

**NOTICE of PREPARATION OF AN  
ENVIRONMENTAL IMPACT REPORT  
FOR**

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

**California State University, Channel Islands**

**Ventura County, California**

**November 29, 2016**

**Lead Agency:**

Board of Trustees  
California State University  
401 Golden Shore  
Long Beach CA 90802

**Consulting Firm:**

Rincon Consultants, Inc.  
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This Notice of Preparation (NOP) has been prepared to notify agencies and interested parties that the Board of Trustees of the California State University (CSU) will serve as the Lead Agency and have designated the Site Authority as the responsible party, consistent with Section 15021 of the California Environmental Quality Act (CEQA) Guidelines, in preparing an Environmental Impact Report (EIR) for the proposed California State University Channel Islands (CI) Specific Reuse Plan Amendment (the "proposed project"). The Board of Trustees is soliciting the views of interested persons and agencies as to the scope and content of the environmental information to be studied in the EIR. The EIR will address the potential physical environmental effects of the proposed project for each of the environmental topics outlined in the CEQA Guidelines, Appendix G. In accordance with Section 15082 of the CEQA Guidelines, this NOP is being sent to the Office of Planning and Research, Responsible Agencies, Trustee Agencies, and other interested parties. Responsible Agencies are those public agencies, besides the Board of Trustees and the Site Authority, that also have a role in approving or carrying out the proposed project. Agencies are requested to review the project description provided in this NOP and provide comments on environmental issues related to the statutory responsibilities of the agency. If you are an authorized representative of a Responsible Agency, or a Trustee Agency, a transportation planning agency, agency with transportation facilities that may be affected, or a Federal agency involved in approving or funding the proposed project, the Board of Trustees encourages you to express the views of your agency as to the scope and content of the environmental information that is relevant to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR if it will consider a permit or other approval for the proposed project. In responding, please also provide the name, address, telephone number and e-mail address of the contact person for

your agency. Notice of Preparation comments on the EIR should focus on discussing possible impacts of the proposed project on the physical environment, ways in which potential adverse effects might be minimized, and alternatives to the proposed project in light of the EIR's purpose to provide useful and accurate information about such factors.

**Project Location:**

The project site (also referred to as Phase Two of the East Campus Residential Neighborhood or University Glen) is located on the California State University, Channel Islands (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 CSUCI campus lies 2.5 miles south of the city of Camarillo, northeast of the intersection of Lewis and Potrero Roads, and east of Calleguas Creek. Primary access to the CSUCI campus is provided by U.S. Highway 101 to the north, via Lewis Road and Camarillo Street, or by U.S. Highway 1 to the southwest, via Las Posas Road and Hueneme Road. The project site is a part of the Specific Reuse Plan area (also referred to as the Community Development Area), which is intended for development of university-related support uses. See Figure 1 for a map of the project location.



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**Figure 1 Project Location**

**Project Applicant:**

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

**Project Description:** The proposed project is an Amendment to the CSUCI Specific Reuse Plan, adopted by the CSUCI Site Authority in 2000 and the Phase 2 Development of the East Campus Residential Neighborhood. The Specific Reuse Plan is one of the documents governing land development for the non-academic portions of the CSUCI complex, including the West and East Campuses. 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 Specific Reuse Plan Amendment 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, single-family, and income/age-restricted units. The proposed project also includes approximately 2.9 acres of recreation/ park area that consists of a central park and clubhouse, two vista parks along the northern periphery of the project site, seven paseos, and 19 courtyards.

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 (0-10 units per acre) development. The proposed project would result in low-medium to medium-high residential density (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 building pads and 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.

In addition, there is the potential that the existing 96-foot reinforced concrete pipe (RCP) running under Channel Islands Drive and the flood control basin it feeds into along Camarillo Street are undersized for a 100-year storm event. For the purpose of the EIR, it is assumed that some modifications will be required to ensure that potential impacts to biological and hydrological resource areas, in particular, are considered.

The project site also includes an area in the northwest portion of the project site known as Inspiration Point, which is physically separated from the majority of the project site by an unnamed drainage. As the existing drainage crossing does not provide adequate access to Inspiration Point, and the culvert is undersized to withstand a 100-year storm event, the existing crossing and drainage culvert would be demolished and replaced with a new 75-foot long, 30-foot wide bridge with concrete retaining walls and corrugated steel pipe culvert.

**Potential Environmental Effects:**

Potentially significant environmental impacts have been identified in the following issue areas: Aesthetics, Air Quality, Biological Resources, Greenhouse Gas Emissions, Land Use/Planning, Noise, Public Services, Recreation, Transportation/Traffic, and Utilities. In addition, alternative development scenarios, including a "no project" alternative, will be examined as part of the Environmental Impact Report.

An Initial Study has been prepared and is available for public review at: <http://www.csuci.edu/ci-2025/presentations-and-media.htm> and on campus at the Broome Library during normal hours and at Ironwood Hall by appointment only. Email [terry.tarr@csuci.edu](mailto:terry.tarr@csuci.edu) or call (805) 437-2018 to request an appointment.

**Public Scoping Meeting:**

The Site Authority will hold a public scoping meeting to provide an opportunity for the public and representatives of public agencies to address the scope of the Environmental Impact Report. The Scoping Meeting for the Environmental Impact Report for the project is scheduled for **December 15th, at 6:00 p.m.**, at the following location:

CSUCI Campus – Broome Library Room # 1360

For map see: <http://www.csuci.edu/maps/documents/master-campus-map-07-2016.pdf>

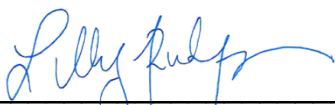
Look for BRO building. Parking Permit Dispensers are at A1 and A2 lots. Parking may also be available at A6, A8, AE, and A7 lots. Do not park on the street or at TOW (town center) to avoid a ticket.

**Thirty-Day Comment Period:**

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice. The Notice of Preparation comment period begins on November 29, 2016 and ends on December 30, 2016. Please send your comments by regular mail or email no later than December 30, 2016, to: Terry M. Tarr, AIA, Assoc. Architect/Project Manager, [terry.tarr@csuci.edu](mailto:terry.tarr@csuci.edu).

**Prepared By:**

**RINCON CONSULTANTS, INC.**



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