



CALIFORNIA STATE UNIVERSITY, BOARD OF TRUSTEES

February 22, 2017

NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

NOTICE IS HEREBY GIVEN that the California State University, Board of Trustees, as the lead agency, has prepared an Environmental Impact Report (EIR) for the proposed California State University, Channel Islands (CSUCI) Specific Reuse Plan Amendment and Phase 2 Development of the East Campus Residential Neighborhood Project pursuant to the California Environmental Quality Act (CEQA). The CSUCI Specific Reuse Plan Amendment and Phase 2 Development of the East Campus Residential Neighborhood Project EIR is intended to look at the environmental impacts of development of a mix of up to 600 residential units, with income/age restricted housing, apartments, townhomes, and single-family residences. The Draft EIR is a Project EIR. Per CEQA Guidelines Section 15161, a Project EIR examines the environmental impacts of a specific development project. A Project EIR focuses primarily on the changes in the environment that would result from the development project and examines all phases of the project including planning, construction, and operation.

Project Title

CSUCI Specific Reuse Plan Amendment and Phase 2 Development of the East Campus Residential Neighborhood Project

Project Location

The project site is located on the CSUCI campus in southern Ventura County at the eastern edge of the Oxnard Plain and at the western flank of the Santa Monica Mountains. The project site is located on a 32 acre area immediately north of the University Glen Phase 1 residential area on the east side of the CSUCI campus. The entrance to the project site is located off Channel Islands Drive. The project site is not located on any of the lists of sites enumerated under Section 65962.5 of the Government Code.

Public Comment

As the lead agency for the project, The California State University, Board of Trustees is soliciting comments on the adequacy and completeness of the analysis and proposed mitigation measures described in the Draft EIR. You may submit written comments to The California State University, Board of Trustees prior to the close of public comment which ends on April 7, 2017, at 5:00 p.m. In addition, you may comment by providing comments at a public meeting on March 28, 2017 at 3:00 p.m., at the Broome Library Rm. #1360 on the CSUCI Campus.

Project Description

The proposed project includes an amendment to the CSUCI Specific Reuse Plan, adopted by the CSUCI Site Authority in 2000, development of the Phase 2 Development of the East Campus Residential Neighborhood (also known as University Glen Phase 2) and related actions. The Specific Reuse Plan is one of the documents governing land development for the non-academic portions of the CSUCI complex. Since its adoption, extensive development has occurred on the East Campus, resulting in a sizeable residential community and a mixed-use town center located at the pivot of the East Campus and the academic core, east of the Broome Library.

The proposed project includes a revision to the northernmost residential area of the East Campus. Up to 600 residential units are proposed on 32 acres of vacant land that is currently entitled for 242 single-family residential units. The proposed units offer a mix of rental and for-sale, multi-family and single-family units as well as income/age restricted units. The proposed project also includes approximately 3.7 acres of recreation/park area. A 100-foot fuel modification zone is also included as part of the project to address risks from wildfires.

The increase in residential density requires an update to the Specific Reuse Plan, which designates the project site for low to low-medium residential density development (0-10 units per acre). The proposed project would result in low-medium to medium-high residential density development (10-20 units per acre). To accommodate the increase in density, the number of lots, parcel and roadway configuration, and utility lines would be modified. Existing roads would be demolished and replaced. Much of the existing utilities and infrastructure would also need to be replaced and/or modified to serve the new site layout. No alterations to existing pipelines within the unnamed drainage that runs along the northern edge of the site would be needed.

The northern portion of the project site (called Inspiration Point) is accessed by an unpaved road called that crosses an unnamed drainage feature and culvert, which would need to be resized to withstand a 100-year storm event. Consequently, as part of the proposed project, the existing crossing and drainage culvert leading to Inspiration Point would be demolished and replaced with a new culvert and crossing.

Environmental Review Findings

The California State University, Board of Trustees has prepared a Draft EIR pursuant to requirements of the State Guidelines for the Implementation of the California Environmental Quality Act. The EIR has been prepared because of the potential for significant adverse effects resulting from project implementation. The EIR prepared for the proposed project identifies and discusses potential impacts, mitigation measures, residual impacts, and monitoring requirements. Potentially significant impacts have been identified in the issue areas of: air quality, biological resources, hydrology and water quality, noise, transportation and circulation, tribal cultural resources, and geology and soils.

If the project description changes, the lead agency will require a reevaluation of the EIR to consider the changes. If you challenge this environmental document in court, you may be limited to raising only those issues raised by you or others in written correspondence or in hearings on the proposed project.

Document Availability

If a copy of the EIR is not attached, the EIR may be obtained online at: <http://www.csuci.edu/ci-2025/vision-plan.htm> under Other Planning Documents, or at any of the following locations at the California State University, Channel Islands campus:

Location A

One University Drive – Ironwood Hall Offices
Contact: see below
Camarillo, CA 93012

Location B

One University Drive – Broome Library front desk
Camarillo, CA 93012

How to Comment

Because of the time sensitive nature of the project planning process, we request your response at the earliest possible date. Comments must be received by April 7, 2017 at 5PM. Please send comments to:

Mr. Terry Tarr, AIA, LEEP AP
Assoc. Architect / Project Manager / Planning Design & Construction Dept.
California State University Channel Islands
One University Drive
Camarillo, CA 93012
CI2025@csuci.edu

If representing an agency, please identify the agency name and appropriate contact name, phone number, and email address. Comments from the public must include name, phone number, and email or postal address. Please limit comments to environmental issues evaluated in the Draft EIR such as traffic, biology, noise, etc. You will receive notice of the dates of future public meetings to consider project approval or denial.