400 TENTH STREET P.O. BOX 3044 SACRAMENTO, CALIFORNIA 95812-3044
916-445-0613 FAX 916-323-3018 WWW.OPR.CA.GOV/CLEARINGHOUSE.HTML

Letter 12
Commentor: Terry Roberts, State of California Governor's Office of Planning and Research

Date: March 28, 2000

Response:

The commentor acknowledges that the State Clearinghouse has received copies of the Supplemental EIR, and has distributed it to 14 state agencies for review and comment. The commentor states that they will provide a closing letter at the close of the review period (letter 11, above). No response is necessary.

California Regional Water Quality Control Board
Los Angeles Region

Winston H. Hickox
Secretary for Environmental Protection

320 W. 4th Street, Suite 200, Los Angeles, California 90013
Phone (213) 576-6600 FAX (213) 576-6640
Internet Address: http://www.swrcb.ca.gov/~rwqcb4

Gray Davis
Governor

13

April 28, 2000

Mr. Art Flores
California State University, Channel Islands
One University Drive
Camarillo, CA 93012

Re: California State University Channel Islands: Revised Campus Master Plan

The California Regional Water Quality Control Board, Los Angeles Region, responded to a Notice of Preparation for the referenced project on February 3, 2000. This letter is intended to convey our preliminary comments regarding the Draft Supplemental Environmental Impact Report prepared after our comments and dated March 2000. Our initial comments requested information on the potential effects of 1) changes in flow to the creek and 2) discharge of impaired constituents.

Change in Flow to the Calleguas Creek

The proposed project has the potential to change the flow of the Calleguas Creek during both dry and wet weather conditions. The increased flow may result from an increase in impervious surfaces and/or channelization of tributary drainages. Increased flow during dry weather may result from run off from irrigated landscaped areas, street cleaning, etc. The potential adverse impacts of increased flow include, but may not be limited to, scouring of some downstream reaches and increased sedimentation in other reaches, especially in lakes and estuaries, mobilization of sediments contaminated with historic pesticides, destruction of riparian habitat, and increased flooding downstream.

A

As per our request, the Draft Environmental Impact Report (DEIR) should include a detailed analysis of the changes in flow rates that would result from the proposed project and the potential effects downstream. A component of this analysis should include calculated increased or decreased percolation resulting from the project. Areas most prone to flooding, scouring, or increased sedimentation should be identified and assessed during the analysis. Scenarios should include normal wet season and dry season conditions, as well as historic drought conditions (see Attachment A), and 10- and 100-year flood conditions. Both construction and post-construction phases must be considered.

Discharge of Impaired Constituents

B

Multiple beneficial uses have been designated for the Calleguas Creek including Warm and Cold Water Freshwater Habitat, Wildlife Habitat, and Agricultural Water Supply. Unfortunately, several reaches of the river no longer fully support designated beneficial uses and have been listed as impaired waterbodies pursuant to Section 303 (d) of the Clean Water Act. Impairments listed in reaches downstream from the proposed project include nutrients and their effects, metals, sedimentation, salts, coliform bacteria, algae and pesticides. The Regional Board will be developing Total Maximum Daily Load (TMDLs) for the

Santa Clara River. However, the proposed project is expected to proceed before the TMDLs are adopted. At present, no net increase in point- or non-point discharge of impaired constituents can be permitted in the Calleguas Creek or its tributaries. If new discharges will occur, they must be offset from another source. Proposed USEPA regulations specify that new dischargers to an impaired waterbody for which there is no established TMDL be offset by a factor of 1.5 (FR Vol. 64. No. 162. August 23, 1999).

To the extent that the proposed project will result in a discharge of impaired constituents, both the concentrations (ppb) and total loadings (lbs/day) must be estimated and other sources must be identified from which the increased discharge can be offset. The DEIR should address discharges from both point- and non-point sources during the construction and post-construction phases of the project.

Thank you for the opportunity to provide our initial comments during this early stage of the proposed project planning process. We hope that these comments will ensure an adequate analysis of water quality issues.

Sincerely,

Melinda Merryfield-Becker
TMDL, Unit Chief

mmb
Attachments (1)

Letter 13
Commentor: Melinda Merryfield-Becker, California Regional Water Quality Control Board

Date: April 28, 2000

Response:

13A. The commentor incorrectly asserts that the proposed project has the potential to change the flow of Calleguas Creek. As clearly presented in the Supplemental EIR, stormwater runoff from the northern storm drain system would be captured and percolated in the gap area, and in the meadow area east of University Drive, similar to existing conditions. The stormwater runoff entering the southern storm drain system would be detained on site, primarily in the planned detention basin in the 75-acre acquisition area. Please see Figure 2-4 of the EIR. Storm flows to Calleguas Creek are controlled by a flap-gate system on the culvert under Lewis Road. These flap gates close during peak storm floors in Calleguas Creek, forcing water to back up into the irrigation pond. Post storm-peak flow would be meted into Calleguas Creek through the flap gate system as presently occurs. Low flows currently are restricted from Calleguas Creek by the height of the culverts under Lewis Road and the irrigation pond. No changes in this system are proposed. Therefore, the project would not alter the flow regime in Calleguas Creek and no further analysis is warranted.

13B. The commentor provides information on the beneficial uses that have been identified for Calleguas Creek, and indicates that these uses are jeopardized by deposition and concentration of nutrients, metals, pesticides, and other chemicals. The commentor states that Total Maximum Daily Load standards will be developed for the Santa Clara River. The proposed project is not within the Santa Clara River watershed. The commentor states that the concentrations and total loadings must be estimated for the project, presumably as such may affect Calleguas Creek. As stated in the Supplemental EIR, construction activity associated with the proposed project will incorporate best management practices and will consequently not significantly adversely affect water quality. The Specific Reuse Plan includes the construction of "first flush" basins and the use of wetlands as polishing agents to further reduce potential urban pollutants. These best management practices to be employed at the site would be adequate to meet the "no net increase" of point or non-point discharges. No significant water quality impacts to Calleguas Creek would be anticipated. Please review the Initial Study, provided in Appendix A.

Appendix A

Initial Study

ENVIRONMENTAL CHECKLIST FORM

1. **Project title**: California State University, Channel Islands Master Plan SEIR

2. **Lead agency name and address:** CSU Channel Islands Site Authority
One University Drive
Camarillo, CA 93012

3. **Contact person and phone number:** Art Flores; 805-437-8423

4. **Project location:** 1.5 miles south of the City of Camarillo, northeasterly of the intersection of Lewis and Potrero Roads at the former California State Developmental Hospital.

5. **Project sponsor's name and address:** CSU Channel Islands Site Authority
One University Drive
Camarillo, CA 93012

6. **General Plan designation:** *State or Federal Facility* and *Open Space* (Ventura County)

7. **Zoning:** O-S-160Ac (Open Space, 160-acre minimum parcel size)

8. **Description of project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)**

The California State University (CSU) has been in the process of establishing a new university campus within Ventura County for several years. In August 1998, the Trustees of the University certified a Master Plan and EIR for the CSU Channel Islands campus that provides for reuse of the former California State Developmental Hospital. Currently, the site contains approximately 1,600,000 total gross square feet of developed structures. About 1,200,000 square feet are in the central area of the campus, with most of the remainder consisting of dormitories and a variety of attached and detached housing units (total approximately 400 units). In August 1999, the first 100,000 square feet of classroom space was opened, and students from the CSU Northridge Off Campus Center in Ventura were transferred to the CSU Channel Islands campus.

The approved Campus Master Plan involves the renovation of buildings, for academic uses in the core campus area. In addition, the development of non-academic areas to include 900 private residences and 350, 000 gross square feet of research and development spaces has been approved. This basic development program remains unchanged. The campus would grow in accordance with the Campus Master Plan into a four-year university with 15,000 full-time equivalent students (FTES) and approximately 2,000 faculty and staff. These aspects of the campus master plan will not be affected by the proposed plan revisions.

A CSU-directed planning team has been at work refining the campus plans since the August 1998 EIR certification. That work has led to several land configuration and design modifications from those of the original Master Plan. These include:

- Acquisition of 75 acres of agricultural land north of Round Mountain, the Camrosa Water District Wastewater Treatment Facility, and Ventura Street. This area would be developed with a new road facility, play fields, and a wetland mitigation area.
- Acquisition of 35 acres of land on the east edge of the campus for creation of a habitat conservation area and a fire hazard buffer zone.
- Modification of on-campus site planning that would affect building and open space locations; and
- Modification of natural rock outcroppings to prevent seismically-induced rockslides.

9. Surrounding land uses and setting: Briefly describe the project's surroundings:

The project site lies at the western edge of the Santa Monica Mountains, easterly of Calleguas Creek. North of the site is Camarillo Regional Park, which was recently approved to be developed with a golf course and amphitheater. East of the site is natural, steep mountain terrain, while the areas to the southeast, south and west are in agricultural use. The Camrosa Water District Wastewater Treatment Facility is located north of the southwestern end of the project site. A 28 MW cogeneration facility is located west of the main campus within the project site. This facility has a 30 year ground lease with the State, which expires in year 2018.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)

California Department of Fish and Game (Streambed Alteration Agreement), U.S. Army Corps of Engineers (possible future CWA Section 404 permit), and Regional Water Quality Control Board (possible future CWA Section 401 certification), and the County of Ventura for implementing (if their approval of a Specific Plan is required).

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☒ Aesthetics	☒ Agriculture Resources	☐ Air Quality
☒ Biological Resources	☒ Cultural Resources	☒ Geology / Soils
☐ Hazards & Hazardous Materials	☐ Hydrology / Water Quality	☒ Land Use / Planning
☐ Mineral Resources	☐ Noise	☐ Population / Housing
☐ Public Services	☐ Recreation	☒ Transportation/Traffic
☐ Utilities / Service Systems	☐ Mandatory Findings of Significance	

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the applicant. A MITIGATED NEGATIVE DECLARATION will be prepared.

☒ I find that the proposed project MAY have a significant effect on the environment, and a SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature	Date
Stephen Svete, AICP	California State University
Printed name	For

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). Earlier analyses and references are discussed at the end of the checklist.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) The analysis of each issue should identify:
   a) the significance criteria or threshold used to evaluate each question; and
   b) the mitigation measure identified, if any, to reduce the impact to less than significance

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
I. AESTHETICS - Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☒	☐	☐	☐
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☒	☐	☐	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☒	☐	☐	☐

Discussion: The revised Master Plan revision proposes play fields that would introduce a large, irrigated green space as well as potential sources of light and glare that were not previously analyzed. Viewsheds from nearby public roadways, particularly Lewis Road and Potrero Road, could be impacted by site plan revisions. The proposed rock hazard mitigation may result in damage to scenic rock outcroppings.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
II. AGRICULTURE RESOURCES – Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to nonagricultural use?	☒	☐	☐	☐

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Involve other changes in the existing environment which, due to their location or nature, could individually or cumulatively result in loss of Farmland, to non-agricultural use?	☐	☐	☒	☐

Discussion: The project is located adjacent to, and involves the conversion of, farmland of Statewide Importance. Under the Master Plan revisions, an additional acreage will be removed from agricultural use that was not identified in the 1998 Final EIR. However, these lands are located in an area with a State/Federal facility land use designation, and no conflicts are anticipated with existing zoning or a Williamson Act contract. Potential effects to a Greenbelt Agreement between the Cities of Camarillo, Oxnard, and the County of Ventura will be addressed.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
III. AIR QUALITY - Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable Air Quality Attainment Plan or Congestion Management Plan?	☐	☐	☐	☒
b) Violate any stationary source air quality standard or contribute to an existing or projected air quality violation?	☐	☐	☐	☒
c) Result in a net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☐	☒
d) Create or contribute to a non-stationary source "hot spot" (primarily carbon monoxide)?	☐	☐	☐	☒
e) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒
f) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

Discussion: Revisions to the Campus Master Plan are expected to reduce vehicle trip generation, and thus improve air quality as compared to the original Master Plan. Long-term operational emissions have already been analyzed in the August 1998 Final EIR, and are not expected change as a result of the proposed revisions. Impacts to air quality will not be analyzed in the SEIR.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES - Would the project:				
a) Adversely impact, either directly or through habitat modifications, any endangered, rare, or threatened				

species, as listed in Title 14 of the California Code of Regulations (§670.2 or 670.5) or in Title 50, Code of Federal Regulations (§17.11 or 17.12)?	☒	☐	☐	☐
b) Have a substantial adverse impact, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☒	☐	☐	☐
c) Have a substantial adverse impact on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☒	☐	☐	☐
d) Adversely impact federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) either individually or in combination with the known or probable impacts of other activities through direct removal, filling, hydrological interruption, or other means?	☒	☐	☐	☐
e) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	☐	☐	☒	☐
f) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☒	☐	☐	☐
g) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Discussion: The revised Master Plan could disturb coastal sage scrub, a sensitive plant community, because part of the 35-acre strip of land along the eastern edge of the project site will be cleared for fire hazard protection. This could reduce the biological value of the existing coastal scrub habitat. The rock fall mitigation program could affect the rocky hillsides on the project site that provide habitat for known populations of the threatened Verity's dudleya and the sensitive Blochman's dudleya. A portion of the 75-acre land acquisition is designated to mitigate wetland takings in other areas of the project site, and can be used to improve and enhance wetland mitigation plans. Nevertheless site plan refinements will provide more detailed information about the areas of wetland or riparian habitats or drainages that may be disturbed or enhanced as a result of the Master Plan revisions. Finally, site plan revisions will allow a more comprehensive understanding regarding adherence to the Ventura County tree protection ordinance. These issues will be analyzed in the SEIR.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES - Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource which is either listed or eligible for listing on the National Register of Historic	☒	☐	☐	☐

Places, the California Register of Historic Resources, or a local register of historic resources?				
b) Cause a substantial adverse change in the significance of a unique archaeological resources (i.e., an artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it contains information needed to answer important scientific research questions, has a special and particular quality such as being the oldest or best available example of its type, or is directly associated with a scientifically recognized important prehistoric or historic event or person)?	☒	☐	☐	☐
c) Disturb or destroy a unique paleontological resource or site?	☒	☐	☐	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

Discussion: As discussed in the August 1998 Final EIR for the Master Campus Plan, the project site lies in a sensitive cultural resource zone. Recorded cultural resources exist near the facility both on the lowlands and in the hills, and unrecorded resources may exist on the project site. A cultural resources survey will be required for proposed land acquisitions. In addition, revisions to the building footprints may alter the historical relationships and physical characteristics of historic resources associated with the Camarillo State Developmental Hospital to a greater degree than was identified in the Final EIR.

As with the original Campus Master Plan, the land acquisition areas of the revised Master Plan lie within alluvial valleys and hillsides of volcanic origin, which are not conducive to the development of fossils. However, rock fall mitigation programs may affect unique paleontological resources. These issues will be addressed in the SEIR.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS - Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Inundation by seiche, tsunami, or mudflow?	☐	☐	☒	☐
v) Landslides?	☐	☐	☒	☐
vi) Flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☒	☐
b) Would the project result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐

c) Would the project result in the loss of a unique geologic feature?	☒	☐	☐	
d) Is the project located on strata or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
e) Is the project located on expansive soil creating substantial risks to life or property?	☐	☐	☒	☐
f) Where sewers are not available for the disposal of waste water, is the soil capable of supporting the use of septic tanks or alternative waste water disposal systems?	☐	☐	☐	☒

Discussion: The proposed Master Plan revisions may alter unique rock outcroppings located on the east campus in an effort to prevent a seismically-induced rockslide hazard. This issue will be addressed as a in the EIR. All other relevant geological concerns have been addressed in the August 1998 Final EIR for the approved Master Plan, and will not be reanalyzed in the SEIR.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VII. HAZARDS AND HAZARDOUS MATERIALS - Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	☐	☐	☐	☒
c) Reasonably be anticipated to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Is the project located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h) Expose people or structures to the risk of loss, injury or death involving wildland fires, including where	☐	☐	☒	☐

wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Discussion: As with the original Master Plan, implementation of the revised Master Plan is not expected to create public hazards. Additionally, all Ventura County requirements for fire hazard control will be incorporated into the site design, and will include a minimum 100-foot setback from areas of potential wildfire hazard. This issue will not be addressed in the SEIR. The CSU Channel Islands Site Authority is currently preparing Phase I environmental site assessments. Any remediation needs indicated therein will be addressed. This issue will not be analyzed further in the SEIR.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VIII. HYDROLOGY AND WATER QUALITY - Would the project:				
a) Violate Regional Water Quality Control Board water quality standards or waste discharge requirements?	☐	☐	☐	☒
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (i.e., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☒
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☒	☐
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems to control?	☐	☐	☒	☐
f) Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒

g) Place within a 100-year floodplain structures which would impede or redirect flood flows?	☐	☐	☐	☒

Discussion: Current agricultural uses in the 75-acre acquisition area do not involve urban flood control facilities, and are subject to localized flooding in wet years. Proposed play fields for the area will incorporate adequate drainage and flood control measures into the project design that will address erosion and flooding concerns. Construction of the play fields will also incorporate Best Management Practices to reduce short-term water quality impacts. Impacts to long-term water quality will be reduced through an integrated pest management plan and sustainable maintenance practices for the play fields and surrounding landscaping. Other revisions to the Master Plan will not affect hydrology or water quality, and thus, this issue area will not be addressed in the SEIR.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
IX. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☒	☐	☐	☐
c) Conflict with any applicable habitat conservation plan or natural communities conservation plan?	☐	☐	☐	☒

Discussion: The revised Campus Master Plan will place recreational uses across a University road from agricultural uses. This may create land use incompatibilities not identified in the 1998 Final EIR for the original Campus Master Plan. In addition, the 75-acre acquisition area is within an area subject to a City of Camarillo, City of Oxnard, and County of Ventura Greenbelt Agreement. These land use issues will be reviewed in the SEIR.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
X. MINERAL RESOURCES - Would the project:				
a) Result in the loss of availability of a known mineral resource classified MRZ-2 by the State Geologist that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

Discussion: As discussed in the Initial Study for the original Campus Master Plan, the project site is not designated as a known mineral resource site on the Ventura County General Plan Resource Protection Map (adopted May 24, 1988). Given the uses present at the site, mineral resource extraction would not be considered a compatible use. For this reason, mineral resources issues were not addressed in the Final EIR for the original Master Plan, and will not be addressed in the SEIR for the revised Master Plan.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XI. NOISE - Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☐	☒
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Discussion: Proposed revisions will actually decrease vehicle trip generation, thus reducing traffic-induced noise impacts. New site plan arrangements have been selected in part due to noise considerations, and localized noise impacts are not anticipated beyond those identified in the Final EIR for the original Master Plan. No further analysis will be performed in the SEIR.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XII. POPULATION AND HOUSING -- Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating	☐	☐	☐	☒

the construction of replacement housing elsewhere?

Discussion: Revisions to the Master Plan will not induce population growth, affect existing housing, or displace people in the area beyond levels discussed in the August 1998 FEIR. This issue will not be analyzed in the SEIR.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XIII. PUBLIC SERVICES - Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☐	☒
Police protection?	☐	☐	☐	☒
Schools?	☐	☐	☐	☒
Parks?	☐	☐	☐	☒
Other public facilities?	☐	☐	☐	☒

Discussion: Proposed revisions to the Master Plan will not affect public services in a manner that would differ from that discussed in the August 1998 Final EIR. This issue will not be addressed in the SEIR.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XIV. RECREATION –				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐

Discussion: Revisions to the Master Plan will involve the construction of play fields in the 75-acre land acquisition area. However, as discussed in Section VIII, *Hydrology and Water Quality*, fields will be constructed and managed in such a manner that environmental impacts are expected to be less than significant. Thus, this issue area will not be addressed in the SEIR.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XV. TRANSPORTATION/TRAFFIC - Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☒	☐	☐	☐
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	☐	☒
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards to a design feature(e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
e) Result in inadequate emergency access?	☐	☐	☐	☒
f) Result in inadequate parking capacity?	☐	☐	☐	☒
g) Conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☒

Discussion: Proposed revisions are actually expected to reduce vehicle trip generation from levels described in the September 1999 FEIR. This is because the original analysis incorporated worst-case assumptions regarding the interaction between planned residential and academic uses, and because no credits were assumed for use of transit or other trip reduction techniques.

Nevertheless, roadway officials and planners from the County of Ventura and the City of Camarillo have expressed concern about the timing of building on campus as it relates to needed roadway capacity expansion projects. Therefore, this issue will be addressed in the SEIR.

Design modifications will not create hazardous design features, inadequate emergency access, or inadequate parking capacity. The conclusions in the Final EIR stand for this issue area, and it will not be revisited in the SEIR.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XVI. UTILITIES AND SERVICE SYSTEMS -Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities,	☐	☐	☐	☒

the construction of which could cause significant environmental effects?				
d) Are sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐
e) Has the wastewater treatment provider which serves or may serve the project determined that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
d) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒

Discussion: Implementation of the proposed revisions will not create additional environmental impacts other than those identified in the Final EIR for the original Campus Master Plan. This issue will not be addressed in the SEIR.

MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☒	☐	☐
b) Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?	☒	☐	☐
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☒	☐	☐
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☒	☐	☐

REFERENCES

California Department of Fish and Game (July 1997a). Endangered, Threatened, and Rare Plants of California. 14 pgs. Natural Heritage Division, Plant Conservation Program

California Department of Fish and Game (July 1997b). Endangered and Threatened Animals of California. 11 pgs. Natural Heritage Division, Natural Diversity Data Base.

California Department of Fish and Game (April 1997). Special Plants List. 112 pgs. Natural Heritage Division, Natural Diversity Data Base.

California Department of Fish and Game (August 1994). Special Animals. 28 pgs.

Impact Sciences, Inc. (September 1997). Final Environmental Impact Report - Camarillo Regional Park Golf Course and Amphitheatre. Prepared for Ventura County General Services Agency.

Envicom Corporation (August 1997). Final Supplemental Environmental Impact Report - Pitts Ranch Specific Plan Amendment. GPA 96-1; SCH#93081136. Prepared for the City of Camarillo.

Federal Emergency Management Agency (1977). Flood Insurance Rate Map for Ventura County, California. Included as Exhibit 5.2 in Psomas and Associates (June 1997).

Psomas and Associates (July 7, 1997). California State University, Channel Islands - Off-Site Assessment Report. Prepared for the California State University Office of the Chancellor.

Psomas and Associates (June, 1997). Utility Systems Assessment for the California State University Channel Islands Campus, Ventura County. Prepared for the California State University.

Rincon Consultants, Inc. (August 31, 1998) Final Program Environmental Impact Report for California State University Channel Islands, Campus Master Plan 15,000 FTES. Prepared for the Trustees of the California State University.

United States Fish and Wildlife Service (January 29, 1997). "Final Rule: Endangered and Threatened Wildlife and Plants; Determination of Endangered Status for Two Plants and Threatened Status for Four Plants from Southern California." Federal Register 62(19):4172-4183.

United States Fish and Wildlife Service (January 31, 1997). US Listed Flowering Plant Species Index by Lead Region and Status, as of January 31, 1997.

United States Fish and Wildlife Service (February 28, 1996). Endangered and Threatened Wildlife and Plants; Review of Plant and Animal Taxa That Are Candidates for Listing as Endangered or Threatened Species.

Ventura County (May 24, 1988). General Plan Goals, Policies and Programs. Last amended, December 1997.

Ventura County Important Farmland 1996. California Department of Conservation.

Appendix B

Notice of Preparation
Comments on Notice of Preparation

Notice of Preparation of a Supplemental Environmental Impact Report for the Campus Master Plan of the California State University, Channel Islands Ventura County, California

Lead Agency Contact:
CSU Channel Islands Site Authority
One University Drive
Camarillo, California 93012

Contact:
Art Flores
CSU Site Authority Representative

Consulting Firm:
Rincon Consultants, Inc.
790 East Santa Clara Street
Ventura, California 93001

Contact:
Stephen Svete, AICP
Principal-in-Charge

Summary: The CSU Channel Islands Site Authority (CSUCISA) will be the Lead Agency and will prepare a Supplemental Environmental Impact Report (SEIR) for the revised **Campus Master Plan.** We need to know the views of your agency as to the scope and content of environmental information to be presented in the SEIR that would be germane to your agency's statutory responsibilities in connection with the proposed project. The SEIR is intended to serve as an informational document to inform decision-makers and the general public of the environmental consequences of the proposed action. A copy of the Initial Study for the project is attached.

Due to the time limits mandated by State law, your response to this notice must be sent at the earliest possible date but ***not later than 30 days from receipt of this notice.*** Please send your response to the Site Authority at the address shown above and a copy to Rincon Consultants, Inc. Indicate the appropriate contact person in your agency for any return correspondence.

Project Title: California State University, Channel Islands Campus Master Plan

Project Location and Background: The CSU CI campus consists of 640 acres located 1.5 miles south of the City of Camarillo, California. Figure 1 illustrates the location. The property was formerly operated as a California State Developmental Hospital, caring for patients with mental and developmental disorders. The hospital was opened in 1932, and was closed in 1997.

In September 1998, the California State University Board of Trustees certified a Final EIR analyzing the conversion of the shuttered hospital to a university campus. The campus would ultimately include the academic facilities necessary to accommodate up to 15,000 full-time equivalent students. It would also include 900 residential units, 350,000 square feet of research and development uses, and other ancillary facilities. After certification of the FEIR, the CSU Board of Trustees accepted the property for the development of the system's 23rd campus.

Project Description: A CSU-directed planning team has been at work refining the campus plans since the 1998 Final EIR certification. The work has led to several land use configuration and design modifications. These changes include:

- Acquisition of 75 acres of agricultural land northerly of Round Mountain, the Camrosa Water District Wastewater Treatment Facility, and Ventura Street for development of a planned road facility, playing fields, and a wetland mitigation area.
- Acquisition of 35 acres of land on the east edge of the campus for creation of a habitat conservation area and a fire hazard buffer zone.

- Modification of on-campus site planning that would affect building and open space locations; and
- Modification of natural rock outcroppings to prevent seismically-induced rockslides.

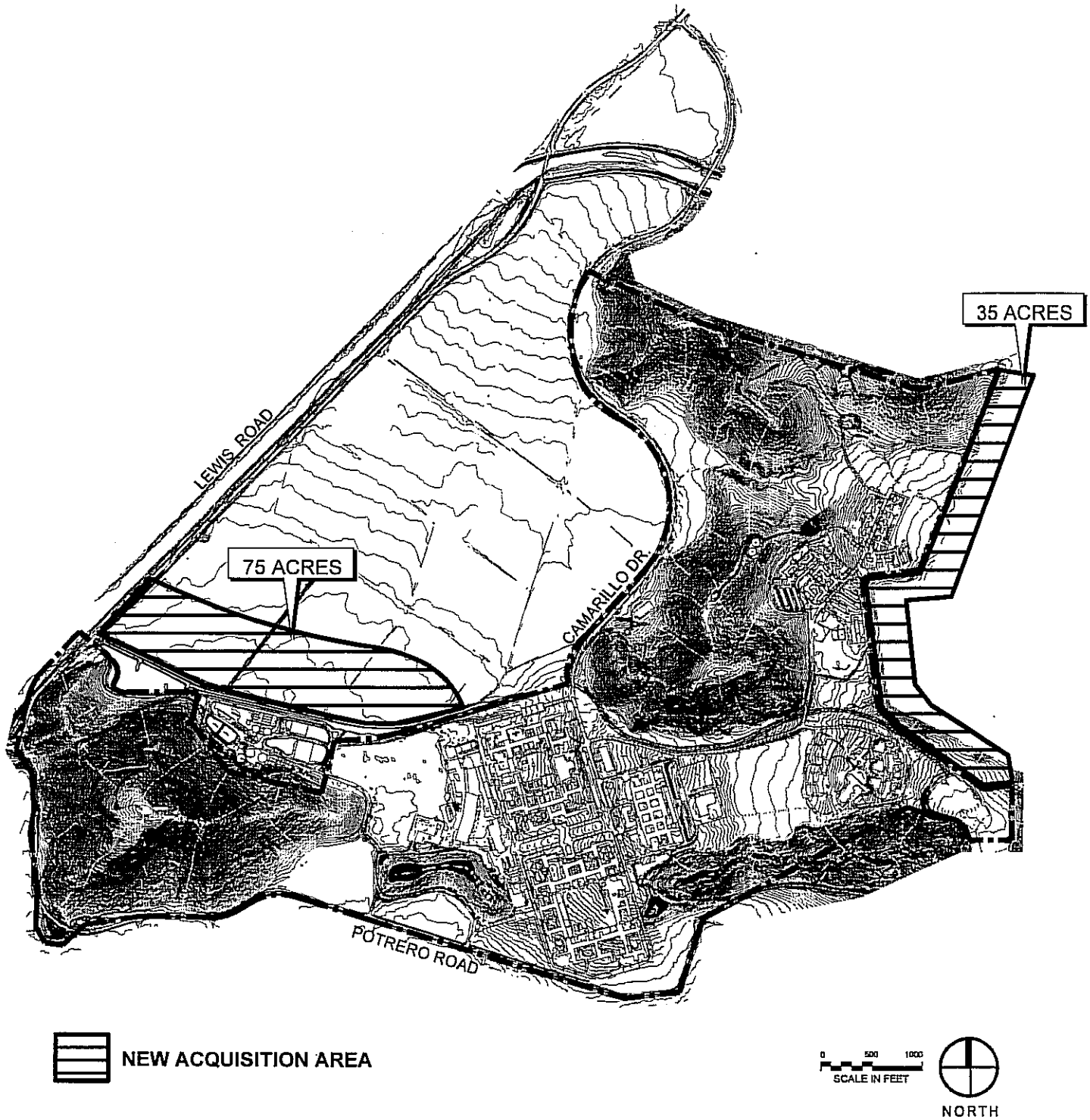
These changes will comprise the focus of analysis of the SEIR.

Potential Environmental Effects: Key issues that the SEIR will address include aesthetics, agricultural resources, biological resources, historic resources, land use and planning, and transportation/traffic.

Notice of Scoping Meeting: As an optional part of the SEIR public involvement process, the CSU Channel Islands Site Authority will host a Public Scoping Meeting to receive input on the focus of the environmental study. The meeting will be held on Tuesday, January 18th, 2000 at 6:30 PM in Lecture Hall 3 at the CSU Channel Islands campus. In addition to providing any written comments regarding the study scope pursuant to this notice, you are invited to attend the scoping meeting and share your input in person.

Prepared By:
RINCON CONSULTANTS, INC.

Stephen Svete, AICP
Project Manager
Telephone: 805/641-1000 FAX: 805/641-1072
EMAIL: info@rinconconsultants.com



Proposed Expansion Areas

Figure 1

In accordance with the *CEQA Guidelines*, an Initial Study was prepared for the proposed project to identify issues to be analyzed in the EIR, and a Notice of Preparation (NOP) was distributed on December 28, 1999 for review by affected agencies and the public. The CSU Channel Islands Site Authority received 10 written responses to the NOP. Respondents to the NOP are listed below in the order the responses were received.

1. C.P. Long, Patrol Lieutenant, California Department of Fish and Game, letter received December 31, 1999.

2. J. Henry Graumlich, Resource Manager, Camrosa Water District, letter received January 6, 2000.

3. Nazir Lalani, Principal Engineer, Transportation Department, Ventura County Pubic Works Agency, letter received January 19, 2000.

4. Fred Boroumand, P.E., Ventura County Flood Control Department, letter received January 20, 2000.

5. Kim Uhlich, Environmental Analyst, Environmental Defense Center, letter received January 25, 2000.

6. W. Earl McPhail, Office of Agricultural Commissioner, Ventura County, original letter received December 17, 1999, follow-up letter received January 25, 2000.

7. Russell G. Guiney, District Superintendent, California Department of Parks and Recreation, letter received January 25, 2000.

8. Diane K. Noda, Field Supervisor, U.S. Fish and Wildlife Service, letter received January 26, 2000.

9. David Castanon, Chief, North Coast Section, U.S. Army Corps of Engineers, letter received January 26, 2000.

10. Melinda Merryfield-Becker, Chief, TDM Unit, Los Angeles Regional Water Quality Control Board, letter received February 3, 2000.

11. Scott Morgan, Project Analyst, State Clearinghouse, State of California Governor's Office of Planning and Research, letter dated December 28, 1999.

12. Stephen Buswell, IGR/CEQA Program Manger, State of California Department of Transportation, letter dated January 27, 2000.

13. J. Henry Graumlich, Resource Manager, Camrosa Water District, letter dated February 29, 2000.

STATE OF CALIFORNIA-THE RESOURCES AGENCY Gray Davis, Governor
DEPARTMENT OF FISH AND GAME
P. O. Box 4905
Ventura, CA 93007

December 31, 1999

Mr. Stephen Svete
Rincon Consultants, Inc.
790 East Santa Clara Street
Ventura, CA 93001

Mr. Svete,

I recently received your Notice of Preparation of a Supplemental Environmental Impact Report for the Campus Master Plan of the California State University, Channel Islands. We agree that a Supplemental Environmental Impact Report is in order and we will provide our comments in the near future.

In the meantime, after briefly scanning the documents you sent, I need to comment on a few issues. Under Project Description you list among other ideas:

- Acquisition of 75 acres of agricultural land northerly of Round Mountain, the Camrosa Water District Wastewater Treatment Facility, and Ventura Street for development of a planned road facility, playing fields, and mitigation area.
- Acquisition of 35 acres of land on the east edge of the campus for creation of a habitat conservation area and a fire hazard buffer zone.

As you are aware, the creation of the new campus is going to significantly impact fish and wildlife resources/habitats, especially riparian/wetland habitats and reasonable mitigation is going to be expected. The mitigation must be functional in nature. We do not consider areas that are isolated or areas that may/must be manipulated such a fire hazard buffer zones as functional mitigation and they cannot be used as mitigation for impacts to fish and wildlife resources/habitats.

We look forward to working with you in the future. Your future contact with the Department of Fish and Game should be Ms. Natsha Lohmus or Ms. Morgan Wehtje at (858) 467-4201.

Sincerely,

C. P. Long
Patrol Lieutenant
Ventura County

cc: Mr. Art Flores
Ms. Morgan Wehtje
Ms. Natsha Lohmus

CAMROSA Water District

FAXED 1.6.00

January 6, 2000
JHG:00-006

Mr. Art Flores
CSU Channel Islands Site Authority
One University Drive
Camarillo, CA 93012

Fax: 805.437.8424

Request for Extension of Comment Period for Notice of Preparation Regarding Preparation of a Supplemental Environmental Impact Report for the Campus Master Plan, California State University, Channel Islands

Dear Mr. Flores:

On behalf of the Camrosa Water District, I am requesting an extension of the comment period for Camrosa's comments regarding the scope and content of the proposed supplemental environmental impact report for the California State University, Channel Islands. Requests for such extensions are addressed in Section 15103 of the Guidelines for Implementation of the California Environmental Quality Act. We are requesting an extension of our comment period to March 1, 2000.

We are currently negotiating with the University's designated representatives regarding an existing water and sanitation service agreement. Our ability to reach agreement on key components of this agreement will affect Camrosa's statutory responsibilities with regard to the university and hence will affect the issues we may raise regarding the scope and content of the proposed supplemental environmental impact report.

Thank you for your consideration. Please address your response and any future correspondence regarding this notice of preparation to my attention. If you have any questions, please feel free to call me at (805) 482-0643.

Sincerely,

J. Henry Graumlich
Resource Manager

cc: Steve Svete, Rincon Consultants, Inc., Fax 805.641.1072

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Website: www.camrosa.com

Post-it Fax Note 7671 | No. of Pages 1 | Today's Date 1-19-00 | Time AM

To A. FLORES / S. SVETE
Company C.S.U.C.I.
Location
Fax # 641-1072 Telephone #
Comments attached is another Timely response to NOP for Master Plans

From J. Eisenhut
Company VENTURA COUNTY
Location PLANNING DIV. Dept. Charge
Fax # Telephone # 654-2464
Original Disposition: ☐ Destroy ☐ Return ☐ Call for pickup

PUBLIC WORKS AGENCY
TRANSPORTATION DEPARTMENT
Traffic and Planning & Administration

JAN 19 '00 AM 10:24

MEMORANDUM
January 19, 2000

TO: Resource Management Agency, Planning Division
Attention: Joseph Eisenhut

FROM: Nazir Lalani, Principal Engineer NL

SUBJECT: Review of Document 00-001
Notice of Preparation of a Supplemental Environmental Impact Report (SEIR)
California State University, The revised Campus Master Plan
One University Drive, Camarillo

Lead Agency: California State University, Channel Islands

The Transportation Department has reviewed the subject project. The proposed Campus Master Plan would ultimately include the facilities necessary to accommodate up to 15,000 equivalent full-time students. It also includes 900 residential units, 350,000 sq. ft. of research, development use and several land use configuration and design modifications to the Campus Master Plan. Project site is 640 acres and it is located 1.5 miles south of the City of Camarillo. We offer the following observations:

We generally concur with the comments in the Notice of Preparation (NOP) of a Supplemental Environmental Impact Report (SEIR) for those areas under the purview of the Transportation Department with the following additional comments:

1) The Campus Master Plan is undergoing an expansion of the site by the acquisition of additional property, relocation and intensification of planned non academic amenities as well as access and acceleration of the build out schedule. These changes may affect traffic patterns and the schedule for mitigation measure implementation. The traffic section of the SEIR for the Master Plan should be updated to accurately reflect these recent revisions.

2) Our review of this Notice of Preparation of an Environmental Impact Report is limited to the impacts this project may have on the County's Regional Road Network.

Please call me at 654-2080 if you have any questions.

c: Rich Guske

NL/RH/BE:rar
f:\common\transpor\wpwin\memos\00-001.doc

PUBLIC WORKS AGENCY
county of ventura

Director
Arthur E. Goulet

Deputy Directors of Public Works
Wm. B. Britt
Transportation
John C. Crowley
Water Resources & Engineering
Kay Martin
Solid Waste Management
Jeff Pratt
Flood Control
Paul W. Ruffin
Central Services

January 20, 2000

CSU Channel Islands Site Authority
Art Flores, Site Authority Representative
One University Drive
Camarillo, California 93012

SUBJECT: RMA 00-001, Notice of EIR Preparation

Dear Mr. Flores :

This letter is in response to the request for review of the above mentioned project. The EIR should address the impact the revision to the master plan will have on surface water quality and quantity both during the construction phase of development and throughout the life of the developed project.

Specific water quality issues that need to be addressed in the SEIR include the following :

A. Coverage of the additional project area to be constructed under the National Pollutant Discharge Elimination System (NPDES) State General Construction Permit and the preparation of a Stormwater Pollution Control Plan, or equivalent document, covering water quality protection during the construction phase of the project.
B. Additional project components need to incorporate applicable BMPs to the development such as landscaped areas for infiltration, filters and/or basins, and/or other approved methods that intercept stormwater and effectively prohibit pollutants from discharging to the storm drain system.

Permanent BMPs, including treatment control BMPs for associated roads and parking lots, should be evaluated for appropriateness.

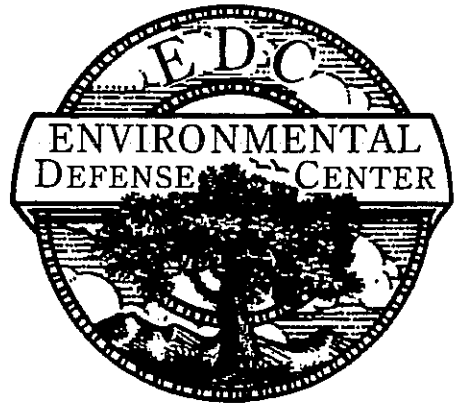
The applicant should be made aware that the project area is traversed by Long Grade Canyon Channel, a District jurisdictional channel. Any proposed direct drain connections to VCFCD jurisdictional facilities are subject to District permit and review. In addition, a portion of the proposed project is located in a flood hazard area and will require District review and a Floodplain Permit for any development.

If you have questions regarding this subject please call the undersigned at (805)654-2011 or Vicki Musgrave at (805) 654-5051.

Very truly yours,

Fred Boroumand, P.E.
Manager
Permit & Regulatory Section
Flood Control Department

c: Joseph Eisenhut, RMA Planning, County of Ventura



January 25, 2000

Art Flores
CSU Channel Islands Site Authority
One University Drive
Camarillo, CA 93012

RE: Notice of Preparation of Supplemental EIR for the Campus Master Plan

Dear Mr. Flores:

On behalf of the Environmental Defense Center (EDC), I submit the following comments to the subject Notice of Preparation. The EDC is a non-profit, public interest law firm dedicated to protecting environmental quality. We appreciate the opportunity to comment on the proposed project.

According to the NOP, a portion of the proposed land acquisition on the east edge of the campus will be cleared for fire hazard mitigation, and that at least part of this land supports coastal sage scrub. The SEIR should also address impacts to other species *within* the coastal sage scrub community, including Conejo buckwheat, among others. In addition to project-specific biological resources impacts discussed in the Environmental Checklist, the SEIR should also address cumulative impacts to coastal sage scrub communities/species in the Santa Monica Mountains.

Most importantly, it is unclear why *any* native vegetative clearing is being proposed. For the east part of the campus, the original EIR proposed planting a minimum 100-foot wide landscaped buffer between structures and native vegetation. Moreover, according to Rincon's response to our EIR comments (see page Paragraph Q, page A-108 of the FEIR), installing fire sprinklers exempts CSUCI from the requirement for setbacks between buildings and native vegetation. The SEIR should address an alternative involving no clearing of native vegetation.

Thank you again for the opportunity to comment. If you have questions, I can be reached at (805) 643-6147.

Sincerely,

Kim Uhlich, Environmental Analyst

906 GARDEN ST, SANTA BARBARA, CA 93101 • (805) 963-1622 FAX: (805) 962-3152 E-MAIL: edc@rain.org
31 N. OAK ST, VENTURA, CA 93001 • (805) 643-6147 FAX: (805) 643-6148 E-MAIL: edcvent@west.net

Office Of
AGRICULTURAL COMMISSIONER

P.O. Box 889, Santa Paula, CA 93061
815 East Santa Barbara Street
Telephone: (805) 933-3165
(805) 647-5931
FAX: (805) 525-8922

Agricultural Commissioner
W. Earl McPhail

Chief Deputy
David B. Buettner

January 25, 2000

Art Flores
CSU Channel Islands Site Authority
One University Drive
Camarillo, CA 93012

SUBJECT: Notice of Preparation and Initial Study for Supplemental Environmental Impact Report for the California State University, Channel Islands Campus Master Plan

Dear Mr. Flores:

I apologize for our lateness in responding to the Notice of Preparation. We provided comments on December 17, 1999 to the Draft Notice of Preparation, and we assume that our comments were received by you and the EIR consultant. We are concerned that some of our requested revisions were not included in the Notice of Preparation released to the public, and we want to reiterate our previous comments regarding the scope of the agricultural impact analysis included in the Supplemental EIR. I hope that it is not too late for our concerns to be considered.

In our previous comments, we requested that the project description on page 1 of the Environmental Checklist Form be revised to clarify whether the additional 110 acres to be acquired by CSU for the Master Plan modifications is currently in private or public ownership. In our review of the Notice of Preparation, we could not find this information. We request that it be provided in the Supplemental EIR.

We again request that the Supplemental EIR address the potential agricultural impacts and mitigation measures described on pages 2 and 3 of our December 17 letter. The Notice of Preparation was not revised to indicate that these impacts and mitigation measures would be addressed. We appreciate your recognition of the potential land use conflicts that may occur from the development of play fields in proximity to agricultural operations (discussion of Land Use and Planning issues on page 10 of the Notice of Preparation), and the consideration of these impacts in the Supplemental EIR.

We appreciate the opportunity to provide these comments. If you or the EIR consultant have any questions, please call Julie Bulla of my office at (805) 933-2095.

Sincerely,

W. Earl McPhail
Agricultural Commissioner

Attachment: December 17, 1999 Comments on the Draft NOP/Initial Study

C: Stephen Svete, Rincon Consultants

Office Of
AGRICULTURAL COMMISSIONER

P.O. Box 889, Santa Paula, CA 93061
815 East Santa Barbara Street
Telephone: (805) 933-3165
(805) 647-5931
FAX: (805) 525-8922

MEMORANDUM

TO: **Dennis Hawkins**
Ventura County Planning Division

FROM: W. Earl McPhail
Agricultural Commissioner

DATE: December 17, 1999

SUBJECT: **Draft Notice of Preparation and Initial Study for Supplemental Environmental Impact Report for the California State University, Channel Islands Campus Master Plan**

Thank you for the opportunity to review the Draft Notice of Preparation/Initial Study. We have the following comments on the document:

Environmental Checklist Form, Page 1, Project Description: The description should be revised to clarify whether the additional acreage to be acquired by the California State University for the Master Plan modifications is currently in private or public ownership.

Bottom Paragraph: The discussion of the modification components in the last paragraph differs from that in the previous paragraph, and on the Notice of Preparation. The last paragraph states that the 75 acres of agricultural land would be acquired for development of play fields only, and that 35 acres of land on the east edge of the campus would be acquired for creation of a fire hazard buffer zone. The previous paragraph and the Notice of Preparation state that the agricultural acreage is necessary to provide a new primary access road, the play fields, and a wetland creation area. The paragraph and the Notice of Preparation also note that the 35 acres are needed to accommodate habitat conservation in addition to the fire hazard buffer. The text should be revised such that the two paragraphs and the Notice of Preparation are consistent.

Page 4, last paragraph: The acquisition of the additional agricultural acreage for development of play fields, primary access road, and wetland creation area will result in more impacts to agricultural resources than the conversion of farmland. The play fields may create substantial land use conflicts with nearby agricultural operations, and cause

standard farming practices to be restricted. The Supplemental EIR should also address the following potential impacts:

- The type of agricultural crops, estimated crop yields and crop value of the agricultural acreage proposed to be converted to play fields, based on the 1998 Ventura County Agricultural Commissioner's *Annual Crop Report*; resulting monetary loss in production, and significance of the loss in the context of the economic value of production agriculture, and support businesses, in Ventura County.
- Assessment of the relationship of the agricultural acreage to the Oxnard/Camarillo Greenbelt, and consistency of the project with the Greenbelt Agreement.
- Identification of significance thresholds from the *Ventura County Initial Study Guidelines* (November 1992) used to assess the projects impacts on agricultural resources, including the loss of agricultural soils. The project site is located in the unincorporated area, and is not under the ownership of the California State University. Therefore, County thresholds should be used to determine the significance of the loss of "Farmland of Statewide Importance" that would occur from development of the play fields, etc.
- Discussion of the consistency of the proposed project with the agricultural policies of the Ventura County General Plan. Since the play fields, etc. are proposed for unincorporated agricultural land that is currently under private ownership, the County's General Plan policies are applicable to the proposal.
- Discussion of potential land use conflicts associated with the development of play fields in proximity to commercial agricultural operations. The Supplemental EIR should describe the types of agricultural production that surround the project site, and the potential effects to users of the play fields associated with the application of pesticides and other standard farming practices.

  The EIR consultant should contact this office to determine the types of pesticides used on the crops in the vicinity of the proposed play fields, and other farming practices. The EIR should address the recommendation of the Ventura County Agricultural Policy Advisory Committee (APAC), appointed by the County Board of Supervisors, that a minimum 300 foot buffer be located between non-agricultural uses (e.g., play fields) and agricultural operations to alleviate the potential conflicts between the two uses. The APAC has recommended the 300 foot buffer for other recent projects that would locate recreational areas in proximity to production agriculture, including the proposed Juan Soria Elementary School east of the City of Oxnard, the Westside Elementary School north of the City of Ventura, and the Ventura County Juvenile Justice Complex. The EIR should also note that State law and the County "Right-to-Farm" Ordinance afford protections to properly-conducted commercial agricultural operations from nuisance complaints due to farming practices.
- Discussion of potential removal of additional agricultural acreage from production due to restrictions placed on farming practices at agricultural properties in proximity to the proposed play fields. If growers are restricted from employing standard agricultural practices, including the application of pesticides, due to the location of the play fields, they may not be able to continue to farm.

- Although the Ventura County SOAR Initiative does not apply to projects undertaken by the California State University, the EIR should address the project's consistency with the purpose of the SOAR Initiative.
- Analysis of the contribution of the proposed project to the cumulative loss of agricultural soils in Ventura County.
- Discussion of the growth-inducing effects of the proposed project.

Mitigation measures that would partially or fully reduce the significant effects of the project on agricultural resources to less than significant also should be evaluated. These measures may include:

- Replacement of the farmland lost to the development of play fields, etc. with the cultivation of equivalent agricultural soils and acreage that historically has not been used for agricultural production. It is the position of this office that this measure would fully alleviate the loss of 75 acres of agricultural soils and production.
- Replacement of any farmland removed from the Oxnard-Camarillo Greenbelt with farmland of equivalent agricultural quality and acreage (in other words, any Farmland of Statewide Importance removed from the greenbelt should be replaced with Farmland of Statewide Importance currently not located within the greenbelt).

  The EIR consultant has recently prepared various EIRs in Ventura County for projects proposed for agricultural properties, including the *Juvenile Justice Complex, Santa Paula Branch Line Recreational Trail Master Plan, and the Westside Elementary School.* We strongly suggest that the consultant review the agricultural impact analyses included in these documents, and this office's comments on the analyses, for further information and clarification on pesticide regulations, potential land use conflicts with agricultural operations, and the County SOAR Initiative.

Page 9, Land Use and Planning: The discussion text should be revised to note that potential land use conflicts may occur between the proposed play fields and nearby agricultural operations, as noted above, and that this issue will be addressed in the Agricultural Resources discussion in the EIR.

Page 11, Recreation: The discussion text should be revised to note that the proposed play fields would convert agricultural land to recreational uses, and may potentially affect farming practices at nearby commercial agricultural operations, resulting in adverse physical effects. This issue will be addressed in the Agricultural Resources discussion in the EIR.

If you or the EIR consultant have any questions on our comments, please call Julie Bulla of my office at (805) 933-2095.

WEM:jb

c: Stephen Svete, Rincon Consultants

State of California • The Resources Agency
Gray Davis, *Governor*
DEPARTMENT OF PARKS AND RECREATION
Rusty Arelas, *Director*
Angeles District
1925 Las Virgenes Road
Calabasas, CA 91302

January 25, 2000

Art Flores
CSU Channel Islands Site Authority
One University Drive
Camarillo, California 93012

Re: Notice of Preparation of a Supplement Environmental Impact Report
Campus Master Plan California State University, Channel Island

Dear Mr. Flores:

Thank you for the opportunity to comment on the Notice of Preparation of a Supplemental Environmental Impact Report for the Campus Master Plan of the California State University, Channel Islands. The Angeles District of the California State Parks would like the following concerns addressed in the Supplement Environmental Impact Report.

What will the impacts be on the overall biological diversity of disturbing and degrading 35 acres of coastal sage scrub? What measures will be taken to ensure the overall survival of this sensitive plant community and the wildlife that exist in that area? How will the project affect the habitat as a potential colonization site for the California gnatcatcher? How will the elimination of an open space area be mitigated?

The SEIR should also compare, in quantifiable terms, how the proposed acquisition of this 35-acre strip of land and the modification of natural rock outcroppings will affect a threatened population of Verity's dudleya and the sensitive Blochman's dudleya. What mitigation measures will be taken to ensure the protection of these endangered plants?

Thank you for considering our comments.

Sincerely,

Russell G. Guiney
District Superintendent

United States Department of the Interior

FISH AND WILDLIFE SERVICE

Ventura Fish and Wildlife Office
2493 Portola Road, Suite B
Ventura, California 93003

January 26, 2000

Art Flores
California State University
Channel Islands Site Authority
One University Drive
Camarillo, California 93012

Subject: Notice of Preparation of a Supplemental Environmental Impact Report for the Revised Campus Master Plan, California State University, Channel Islands, Ventura County, California

Dear Mr. Flores:

The U.S. Fish and Wildlife Service (Service) has reviewed the notice of preparation of a supplemental environmental impact report (EIR) for the revised campus master plan, California State University, Channel Islands, in Camarillo. The revised master plan includes several land use configurations and design modifications from the 1998 Final EIR for the master campus plan. These modifications include: 1) the acquisition of 75 acres of agricultural land for development of a planned road facility, playing fields and a wetland mitigation area; 2) the acquisition of 35 acres of land on the east edge of the campus for creation of a habitat conservation area and a fire hazard buffer zone; 3) modification of on-campus site planning that would affect building and open space locations; and 4) modification of natural rock outcroppings to prevent seismically-induced rock slides.

We offer the following information and recommendations to aid you in planning for the conservation of sensitive wildlife habitats and federally listed species that could occur on the preferred or alternative sites, and as a means to assist you in complying with pertinent federal statutes. The following comments are prepared in accordance with the Endangered Species Act of 1973, as amended (Act), and other authorities mandating Department of the Interior concern for environmental values.

The Service's responsibilities include administering the Act, including sections 7, 9, and 10. Section 9 of the Act prohibits the taking of any federally listed endangered or threatened species. Section 3(18) of the Act defines "take" to mean "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct." Service regulations (50 CFR 17.3) define "harm" to include significant habitat modification or degradation which actually kills or injures wildlife by significantly impairing essential behavioral patterns, including breeding, feeding or sheltering. Harassment is defined by the Service as an intentional or

negligent action that creates the likelihood of injury to wildlife by annoying it to such an extent as to significantly disrupt normal behavior patterns which include, but are not limited to, breeding, feeding, or sheltering. The Act provides for civil and criminal penalties for the unlawful taking of listed species. Exemptions to the prohibitions against take may be obtained through coordination with the Service in two ways: through interagency consultation for projects with Federal involvement pursuant to section 7 or through the issuance of an incidental take permit under section 10(a)(1)(B) of the Act.

To assist us in adequately evaluating the proposed project from the standpoint of fish and wildlife protection, we request that the supplemental EIR contain the following specific information:

1. A complete discussion of the purpose and need for the revisions to the campus master plan should be provided.

2. As complete a description as is possible of the types of activities anticipated for the project area. We request that an analysis be conducted that includes all practicable alternatives for the proposed activities with specific attention to reducing the overall impact of redevelopment to listed and sensitive species, wetland areas, other sensitive habitats, and fish and wildlife resources.

3. Specific acreages of the amount and types of habitat that may be affected by the proposed project or project alternatives should be provided. The draft EIR should include detailed habitat descriptions and mapping of the extent and distribution of native vegetation. Of particular concern to the Service are the acreages of coastal sage scrub and wetland and riparian habitats to be affected.

   The initial study indicates that a portion of the 35-acre strip of land along the eastern edge of the project site will be cleared for fire hazard protection. This could substantially reduce the ecological value of the existing coastal scrub habitat; however, the notice of preparation states that the 35-acre strip will also be used to create a habitat conservation area. The supplemental EIR should describe how these two apparently conflicting land uses will be accomplished within the same 35-acre strip of land.

4. Descriptions of the biological resources associated with each habitat type should be provided. These descriptions should include both quantitative and qualitative information concerning fish and wildlife resources on both the proposed and alternative project sites

5. The supplemental EIR should assess the direct effects (habitat loss, degradation, or modification, animal mortality, habitat fragmentation, and others), indirect effects (brush clearance, noise, human intrusions into adjacent habitats, the introduction of invasive, non-native plants and animals, and others), and the cumulative effects of the incremental loss of regional plant and wildlife habitat.

6. A list of federal candidates, proposed or listed threatened or endangered species, state-listed species, and locally sensitive species that may be found at or near the project site should be provided. Discussion of these species should focus upon their distribution and abundance on the site and in the surrounding area, and the anticipated impacts of the project on these species.

   The Service is particularly interested in any information pertaining to potential impacts to the federally threatened Verity's dudlea (*Dudleya verityi*) and Conejo dudlea (*Dudleya abramsii* ssp. *parva*). In addition, several non-listed species of concern may be present in the project area. These include Conejo buckwheat (*Eriogonum crocatum*), Blochman's dudlea (*Dudleya blochmaniae* ssp. *blochmaniae*), dune larkspur (*Delphinium parryi* ssp. *blochmaniae*) and Plummer's mariposa lily (*Calochortus plummereae*). Most of these species are associated with rock outcrops and may be affected by proposed modifications. The supplemental EIR should address potential impacts to these species. Additional information on sensitive biological resources is available from the California Department of Fish and Game's Natural Diversity Data Base.

7. Specific mitigation plans should be provided to offset project-related impacts, including cumulative impacts of direct and indirect habitat loss, degradation, or modification. If necessary, adverse project-related impacts should be mitigated on-site through re-creation or revegetation of affected habitat types. The objective of the mitigation plan should be to offset qualitative and quantitative project-induced loss of fish and wildlife habitat values. Mitigation plans should be prepared by persons or firms with specific expertise in southern California riparian woodland ecosystems and state-of-the-art native plant revegetation techniques. Each plan should include, at a minimum: a) the location of the mitigation site; b) the species, actual number, and size of the plants to be used; c) a schematic layout depicting the arrangement of the plants within the compensation area; d) time of year that planting will occur; e) identification of the irrigation methodology to be employed; f) measures to be taken to control exotic vegetation on site; g) a detailed monitoring program that includes provisions for replanting areas where planted materials have not survived; and h) identification of the agency that will guarantee the successful creation of the mitigation habitat and provide for the protection and perpetual conservation of the restoration site. In this regard, measures should be proposed (and subsequently implemented) to control access to the site, to curtail illegal dumping, to restrict nearby lighting, and to manage for sensitive species in the mitigation area.

We look forward to reviewing the supplemental environmental impact report when it becomes available. Should you have any questions regarding these comments, please contact Louise Lampara of my staff at (805) 644-1766.

Sincerely,

Diane K. Noda

Diane K. Noda
Field Supervisor

DEPARTMENT OF THE ARMY
LOS ANGELES DISTRICT, CORPS OF ENGINEERS
VENTURA FIELD OFFICE
2151 ALESSANDRO DRIVE, SUITE 255
VENTURA, CALIFORNIA 93001

REPLY TO
ATTENTION OF:

January 26, 2000

Office of the Chief
Regulatory Branch

CSU Channel Island Site Authority
c/o Rincon Consultants, Inc.
ATTN: Stephen Svete
790 East Santa Clara Street
Ventura, California 93001

Gentlemen:

Reference is made to your Notice of Preparation (NOP) of a Supplemental Environmental Impact Report (EIR) for the Campus Master Plan of the California State University, Channel Islands (CSUCI), Ventura County, California.

Based on our review of the NOP and our December 2, 1999 site visit to the CSUCI campus, the proposed project would result in discharges of dredged or fill material into waters of the U.S. and would therefore require a Section 404 permit from our office. Corps regulations (33 CFR 320-330) and the Section 404(b)(1) Guidelines (40 CFR 230) require a Section 404 permit applicant to avoid and minimize discharges of dredged and fill materials into waters of the U.S., including wetlands, to the maximum extent practicable. After an applicant demonstrates avoidance and minimization to the maximum extent practicable, compensatory mitigation is required for the unavoidable impacts. If standard permit review is required for a proposed project, we can only authorize the least environmentally damaging practicable alternative (LEDPA) that is not contrary to the public interest. Our determination regarding which alternative is the LEDPA requires the completion of an alternatives analysis fully consistent with the Section 404(b)(1) Guidelines. Therefore, we recommend that your supplemental EIR include an alternatives analysis that meets the requirements of the Section 404(b)(1) Guidelines.

We are also aware that agricultural land, such as properties located northwest of the CSCI campus and southeast of Lewis Road, might be purchased and developed as part of the CSUCI campus expansion. You should be aware that waters of the U.S. on agricultural lands are governed by different requirements and agreements, some of which we have enclosed for your information. For example, the Natural Resources Conservation Service (NRCS) is responsible for delineating jurisdictional wetlands on agricultural land. Farmed wetlands, as designated by the NRCS per the National Food Security Act Manual, can be subject to Section 404 regulation, if the land use changes (e.g., from agriculture to development). It is our understanding that a portion of the proposed 75 acre potential acquisition area, shown on Figure 1 of the NOP, exhibits wetland hydrology. This area may meet the requirements of a farmed wetland. If it is a farmed wetland, it could be subject to Section 404 regulation, if its land use changes from agriculture to development.

If you have any questions regarding our comments, please contact Spencer D. MacNeil of my staff at (805) 641-0936. Please refer to this letter and 200000422-SDM in your reply.

Sincerely,

David Castanon
Chief, North Coast Section
Regulatory Branch

Enclosure(s)

MEMORANDUM OF AGREEMENT

AMONG THE DEPARTMENT OF AGRICULTURE, THE ENVIRONMENTAL PROTECTION AGENCY, THE DEPARTMENT OF THE INTERIOR, AND THE DEPARTMENT OF THE ARMY

CONCERNING THE DELINEATION OF WETLANDS FOR PURPOSES OF SECTION 404 OF THE CLEAN WATER ACT AND SUBTITLE B OF THE FOOD SECURITY ACT

I. BACKGROUND

The Departments of the Army, Agriculture, and the Interior, and the Environmental Protection Agency (EPA) recognize fully that the protection of the Nation's remaining wetlands is an important objective that will be supported through the implementation of the Wetland Conservation (Swampbuster) provision of the Food Security Act (FSA) and Section 404 of the Clean Water Act (CWA). The agencies further recognize and value the important contribution of agricultural producers to our society, our economy, and our environment. We are committed to ensuring that Federal wetlands programs are administered in a manner that minimizes the impacts on affected landowners to the fullest possible extent consistent with the important goal of protecting wetlands. We are also committed to minimizing duplication and inconsistencies between Swampbuster and the CWA Section 404 program. On August 24, 1993, the Administration announced a comprehensive package of reforms that will improve both the protection of wetlands and make wetlands programs more fair and flexible for landowners, including the Nation's agriculture producers. This Memorandum of Agreement (MOA) implements one of over 40 components of the Administration's Wetlands Plan.

II. PURPOSE AND APPLICABILITY

A. PURPOSE

The purpose of this MOA is to specify the manner in which wetland delineations and certain other determinations of waters of the United States made by the U.S. Department of Agriculture (USDA) under the FSA will be relied upon for purposes of CWA Section 404. While this MOA will promote consistency between CWA and FSA wetlands programs, it is not intended in any way to diminish the protection of these important aquatic resources. In this regard, all signatory agencies to this MOA will ensure that wetlands programs are administered in a manner consistent with the objectives and requirements of applicable laws, implementing regulations, and guidance.

on non-agricultural lands that are either narrow bands immediately adjacent to, or small pockets interspersed among, agricultural lands. SCS is responsible for making wetland delineations for agricultural lands whether or not the person who owns, manages, or operates the land is a participant in USDA programs.

B. Lands owned or operated by a USDA program participant that are not agricultural lands and for which a USDA program participant requests a wetland delineation, will be delineated by SCS in coordination with the Corps, or EPA as appropriate, and in consultation with FWS. Final wetland delineations conducted by SCS pursuant to the requirements of this paragraph shall not be revised by SCS except where an opportunity for coordination and consultation is provided to the other signatory agencies.

C. SCS may conduct delineations of other waters for the purposes of Section 404 of the CWA, such as lakes, ponds, and streams, in coordination with the Corps, or EPA as appropriate, on lands on which SCS is otherwise engaged in wetland delineations pursuant to paragraphs IV.A or IV.B of this MOA. Delineations of "other waters" will not be made until the interagency oversight team convened pursuant to Section V.B.2 has agreed on appropriate local procedures and guidance for making such delineations.

D. For agricultural lands, the signatory agencies will use the procedures for delineating wetlands as described in the National Food Security Act Manual, Third Edition (NFSAM). For areas that are not agricultural lands, SCS will use the 1987 Corps Wetland Delineation Manual, with current national Corps guidance, to make wetland delineations applicable to Section 404.

E. Delineations on "agricultural lands" must be performed by personnel who are trained in the use of the NFSAM. Delineations on other lands and waters must be performed by personnel who are trained in the use of the 1987 Corps Wetland Delineation Manual. This MOA includes provisions for the appropriate interagency delineation training below in Section V.E.

F. In the spirit of the agencies' commitment to develop agreed upon methods for use in making wetland delineations, subsequent revisions or amendments to the Corps 1987 manual or portions of the NFSAM affecting the wetland delineation procedures upon which this agreement is based will require the concurrence of the four signatory agencies.

G. A final written wetland delineation made by SCS pursuant to the terms of this MOA will be adhered to by all the signatory agencies and will be effective for a period of five years from the date the delineation is made final, unless new information warrants revision of the delineation before the expiration date. Such new information may include, for example, data on landscape changes caused by a

L. In making wetland delineations, the agencies recognize that discharges of dredged or fill material that are not authorized under Section 404 cannot eliminate Section 404 jurisdiction, and that wetlands that were converted as a result of unauthorized discharges remain subject to Section 404 regulation.

V. PROCEDURES

Accurate and consistent wetland delineations are critical to the success of this MOA. For this reason, the signatory agencies will work cooperatively at the field level to: 1) achieve interagency concurrence on mapping conventions used by SCS for wetland delineations on agricultural lands, 2) provide EPA and Corps programmatic review of SCS delineations, and 3) certify wetland delineations in accordance with Section 1222(a)(2) of the FSA, as amended. The following sections describe the procedures that will be followed to accomplish these objectives.

A. MAPPING CONVENTIONS

1. Each SCS State Conservationist will take the lead in convening representatives of the Corps, EPA, FWS, and SCS to obtain the written concurrence of each of the signatory agencies, within 120 calendar days of the effective date of this MOA, on a set of mapping conventions for use in making wetland delineations. Only mapping conventions concurred upon by all signatory agencies will be used by SCS for wetland delineations.

2. If interagency consensus on mapping conventions is not reached within 120 days of the date of this MOA, the State Conservationist will refer documentation of the unresolved issues to the Chief of SCS. The Chief of SCS will immediately forward copies of the State Conservationist's documentation of unresolved issues to the Corps Director of Civil Works; the EPA Director of the Office of Wetlands, Oceans, and Watersheds; and the FWS Director. Immediately thereafter, the Chief of SCS or an appropriate designee will lead necessary discussions to achieve interagency concurrence on resolution of outstanding issues, and will forward documentation of the resolution to the State Conservationist and the appropriate Headquarters offices of the signatory agencies.

3. Once interagency concurrence on mapping conventions is obtained, such mapping conventions will be used immediately in place of the earlier mapping conventions.

4. Agreed-upon mapping conventions developed at the state level will be documented and submitted, for each state, through the Chief of SCS to the Headquarters of each of the signatory agencies. State-level agreements will be reviewed by the Headquarters of the signatory agencies for the purpose of ensuring national consistency.

4. Similar to the terms of the current Memorandum of Agreement between the Department of the Army and the EPA Concerning the Determination of the Geographic Jurisdiction of the Section 404 Program and the Application of the Exemptions under Section 404(f) of the CWA, the EPA Regional Administrator or the Corps District Engineer may propose to designate a geographic area, or a particular wetland type within a designated geographic area, as a special case. A special case may be designated only after the interagency oversight team (EPA, Corps, SCS, and FWS) has reviewed the relevant issues and been unable to reach a consensus on an appropriate resolution. Special cases will be designated by an easily identifiable political or geographic subdivision, such as a township, county, parish, state, EPA Region, or Corps division or district, and will be marked on maps or using some other clear format and provided to the appropriate EPA, Corps, FWS, and SCS field offices. Proposed designations of special cases will not be effective until approved by EPA or Corps Headquarters, as appropriate.

5. Upon proposing a special case, the EPA Regional Administrator or Corps District Engineer, as appropriate, will notify the appropriate SCS State Conservationist in writing. Following notification of the proposed designation, SCS will not make wetland delineations for the purposes of CWA jurisdiction within the proposed special case for a period of 20 working days from the date of the notification. SCS may proceed to make wetland delineations for CWA purposes in the proposed special case after the 20-day period if the SCS State Conservationist has not been notified by the EPA Regional Administrator or Corps District Engineer of approval of the proposed special case designation by EPA Headquarters or the Corps Director of Civil Works, as appropriate.

6. Following approval of the proposed special case, the Corps, or EPA as appropriate, will make final CWA wetland delineations in the special case area, rather than SCS. In addition, the referring field office (i.e., either the EPA Regional Administrator or Corps District Engineer) will develop draft guidance relevant to the specific issues raised by the special case and forward the draft guidance to its Headquarters office. The Headquarters office of the agency which designated the special case will develop final guidance after consulting with the signatory agencies' Headquarters offices. EPA concurrence will be required for final guidance for any special case designated by the Corps. Special cases remain in effect until final guidance is issued by the Headquarters office of the agency which designated the special case or the designation is withdrawn by the EPA Regional Administrator or Corps District Engineer, as appropriate.

purposes of the FSA until certification or certification update is completed, the landowner will need to contact the Corps before proceeding with discharges of dredged or fill material. This communication by the landowner will enable the Corps to review the wetland delineation to establish whether it can be used for purposes of CWA jurisdiction. The SCS State Conservationist will initiate, within 30 calendar days of landowner notification, corrective measures to resolve the wetland delineation accuracy problem.

D. APPEALS

Landowners for whom SCS makes wetland delineations for either Swampbuster or Section 404 will be afforded the opportunity to appeal such wetland delineations through the SCS appeals process. In circumstances where an appeal is made and the State Conservationist is considering a change in the original delineation, the State Conservationist will notify the Corps District Engineer and the EPA Regional Administrator to provide the opportunity for their participation and input on the appeal. FWS also will be consulted consistent with the requirements of current regulations. The Corps and EPA reserve the right, on a case-by-case basis, to determine that a revised delineation resulting from an appeal is not valid for purposes of Section 404 jurisdiction.

E. TRAINING

1. SCS, in addition to FWS and EPA, will continue to participate in the interagency wetland delineation training sponsored by the Corps, which is based on the most current manual used to delineate wetlands for purposes of Section 404. Completion of this training will be a prerequisite for field staff of all signatory agencies who delineate wetlands on non-agricultural lands using the 1987 Corps Wetland Delineation Manual.

2. The interagency wetland delineation training will address agency wetland delineation responsibilities as defined by this MOA, including SCS NFSAM wetland delineation procedures.

3. Field offices of the signatory agencies are encouraged to provide supplemental interagency wetland delineation training (i.e., in addition to that required in paragraph IV.E), as necessary, to prepare SCS field staff for making Section 404 wetland delineations. For training on the use of the 1987 Corps Wetland Delineation Manual, such supplemental training will rely on the training materials used for the Corps delineation training program and will provide an equivalent level of instruction.

C. Nothing in this MOA will be construed as indicating a financial commitment by SCS, the Corps, EPA, or FWS for the expenditure of funds except as authorized in specific appropriations.

D. This MOA will take effect on the date of the last signature below and will continue in effect until modified or revoked by agreement of all signatory agencies, or revoked by any of the signatory agencies alone upon 90 days written notice. Modifications to this MOA may be made by mutual agreement and Headquarters level approval by all the signatory agencies. Such modifications will take effect upon signature of the modified document by all the signatory agencies.

E. The signatory agencies will refer delineation requests to the appropriate agency pursuant to this MOA.

1/6/94

James R. Lyons
Assistant Secretary for Natural Resources and Environment
U.S. Department of Agriculture

George T. Frampton, Jr.
Assistant Secretary for Fish and Wildlife and Parks
U.S. Department of the Interior

1-5-94

Robert Perciasepe
Assistant Administrator for Water
U.S. Environmental Protection Agency

G. Edward Dickey
Acting Assistant Secretary of the Army for Civil Works
U.S. Department of the Army

SPECIAL PUBLIC NOTICE

WETLAND DELINEATION CERTIFICATION PROCEDURES

US Army Corps of Engineers®

LOS ANGELES DISTRICT

Date: March 1, 1998
Public Notice No. 98-5006700-TS:
Point of Contact: Theresa Stevens (805) 641-0936; tstevens@spl.usace.army.mil

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Location

This Public Notice is applicable to all areas located within Regulatory Program jurisdiction of the Los Angeles District in the State of California, including the counties of Imperial, San Diego, Orange, San Bernadino, Riverside, Mono, Inyo, Los Angeles, Ventura, Santa Barbara, Monterey, and San Luis Obispo (excluding the San Francisco and Sacramento District areas).

Purpose

To notify the public of procedural changes in the lead Federal agency responsible for delineations of the geographic extent of wetland areas subject to jurisdiction under the Clean Water Act.

Interested parties are hereby notified that the change in the lead Federal agency will become effective beginning March 20, 1998. This action is applicable for all projects that require Section 404 authorization under the Clean Water Act of 1972 (33 U.S.C. 1344). This Public Notice is being circulated in order to inform the public of the procedural change, and we are not soliciting comments; however, comments will be accepted and forwarded to the Corps Headquarters. Comments may be mailed to:

U.S. Army Corps of Engineers, Los Angeles District
Regulatory Branch - Ventura Field Office
ATTN: CESPL-CO-R-98-50067-TS
2151 Alessandro Drive, Suite 255
Ventura, California 93001-3748

Comments may also be sent electronically to: tstevens@spl.usace.army.mil

This Public Notice is issued by the Chief, Regulatory Branch.

Definitions per NFSAM manual

1. *Hayland*: land on which perennial plants are managed for hay production and harvest and is land on which the primary use is for the production of adapted close growing forage crops for harvest.

2. *Native Pasture*: land which is used and managed primarily for production of native plants for forage.

3. *Pasture*: land on which the primary cover is introduced or native forage plants managed by using agronomic practices, such as regular fertilizer application, liming, and weed control in addition to grazing management.

4. *Range or rangeland*: land on which the native vegetation (climax or natural potential plant community) is predominantly grasses, grass-like plants, forbs, or shrubs. Rangelands include natural grassland, savannas, wet meadows and marshes, some deserts, tundra, and certain forb and shrub communities.

5. *Non-agricultural land*: land that is not covered by the definition of agricultural land (e.g., forest land and urbanizing areas).

Section 404 requirements

On agricultural lands, the Corps will require a wetland delineation map of a suitable scale (e.g., 1 inch = 200 feet) and supportive documentation to assess wetland impacts before processing a Section 404 permit application.

Additionally, the Corps will review and may revise or elevate decisions on, some NRCS certified wetland delineation maps. Unresolved differences between agencies based on statutory requirements of the CWA and FAIRA (1996) will result in some maps with different jurisdiction for each agency's program. For example, differences in jurisdiction may occur on lands that include but are not limited to: 1) abandoned Prior Converted Cropland (PC); 2) lands that have an NRCS certified wetland delineation map greater than five years old; 3) non-certified NRCS wetland delineation maps; or 4) lands labelled by NRCS as Artificial Wetland (AW) or Converted Wetland (CW). Additional information regarding potential discrepancies in jurisdiction between the two agencies should be directed to the local NRCS District Conservationist or the Corps representative indicated in this Public Notice.

NRCS District Conservationists within the Los Angeles District

Please contact the local NRCS District Conservationist (attached list) to request wetland delineations on agricultural lands, to obtain certification of existing or newly generated wetland delineation maps (e.g., generated by private consultants), for determination of the presence and/or type of agricultural land, or for clarification of the aforementioned definitions of agricultural land(s).

Natural Resources Conservation Service

MONTEREY

King City Field Office
522 No. 2nd Street
King City, CA 93930

Telephone: (408) 385-5545
Danny Marquis.....Resource Conservationist

Salinas Field Office
635 Sanborn Place, Suite 7
Salinas, CA 93901

Telephone: (408) 424-1036
Albert Cerna District Conservationist

RIVERSIDE

Indio Field Office 82-901 BL155
[redacted]
Indio, CA 92201

Telephone: (619) 347-7658
S. Sam Aslan.....District Conservationist

San Jacinto Field Office
950 N. Ramona Blvd., Suite 6
San Jacinto, CA 92582

Telephone: (909) 654-7139
Robert S. Hewitt.....District Conservationist

and ORANGE

Riverside Field Office
1299 Columbia Ave., Suite E-5
Riverside, CA 92507

Telephone: (909) 684-1552
Nghi T. Diep.....Soil Conservationist

SANTA BARBARA

Santa Maria Field Office
920 E. Stowell Road
Santa Maria, CA 93454

Telephone: (805) 928-9269
John N. Bechtold.....District Conservationist

VENTURA

Somis Field Office
3380 Somis Road, P.O. Box 260
Somis, CA 93066

Telephone: (805) 386-4489
Stephen E. Jewett.....District Conservationist

514.22 Farmed Wetland (FW)

a
Definition of Farmed Wetland (FW)

Farmed wetlands are wetlands that were drained, dredged, filled, leveled or otherwise manipulated before December 23, 1985, for the purpose of, or to have the effect of, making the production of an agricultural commodity possible, and continue to meet specific hydrologic criteria. This definition applies if:

- such production was not possible before the manipulation (see Part 514.20 d); and
- an agricultural commodity has been produced at least once prior to December 23, 1985, and
- the area has not been abandoned to agricultural commodity production

b
Farmed Wetland Hydrology Criteria

Farmed wetlands are areas that:

- are not abandoned, and
- if the area is a playa, pothole, or a pocosin, is inundated for at least 7 consecutive days or saturated for at least 14 consecutive days during the growing season, or
- if the area is not a pothole, playa, or pocosin, that has 50% chance of being seasonally ponded or flooded for at least 15 consecutive days during the growing season, or 10% of the growing season, whichever is less, under normal conditions.

See Appendix 527.4 for the procedures and indicators to be used in conjunction with the above hydrology criteria when making FW determinations. Correlation of the selected procedures or indicators with the long-term average hydrologic conditions for the wetland must be documented.

NOTE: In order to protect remaining unique wetland functions and values, more restrictive criteria have been adopted for potholes, playas, and pocosins.

e
Use of FW

Areas designated as farmed wetland (FW) can be used as follows:

- can produce agricultural commodities without loss of eligibility for USDA benefits.
- existing drainage systems or other hydrologic manipulations can be maintained to the scope and effect that existed on the wetland before December 23, 1985.

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f
Intended Maintenance on FW

Persons should request approval before performing maintenance on existing systems on FW.

Reference: See Part 515.13 for requesting and processing maintenance requests.

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g
Document Scope and Effect of Existing Hydrologic Manipulations on FW

Document the scope and effect of existing drainage systems or other hydrologic manipulations on FW in the case file according to Part 515.11.

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h
Delineating and Recording FW Determinations

Refer to Part 523.22 for delineating and recording FW determinations on SCS-CPA-026, item 12.

514.31 Prior Converted Cropland (PC)

a
Definition of Prior Converted Cropland (PC)

Prior converted croplands (PC) are wetlands that were drained, dredged, filled, leveled, or otherwise manipulated, including the removal of woody vegetation, before December 23, 1985, for the purpose of, or to have the effect of, making the production of an agricultural commodity possible, and an agricultural commodity was planted or produced at least once prior to December 23, 1985.

Prior converted croplands converted before December 23, 1985, are exempt from the FSA and CWA provisions. This paragraph provides instructions for making PC determinations.

b
Criteria for a PC Determination

Wetland shall be labeled as PC if all of the following conditions apply:

- manipulation of the wetland:
  - occurred before December 23, 1985
  - was for the purpose, or had the effect of making the production of an agricultural commodity possible. See Part 514.20d.
- an agricultural commodity was produced at least once prior to December 23, 1985
- area does not meet farmed wetland criteria. See Part 514.22
- area has not been abandoned according to Subpart 514.25.

California Regional Water Quality Control Board

Los Angeles Region

Winston H. Hickox
Secretary for Environmental Protection

320 W. 4th Street, Suite 200, Los Angeles, California 90013
Phone (213) 576-6600 FAX (213) 576-6640
Internet Address: http://www.swrcb.ca.gov/~rwqcb4

Gray Davis
Governor

February 3, 2000

Mr. Art Flores
California State University, Channel Islands
One University Drive
Camarillo, CA 93012

Dear Mr. Flores,

Re: RESPONSE TO Notice of Preparation of a Supplmental Environmental Impact Report for the Campus Master Plan of the California State University, Channel Islands(State Clearinghouse #99121111)

We appreciate the opportunity to review the Draft Environmental Impact Report (DEIR) for the The above mentioned project. For your information a list of permitting requirements and Regional Board Contacts is provided in Attachment A hereto.

The project site lies in the Calleguas watershed that was listed as being impaired pursuant to Section 303 (d) of the Clean Water Act. Constituents causing impairment in the Calleguas watershed include pesticides, metals, nitrogen, sedimentation, algae, salts, and coliform. The Los Angeles Regional Water Quality Control Board will be developing Total Maximum Daily Loads (TMDLs) for the watershed, but the proposed project is expected to proceed before applicable TMDLs are adopted. In the interim, the Regional Board must carefully evaluate the potential impacts of new projects that may discharge to impaired waterbodies. Please provide the following additional information for both the construction and operational phases of the project.

- For each constituent listed above, please provide an estimate of the concentration (ppb) and load (lbs/day) from non-point and point source discharges.
- Estimates of the amount of additional runoff generated by the project during wet and dry seasons.
- Estimate of the amount of increased or decreased percolation due to the project.
- Estimates of the net change in cubic feet per second of groundwater and surface water contributions under historic drought conditions (as compiled by local water purveyors,

the Department of Water Resources, and others.), and 10-year 50-year, and 100-year flood conditions.

If you have any questions please call Elizabeth Erickson at (213) 576 6683.

Sincerely,

Melinda Merryfield-Becker
Chief, TMDL Unit
Los Angeles Regional Water Quality Control Board

EE:mmb
Attachments (1)
cc:
file
State Clearinghouse, Office of Planning and Research

✓ If the proposed project is subject to a **federal license or permit**, and will result in a **discharge (dredge or fill) into a surface water**, including a dry streambed, the project may require a *Section 401 Water Quality Certification*, or waiver thereof. For further information, please contact:

Alex Fu at (213) 576-6692, or Anthony Klecha at (213) 576-6785, Nonpoint Source Unit

✓ If the project involves **inland disposal of nonhazardous contaminated soils and materials**, the proposed project may be subject to *Waste Discharge Requirements*. For further information, please contact:

Rodney Nelson, Landfills & Cleanup Unit, at (213) 576-6719

✓ If the overall project area is **larger than five acres**, the proposed project may be subject to the State *Board's General Construction Activity Storm Water Permit*. For further information, please contact:

Wayne Chiou, Los Angeles Inland Unit, at (213) 576-6664:
Los Angles County watersheds draining to Long Beach and San Pedro

Carlos Urrunaga, Los Angeles Coastal Unit, at (213) 576-6655:
Los Angeles County watersheds draining to Santa Monica Bay and Palos Verdes Peninsula
Ventura County watersheds draining to Malibu Creek watershed

Mark Pumford, Ventura Coastal Unit, at (213) 576-6657:
Watersheds draining to Ventura County coastline

✓ If the project involves a facility that is proposing to discharge storm water associated with **industrial activity** (e.g., manufacturing, recycling and transportation facilities, etc.), the facility may be subject to the State Board's *General Industrial Activities Storm Water Permit*. For further information, please contact:

Robert Tom, Nonpoint Source Unit, at (213) 576-6789:
Watersheds draining to Los Angeles County coastline

Mark Pumford, Ventura Coastal Unit, at (213) 576-6657:
Watersheds draining to Ventura County coastline

✓ If the proposed project involves any construction and/or groundwater **dewatering to be discharged to surface waters** or storm drains, including dry streambeds, the project may be subject to *NPDES/Waste Discharge Requirements*. For further information, please contact:

Wayne Chiou, Los Angeles Inland Unit, at (213) 576-6664:
Los Angles County watersheds draining to Long Beach and San Pedro

Mazhar Ali, Los Angeles Coastal Unit, at (213) 576-6652:
Los Angeles County watersheds draining to Santa Monica Bay and Palos Verdes Peninsula
Ventura County watersheds draining to Malibu Creek watershed

Mark Pumford, Ventura Coastal Unit, at (213) 576-6657:
Watersheds draining to Ventura County coastline

✓ If the proposed project involves any construction and/or groundwater **dewatering to be discharged to land or groundwater**, the project may be subject to *Waste Discharge Requirements*. For further information, please contact:

Jau Ren Chen, Los Angeles Coastal Unit, at (213) 576-6656:
Watersheds draining to Los Angeles County coastline

Mark Pumford, Ventura Coastal Unit, at (213) 576-6657:
Watersheds draining to Ventura County coastline

✓ The proposed project shall also comply with the local regulations associated with the applicable **Regional Board stormwater permit**:

Los Angeles County and co permittees:
NPDES No. CAS614001
Waste Discharge Requirements Order No. 96-054

Ventura County and co-permittees:
NPDES No. CAS063339
Waste Discharge Requirements Order No. 94-082

STATE OF CALIFORNIA

Governor's Office of Planning and Research

State Clearinghouse

Gray Davis
GOVERNOR

Loretta Lynch
DIRECTOR

Notice of Preparation

December 28, 1999

To: Reviewing Agencies

Re: California State University, Channel Islands Campus Master Plan
SCH# 99121111

Attached for your review and comment is the Notice of Preparation (NOP) for the California State University, Channel Islands Campus Master Plan draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Art Flores
California State University, Channel Islands
One University Drive
Camarillo, CA 93012

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan

Scott Morgan
Project Analyst, State Clearinghouse

Attachments
cc: Lead Agency

State Clearinghouse Data Base

SCH# 99121111
Project Title California State University, Channel Islands Campus Master Plan
Lead Agency California State University, Channel Islands

Type nop Notice of Preparation

Description A CSU-directed planning team has been at work refining the campus plans since the 1998 Final EIR certification. The work has led to several land use configuration and design modifications. These changes include:

* Acquisition of 75 acres of agricultural land northerly of Round Mountain, the Camrosa Water District Wastewater Treatment Facility, and Ventura Street for development of a planned road facility, playing fileds, and a wetland mitigation area.
* Acquisition of 35 acres of land on the east edge of the campus for creation of a habitat conservation area and a fire hazard buffer zone.
* Modification of on-campus site planning that would affect building and open space loactions; and
* Modification of natural rock outcroppings to prevent seismically-induced rockslides.

These changes will comprise the focus of analysis of the SEIR.

Lead Agency Contact

Name Art Flores
Agency California State University, Channel Islands
Phone 805-437-8423 **Fax**
email
Address One University Drive
City Camarillo **State** CA **Zip** 93012

Project Location

County Ventura
City Camarillo
Region
Cross Streets Lewis and Potrero Roads
Parcel No.
Township **Range** **Section** **Base**

Proximity to:

Highways
Airports
Railways
Waterways
Schools
Land Use State or Federal Facility and Open Space (Ventura County)
O-S-160Ac (Open Space, 160-acre minimum parcel size)

Project Issues

Reviewing Agencies Resources Agency; Department of Conservation; Office of Historic Preservation; Department of Parks and Recreation; Department of Fish and Game, Region 5; Native American Heritage Commission; State Lands Commission; Caltrans, District 7; California Highway Patrol; Department of Toxic Substances Control; Regional Water Quality Control Board, Region 4

Date Received 12/28/1999 **Start of Review** 12/28/1999 **End of Review** 01/26/2000

Note: Blanks in data fields result from insufficient information provided by lead agency.

NOP Distribution List

Resources Agency

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916/327-1722 Fax 916/327-1648

[ ] **Bill Curry**
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[ ] **Steve McAdam**
S.F. Bay Conservation & Dev't. Comm.
30 Van Ness Avenue, Room 2011
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[ ] **Wayne Hubbard**
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Food & Agriculture

[ ] **Ted Bell**
Dept. of Food and Agriculture
1220 N Street, Room 409
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Fish and Game

[ ] **Joe Vincenty**
Department of Fish and Game
Environmental Services Division
1416 Ninth Street, 13th Floor
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[ ] **Donald Koch (Region 1)**
Department of Fish and Game
601 Locust Street
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530/225-2363 Fax 530/225-2381

[ ] **Banky Curtis (Region 2)**
Department of Fish & Game
1701 Nimbus Road, Suite A
Rancho Cordova, CA 95670
916/358-2898 Fax 916/358-2912

[ ] **Brian Hunter (Region 3)**
Department of Fish and Game
P.O. Box 47
Yountville, CA 94599
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[ ] **William Laudermilk (Region 4)**
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1234 East Shaw Avenue
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[X] **Sandy Peterson (Region 5)**
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[ ] **Cheryl Avants (Region 6)**
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330 Golden Shore, Suite 50
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[ ] **Alan Pickard (Region 6, Inyo/Mono)**
Department of Fish and Game
Habitat Conservation Program
407 West Line Street, Room 8
Bishop, CA 93514
760/872-1129

[ ] **DeWayne Johnston (Marine Region)**
Department of Fish and Game
20 Lower Ragsdale Drive, Suite 100
Monterey, CA 93940
831/649-2870 Fax 831/649-2894

Independent Commissions/Agencies

[ ] **Greg Newhouse**
California Energy Commission
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[X] **Debbie Treadway**
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415/703-3231 Fax 415/703-1184

[X] **Betty Silva**
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[ ] **Gerald R. Zimmerman**
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Glendale, CA 91203-1035
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[ ] **Lyn Barnett**
Tahoe Regional Planning Agency
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Zephyr Cove, NV 89448
775/588-4547 Fax 775/588-4527

[ ] **John Rowden, Manager**
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Rancho Cordova, CA 95670
916/464-1014 Fax 916/464-1019

[ ] **Debby Eddy**
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[ ] **Paul Edelman**
Santa Monica Mountains Conservancy
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Malibu, CA 90265
310/589-3200 Fax 310/589-3207

Department of Transportation District Contacts

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Eureka, CA 95502-3700
707/441-5812 Fax 707/441-5869

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[ ] **Jeff Pulverman**
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[ ] **Lawrence Newland**
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San Luis Obispo, CA 93401-5415
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January 27, 2000

Subj: Notice of a SEIR, Campus Master Plan
IGR 991280SM

ART FLORES, Site Rep.
CSU CHANNEL ISLANDS SITE AUTHORITY
One University Drive
Camarillo, CA 93012

Dear Mr. Flores:

Thank you again for the opportunity to comment regarding the Campus Master Plan located in the City of Camarillo, Channel Islands. The proposed development is near to State Right-of-way (SR-101 & SR-034).

We are aware that the proposed project is to prepare a Supplemental Environmental Impact Report to include acquisition of 110 acres of land for a planned road, playing fields, a habitat conservation/wetland mitigation and conservation area. This SEIR will also include modification of on-campus site planning affecting building and modification of natural rock outcroppings.

Partnership with the different agencies is essential to arrive at solutions for solving traffic impacts in the project vicinity and the Regional Transportation Plan or Transportation Concept Reports need to be taken into consideration.

The Environmental Checklist Form concludes that the proposed project will not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways. However, in order to concur with the latter conclusion and to properly assess traffic impacts, if any, that the proposed development may have on the state facilities, the report should provide charts depicting traffic distribution affecting State Routes 101 and 34. Also, the developer should provide a fair share contribution towards any future transportation improvements to CMP roadway systems.

The proposed mitigation needs to be sufficient and combined with other mitigation to address the level of impacts by this project and other projects in the area.

We look forward to reviewing the DSEIR. We expect to receive a copy from the State Clearinghouse However, to expedite the review process, you may send two copies in advance to the undersigned at the following address:

FAXED 3.1.00

CAMROSA Water District

February 29, 2000
JHG:00-058

Mr. Art Flores
CSU Site Authority Representative
CSU Channel Islands Site Authority
One University Drive
Camarillo, CA 93012

Fax 805.437.8424

Mr. Stephen Svete, AICP
Project Manager
Rincon Consultants, Inc.
790 East Santa Clara Street
Ventura, CA 93001

Fax 805.641.1072

Response to Notice of Preparation of a Supplemental Environmental Impact Report for the Campus Master Plan of the California State University, Channel Islands

Dear Mr. Flores:

Thank you for the opportunity to comment on the Notice of Preparation (NOP) for a Supplemental Environmental Impact Report (SEIR) for the Campus Master Plan of the California State University, Channel Islands (CSUCI). I appreciate your previous consideration in granting the Camrosa Water District an extension to March 1, 2000 to reply to the NOP. The extension has allowed us to work with University representatives to better define the utilities requirements of the Campus Master Plan. On behalf of the Camrosa Water District, I have the following comments.

I. Project Description - Addition of 1000 Dormitory Units: In the exhibits used for the public scoping meeting of January 18, 2000, Mr. Stephen Svete clarified that the "modification of on-campus site planning that would affect building and open space locations" (NOP, second of three un-numbered pages immediately preceding the "Environmental Checklist Form") included the net addition of 1000 dormitory units as compared to the previously approved Campus Master Plan EIR. At the public scoping meeting, Mr. Svete confirmed that this aspect of the supplemental EIR would be addressed more explicitly in future project descriptions.

II. XVI.(b) Utilities and Service – Water & Wastewater Facilities: We believe the SEIR should address whether the proposed project will "require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects" (Item XVI.(b) on the "Environmental Checklist Form"). As described

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Appendix C

Historical Resources Report

Historic Resources Analysis
California State University – Channel Islands Master Plan

Submitted to:

Rincon Consultants
790 East Santa Clara Street
Ventura, CA 93001
805-641-1000

Submitted by:

Pam O'Connor
Pam O'Connor Preservation/Planning
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February 2000

Purpose

The Proposed Master Plan for California State University-Channel Islands Campus was analyzed to identify potential impacts to historic resources. Impacts identified in the 1998 Environmental Impact Report were analyzed in that document and are not addressed in this report.

Methodology and Significance Thresholds

A historic resources report was prepared for the site by Pam O'Connor, Preservation/Planning for California State University in April 1998. Field reviews were conducted in January 2000 to analyze impacts to historic resources from Master Plan proposals.

The National Register of Historic Places (National Register) is an "authoritative guide used by Federal, State, and local governments, private groups and citizens to identify the Nation's cultural resources and indicate what properties should be afforded protection from destruction or impairment." (36 Code of Federal Regulations, Section 60) Buildings, districts, sites and structures may be eligible for listing in the National Register if they possess significance in American history, culture, architecture or archeology. This significance is measured against established criteria (National Register Bulletin 16). These criteria include resources which:

A: (are) associated with events that have made a significant contribution to the broad patterns of our history

C: embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity, whose components may lack individual distinction.

Under Criterion A, the CSU-CI campus (former Camarillo State Hospital) appears significant as an important manifestation of public health care development in California between 1929 and 1951, and as an exemplary product of the Works Progress Administration public works program (1935-1943). The campus appears to be eligible under Criterion C as an excellent example of the 1930-1940s Mission-Spanish Colonial Revival styles, mental hospital planning from the era, the quality of landscape/courtyard design, and as an example of outstanding work by the California State Public Works Department Division of Architecture.

The campus appears eligible for the National Register of Historic Places as a multiple resource grouping under Criteria A and C. Contributing resources on the central campus include: South Quadrangle complex (structures, quadrangle and courtyards); North Quadrangle complex (structures, quadrangle and courtyards); Power Plant and Plant

Operations structures; Central Commons/Esplanade and Administration Building Lawn; Administration Building; and Science and Technology building and courtyards.

A multi-family residential complex, East Campus Employee Housing, located Northeast of the main campus, includes eight structures constructed between 1936 and 1954. These multi-family units were designed in the Spanish Colonial Revival style and employ elements from the palette of character-defining features. They appear to be eligible for the National Register as contributing buildings to a National Register district.[1] Also located in the Northeast are a cluster of 16 houses known as the "Physician's Cottages" built between 1940 and 1950. The cottages are related to the social history the complex as they provided housing for professionals in close proximity to the hospital. They were built in the vernacular of the period rather than relating to the architectural design of the rest of the complex, unlike the multi-family housing which used the Spanish Colonial Revival Style. The cottages are not exceptional examples of their type and do not appear eligible for the National Register.

Project Impacts and Proposed Mitigation Measures

Since the 1998 FEIR, refinements have been made to the Campus Master Plan. Revised proposals include rehabilitation and adaptation of historic buildings for new uses, demolition and selective demolition (portions of) some historic buildings and construction of new buildings among and adjacent to, historic buildings.

On the central campus, the Master Plan proposes rehabilitation of the Administration and Science and Technology building complex (1951). New construction is proposed in the South Quad grouping of buildings and courtyards (1935-1937) and in the North Quad buildings and courtyard grouping (1940-1951). Portions of the Plant Operations/Laundry Building (1936 portion) will be retained and rehabilitated. Portions of the Powerhouse complex (1937, 1954) are to be demolished, but the original Powerhouse (1935) section of the complex is to be retained. New academic buildings are proposed for this area. On the East residential campus, one (1936) of the 5 multi-family residential buildings is to be retained.

Effect: Development within the Campus Master Plan project site would adaptively reuse historic structures, demolish structures, and through new construction may otherwise alter the historical relationships and physical characteristics of historic resources associated with the campus' historic resources.

The campus (formerly the Camarillo State Hospital) is considered significant under CEQA because it possess integrity of location, design, setting, materials, workmanship, feeling, and association with events that have made a significant contribution to the broad patterns of local and state history; embody the distinctive characteristics of a type, period,

[1] Although five of these structures are under 50 years old, they will likely reach this age threshold during the master planning process and thus will be analyzes as buildings eligible for a National Register district.

and method of construction; and possess high artistic values. The campus' historic resources should be considered eligible for the National Register.

While the intent of the Campus Master Plan is to maintain the historic features and characteristics of the site, especially within the campus core, efficient reuse of the facility would nonetheless require demolition of some buildings and new construction in order to provide for future growth of the campus.

Table 1. Impact on Historic Resources

Building	Date of Construction	Potential Historically Significant	Master Plan Status
South Complex			
Building Nos. 1-18 and Courtyards	1934-1937	Yes	Adaptive Reuse Infill New Construction
Storage (Nos. 19-22)	1950s?	No	Demolition
North Complex			
Building Nos. 45-64	1940-1951	Yes	Adaptive Reuse Infill New Construction
West Tower	1940	Yes	Adaptive Reuse
Science and Technology Center			
S&T Building	1951	Yes	Adaptive Reuse
Administration Building	1951	Yes	Adaptive Reuse
Professional Building	1958	No	Demolition
Chapels	1961	No	Demolition
Kitchen #3	1963	No	Demolition
Gymnasium			
Haggerty Gymnasium	1958	No	Demolition
Perry Whiting Pool	1964	No	Demolition
Storage (Nos. 25 & 26)	?	No	Demolition
West Campus (Facilities Maintenance)			
Canteen	1962	No	Demolition
Storage (Nos. 66, 71, 72)	1950s-1960s	No	Demolition
Grounds Department	1962	No	Demolition
Motor Pool	1950s	No	Demolition
Warehouse	1941-1951	No	Demolition
Powerhouse complex	1935, 1937, 1954	Yes	Selective Demolition Adaptive Reuse
Gas Station	1950s	No	Demolition
Plant Operations/Laundry	1936, 1941	Yes	Selective Demolition Adaptive Reuse
Fire/Police/Shop Building	1941	Yes	Demolition
Ancillary Development Area			
Child Development Center	1970-1991	No	Demolition
Staff Apartments	1950s	No	Demolition
Original Employee Housing	1936-1954	Yes	Adaptive Reuse Demolition
Physician Apartments	1950s	No	Demolition

Physician Cottages	1940s	No	Demolition

Mitigation Measures. CEQA provides a number of ways to alleviate direct and indirect adverse impacts, including: 1) avoidance of the resource; 2) use of the Secretary of the Interior's Standards for Treatment of Historic Properties with Guidelines for preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings; 3) data retrieval through an assessment and/or salvage phase; 4) programs combining both avoidance and data salvage phases. CEQA [Appendix K] directs public agencies to avoid adverse impacts to cultural resources whenever possible.

As indicated in Table 1, planning for campus growth has indicated that portions of the former Camarillo State Hospital cannot be preserved through avoidance or adaptive reuse. Table 1 lists mitigation measures for specific structures that are recommended to reduce significant impacts to historic resources. These are further detailed below.

Effect 1: The Administration Building and Science and Technology Building, portion of the Powerhouse (1935 section), portion of the Plant Operations/Laundry Building (1936 portion), as well as South Quad and North Quad Buildings, and the 1936 Employee Housing multifamily building on the East Residential Campus, will be rehabilitated and adapted for new uses.

Mitigation: Adaptive reuse of an historic building is a rehabilitation technique, which modifies structures to accommodate new uses while respecting significant character-defining features.

Mitigation Measures:

The Secretary of the Interior's Standards for Rehabilitation will be applied to all construction projects on contributing historic resources. Campus Architectural Design Guidelines, based on appropriate historic preservation principles, should be adopted to more specifically guide design and construction decisions in order to maintain significant character-defining features and appropriately treat existing historic fabric. The project site qualifies to use the State Historical Building and Safety Code (SHBSC), a performance based code that offers greater flexibility in designing solutions to achieve life safety requirements. The SHBSC should be used on all rehabilitation projects.

Campus facilities management historic preservation repair and maintenance guidelines, focused on repair and maintenance techniques appropriate to historic features and materials, should be developed to complement the Campus Architectural Design Guidelines.

Significance After Mitigation:

Application of the Secretary of the Interior's Standards for Rehabilitation, development and application of Campus Architectural Design Guidelines and of facilities management historic preservation repair and maintenance guidelines, and use of the state Historical Building Safety Code, should reduce impacts to historic character-defining features and historic fabric to a level considered less than significant.

The potential for cumulative effects of inappropriate smaller construction and repair projects can be reduced to a level considered less than significant if a campus facilities historic preservation management repair and maintenance guidelines are applied.

Effect 2: Infill construction within the South Quadrangle and South Quad Complex courtyards and within the North Quadrangle and North Quad courtyards will alter significant physical characteristics and physical relationships of the Spanish Colonial Revival architecture and courtyard design associated with the campus' historic resources. Three story buildings planned at ends of each main quadrangle, and a 3-story complex at the Southwest corner of the South Quad complex are higher than the historic two and one story buildings which make up the Quad complexes.

Mitigation: Infill structures should be compatible in design, materials, massing and scale with the Spanish Colonial Revival style architecture. Design alternatives to taller (3 stories above ground) structures should be investigated. Placement of infill buildings both in quadrangles and within courtyards should be designed to ensure retention of view corridors into courtyards and quadrangles as well as to retain visual access to significant exterior architectural features. Documentation, including photography, of original quadrangles and courtyards and adjacent architecture should be conducted.

Mitigation Measures:

Campus Architectural Design Guidelines, based on appropriate historic preservation principles, should be adopted to guide design and construction of infill structures.

Infill buildings should be designed to maintain visual access to significant historic exterior architectural features of existing buildings such as exterior stairs, arches and porches.

Infill buildings should be oriented to allow retention of original doors and windows of adjacent historic buildings.

Photodocumentation (to Historic American Buildings Standards-HABS) should be conducted for South and North Quadrangles and courtyards. Site plans (to scale) and narrative descriptions of quadrangles and courtyards should be developed by qualified professionals with knowledge of architectural history, cultural geography and landscape

architecture. Original copies of photographs and documentation should be filed with the CSU-CI Library, the California State Library, the California Office of Historic Preservation, the City of Camarillo Library and the Ventura County Library.

A University Archive should be established at CSU-CI Library. Campus histories and site documentation (such as referenced above), extant documents from the Camarillo State Hospital relating to its history and physical development, construction documents and plans from current and future projects should be deposited in this University Archive.

Significance After Mitigation: Recommended measures would reduce impacts to historic resources and provide documentation for future historians and designers. Nevertheless, impacts to historic resources remain significant.

Effect 3:. Portions of the Powerhouse complex (1937, 1954) are to be demolished, but the original Powerhouse (1935) section of the complex is to be retained.

Mitigation Measures:

Before building sections are demolished, detailed documentation of the structures should be compiled and conducted by qualified professionals with knowledge of architectural history. Documentation should include: photodocumentation to Historic American Buildings Survey Standards (HABS) of exteriors and significant interior spaces; site plan of area (to scale); research for historic photographs; and narrative description and history of buildings. Social histories of plant operations and of residential areas should be conducted. Original copies of photographs and documentation should be filed with the SCU-CI Library, the California State Library, the California Office of Historic Preservation, the City of Camarillo Library and the Ventura County Library.

A University Archive should be established at CSU-CI Library. Campus histories and site documentation (such as referenced above), extant documents from the Camarillo State Hospital relating to its history and physical development, construction documents and plans from current and future projects should be deposited in this University Archive.

New construction which integrates historic structures (Plant Operations Area) should be compatible in design, materials, massing and scale with the historic architecture. Other new construction should adhere to the Campus Architectural Design Guidelines.

Significance After Mitigation: Recommended measures would reduce impacts to historic resources and provide documentation for future historians. Nevertheless, the impact to historic resources remains significant.

Cumulative Impacts: Building demolitions are planned for the residential East Campus area and the Plant Operations areas. Perhaps more significantly, over 50 percent of

original courtyard and quadrangle configurations in the South and North Quadrangle complexes will be lost through the insertion of infill buildings, destroying the original relationships of the interiors and courtyards central to these historic Spanish Colonial Revival style resources. Ongoing, small repair projects and operations and maintenance procedures, if not sensitive to historic features and fabric, have the potential to erode architectural significance over time. The cumulative impact of the above actions is considered significant and could disqualify the campus from National Register eligibility.

Appendix D

ATE Traffic Study and Mitigation Comparison Table

	1998 Master Plan Reach of Improvement	Revised Master Plan Reach of Improvement
Lewis Road		
Phase 1	101 to Cawelti (improve shoulder areas and increase lane widths) Cawelti Road to Camarillo Drive (Widen to 4 lanes)	All lanes will be widened to four lanes as part of the Ventura County Lewis Road Widening Project, which was in the planning stage at the time of publication of this SEIR, and is anticipated to be completed by early 2005.
Phase 2 & 3	101 to south of the University (Widen to 4 lanes)	
University Drive		
Phase 1	Improve shoulder areas and increase lane widths.	Improve shoulder areas and increase lane widths.
Phase 2 & 3	Widen to 4 lanes between the campus and Lewis Road, OR provide for four lanes on the Santa Barbara Avenue extension between the campus and Lewis Road.	The second option, provision of four lanes on the Santa Barbara Avenue extension, is proposed under the revised Master Plan if needed. (See New Campus Access Road below)
Las Posas		
Phase 1	None.	None.
Phase 2 & 3	Widen to 6 lanes from Hwy 101 to Pleasant Valley Road and to 4 lanes from Pleasant Valley Road to Cawelti Road.	Widen to 6 lanes from Hwy 101 to Pleasant Valley Road and to 4 lanes from Pleasant Valley Road to Cawelti Road.
Cawelti Road		
Phase 1	Improve shoulder areas and increase lane widths.	Improve shoulder areas and increase lane widths.
Phase 2 & 3	None (Alternative mitigation scenario- page B-30 of 1998 FEIR).	None.
New Campus Access Road		
Phase 1	None.	None.
Phase 2 & 3	Construction of roadway.	Construction of roadway. May need to widen to 4 lanes in Phase 3 depending on actual ADT.
East 5th Street		
Phase 1	None.	None.
Phase 2 & 3	Widen to 4 lanes from Pleasant Valley Road to Oxnard City limit.	Widen to 4 lanes from Las Posas Road to Oxnard City limit.
Pleasant Valley Road		
Phase 1	None.	None.
Phase 2 & 3	Widen to 4 lanes between Lewis Road and the existing 4-lane section in the City of Camarillo.	Widen to 4 lanes between Lewis Road and the existing 4-lane section in the City of Camarillo.

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March 10, 2000 9801502.L05

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CALIFORNIA STATE UNIVERSITY CHANNEL ISLANDS PROJECT SEIR - UPDATED TRAFFIC DATA

The following information presents the revised traffic analysis for the CSUCI project. The information includes comparisons of trip generation between the project analyzed in the EIR and that now envisioned, as well as a discussion of potential impacts and required mitigations.

Trip Generation

The revised project includes 11,750 FTE students at the CSUCI campus, 900 dwelling units, a K-8 school with 600 students, and 350,000 square feet of research and development space. Trip generation estimates were developed for the updated project based on rates published in the Institute of Transportation (ITE), **Trip Generation Manual**, 6th Edition. The trip generation analysis also assumes that a portion of the East Campus housing units would be occupied by students, faculty and of the University, and therefore a portion of the trips generated by the units would be captured on-site. Table 1 summarizes the trip generation estimates developed for the project. Trip generation worksheet developed for the 2000 to 2025 horizon years are attached for reference.

Table 1
CSUCI Trip Generation

Land Use	Size	ADT		A.M. PHT		P.M. PHT	
		Rate	Trips	Rate	Trips	Rate	Trips
University	11,750 Students	2.38	27,965	0.21	2,468	0.21	2,468
Subtotal			27,965		2,468		2,468
Less mixed-use/internal trips			-1,939		-212		-195
Total Academic			26,026		2,256		2,272
Single Family Housing	175 Units	9.57	1,675	0.75	131	1.01	177
Apartments	360 Units	6.63	2,387	0.51	184	0.62	223
Condominiums-Townhomes	365 Units	5.86	2,139	0.44	161	0.54	197
School	600 Students	1.02	612	0.29	174	NA	0
Research and Development	350,000 SF	8.24	2,884	1.17	410	1.08	378
Subtotal			9,696		1,059		975
Less mixed-use/internal trips			-1,939		-212		-195
Total Non-Academic			7,757		847		780
Total External Trips			**33,793**		**3,103**		**3,053**

ADT = Average Daily Trips.
A.M. PHT = A.M. Peak Hour Trips.
P.M. PHT = P.M. Peak Hour Trips.

As shown, the revised CSUCI Project would generate 33,793 ADT, 3,103 A.M. PHT and 3,053 P.M. PHT. These are the number of trips that will be external to the project site and have the potential to generate impacts to the area roadway system. Table 2 compares the trip generation between the project now envisioned and the project analyzed in the EIR.

Table 2
CSUCI Trip Generation Comparison

Land Use	ADT	A.M. PHT	P.M. PHT
Proposed Project	33,793	3,103	3,053
EIR Project	36,535	3,438	3,321
Net Difference	**-2,742**	**-335**	**-267**

ADT = Average Daily Trips.
A.M. PHT = A.M. Peak Hour Trips.
P.M. PHT = P.M. Peak Hour Trips.

Table 2 shows that the revised CSUCI Project would result in a net of -2,742 ADT, -335 A.M. PHT and -267 P.M. PHT.

Improvement Scheduling

The revised CSUCI Project would impact the same general facilities as the previously analyzed project, although to a slightly lesser degree. Traffic volume forecasts were developed based on the current project phasing schedule for each of the key roadway segments and intersections in the study-area (see attachments). Improvements required to accommodate future traffic volume forecasts and the anticipated improvement schedules are summarized in Table A (attached).

Some of the key improvement findings presented in Table A are as follows:

- **New Campus Access Road:** Given the current trip generation and phasing data, the secondary campus entrance road (Ventura Street) would not be required till 2010.
- **Cawelti Road:** The updated trip generation and distribution analysis indicated that Cawelti Road will operate acceptably as an improved two-lane facility with full buildout of the project.
- **Traffic Signals:** The analysis shows that traffic signals may be warranted at the Lewis Road/Cawelti Road and Lewis Road/University Drive intersection by 2002.
- **Funding:** The table shows the extent of current funding for the improvement projects in the study area.

Associated Transportation Engineers

Scott A. Schell, AICP
Principal Transportation Planner

SAS/DLD

c: Joe Perring, Catellus

Table A
CSUCI Road Construction Warrant Dates

LEWIS ROAD IMPROVEMENTS				
Type	**Reach**	**Year**	**Cost**	**Funding**
Road Widening	Caltrans Project to Pleasant Valley Pleasant Valley Road to Cawelti Road Cawelti Road to University Drive University Drive to New Campus Access	2003 2005-2010 2005 2010-2015	$23,517,000	$9,803,262
Traffic Signal Traffic Signal Traffic Signal	Lewis Road/Pleasant Valley Road Lewis Road/Cawelti Road Lewis Road/University Drive	2003 2002 2002	(a) $150,000 $150,000	(a) Not Funded CSUCI

(a) Signal upgrade part of road widening project.

LAS POSAS ROAD IMPROVEMENTS				
Type	**Reach**	**Year**	**Cost**	**Funding**
Road Widening Traffic Signal	Pleasant Valley Road to Cawelti Road Las Posas Road/Cawelti Road	2010-2015 2003	? 150,000	Not Funded Not Funded

CAWELTI ROAD IMPROVEMENTS				
Type	**Reach**	**Year**	**Cost**	**Funding**
Shoulder Work & Bike Lanes	Las Posas Road to Lewis Road	2004	$2,500,000	$2,160,132

NEW CAMPUS ACCESS ROAD				
Type	**Reach**	**Year**	**Cost**	**Funding**
Road Construction	CSUCI to Lewis Road - 2 Lanes CSUCI to Lewis Road - 4 Lanes	2010 2025	? ?	CSUCI CSUCI

EAST 5TH STREET				
Type	**Reach**	**Year**	**Cost**	**Funding**
Road Widening	Las Posas Road to Oxnard City Limits	2010-2015	?	Not Funded

PLEASANT VALLEY ROAD				
Type	**Reach**	**Year**	**Cost**	**Funding**
Road Widening	Lewis Road to 4-Lane Section in Camarillo	2005-2010	?	Not Funded

1999 TRIP GENERATION - CSUCI - ALTERNATIVE 1

AREA	USE	SIZE	ADT		A.M.		P.M.	
			RATE	TRIPS	RATE	TRIPS	RATE	TRIPS
Academic								
	Campus (FTES)	1450	2.38	3451	0.21	305	0.21	305
	Town Center- Retail (KSF) 70%	0	20.3	0	0.51	0	1.3	0
	Town Center- Office (KSF) 30%	0	8.21	0	1.17	0	1.08	0
	Sub Total			3451		305		305
Non-Academic								
	Single Family Housing (Units)	0	9.57	0	0.75	0	1.01	0
	Mulit-Family Housing (Units)	0	6.63	0	0.51	0	0.62	0
	Low Density Housing (Units)	0	5.86	0	0.44	0	0.54	0
	Research & Development (KSF)	0	8.24	0	1.17	0	1.08	0
	K - 8 School (Students)	0	1.02	0	0.29	0	N/A	0
	Community Center (Rooms)	0	9.11	0	0.64	0	0.58	0
	Sub Total			0		0		0
	TOTAL			3451		305		305

2000 TRIP GENERATION - CSUCI - ALTERNATIVE 1

AREA	USE	SIZE	ADT		A.M.		P.M.	
			RATE	TRIPS	RATE	TRIPS	RATE	TRIPS
Academic								
	Campus (FTES)	1900	2.38	4522	0.21	399	0.21	399
	Town Center- Retail (KSF) 70%	0	20.3	0	0.51	0	1.3	0
	Town Center- Office (KSF) 30%	0	8.21	0	1.17	0	1.08	0
	Sub Total			4522		399		399
Non-Academic								
	Single Family Housing (Units)	0	9.57	0	0.75	0	1.01	0
	Mulit-Family Housing (Units)	0	6.63	0	0.51	0	0.62	0
	Low Density Housing (Units)	0	5.86	0	0.44	0	0.54	0
	Research & Development (KSF)	0	8.24	0	1.17	0	1.08	0
	K - 8 School (Students)	0	1.02	0	0.29	0	N/A	0
	Community Center (Rooms)	0	9.11	0	0.64	0	0.58	0
	Sub Total			0		0		0
	TOTAL			4522		399		399

2001 TRIP GENERATION - CSUCI - ALTERNATIVE 1

AREA	USE	SIZE	ADT		A.M.		P.M.	
			RATE	TRIPS	RATE	TRIPS	RATE	TRIPS
Academic								
	Campus (FTES)	2100	2.38	4998	0.21	441	0.21	441
	Town Center- Retail (KSF) 70%	0	20.3	0	0.51	0	1.3	0
	Town Center- Office (KSF) 30%	0	8.21	0	1.17	0	1.08	0
	Sub Total			4998		441		441
Non-Academic								
	Single Family Housing (Units)	0	9.57	0	0.75	0	1.01	0
	Mulit-Family Housing (Units)	0	6.63	0	0.51	0	0.62	0
	Low Density Housing (Units)	0	5.86	0	0.44	0	0.54	0
	Research & Development (KSF)	0	8.24	0	1.17	0	1.08	0
	K - 8 School (Students)	0	1.02	0	0.29	0	N/A	0
	Community Center (Rooms)	0	9.11	0	0.64	0	0.58	0
	Sub Total			0		0		0
	TOTAL			4998		441		441

2002 TRIP GENERATION - CSUCI - ALTERNATIVE 1

AREA	USE	SIZE	ADT		A.M.		P.M.	
			RATE	TRIPS	RATE	TRIPS	RATE	TRIPS
Academic								
	Campus (FTES)	2300	2.38	5474	0.21	483	0.21	483
	Town Center- Retail (KSF) 70%	0	20.3	0	0.51	0	1.3	0
	Town Center- Office (KSF) 30%	0	8.21	0	1.17	0	1.08	0
	Sub Total			5474		483		483
	Housing Reduction			535		83		49
	TOTAL			4939		400		434
Non-Academic								
	Single Family Housing (Units)	34	9.57	325	0.75	26	1.01	34
	Mulit-Family Housing (Units)	18	6.63	119	0.51	9	0.62	11
	Low Density Housing (Units)	65	5.86	381	0.44	29	0.54	35
	Research & Development (KSF)	150	8.24	1236	1.17	176	1.08	162
	K - 8 School (Students)	600	1.02	612	0.29	174	N/A	0
	Community Center (Rooms)	0	9.11	0	0.64	0	0.58	0
	Sub Total			2674		413		243
	Housing Reduction 20%			535		83		49
	Sub Total			2139		330		194
	TOTAL			7078		731		629

2003 TRIP GENERATION - CSUCI - ALTERNATIVE 1

AREA	USE	SIZE	ADT		A.M.		P.M.	
			RATE	TRIPS	RATE	TRIPS	RATE	TRIPS
Academic								
	Campus (FTES)	2500	2.38	5950	0.21	525	0.21	525
	Town Center- Retail (KSF) 70%	0	20.3	0	0.51	0	1.3	0
	Town Center- Office (KSF) 30%	0	8.21	0	1.17	0	1.08	0
	Sub Total			5950		525		525
	Housing Reduction			1358		146		127
	TOTAL			4592		379		398
Non-Academic								
	Single Family Housing (Units)	118	9.57	1129	0.75	89	1.01	119
	Mulit-Family Housing (Units)	348	6.63	2307	0.51	177	0.62	216
	Low Density Housing (Units)	257	5.86	1506	0.44	113	0.54	139
	Research & Development (KSF)	150	8.24	1236	1.17	176	1.08	162
	K - 8 School (Students)	600	1.02	612	0.29	174	N/A	0
	Community Center (Rooms)	0	9.11	0	0.64	0	0.58	0
	Sub Total			6791		729		636
	Housing Reduction 20%			1358		146		127
	Sub Total			5432		583		509
	TOTAL			10024		962		906

2004 TRIP GENERATION - CSUCI - ALTERNATIVE 1

AREA	USE	SIZE	ADT		A.M.		P.M.	
			RATE	TRIPS	RATE	TRIPS	RATE	TRIPS
Academic								
	Campus (FTES)	2700	2.38	6426	0.21	567	0.21	567
	Town Center- Retail (KSF) 70%	0	20.3	0	0.51	0	1.3	0
	Town Center- Office (KSF) 30%	0	8.21	0	1.17	0	1.08	0
	Sub Total			6426		567		567
	Housing Reduction			1576		162		149
	TOTAL			4850		405		418
Non-Academic								
	Single Family Housing (Units)	172	9.57	1646	0.75	129	1.01	174
	Mulit-Family Housing (Units)	360	6.63	2387	0.51	184	0.62	223
	Low Density Housing (Units)	341	5.86	1998	0.44	150	0.54	184
	Research & Development (KSF)	150	8.24	1236	1.17	176	1.08	162
	K - 8 School (Students)	600	1.02	612	0.29	174	N/A	0
	Community Center (Rooms)	0	9.11	0	0.64	0	0.58	0
	Sub Total			7879		812		743
	Housing Reduction 20%			1576		162		149
	Sub Total			6303		650		594
	TOTAL			11153		1054		1013

2005 TRIP GENERATION - CSUCI - ALTERNATIVE 1

AREA	USE	SIZE	ADT		A.M.		P.M.	
			RATE	TRIPS	RATE	TRIPS	RATE	TRIPS
Academic								
	Campus (FTES)	2900	2.38	6902	0.21	609	0.21	609
	Town Center- Retail (KSF) 70%	0	20.3	0	0.51	0	1.3	0
	Town Center- Office (KSF) 30%	0	8.21	0	1.17	0	1.08	0
	Sub Total			6902		609		609
	Housing Reduction			1610		165		152
	TOTAL			5292		444		457
Non-Academic								
	Single Family Housing (Units)	175	9.57	1675	0.75	131	1.01	177
	Mulit-Family Housing (Units)	360	6.63	2387	0.51	184	0.62	223
	Low Density Housing (Units)	365	5.86	2139	0.44	161	0.54	197
	Research & Development (KSF)	150	8.24	1236	1.17	176	1.08	162
	K - 8 School (Students)	600	1.02	612	0.29	174	N/A	0
	Community Center (Rooms)	0	9.11	0	0.64	0	0.58	0
	Sub Total			8048		825		759
	Housing Reduction 20%			1610		165		152
	Sub Total			6439		660		607
	TOTAL			11731		1104		1064

2010 TRIP GENERATION - CSUCI - ALTERNATIVE 1

AREA	USE	SIZE	ADT		A.M.		P.M.	
			RATE	TRIPS	RATE	TRIPS	RATE	TRIPS
Academic								
	Campus (FTES)	4500	2.38	10710	0.21	945	0.21	945
	Town Center- Retail (KSF) 70%	0	20.3	0	0.51	0	1.3	0
	Town Center- Office (KSF) 30%	0	8.21	0	1.17	0	1.08	0
	Sub Total			10710		945		945
	Housing Reduction			1939		212		195
	TOTAL			8771		733		750
Non-Academic								
	Single Family Housing (Units)	175	9.57	1675	0.75	131	1.01	177
	Mulit-Family Housing (Units)	360	6.63	2387	0.51	184	0.62	223
	Low Density Housing (Units)	365	5.86	2139	0.44	161	0.54	197
	Research & Development (KSF)	350	8.24	2884	1.17	410	1.08	378
	K - 8 School (Students)	600	1.02	612	0.29	174	N/A	0
	Community Center (Rooms)	0	9.11	0	0.64	0	0.58	0
	Sub Total			9696		1059		975
	Housing Reduction 20%			1939		212		195
	Sub Total			7757		847		780
	TOTAL			16528		1580		1530

2015 TRIP GENERATION - CSUCI - ALTERNATIVE 1

AREA	USE	SIZE	ADT		A.M.		P.M.	
			RATE	TRIPS	RATE	TRIPS	RATE	TRIPS
Academic								
	Campus (FTES)	7500	2.38	17850	0.21	1575	0.21	1575
	Town Center- Retail (KSF) 70%	0	20.3	0	0.51	0	1.3	0
	Town Center- Office (KSF) 30%	0	8.21	0	1.17	0	1.08	0
	Sub Total			17850		1575		1575
	Housing Reduction			1939		212		195
	TOTAL			15911		1363		1380
Non-Academic								
	Single Family Housing (Units)	175	9.57	1675	0.75	131	1.01	177
	Mulit-Family Housing (Units)	360	6.63	2387	0.51	184	0.62	223
	Low Density Housing (Units)	365	5.86	2139	0.44	161	0.54	197
	Research & Development (KSF)	350	8.24	2884	1.17	410	1.08	378
	K - 8 School (Students)	600	1.02	612	0.29	174	N/A	0
	Community Center (Rooms)	0	9.11	0	0.64	0	0.58	0
	Sub Total			9696		1059		975
	Housing Reduction 20%			1939		212		195
	Sub Total			7757		847		780
	TOTAL			23668		2210		2160

2020 TRIP GENERATION - CSUCI - ALTERNATIVE 1

AREA	USE	SIZE	ADT		A.M.		P.M.	
			RATE	TRIPS	RATE	TRIPS	RATE	TRIPS
Academic								
	Campus (FTES)	9500	2.38	22610	0.21	1995	0.21	1995
	Town Center- Retail (KSF) 70%	0	20.3	0	0.51	0	1.3	0
	Town Center- Office (KSF) 30%	0	8.21	0	1.17	0	1.08	0
	Sub Total			22610		1995		1995
	Housing Reduction			1939		212		195
	TOTAL			20671		1783		1800
Non-Academic								
	Single Family Housing (Units)	175	9.57	1675	0.75	131	1.01	177
	Mulit-Family Housing (Units)	360	6.63	2387	0.51	184	0.62	223
	Low Density Housing (Units)	365	5.86	2139	0.44	161	0.54	197
	Research & Development (KSF)	350	8.24	2884	1.17	410	1.08	378
	K - 8 School (Students)	600	1.02	612	0.29	174	N/A	0
	Community Center (Rooms)	0	9.11	0	0.64	0	0.58	0
	Sub Total			9696		1059		975
	Housing Reduction 20%			1939		212		195
	Sub Total			7757		847		780
	TOTAL			28428		2630		2580

2025 TRIP GENERATION - CSUCI - ALTERNATIVE 1

AREA	USE	SIZE	ADT		A.M.		P.M.	
			RATE	TRIPS	RATE	TRIPS	RATE	TRIPS
Academic								
	Campus (FTES)	11750	2.38	27965	0.21	2468	0.21	2468
	Town Center- Retail (KSF) 70%	0	20.3	0	0.51	0	1.3	0
	Town Center- Office (KSF) 30%	0	8.21	0	1.17	0	1.08	0
	Sub Total			27965		2468		2468
	Housing Reduction			1939		212		195
	TOTAL			26026		2256		2272
Non-Academic								
	Single Family Housing (Units)	175	9.57	1675	0.75	131	1.01	177
	Mulit-Family Housing (Units)	360	6.63	2387	0.51	184	0.62	223
	Low Density Housing (Units)	365	5.86	2139	0.44	161	0.54	197
	Research & Development (KSF)	350	8.24	2884	1.17	410	1.08	378
	K - 8 School (Students)	600	1.02	612	0.29	174	N/A	0
	Community Center (Rooms)	0	9.11	0	0.64	0	0.58	0
	Sub Total			9696		1059		975
	Housing Reduction 20%			1939		212		195
	Sub Total			7757		847		780
	TOTAL			33783		3103		3053

ALTERNATIVE 1
CSUCI ROAD IMPROVEMENTS - YEAR 2000 FORECASTS

Roadway Improvement	Existing ADT	Background Total	Background Net	Background % Year	Background ADT	University Tgen	University % Facility	University ADT	Non-Academic Tgen	Non-Academic % Facility	Non-Academic ADT	Total ADT
Lewis Road Improvements												
Caltrans Project to Pleasant Valley	13,000	14,180	1,180	28%	330	4,552	39%	1,775	0	33%	0	15,106
Pleasant Valley to Cawelti	8,000	8,390	390	28%	109	4,552	58%	2,640	0	65%	0	10,749
Cawelti to University Drive	6,400	6,790	390	28%	109	4,552	83%	3,778	0	86%	0	10,287
University Drive to New Campus Access	5,900	6,640	740	28%	207	4,552	17%	774	0	14%	0	6,881
Las Posas Road												
Ventura Road to Pleasant Valley	21,000	23,080	2,080	28%	582	4,552	17%	774	0	13%	0	22,356
Pleasant Valley to Cawelti	8,000	8,610	610	28%	171	4,552	25%	1,138	0	21%	0	9,309
Cawelti Road												
Las Posas to Lewis	2,000	2,100	100	28%	28	4,552	25%	1,138	0	21%	0	3,166
Campus Access												
Camarillo Drive (Existing Access)	700	NA	NA	28%	0	4,552	100%	4,552	0	100%	0	5,252
Ventura Street (New Access)	NA	0	0	28%	0	4,552	0%	0	0	0%	0	0
East 5th Street												
Las Posas to Oxnard City Limits	10,000	10,680	680	28%	190	4,552	10%	455	0	10%	0	10,646
Pleasant Valley Road												
Lewis Road to 4-Lane Section in Camarill	12,000	13,000	1,000	28%	280	4,552	17%	774	0	30%	0	13,054

11-Feb-2000

ALTERNATIVE 1
CSUCI ROAD IMPROVEMENTS - YEAR 2001 FORECASTS

Roadway Improvement	Existing ADT	Background Total	Background Net	Background % Year	Background ADT	University Tgen	University % Facility	University ADT	Non-Academic Tgen	Non-Academic % Facility	Non-Academic ADT	Total ADT
Lewis Road Improvements												
Caltrans Project to Pleasant Valley	13,000	14,180	1,180	43%	507	4,998	39%	1,949	0	33%	0	15,457
Pleasant Valley to Cawelti	8,000	8,390	390	43%	168	4,998	58%	2,899	0	65%	0	11,067
Cawelti to University Drive	6,400	6,790	390	43%	168	4,998	83%	4,148	0	86%	0	10,716
University Drive to New Campus Access	5,900	6,640	740	43%	318	4,998	17%	850	0	14%	0	7,068
Las Posas Road												
Ventura Road to Pleasant Valley	21,000	23,080	2,080	43%	894	4,998	17%	850	0	13%	0	22,744
Pleasant Valley to Cawelti	8,000	8,610	610	43%	262	4,998	25%	1,250	0	21%	0	9,512
Cawelti Road												
Las Posas to Lewis	2,000	2,100	100	43%	43	4,998	25%	1,250	0	21%	0	3,293
Campus Access												
Camarillo Drive (Existing Access)	700	NA	NA	43%	0	4,998	100%	4,998	0	100%	0	5,698
Ventura Street (New Access)	NA	0	0	43%	0	4,998	0%	0	0	0%	0	0
East 5th Street												
Las Posas to Oxnard City Limits	10,000	10,680	680	43%	292	4,998	10%	500	0	10%	0	10,792
Pleasant Valley Road												
Lewis Road to 4-Lane Section in Camarill	12,000	13,000	1,000	43%	430	4,998	17%	850	0	30%	0	13,280

10-Feb-2000

ALTERNATIVE 1
CSUCI ROAD IMPROVEMENTS - YEAR 2002 FORECASTS

Roadway Improvement	Existing ADT	Background Total	Background Net	Background % Year	Background ADT	University Tgen	University % Facility	University ADT	Non-Academic Tgen	Non-Academic % Facility	Non-Academic ADT	Total ADT
Lewis Road Improvements												
Caltrans Project to Pleasant Valley	13,000	14,180	1,180	57%	673	4,939	39%	1,926	2,139	33%	706	16,305
Pleasant Valley to Cawelti	8,000	8,390	390	57%	222	4,939	58%	2,865	2,139	65%	1,390	12,477
Cawelti to University Drive	6,400	6,790	390	57%	222	4,939	83%	4,099	2,139	86%	1,840	12,561
University Drive to New Campus Access	5,900	6,640	740	57%	422	4,939	17%	840	2,139	14%	299	7,461
Las Posas Road												
Ventura Road to Pleasant Valley	21,000	23,080	2,080	57%	1,186	4,939	17%	840	2,139	13%	278	23,303
Pleasant Valley to Cawelti	8,000	8,610	610	57%	348	4,939	25%	1,235	2,139	21%	449	10,032
Cawelti Road												
Las Posas to Lewis	2,000	2,100	100	57%	57	4,939	25%	1,235	2,139	21%	449	3,741
Campus Access												
Camarillo Drive (Existing Access)	700	NA	NA	57%	0	4,939	100%	4,939	2,139	100%	2,139	7,778
Ventura Street (New Access)	NA	0	0	57%	0	4,939	0%	0	2,139	0%	0	0
East 5th Street												
Las Posas to Oxnard City Limits	10,000	10,680	680	57%	388	4,939	10%	494	2,139	10%	214	11,095
Pleasant Valley Road												
Lewis Road to 4-Lane Section in Camarill	12,000	13,000	1,000	57%	570	4,939	17%	840	2,139	30%	642	14,051

10-Feb-2000

ALTERNATIVE 1
CSUCI ROAD IMPROVEMENTS - YEAR 2003 FORECASTS

Roadway Improvement	Existing ADT	Background Total	Background Net	Background % Year	Background ADT	University Tgen	University % Facility	University ADT	Non-Academic Tgen	Non-Academic % Facility	Non-Academic ADT	Total ADT
Lewis Road Improvements												
Caltrans Project to Pleasant Valley	13,000	14,180	1,180	71%	838	4,592	39%	1,791	5,432	33%	1,793	17,421
Pleasant Valley to Cawelti	8,000	8,390	390	71%	277	4,592	58%	2,663	5,432	65%	3,531	14,471
Cawelti to University Drive	6,400	6,790	390	71%	277	4,592	83%	3,811	5,432	86%	4,672	15,160
University Drive to New Campus Access	5,900	6,640	740	71%	525	4,592	17%	781	5,432	14%	760	7,967
Las Posas Road												
Ventura Road to Pleasant Valley	21,000	23,080	2,080	71%	1,477	4,592	17%	781	5,432	13%	706	23,964
Pleasant Valley to Cawelti	8,000	8,610	610	71%	433	4,592	25%	1,148	5,432	21%	1,141	10,722
Cawelti Road												
Las Posas to Lewis	2,000	2,100	100	71%	71	4,592	25%	1,148	5,432	21%	1,141	4,360
Campus Access												
Camarillo Drive (Existing Access)	700	NA	NA	71%	0	4,592	100%	4,592	5,432	100%	5,432	10,724
Ventura Street (New Access)	NA	0	0	71%	0	4,592	0%	0	5,432	0%	0	0
East 5th Street												
Las Posas to Oxnard City Limits	10,000	10,680	680	71%	483	4,592	10%	459	5,432	10%	543	11,485
Pleasant Valley Road												
Lewis Road to 4-Lane Section in Camarill	12,000	13,000	-1,000	71%	710	4,592	17%	781	5,432	30%	1,630	15,120

11-Feb-2000

ALTERNATIVE 1
CSUCI ROAD IMPROVEMENTS - YEAR 2004 FORECASTS

Roadway Improvement	Existing ADT	Background Total	Background Net	Background % Year	Background ADT	University Tgen	University % Facility	University ADT	Non-Academic Tgen	Non-Academic % Facility	Non-Academic ADT	Total ADT
Lewis Road Improvements												
Caltrans Project to Pleasant Valley	13,000	14,180	1,180	86%	1,015	4,850	39%	1,892	6,303	33%	2,080	17,986
Pleasant Valley to Cawelti	8,000	8,390	390	86%	335	4,850	58%	2,813	6,303	65%	4,097	15,245
Cawelti to University Drive	6,400	6,790	390	86%	335	4,850	83%	4,026	6,303	86%	5,421	16,181
University Drive to New Campus Access	5,900	6,640	740	86%	636	4,850	17%	825	6,303	14%	882	8,243
Las Posas Road												
Ventura Road to Pleasant Valley	21,000	23,080	2,080	86%	1,789	4,850	17%	825	6,303	13%	819	24,433
Pleasant Valley to Cawelti	8,000	8,610	610	86%	525	4,850	25%	1,213	6,303	21%	1,324	11,061
Cawelti Road												
Las Posas to Lewis	2,000	2,100	100	86%	86	4,850	25%	1,213	6,303	21%	1,324	4,622
Campus Access												
Camarillo Drive (Existing Access)	700	NA	NA	86%	0	4,850	100%	4,850	6,303	100%	6,303	11,853
Ventura Street (New Access)	NA	0	0	86%	0	4,850	0%	0	6,303	0%	0	0
East 5th Street												
Las Posas to Oxnard City Limits	10,000	10,680	680	86%	585	4,850	10%	485	6,303	10%	630	11,700
Pleasant Valley Road												
Lewis Road to 4-Lane Section in Camarill	12,000	13,000	1,000	86%	860	4,850	17%	825	6,303	30%	1,891	15,575

10-Feb-2000

ALTERNATIVE 1
CSUCI ROAD IMPROVEMENTS - YEAR 2005 FORECASTS

Roadway Improvement	Existing ADT	Background Total	Background Net	Background % Year	Background ADT	University Tgen	University % Facility	University ADT	Non-Academic Tgen	Non-Academic % Facility	Non-Academic ADT	Total ADT
Lewis Road Improvements												
Caltrans Project to Pleasant Valley	13,000	14,180	1,180	100%	1,180	5,292	39%	2,064	6,439	33%	2,125	18,369
Pleasant Valley to Cawelti	8,000	8,390	390	100%	390	5,292	58%	3,069	6,439	65%	4,185	15,645
Cawelti to University Drive	6,400	6,790	390	100%	390	5,292	83%	4,392	6,439	86%	5,538	16,720
University Drive to New Campus Access	5,900	6,640	740	100%	740	5,292	17%	900	6,439	14%	901	8,441
Las Posas Road												
Ventura Road to Pleasant Valley	21,000	23,080	2,080	100%	2,080	5,292	17%	900	6,439	13%	837	24,817
Pleasant Valley to Cawelti	8,000	8,610	610	100%	610	5,292	25%	1,323	6,439	21%	1,352	11,285
Cawelti Road												
Las Posas to Lewis	2,000	2,100	100	100%	100	5,292	25%	1,323	6,439	21%	1,352	4,775
Campus Access												
Camarillo Drive (Existing Access)	700	NA	NA	100%	0	5,292	100%	5,292	6,439	100%	6,439	12,431
Ventura Street (New Access)	NA	0	0	100%	0	5,292	0%	0	6,439	0%	0	0
East 5th Street												
Las Posas to Oxnard City Limits	10,000	10,680	680	100%	680	5,292	10%	529	6,439	10%	644	11,853
Pleasant Valley Road												
Lewis Road to 4-Lane Section in Camarill	12,000	13,000	1,000	100%	1,000	5,292	17%	900	6,439	30%	1,932	15,831

10-Feb-2000

ALTERNATIVE 1
CSUCI ROAD IMPROVEMENTS - 2010 FORECASTS

Roadway Improvement	Existing ADT	GP Buildout Total	GP Buildout Net	GP Buildout % Year	GP Buildout ADT	University Tgen	University % Facility	University ADT	Non-Academic Tgen	Non-Academic % Facility	Non-Academic ADT	Total ADT
Lewis Road Improvements												
Caltrans Project to Pleasant Valley	13,000	18,000	5,000	40%	2,000	8,771	39%	3,421	7,757	33%	2,560	20,981
Pleasant Valley to Cawelti	8,000	14,000	6,000	40%	2,400	8,771	58%	5,087	7,757	65%	5,042	20,529
Cawelti to University Drive	6,400	13,000	6,600	40%	2,640	8,771	83%	7,280	7,757	86%	6,671	22,991
University Drive to New Campus Access	5,900	9,000	3,100	40%	1,240	8,771	53%	4,649	7,757	15%	1,164	12,952
Las Posas Road												
Ventura Road to Pleasant Valley	21,000	44,000	23,000	40%	9,200	8,771	17%	1,491	7,757	13%	1,008	32,699
Pleasant Valley to Cawelti	8,000	16,000	8,000	40%	3,200	8,771	25%	2,193	7,757	21%	1,629	15,022
Cawelti Road												
Las Posas to Lewis	2,000	4,000	2,000	40%	800	8,771	25%	2,193	7,757	21%	1,629	6,622
Campus Access												
Camarillo Drive (Existing Access)	210	0	0	40%	0	8,771	30%	2,631	7,757	70%	5,430	8,271
Ventura Street (New Access)	490	0	0	40%	0	8,771	70%	6,140	7,757	30%	2,327	8,957
East 5th Street												
Las Posas to Oxnard City Limits	10,000	18,000	8,000	40%	3,200	8,771	10%	877	7,757	10%	776	14,853
Pleasant Valley Road												
Lewis Road to 4-Lane Section in Camarill	12,000	18,000	6,000	40%	2,400	8,771	17%	1,491	7,757	30%	2,327	18,218

11-Feb-2000

ALTERNATIVE 1
CSUCI ROAD IMPROVEMENTS - 2015 FORECASTS

Roadway Improvement	Existing ADT	GP Buildout Total	GP Buildout Net	GP Buildout % Year	GP Buildout ADT	University Tgen	University % Facility	University ADT	Non-Academic Tgen	Non-Academic % Facility	Non-Academic ADT	Total ADT
Lewis Road Improvements												
Caltrans Project to Pleasant Valley	13,000	18,000	5,000	60%	3,000	15,911	39%	6,205	7,757	33%	2,560	24,765
Pleasant Valley to Cawelti	8,000	14,000	6,000	60%	3,600	15,911	58%	9,228	7,757	65%	5,042	25,870
Cawelti to University Drive	6,400	13,000	6,600	60%	3,960	15,911	83%	13,206	7,757	86%	6,671	30,237
University Drive to New Campus Access	5,900	9,000	3,100	60%	1,860	15,911	53%	8,433	7,757	15%	1,164	17,356
Las Posas Road												
Ventura Road to Pleasant Valley	21,000	44,000	23,000	60%	13,800	15,911	17%	2,705	7,757	13%	1,008	38,513
Pleasant Valley to Cawelti	8,000	16,000	8,000	60%	4,800	15,911	25%	3,978	7,757	21%	1,629	18,407
Cawelti Road												
Las Posas to Lewis	2,000	4,000	2,000	60%	1,200	15,911	25%	3,978	7,757	21%	1,629	8,807
Campus Access												
Camarillo Drive (Existing Access)	210	0	0	60%	0	15,911	30%	4,773	7,757	70%	5,430	10,413
Ventura Street (New Access)	490	0	0	60%	0	15,911	70%	11,138	7,757	30%	2,327	13,955
East 5th Street												
Las Posas to Oxnard City Limits	10,000	18,000	8,000	60%	4,800	15,911	10%	1,591	7,757	10%	776	17,167
Pleasant Valley Road												
Lewis Road to 4-Lane Section in Camarill	12,000	18,000	6,000	60%	3,600	15,911	17%	2,705	7,757	30%	2,327	20,632

28-Feb-2(XX)

ALTERNATIVE 1
CSUCI ROAD IMPROVEMENTS - 2020 FORECASTS

Roadway Improvement	Existing ADT	GP Buildout Total	GP Buildout Net	GP Buildout % Year	GP Buildout ADT	University Tgen	University % Facility	University ADT	Non-Academic Tgen	Non-Academic % Facility	Non-Academic ADT	Total ADT
Lewis Road Improvements												
Caltrans Project to Pleasant Valley	13,000	18,000	5,000	80%	4,000	20,607	39%	8,037	7,757	33%	2,560	27,597
Pleasant Valley to Cawelti	8,000	14,000	6,000	80%	4,800	20,607	58%	11,952	7,757	65%	5,042	29,794
Cawelti to University Drive	6,400	13,000	6,600	80%	5,280	20,607	83%	17,104	7,757	86%	6,671	35,455
University Drive to New Campus Access	5,900	9,000	3,100	80%	2,480	20,607	53%	10,922	7,757	15%	1,164	20,465
Las Posas Road												
Ventura Road to Pleasant Valley	21,000	44,000	23,000	80%	18,400	20,607	17%	3,503	7,757	13%	1,008	43,912
Pleasant Valley to Cawelti	8,000	16,000	8,000	80%	6,400	20,607	25%	5,152	7,757	21%	1,629	21,181
Cawelti Road												
Las Posas to Lewis	2,000	4,000	2,000	80%	1,600	20,607	25%	5,152	7,757	21%	1,629	10,381
Campus Access												
Camarillo Drive (Existing Access)	210	0	0	80%	0	20,607	30%	6,182	7,757	70%	5,430	11,822
Ventura Street (New Access)	490	0	0	80%	0	20,607	70%	14,425	7,757	30%	2,327	17,242
East 5th Street												
Las Posas to Oxnard City Limits	10,000	18,000	8,000	80%	6,400	20,607	10%	2,061	7,757	10%	776	19,236
Pleasant Valley Road												
Lewis Road to 4-Lane Section in Camarill	12,000	18,000	6,000	80%	4,800	20,607	17%	3,503	7,757	30%	2,327	22,630

10-Feb-2000

ALTERNATIVE 1
CSUCI ROAD IMPROVEMENTS - GP BUILDOUT FORECASTS

Roadway Improvement	Existing ADT	GP Buildout Total	GP Buildout Net	GP Buildout % Year	GP Buildout ADT	University Tgen	University % Facility	University ADT	Non-Academic Tgen	Non-Academic % Facility	Non-Academic ADT	Total ADT
Lewis Road Improvements												
Caltrans Project to Pleasant Valley	13,000	18,000	5,000	100%	5,000	26,026	39%	10,150	7,757	33%	2,560	30,710
Pleasant Valley to Cawelti	8,000	14,000	6,000	100%	6,000	26,026	58%	15,095	7,757	65%	5,042	34,137
Cawelti to University Drive	6,400	13,000	6,600	100%	6,600	26,026	83%	21,602	7,757	86%	6,671	41,273
University Drive to New Campus Access	5,900	9,000	3,100	100%	3,100	26,026	53%	13,794	7,757	15%	1,164	23,957
Las Posas Road												
Ventura Road to Pleasant Valley	21,000	44,000	23,000	100%	23,000	26,026	17%	4,424	7,757	13%	1,008	49,433
Pleasant Valley to Cawelti	8,000	16,000	8,000	100%	8,000	26,026	25%	6,507	7,757	21%	1,629	24,135
Cawelti Road												
Las Posas to Lewis	2,000	4,000	2,000	100%	2,000	26,026	25%	6,507	7,757	21%	1,629	12,135
Campus Access												
Camarillo Drive (Existing Access)	210	0	0	100%	0	26,026	30%	7,808	7,757	70%	5,430	13,448
Ventura Street (New Access)	490	0	0	100%	0	26,026	70%	18,218	7,757	30%	2,327	21,035
East 5th Street												
Las Posas to Oxnard City Limits	10,000	18,000	8,000	100%	8,000	26,026	10%	2,603	7,757	10%	776	21,378
Pleasant Valley Road												
Lewis Road to 4-Lane Section in Camarill	12,000	18,000	6,000	100%	6,000	26,026	17%	4,424	7,757	30%	2,327	24,752

10-Feb-2000