Final Supplemental Environmental Impact Report

CALIFORNIA STATE UNIVERSITY, CHANNEL ISLANDS

2004 Campus Master Plan Amendment

Prepared for:

California State University, Channel Islands
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Camarillo, CA 93012

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January 15, 2004

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for

California State University, Channel Islands 2004 Campus Master Plan Amendment

State Clearinghouse # 1999121111

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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

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

Locally represented by:

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Project Description

Revisions to the 2000 Campus Master Plan fall into four categories: land acquisitions; physical facilities; on-campus site plan modifications; and development of a Chumash Cultural Center on the east campus.

1. Land Acquisitions

Under the proposed project, the provision to acquire approximately 75 acres of agricultural land located north of Round Mountain and the Camrosa Water District Wastewater Treatment Facility (WWTF), which was included in the 2000 Master Plan, would be amended to include an additional 79 acres in the same area, or a total of approximately 154 contiguous acres. This larger acquisition area would be used for the development of a new access road between Lewis Road and the University and for surface parking. No increase in planned parking is contemplated. Instead, formerly planned structured parking facilities will be replaced with surface parking lots. In keeping with the 2000 Master Plan, other uses would include a wetland mitigation area, a recycled water storage pond, and a detention/desilting basin, to be located immediately north of and adjacent to the Camrosa Wastewater Treatment Facility (WWTF). The 2000 Master Plan also provides for a variety of outdoor athletic fields in this area.

2. Physical Facilities

Two energy-related facilities are proposed for development west of the Academic Core: an Anaerobic Digester adjacent to the Camrosa Water District Wastewater Treatment Facility, and a Central Chilled Water Plant adjacent to the existing cogeneration facility.

a. Anaerobic Digester. The proposed Anaerobic Digester System (ADS), consists of a series of eight interconnected steel tanks coupled in a closed-loop circulation system designed to receive, distribute, and hold municipal green waste diverted from local Ventura County landfills. The green waste would consist of 80% wet grass materials and 20% wood and branch materials. The ADS uses a two-phase process to convert these organic waste materials into medium-grade methane biogas, which would then be delivered to the existing power plant to offset current natural gas demands.

The ADS would be able to process 250 tons of municipal green waste per day, six days per week. Based on a 6 day per week truck-hauling schedule and a 24-hour, 7 day per week operation of the digester and gas production equipment, the minimum manpower required for the proposed ADS would be 12 employees. Useful life of the proposed ADS is expected to exceed 20 years.

b. Chilled Water Plant. A Chilled Water Plant (CWP) and Thermal Energy Storage Tank (TES) are proposed to be located west of the Academic Core and adjacent to the existing cogeneration facility (Figure 2-8). The CWP would have an initial capacity of 1,700 tons of chilling and would be designed to serve the chilled water and cooling loads in the central campus area. The CWP would utilize one 850-ton steam-driven turbine chiller and one 850-ton electric centrifugal chiller. The proposed development would also include a 1.3 million gallon chilled water storage tank, and a new distribution system for chilled water throughout the main campus. The concurrent development of a central hot water plant and hot water distribution system to replace the existing steam system would be included as part of this project.

3. On-Campus Site Plan Modifications

The 2000 Master Plan provided for the demolition and renovation of campus core buildings and the construction of new academic, student housing, and research space in and around the Academic Core. Under the proposed Master Plan amendment, the capacity of these buildings to serve a student population of 15,000 full time equivalent students (FTES) by the year 2025 would not change. However, the proposed amendment provides a new configuration for the Business Campus and the development of a new "West Quad." The proposed amendment also provides for the relocation of all on-campus student housing to the South Quad and the relocation of the Town Center to an area east of the Library.

4. Development of Chumash Cultural Center

Under the 2000 Master Plan, a 12-acre site in the southeast portion of the campus would be redeveloped for a proposed K-8 school for up to 600 students and an adjacent joint-use community park. The school would be a gateway to the surrounding hillside open space with

trails from the site to access the proposed Chumash Demonstration Village and adjacent natural habitat areas. The site plan would be developed in a manner consistent with the existing CSUCI campus structures and the natural environment.

The Chumash Demonstration Village would be located on approximately 1.2 acres northeast of the proposed school site. The village would feature a re-creation of historical Chumash structures, including typical dwelling units (aps), surrounded by oak trees to provide a natural setting. Next to the village would be an arena for Chumash cultural activities, such as dancing and games. An adjacent area to the north would be the proposed relocation site for the Alliance for the Mentally Ill Garden Project, which is now located on another area of the CSUCI campus.

A 25′ x 50′ multi-use structure would be located in the south central portion of the site to accommodate administrative facilities and restrooms for visitors to the village. This building would also have a concession area for Chumash events and community park activities. Pathways would connect various areas of the village, and concrete stairs would provide access between the Demonstration Village and open play fields to the south. An enhanced riparian corridor along Long Grade Canyon Creek would provide pedestrian and bike access to the village, adjacent community park, and the nearby Santa Monica Mountain trails.

ALTERNATIVES

The EIR considered two alternatives to the proposed project that would eliminate the project's unavoidably significant impact to agricultural resources: (1) No Project alternative, whereby the 2000 Master Plan would continue to apply; and (2) Reduced Project alternative, which would eliminate the 79-acre land acquisition contemplated in the proposed project. The Reduced Project alternative is considered environmentally superior overall because it would eliminate the project's unavoidably significant impact to agricultural resources and would still meet most of the basic project objectives.

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. Class I, unavoidable impacts, 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. Class II, potentially significant impacts, 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*. Class III, less than significant impacts, may be adverse, but do not exceed the threshold level and does not require mitigation. Class IV, beneficial impacts, would reduce existing environmental problems or hazards.

Mitigation measures from the 1998 FEIR and the 2000 SEIR are included in their entirety in Appendix C for reference.

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

AESTHETICS		
Effect	**Mitigation Measures**	**Significance After Mitigation**
2004 Impact AES-1 The proposed project has the potential to alter public viewsheds from Lewis Road and Potrero Road. This is considered a Class II, significant but mitigable, impact.	Mitigation measures AES-1(a) through (h) and AES-1(k) from the 1998 FEIR apply to the 2004 Master Plan Amendment. 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. Mitigation measures S-AES-1(a) through S-AES-1(c) from the 2000 FEIR address the aesthetic impact of the new access road. These also apply to the 2004 Master Plan Amendment, since views from the County's bridge structure would still be gained. Mitigation measures S-AES-1(d) through S-AES-1(f) address impacts of development visible from Potrero Road. They would remain applicable to the 2004 Master Plan Amendment. No additional mitigation is required.	Less than significant.
2004 Impact AES-2 The aesthetic condition of the subject site would be altered by revisions to the site plan that would result in construction of new buildings and facilities not contemplated in the 2000 Master Plan. This is considered a Class II, significant but mitigable impact.	Mitigation measures AES-1(d) through (f) from the 1998 FEIR and measures S-AES-1 (a) through (d) are relevant to the 2004 Master Plan Amendment, and would adequately mitigate aesthetic impacts that could result from development of the acquisition area. AES-2(g) from the 1998 FEIR is applicable to the 2004 Master Plan Amendment, and would address aesthetic impacts associated with the development of proposed surface parking areas within the acquisition area. The following new measure is added to mitigate impacts to the aesthetic condition relative to the introduction of new industrial structures in proximity to the new campus entry road. **03-AES-2** A land use buffer zone shall be incorporated between the anaerobic digester system, the chilled water facility, and the cooling towers and other campus areas. This zone shall be screen-planted with riparian and wetland compatible plant material. The planting scheme shall be designed in a way to obstruct direct views of 75% of the structural components from any location within the expanded acquisition area within a five-year period.	Less than significant.
2004 Impact AES-3 The proposed project could create new sources of light and glare	Measures AES-1(e) and (f) and AES-3(a), through (c) included in the 1998 FEIR and measure S-AES-3(a) from the 2000 SEIR	Less than significant.

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

through the construction of new surface parking areas and planned industrial structures. This is considered a Class II, significant but mitigable impact.	address potential impacts resulting from the lighting of the expanded acquisition area. The following new mitigation measures are also required: **03-AES-3(a)** Surface materials of the anaerobic digester system, the chilled water plant, and the cooling towers shall be not reflective. If painted, the color shall be a dark, matte-finish hue. Material and color approval shall be conducted by the Campus Architect. **03-AES-3(b)** Planned surface parking areas shall be landscaped with orchard style plantings, with trees organized in a grid pattern and planted at no less than 30 feet on center. Canopy coverage from directly overhead shall achieve 50% within five years of installation. Perimeter planting areas shall surround parking lot on all sides, and shall measure no less than 10 feet in depth. Perimeter Plant material shall be of a sufficient height to obscure vehicle headlights when the parking lot is viewed by a pedestrian at a ten meter distance. Tree species and plant material shall be approved shall be conducted by the Campus Architect.	
AGRICULTURE RESOURCES		
Effect	**Mitigation Measures**	**Significance After Mitigation**
2004 Impact AG-1 The proposed project would remove 79 additional acres of Prime farmland and farmland of Statewide Importance from agricultural use that were not identified in the 1998 FEIR or 2000 SEIR. All of this land is currently under agricultural production. This is considered a Class I, significant and unavoidable, impact.	No mitigation measures are available to fully mitigate the loss of agricultural land. Measures LU-5 from the 1998 FEIR and S-AG-1(a) from the 2000 SEIR would apply to the revised Master Plan and would help to reduce impacts to some degree.	Significant and unavoidable.
2004 Impact AG-2 The previous agricultural use of the acquisition area could have caused the accumulation of pesticides in the soil. Reuse of the acquisition area with recreational and other land uses could result in exposure of persons to concentrations of agricultural contaminants and potential health risks. This is considered a Class II, significant but mitigable, impact	The following new mitigation measure is required. **03-AG-2** Prior to the acquisition of the 158-acre area, soil sampling shall be conducted to determine the potential presence of agriculture-related contaminants. If contaminants are present on the site in concentrations exceeding regulatory action levels, a health risk assessment and/or remediation of the affected soils may be required. If necessary, remediation shall be conducted in accordance with federal, state, and local regulations and shall be performed under the oversight and to the satisfaction of the Ventura County Environmental Health	Less than significant.

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

	Division.	
2004 Impact AG-3 The proposed project may result in land use conflicts with adjacent agricultural operations. This is considered a Class II, significant but mitigable, impact.	Mitigation measures S-AG-2(a) and S-AG-2(b) from the 2000 SEIR are applicable to the proposed 2004 Master Plan Amendment. However, as shown below, they have been updated to reflect more recent APAC recommendations for buffers and to reflect the proposed 2004 Master Plan Amendment. Text to be added to the two mitigation measures is shown in underline, and text to be deleted is shown in strikeout. In addition, new mitigation measures 03-AG-2(c) and 03-AG-2(d) are recommended to further reduce impacts related to potential conflicts between agricultural land uses and proposed campus uses to a level less than significant. Finally, as noted in the 2000 SEIR, Section 5.2 (Air Quality) from the 1998 FEIR specifies dust control measures to be used during project construction. These measures would also apply to the proposed 2004 Master Plan and incrementally reduce potential impacts to the productivity of neighboring agricultural uses. **~~S~~03~~-~~-AG-~~23~~(a) Use Buffer for Buildings and Athletic Fields.** ~~Where building or athletic fields would be within 300 feet of agricultural operations, a 100-foot buffer use buffer shall be created along the project site's property line facing agricultural operations.~~ A minimum 150-foot setback (in conjunction with a vegetative buffer) or 300-foot setback (without vegetative buffer) between any occupied campus structures, uses or athletic facilities and agricultural production shall be provided. The buffer may include roads and landscaped areas~~, and internal paths~~. Said buffer shall be located on the project site, and not on the adjacent agricultural development. If a minimum 150-foot setback with vegetative buffer is selected, said buffer shall consist of two staggered rows of bushes with 50 to 75% porosity (i.e., approximately 50 to 75% of the vegetation is air space) to effectively minimize pesticide drift or dust effects. To provide adequate coverage, the two staggered rows should be located 5 feet apart and consist of a minimum of 5-gallon plants planted 10 feet on center. The plant species shall be a noninvasive species that would not harbor agricultural pests. Recommended plant species can include a mix of native California plants, such as Toyon (*Heteromeles arbutifolia*), Sugarbush (*Rhus ovata*), Laurel sumac (*Malosma laurina*) or other species with the indicated	Less than significant.

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

	characteristics to reduce irrigation and maintenance needs. Italian cypress or similar plants may also be provided in a more urban setting. **~~S~~03~~-~~AG-~~23~~(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~~ 154-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. **03-AG-3(c)** Ongoing Grower Contact. University officials shall maintain open communication with neighboring growers. Administrators shall inform growers of activities that may affect agricultural operations, such as the site construction and/or grading. Likewise, University officials shall be provided with a schedule of when pesticides or odor producing materials would be applied to the adjacent agricultural fields. **03-AG-3(d)** Pesticide Exposure Reduction. University officials shall incorporate measures to reduce exposure to students and staff during pesticide application, including but not limited to: • Rescheduling outdoor recreational activities; and • Posting notices of spraying activity.	
HYDROLOGY and WATER QUALITY		
Effect	**Mitigation Measures**	**Residual Impact**
2004 Impact HYD-1 The proposed construction of a new access road across the expanded 79-acre acquisition area would alter the existing drainage pattern of this site. Pavement of the road and proposed parking areas within the acquisition area would increase impervious surfaces on the campus and create additional runoff. This is considered a Class II, significant but mitigable, impact.	Mitigation measure S-HYD-1 from the 2000 SEIR would continue to apply to the proposed project. The following new mitigation measure is also required. **03-HYD-1** The access road in the expanded 79-acre acquisition area shall be elevated outside the 100-year floodplain.	Less than significant.

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

2004 Impact HYD-2 Sites for the proposed ADS and Chiller Plant would be partially located within an open field that currently accepts storm water drainage from most of the campus core. This area currently serves as a retention basin for storm flows and is located within the 100-year floodplain. This is considered a Class II, significant but mitigable, impact.	The following new mitigation measure is required. **03-HYD-2** Prior to construction of the Anaerobic Digester System and Chilled Water Plant, the University shall prepare a Flood Prevention and Drainage Plan for the entire western portion of the campus. The Flood Prevention and Drainage Plan shall indicate site preparation requirements for raising the elevation for these structures so they are outside of the 100-year flood hazard and shall include requirements for new drainage facilities to avoid flooding.	Less than significant.
2004 Impact HYD-3 The 2004 Campus Master Plan could result in the runoff of various pollutants that could cumulatively affect local drainages and subsurface aquifers. The proposed development of the additional parking lot and recreational fields could potentially decrease the quality of surface water and groundwater. This is considered a Class II, significant but mitigable, impact.	Mitigation measures HYD-4(a) through HYD-4(c) from the 1998 FEIR would continue to apply to the proposed project, and no new mitigation would be necessary. Mitigation measure HYD-5(a) from the 1998 FEIR would also apply to the proposed project, but would be modified as follows: **03-HYD-5(a)** A Best Management Practices Plan and Integrated Pest Management Plan shall be prepared for implementation by the ~~golf course operator.~~ entity maintaining the recreational fields in the acquisition area. The purpose of both plans would be to reduce the use of harmful chemicals onsite, and to reduce the potential offsite movement of high concentrations of sediment, salts, excessive nutrients, and chemicals. The Integrated Pest Management program should include, but not necessarily be limited to, the following: • Use of biological, physical, and cultural controls rather than chemical controls. • Use of insect-resistant cultivars. • Mechanical weed control to be used wherever and whenever possible as the first choice. • Establishment of thresholds for the use of fertilizers. • Determination of the probable cause of an insect/disease problem and correction as necessary (i.e., soil nutrient problems, irrigation, water quality, plant type, etc.) prior to chemical use. • Development of thresholds to determine when pesticide use is necessary. Pesticides are to be used only when necessary to cure a problem and in positively identified pre-emergent situations and not as a preventative	Less than significant.

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

	measure or as a regular, periodic application. • Fumigation activities to be limited to greens only. • Use of chemical forms that are the least toxic to non-target organisms (such as the use of a sodium salt if 2,4-D herbicide is used). • Preferentially, the IPM should not permit the use of 2,4-D at the site and similar toxic chemicals that have a high potential for leaching from the site. • Chemical controls should preferentially begin with the use of dehydrating dusts (silica gels, diatomaceous earth), insecticidal soaps, boric acid powder, horticultural oils, and pyrethrin-based insecticides. • Late evening application of pesticides. Mitigation measures HYD-5(b) through HYD-5(d) from the 1998 FEIR, which were also mitigation measures specific to the proposed golf course, would not apply to the recreational fields or any component of the 2004 Master Plan.	
WATER and WASTEWATER		
Effect	**Mitigation Measures**	**Residual Impact**
2004 Impact WW-1 The proposed Master Plan amendments would incrementally increase water demand onsite. However, with mitigation measures already adopted in the 2000 Master Plan Supplemental EIR, impacts to water supply would be Class III, less than significant.	Mitigation measures S-WW-1(a) and S-WW-1(b) from the 2000 SEIR would continue to apply to the university, including the proposed 79-acre acquisition area. Additional mitigation is not required.	Less than significant.
2004 Impact WW-2 The proposed Master Plan amendments would not be expected to increase wastewater generation onsite or affect the capacity of the wastewater treatment plant. Impacts to treatment plant capacity would be Class III, less than significant.	Mitigation measure S-WW-2 from the 2000 SEIR would continue to apply to the university, including the proposed 79-acre acquisition area. Additional mitigation is not required.	Less than significant.
2004 Impact WW-3 The proposed anaerobic digester system may generate wastewater that does not meet applicable standards for recycled water use or discharge to the sanitary sewer system. This is considered a Class II,	The following new mitigation measures are required. **03-WW-3(a)** If excess water from the ADS is used for irrigation, water shall not be mixed with other recycled water supplies unless it is treated to meet applicable standards. All recycled water from the ADS water shall	Less than significant.

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

significant but mitigable impact.	meet the Title 22 treatment requirements for the specific type of irrigation for which the water is used. **03-WW-3(b)** Excess water from the ADS shall not be discharged into the sanitary sewer system until it has been demonstrated to meet applicable Regional Water Quality Control Board BOD standards.	
MITIGATION MEASURES REQUIRED THROUGH INITIAL STUDY		
Several issues were discussed in the Initial Study for this project, but not addressed in the EIR. For these issues areas, impacts were found to be less than significant after applying proposed mitigation measures. The issues areas for which the Initial Study requires mitigation measures are summarized below, with corresponding mitigation measures.		
Impact	**Mitigation Measures**	
Noise: The Initial Study identified potential noise impacts resulting from the operation of the proposed Anaerobic Digester, Chilled Water Plant, and Thermal Energy Storage Tank.	**03-NOI-1** Prior to issuance of operating permits for the Anaerobic Digester System, the Chilled Water Plant, and the Thermal Energy Storage Tank, noise tests shall be conducted to characterize post-project ambient noise levels. The testing purpose shall be to confirm that noise levels shall not exceed 65 dBA at locations beyond 50 feet of these facilities. If this threshold is exceeded, additional noise buffering shall be incorporated into housing structures or noise attenuation barriers shall be incorporated into the site design.	

1.0 INTRODUCTION

This Supplemental EIR analyzes the potential environmental effects of proposed amendments to the California State University, Channel Islands Master Plan. The project involves changes in the 2000 Master Plan to allow site plan modifications to the academic core as well as proposals for the development of new facilities on the west campus and east campus near the proposed elementary school. These changes would be implemented through the adoption of the 2004 Master Plan Amendment. The project's background and the legal basis for preparing an EIR are described below.

1.1 BACKGROUND

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

The 1998 Master Plan envisioned a 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 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 Master Plan would remain unchanged in the proposed 2004 Master Plan. 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.

Following certification of the 1998 FEIR in September 1998, a CSU-directed planning team was established to work on refining the plans for the physical infrastructure and programs on the campus. That work led to a number of land use configuration and design modifications from those of the 1998 Master Plan. These modifications included:

- *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 were addressed in the approved 2000 Master Plan. A Final Supplemental EIR (2000 SEIR), which analyzed the potential effects of the 2000 Master Plan, was certified by the Board of Trustees on June 5, 2000.

The proposed 2004 Master Plan Amendment is part of the on-going development of the California State University, Channel Islands campus, and responds to evolving planning goals and market conditions relevant to that development. Both the 1998 Master Plan and the 2000 Master Plan Amendment envisioned a combination of demolition and renovation of core campus area buildings and construction of new academic, research and development and office space in the campus core. The 2000 Master Plan Amendment also provided for development of an elementary school and 900 new residential units within the East Campus. Under the original 1998 Master Plan, the revised 2000 Master Plan, and the proposed Master Plan amendment, the University's projected enrollment of 15,000 FTES, plus related faculty has not changed.

This EIR specifically addresses the potential environmental effects of proposed changes to the California State University, Channel Islands Master Plan. These changes would be identified and accommodated by an amendment to the 2000 Master Plan and implemented over several years. A wider discussion of issues related to overall campus development, including cumulative impacts, was included in the 1998 FEIR and the 2000 SEIR. Both the FEIR and the SEIR included additional mitigation measures that would reduce or eliminate significant adverse environmental effects for the entire campus. These mitigation measures are included in this EIR as Appendix C.

1.2 PURPOSE, SCOPE and LEGAL AUTHORITY

This Final Supplemental EIR document will be used during the public review process for the proposed Amendment to the 2000 California State University, Channel Islands Master Plan. The CSU Board of Trustees confirms that the EIR was circulated, reviewed and adopted pursuant to *State CEQA Guidelines.*

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(a) of the *State of California CEQA Guidelines*, the purpose of this EIR 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."*

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 July 25, 2003 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 EIR. In addition, a public scoping meeting to obtain public input on the project was held at 5:00 p.m. on August 14, 2003, on the CSUCI campus.

Some elements of the proposed Master Plan Amendment were determined to have potential environmental impacts not previously considered in the 1998 FEIR and 2000 SEIR. Therefore, this EIR addresses issues determined to be potentially significant in addition to those addressed

in the previous EIRs. The scope of this analysis was informed by responses to the NOP as well as input gathered at the Scoping Meeting.

This 2004 Final Supplemental EIR incorporates edits that are detailed in Section 8.0, *Addenda and Errata / Comments and Responses*. The Draft Supplemental EIR was published and circulated for public review on September 15, 2003 for a 45-day review period. Upon the close of the period on October 30, 2003, , one comment letter from the County of Ventura. The letter included attachments from County departments and divisions. The responses to the comments included therein resulted in corrections and clarifications that are incorporated into this document.

The environmental issues addressed in this EIR include:

- *Aesthetics*
- *Agriculture Resources*
- *Hydrology and Water Quality*
- *Water Supply*

This EIR, together with the 1998 FEIR and the 2000 SEIR, comprise the environmental review documentation for the proposed project. The 1998 FEIR and 2000 SEIR are 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.

This EIR tiers off of both the 1998 FEIR and the 2000 SEIR in accordance with Section 15152 of the *State CEQA Guidelines,* which state, in part:

(a) "Tiering" refers to using the analysis of general matters contained in a broader EIR (such as one prepared for a general plan or policy statement) with later EIRs and negative declarations on narrower projects; incorporating by reference the general discussions from the broader EIR; and concentrating the later EIR or negative declaration solely on the issues specific to the later project.

(b) Agencies are encouraged to tier the environmental analyses which they prepare for separate but related projects including general plans, zoning changes, and development projects. This approach can eliminate repetitive discussions of the same issues and focus the later EIR or negative declaration on the actual issues ripe for decision at each level of environmental review. Tiering is appropriate when the sequence of analysis is from an EIR prepared for a general plan, policy, or program to an EIR or negative declaration for another plan, policy, or program of lesser scope, or to a site-specific EIR or negative declaration. Tiering does not excuse the lead agency from adequately analyzing reasonably foreseeable significant environmental effects of the project and does not justify deferring such analysis to a later tier EIR or negative declaration. However, the level of detail contained in a first tier EIR need not be greater than that of the program, plan, policy, or ordinance being analyzed.

(d) Where an EIR has been prepared and certified for a program, plan, policy, or ordinance consistent with the requirements of this section, any lead agency for a later project pursuant to or consistent

with the program, plan, policy, or ordinance should limit the EIR or negative declaration on the later project to effects which:

(1) Were not examined as significant effects on the environment in the prior EIR; or

(2) Are susceptible to substantial reduction or avoidance by the choice of specific revisions in the project, by the imposition of conditions, or other means.

(f) A later EIR shall be required when the initial study or other analysis finds that the later project may cause significant effects on the environment that were not adequately addressed in the prior EIR.

(1) Where a lead agency determines that a cumulative effect has been adequately addressed in the prior EIR, that effect is not treated as significant for purposes of the later EIR or negative declaration, and need not be discussed in detail.

(2) When assessing whether there is a new significant cumulative effect, the lead agency shall consider whether the incremental effects of the project would be considerable when viewed in the context of past, present, and probable future projects. At this point, the question is not whether there is a significant cumulative impact, but whether the effects of the project are cumulatively considerable.

(3) Significant environmental effects have been "adequately addressed" if the lead agency determines that:

(A) they have been mitigated or avoided as a result of the prior environmental impact report and findings adopted in connection with that prior environmental report; or

(B) they have been examined at a sufficient level of detail in the prior environmental impact report to enable those effects to be mitigated or avoided by site specific revisions, the imposition of conditions, or by other means in connection with the approval of the later project.

This EIR 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, this EIR recommends feasible mitigation measures that would reduce or eliminate significant adverse environmental effects. These measures, combined with all applicable mitigation measures from the 1998 FEIR and the 2000 SEIR, would be required as part of development of the proposed project to reduce project-related impacts. A summary of mitigation measures from the 1998 FEIR and 2000 SEIR is included in Appendix C.

EIR 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 7.0, *References and Preparers*. The level of detail contained throughout this EIR is consistent with the requirements of CEQA and applicable court decisions. The *State CEQA 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 provided 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.

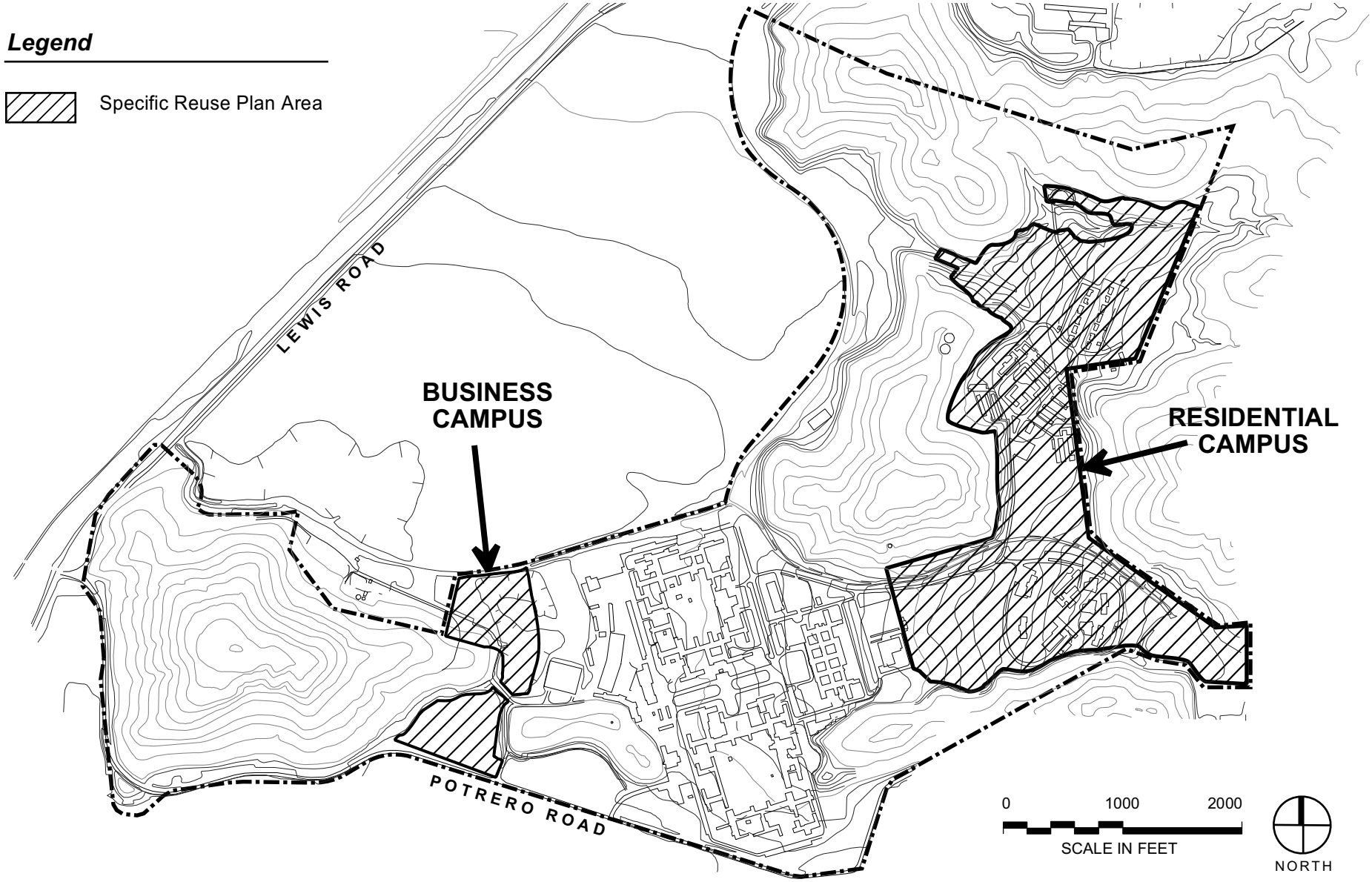
In accordance with its authority under SB 1923, the Site Authority Board developed a Specific Reuse Plan to guide the non-academic portions of the CSUCI campus in June 2000. The Specific Reuse Plan guides future development of the Community Development Area (business campus and the residential development). The Specific Reuse Plan also incorporates the CSU Channel Islands 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 Community Development Area has two discreet components: the research and development (business campus) area and the residential area. These areas are described and illustrated in the Community Development Area Specific Reuse Plan (June 2000) and, the 2000 Final Supplemental EIR, and Figure 1-1._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 Site Authority would have approval authority over amendments to the Specific Reuse Plan. In the 2004 Master Plan revisions project, there are two components of the plan that would require Specific Reuse Plan amendment and Site Authority approval. They are:

- *The placement of the Anaerobic Digester System within the site plan of the Business Campus, and*
- *The placement of access and ancillary support features for the Chumash Demonstration Village in the K-8 School and Park site portion of the Residential Campus.*

These features are described and illustrated in detail in Section 2.0, *Project Description.*



Specific Reuse Plan Area

Figure 1-1

The proposed 2004 Master Plan would govern the development of areas on the Academic portions of the campus. These areas would include the Academic Core, the entire 154-acre acquisition areas, and the on-campus open space system. As with the 1998 Master Plan and the 2000 Master Plan, the proposed amended 2004 Master Plan would guide the phased growth of the campus. Responsibility for approval and implementation of the proposed 2004 Master Plan rests with the CSU Board of Trustees.

1.4 LEAD, RESPONSIBLE and TRUSTEE AGENCIES

The *CEQA Guidelines* define "lead," "responsible" and "trustee" agencies. The CSU Board of Trustees is the lead agency because it is charged with approval and implementation of the Master Plan. The CSU Channel Islands Site Authority is considered a "responsible" agency because it has the principal responsibility for approving modifications to the Specific Reuse Plan proposed in the 2004 Master Plan Revisions.

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. Fish and Wildlife Service 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 not be a responsible agency with respect to approval of encroachment permits needed for County roads necessary to accommodate the proposed project, as such permits are ministerial. 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 TITLE

California State University, Channel Islands 2004 Campus Master Plan Amendment

2.2 LEAD AGENCY and LOCAL REPRESENTATIVE

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

Locally represented by:

George Dutra, Associate Vice President
Operations, Planning and Construction
California State University, Channel Islands
One University Drive
Camarillo, California 93012

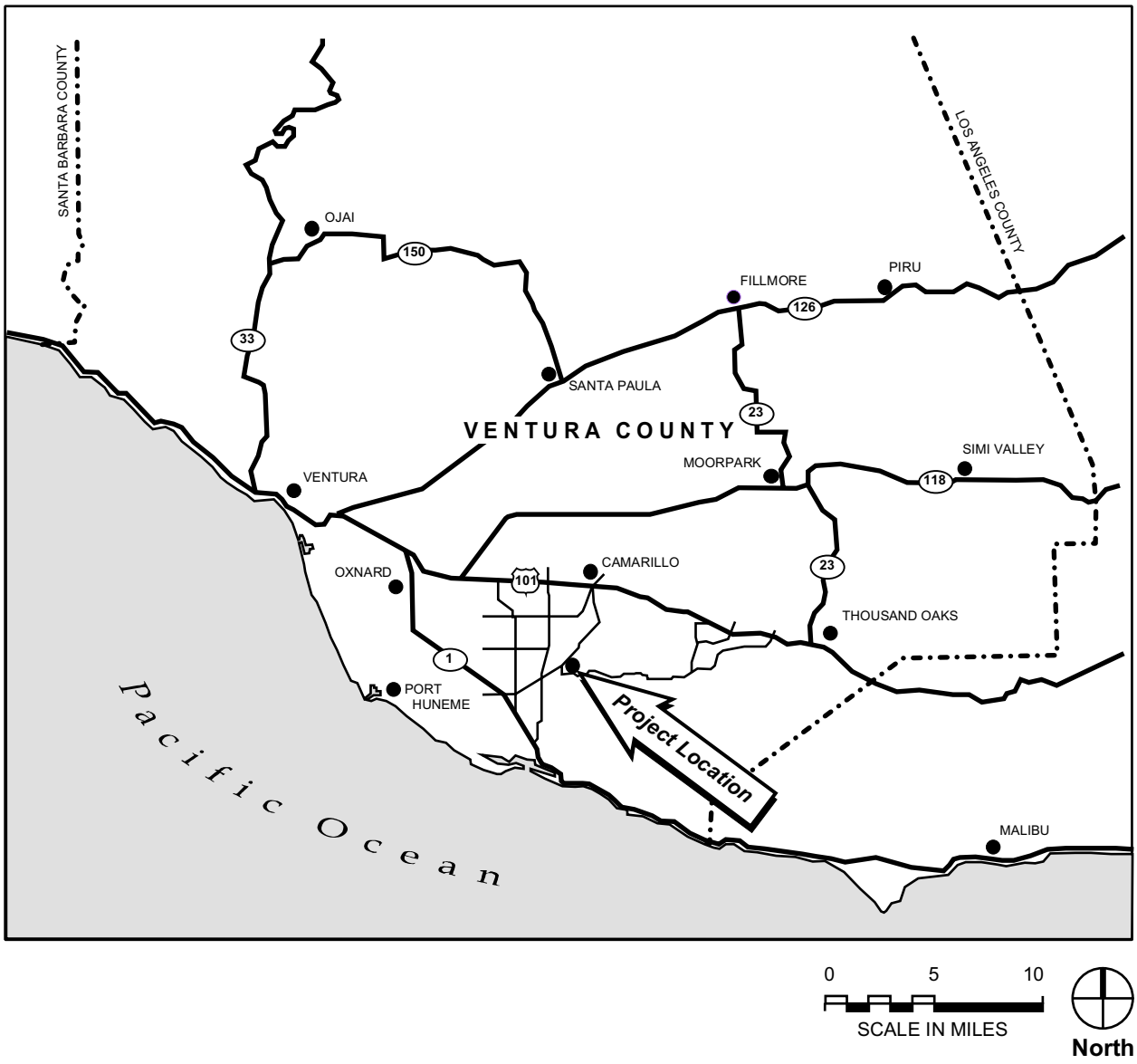
2.3 PROJECT LOCATION

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 (See 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 (See Figure 2-2). Primary access to the site is provided via Lewis Road (State Route 34) from the north and south. Regional access is provided by U.S. Highway 101 to the north of the project site and Hueneme Road and State Route 1 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 project site west of the main campus. This facility has a ground lease with the State that will expire in year 2018.

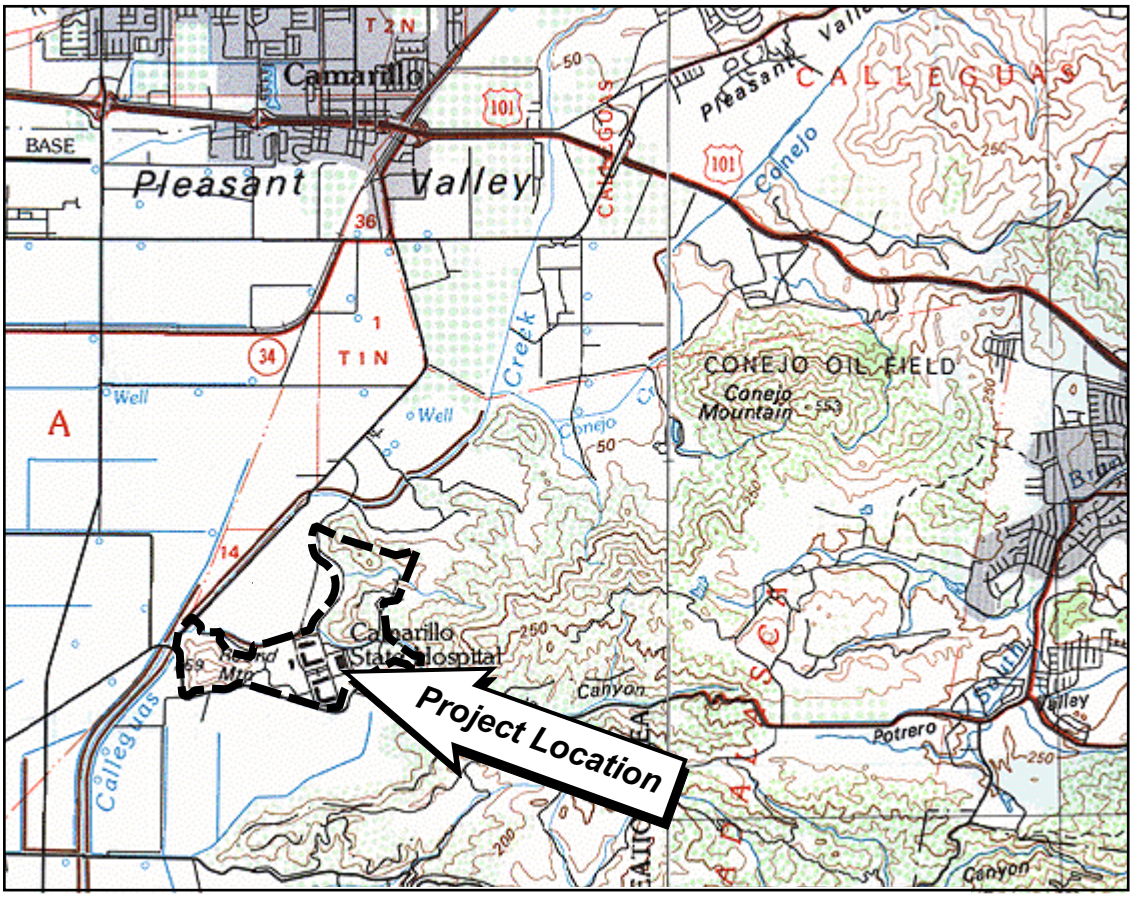
2.4 EXISTING SITE CHARACTERISTICS

At present, the CSUCI campus encompasses approximately 680 acres. The Academic Core is comprised of historic structures that were originally part of the State Developmental Hospital, which occupied the site from 1932 to 1997. Since 1998, portions of these buildings have been renovated for use as classrooms, administrative offices, and other university needs. A few areas of the North Quad are leased by outside tenants. A new building, the Science Building, was



Regional Location

Figure 2-1



Map Base: USGS 7.5-minute Camarillo Quad (revised 1967)

Project Vicinity

Figure 2-2

completed in August, 2003, and on-going renovations continue in other parts of the academic core area. This development was envisioned in both the 1998 and 2000 Master Plans.

In addition to redevelopment of the Academic Core, the eastern portion of the campus has been transformed by the on-going development of a new residential neighborhood, University Glen, which includes a mix of housing types. Full buildout of the area will eventually include about 900 dwelling units, including single-family detached homes, row townhouses, condominiums, and rental apartments, with completion scheduled for 2005. At present, about 500 units have been completed, and roads and other infrastructure are in place to serve future development. As provided in the 2000 Master Plan, residential neighborhoods with the highest density are located nearest the Academic Core, thereby providing the greatest walking convenience to the highest concentration of residents. A pedestrian trail and bikeway encircle the entire area.

2.5 PROJECT CHARACTERISTICS

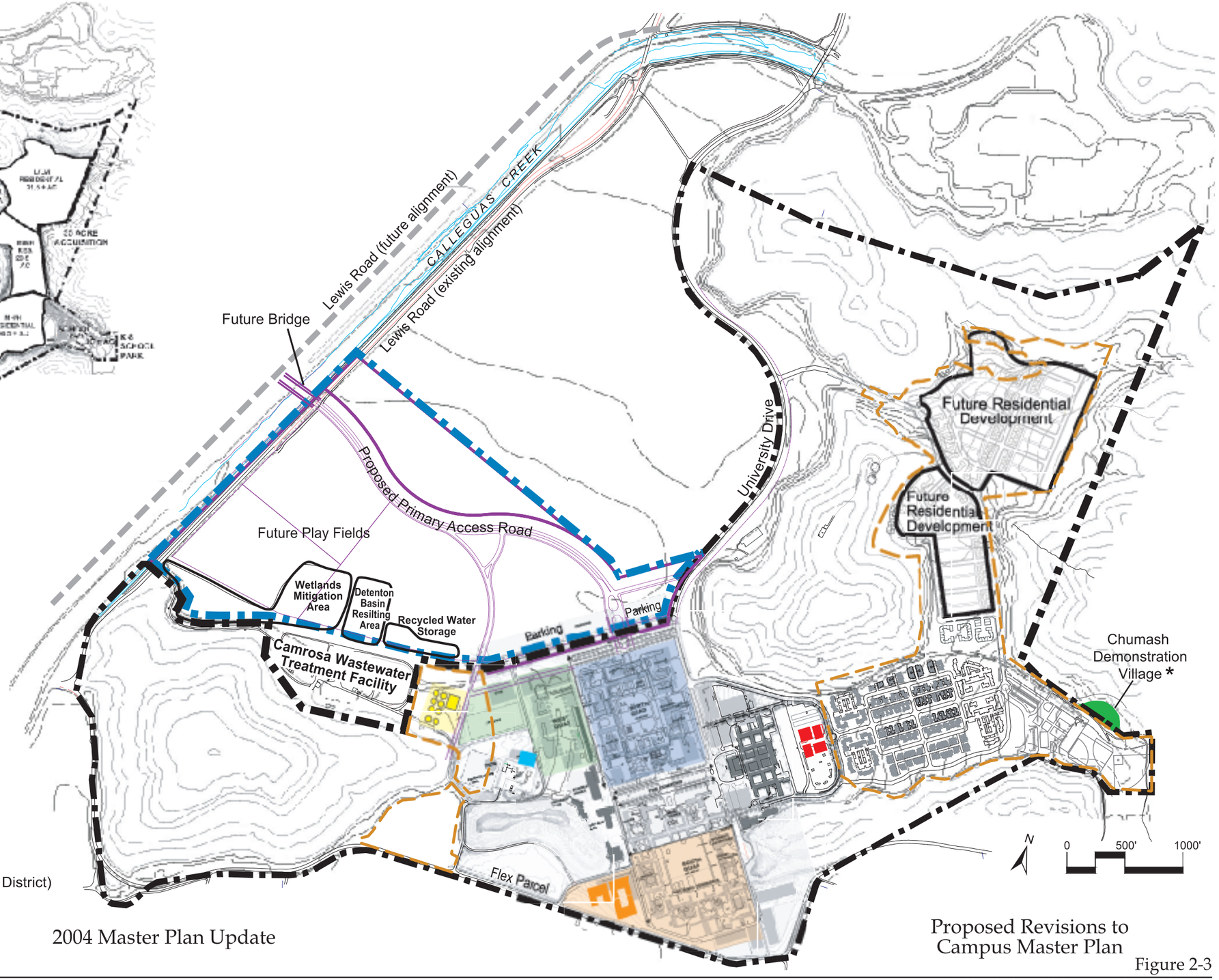
The proposed project is an amendment to the CSU, Channel Islands Master Plan, which was originally adopted by the Trustees of the California State University in September 1998 and amended in June 2000. Under CSU system nomenclature, the undertaking is considered a Major Master Plan Amendment because it includes components with potentially significant impacts.

The proposed amendment seeks modifications for about 35 acres, or 5% of the planning area, as well as the acquisition of an additional 79 acres beyond the 75-acre acquisition provided under the 2000 Master Plan. Figure 2-3 shows how the currently proposed 2004 amendments would change the 2000 Master Plan. The following is a summary of the proposed changes to the 2000 Master Plan.

1. *Amend the proposed acquisition of 75 acres of agricultural land lying between the northerly boundary lines of the CSU, Channel Islands campus, the Camrosa Water District Wastewater Treatment Facility, and the southerly boundary line of Lewis Road to include approximately one hundred and fifty four (154) acres of land for the development of a new primary access road between Lewis Road and the University and for surface parking;*
2. *Development of an Anaerobic Digester System (ADS) to be located west of the Academic Core and adjacent to the Camrosa Water District Wastewater Treatment Facility;*
3. *Development of a Chilled Water Plant (CWP) and Thermal Energy Storage Tank (TES) to be located west of the Academic Core and adjacent to the existing cogeneration facility. This development would include implementation of a new distribution system for both hot and chilled water to serve the heating and cooling needs of all campus buildings in the Academic Core.*
4. *Associated relocation of portions of the proposed Business Campus and the reconfiguration of planned research and development space and parking areas around the West Quad;*
5. *Relocation of proposed student housing from the North Quad to the South Quad and the reallocation of academic space within the North and South Quads;*
6. *Relocation of the Town Center facility to an area east of the Academic core between the Library and existing residential development; and*
7. *Development of a Chumash Cultural Center, including outdoor play fields and a Chumash Demonstration Village, in the southeast portion of the campus adjacent to the planned K-8 school.*

2000 Master Plan

Not to Scale



2004 Master Plan Update

LEGEND

- Proposed Expansion Area
- Existing Boundary
- Specific Reuse Plan Area (CSUCI Site Authority Jurisdiction)
- Student Housing Zone
- Academic Zone
- Proposed Business Campus
- Town Center
- Anaerobic Digester System (ADS)
- Chilled Water Plant (CP)
- * Chumash Demonstration Village (Project lead: Pleasant Valley Recreation and Parks District)

Source: Bobrow/Thomas and Associates, March, 2003

Proposed Revisions to Campus Master Plan

Figure 2-3

In general, proposed changes to the 2000 Master Plan fall into four categories: land acquisition, physical facilities; on-campus site plan modifications; and development of a Chumash Cultural Center on the east campus.

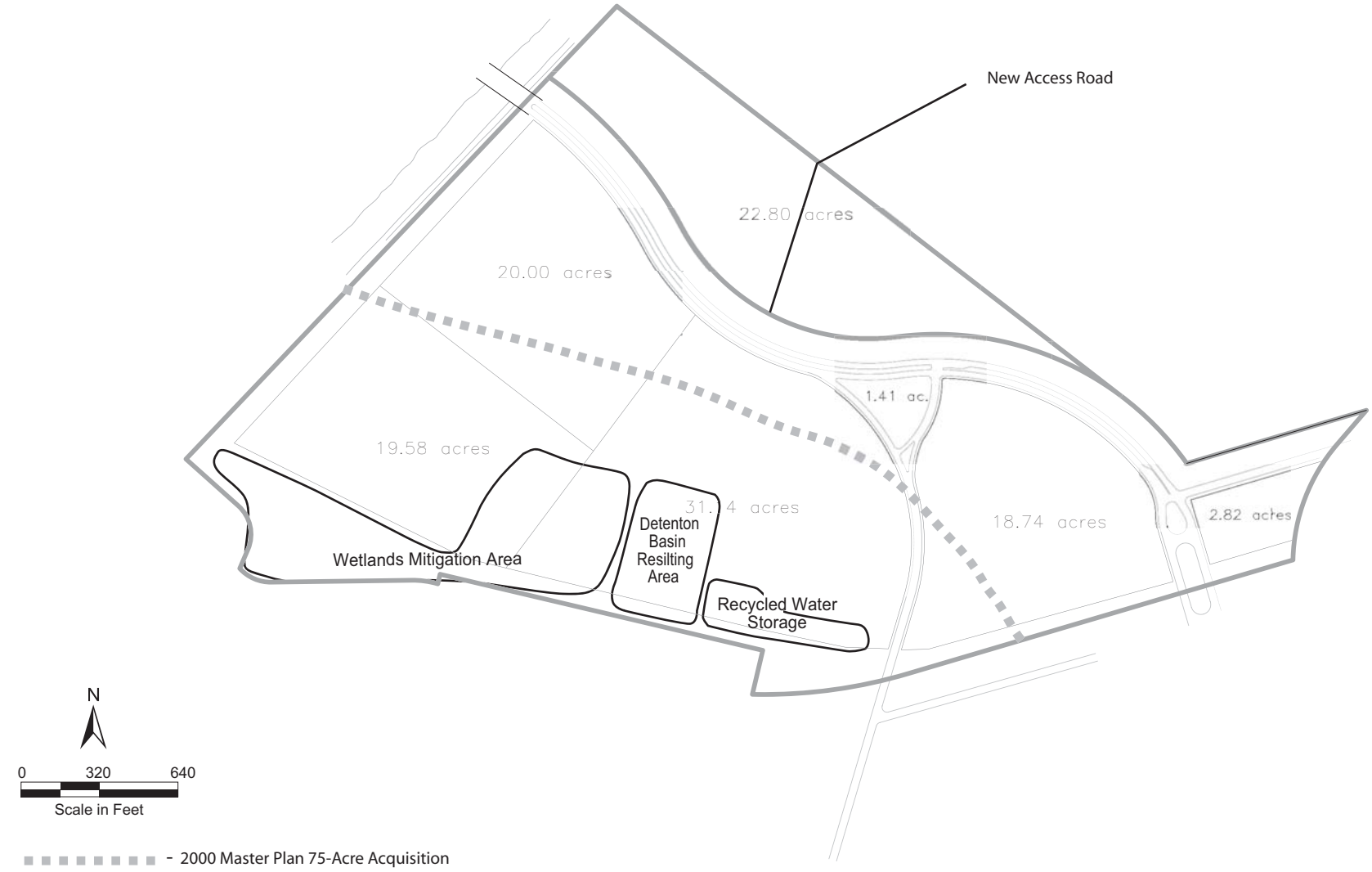
2.5.1 Land Acquisition

Under the proposed project, the provision to acquire approximately 75 acres of agricultural land located north of Round Mountain and the Camrosa Water District Wastewater Treatment Facility (WWTF), which was included in the 2000 Master Plan, would be amended to include an additional 79 acres in the same area, or a total of approximately 154 contiguous acres, as shown in Figure 2-4. This larger acquisition area would be used for the development of a new access road between Lewis Road and the University and for surface parking. In keeping with the 2000 Master Plan, other uses would include a variety of outdoor athletic fields, a wetland mitigation area, a detention/desilting basin, and a recycled water storage pond. These facilities would be located immediately north of and adjacent to the Camrosa Wastewater Treatment Facility (WWTF).

a. Access Roads. The proposed new roadway would provide primary access from the planned realignment of Lewis Road to the Academic Core of the CSUCI campus. General impacts resulting from the primary access road (previously termed the Santa Barbara Avenue extension) were examined in the 1998 FEIR, 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 2000 Master Plan included a specific alignment and configuration for an access road, but both differ significantly from the current proposal.

The primary access road would have a right-of-way of 170 feet and form a gentle S-curve across the plain that lies between Lewis Road and the University. Pavement would have a width of 24 feet in each direction separated by a 20-foot median, with curbs and gutters on each side of the roadway. A class I bike trail would be constructed on one side of the roadway separated from the roadway by a minimum of five feet. About halfway between Lewis Road and the Academic Core, the primary access road would intersect with a new road intended to serve the West Campus to form a "triangle" intersection. East of this intersection, the primary access road would continue to curve around until it connected with Santa Barbara Avenue at "T" intersection near the northern edge of the Academic Core. At this intersection, the median would widen to provide space for landscaping and signage as part of a new main entrance for the university.

The new West Campus arterial would be a two-lane road on a 48-foot right-of-way with no median. As provided in the 2000 Master Plan, an extension of Santa Barbara Avenue would extend parallel to Long Grade Canyon channel and connect with the new West Campus arterial near the proposed Anaerobic Digester site. This road would provide easier access and better circulation for the west side of the campus. Planning efforts continue to refine the geometry and siting of access and circulation roads for the campus. Both the primary access road and the West Campus arterial would require a new crossing of Long Grade Canyon channel. These bridge crossings are expected to be reinforced concrete box culverts with a natural earthen bottom. The new access road would also require a new bridge crossing over Calleguas Creek to



Source: *Ridge Landscape Architects, October, 2001*

Proposed Expanded Aquisition Area

Figure 2-4

connect with the realigned Lewis Road would. It is expected that the intersection of Lewis Road and the primary access road would need to be signalized.

b. Parking. In addition to the new primary access road, a portion of the proposed expanded acquisition area located adjacent to the Academic Core would be used for parking. The parking spaces that would be developed at this location would come from the formerly planned parking structure in the research and development (business campus) area. They would not be additive to the total of planned parking spaces. Table 2-1 illustrates how plans for vehicle parking have changed since the original 1998 Master Plan through the current proposed Master Plan. The size of this parking area has not been determined, but it is assumed that it would incorporate design elements such as orchard-style landscaping to lessen potential visual impacts. In the 2000 Master Plan, parking for the proposed athletic fields would be located south of Long Grade Canyon channel within the proposed Business Campus area. In the proposed 2004 Master Plan amendments, parking for athletic fields would be located within the newly proposed parking area.

Table 2-1 Vehicle Parking Plans for CSUCI 1998 through 2004

Parking Type	1998 Master Plan	2000 Revised Master Plan	2004 Proposed Master Plan
Surface	370	3,000	5,200
Structured	6,850	2,200	0
Total Spaces	***7,220***	***5,200***	***5,200***

c. Athletic Fields and Other Uses. The 2000 Master Plan provides for a total of 15 playfields and a track for a portion of the 75-acre acquisition area. The proposed Campus Plan amendment would also provide for these facilities, including six small baseball diamonds, seven soccer fields, and two large baseball fields. This number meets the required fields for CSU campuses of this size. Specific locations for each of these facilities would be determined according to their respective space requirements. No bleachers or on-field seating would be provided, and irrigation would use recycled water from the Camrosa WWTF and/or the Anaerobic Digester

The 2000 Master Plan identified several specific program elements for the proposed 75-acre land acquisition, and under the proposed 2004 Master Plan amendments, these elements would be accommodated in the same locations. The required program elements include:

- A 6.5-acre wetland mitigation area to mitigate 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 total wetland acreage of 13.6 acres.

- A 4.4-acre combined detention and desilting basin. The wetland area 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.

- A 2.25-acre recycled water storage basin to serve as pumped storage for irrigation water to be distributed to irrigate campus landscaping.

2.5.2 Physical Facilities

Two energy-related facilities are proposed for development west of the Academic Core: an Aerobic Digester adjacent to the Camrosa Water District Wastewater Treatment Facility, and a Central Chilled Water Plant adjacent to the existing cogeneration facility.

a. Anaerobic Digester. The proposed Anaerobic Digester System (ADS), consists of a series of eight interconnected steel tanks coupled in a closed-loop circulation system designed to receive, distribute, and hold municipal green waste diverted from local Ventura County landfills. The green waste would consist of 80% wet grass materials and 20% wood and branch materials. The ADS uses a two-phase process to convert these organic waste materials into medium-grade methane biogas, which would then be delivered to the existing power plant to offset current natural gas demands.

The ADS would be able to process 250 tons of municipal green waste per day, six days per week. Based on a 6 day per week truck-hauling schedule and a 24-hour, 7 day per week operation of the digester and gas production equipment, the minimum manpower required for the proposed ADS would be 12 employees. Useful life of the proposed ADS is expected to exceed 20 years.

A site plan for the proposed ADS is shown in Figure 2-5, and a rendered view of the facility is shown in Figure 2-6. The site would include an operations building, receiving area, truck scales, access and service roads, parking and landscaping on approximately one-half acre.

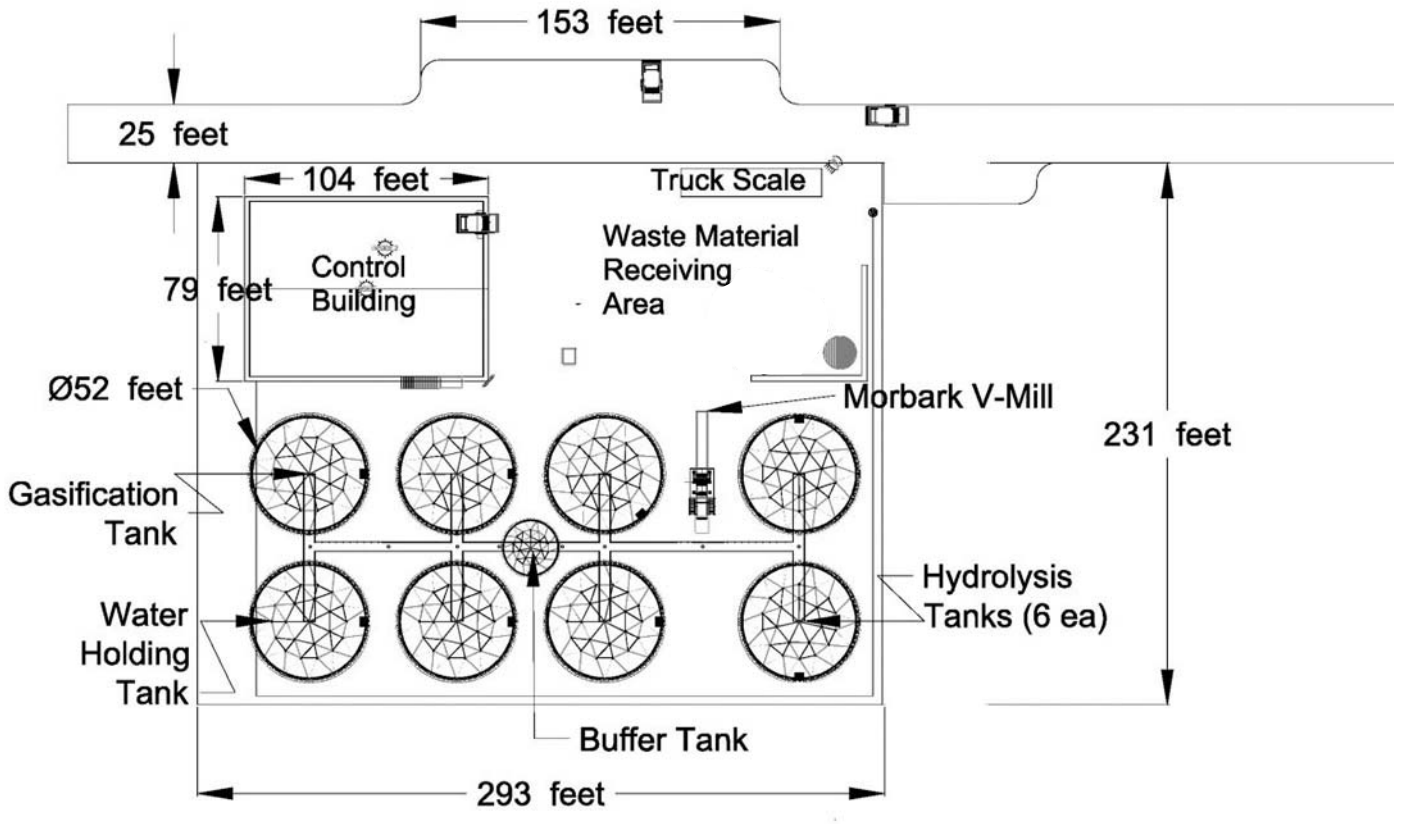
Receiving Area**.** The ADS site would include a 160 x 90-foot area surfaced with concrete to be used for receiving and initial processing of waste material. This area would also include a truck scale. The receiving area would have a drainage slope and a 3-foot high concrete retaining wall to facilitate initial processing of waste material. A wash down drain basin would be located in the lower section of the sloped receiving area and would be connected to the ADS drainage system. The water generated by this system would be reused by the ADS process.

Operations Building. A 79-by-104-foot Operations Building with 28-foot side walls would be constructed next to the ADS tank assembly. This building would house the following:

- Office and conference rooms
- Personnel service areas and restrooms
- Computer monitoring and control room
- Electrical and motor control room
- Biogas and residue processing room
- Structural supports of conveyor and loading systems and equipment
- Shop and equipment service area

The Operations Building would be painted a neutral color and have a low-pitched roof. The front would face the Receiving Area and be directly accessible to and from the parking area.

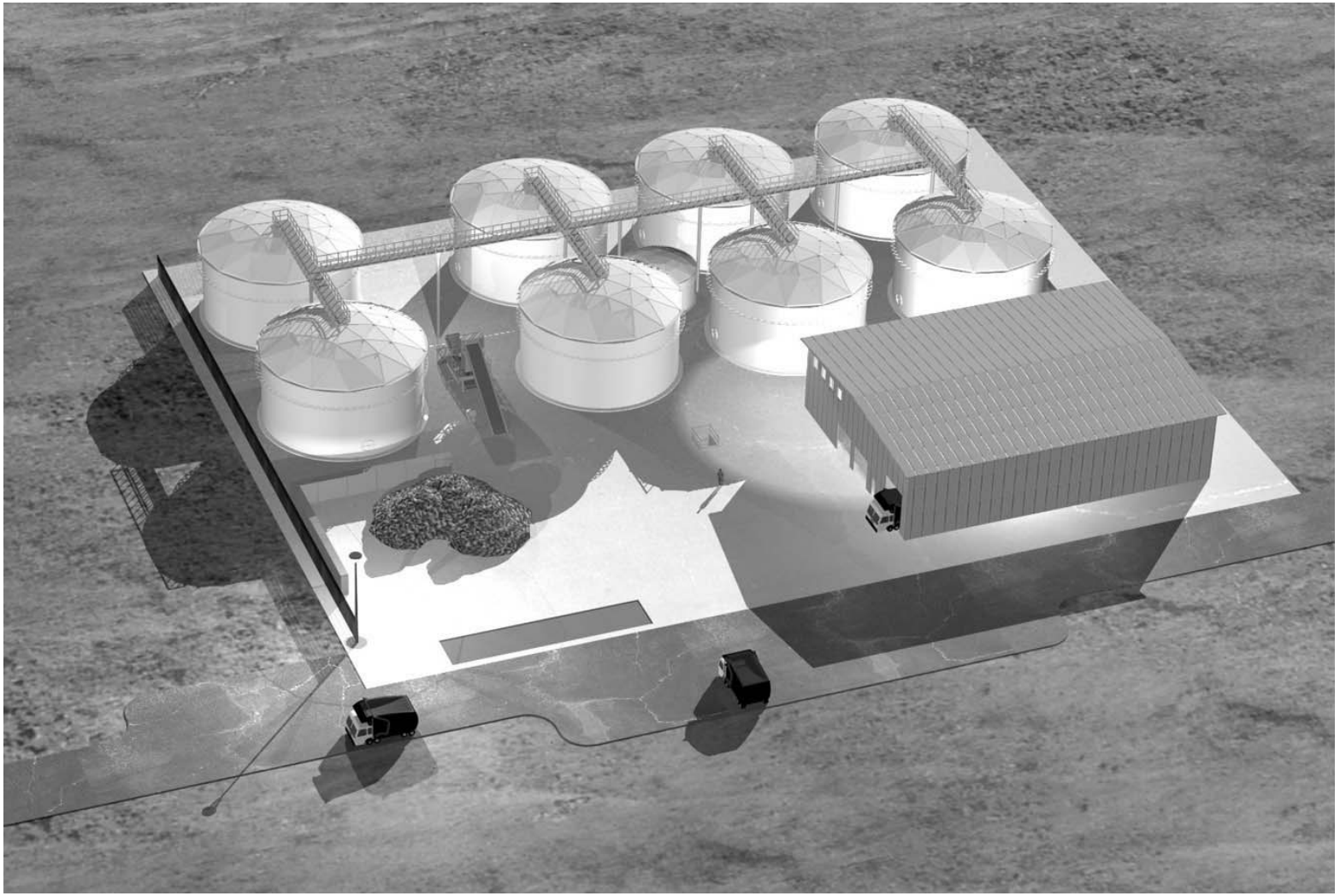
Access and Parking. During construction, access to the Anaerobic Digester site would be provided via the existing service road that connects to Potrero Road and currently serves the cogeneration plant. Once the ABS is operational, access would be provided by the new main campus entrance road. Across from the Receiving Area and Operations Building, the road would be widened to create a parking area with approximately 15 parking spaces for workers and visitors to the site.



Anaerobic Digester Site Plan

Figure 2-5

Source: Onsite Power Systems, 2003



Rendered View of Anaerobic Digester

Figure 2-6

Source: Onsite Power Systems, 2003

Feedstock Processing and Handling. No open storage of waste materials would occur. All waste materials received at the facility would be loaded through an enclosed roof hatch and slurry pumping system, and only one tank would be open during the loading process. This tank would be sealed at the end of each working day. The feeds processing and delivery system would include the following components:

- In-ground feedstock hopper
- Mechanical chain feed system from hopper to grinder
- Enclosed Morbark V-Mill grinder
- Electric transfer and greenwaste slurry pumping system with interconnection to each tank through a closed roof hatch system

ADS Tank System. The primary component of the Anaerobic Digester System would be a series of eight steel tanks arranged in pairs along two parallel rows (see Figure 2-7). Six of the tanks, identified as "hydrolysis tanks," would be allocated to the retention and digestion of solid feedstock delivered to the system. The proposed system would be designed to enable four of the hydrolysis tanks to be sealed and in the closed-loop digestion process at any given time.

Concurrently, one hydrolysis tank would be in the process of being loaded with new feedstock and one hydrolysis tank would be in the process of being drained for residue material and effluent water processing. Each hydrolysis tank would be designed to hold 500 tons of feedstock and approximately 200,000 gallons of water. Once filled, the hydrolysis tank would be sealed and remain sealed for ten days to allow decomposition of the feedstock material during the first phase of digestion. During the ten days of retention, a volumetric reduction of up to 80 percent of the waste solids occurs.

The seventh tank, identified as a "gasification tank," would handle only water circulated from the hydrolysis tanks during the second-stage of the methane-producing process. The gasification tank would have the same capacity as the other tanks, but no feedstock would be introduced into this tank. Water would be circulated intermittently between the hydrolysis tanks and the gasification tank to "feed" the continuous production of biogas. All of these tanks would have a diameter of 50 feet and a height of 24 feet.

An eighth tank with a diameter of 24 feet and a height of 14 feet would be used as a "buffer tank." Water circulated between the hydrolysis and gasification tanks would pass through the buffer tank where a pH monitoring system would be used to maintain circulation at an optimum pH level for methane production. An independent tank equal in size to the hydrolysis tanks would be installed and used to receive and hold effluent, which would be used for hydrolysis tank make-up water and for irrigation. This tank would also be dedicated to any secondary treatment of effluent water, if required.

The digester tanks would be standard bolted steel tanks with glass linings. All components of the tanks would be engineered and designed to regional seismic specifications. Each of the larger tanks would be designed to support a free span geodesic aluminum dome roof assembly, and the smaller tank would include a custom-engineered glass-fused-to-steel bolted roof assembly. Each hydrolysis tank would have an automatic hatchway door in its roof and a custom-designed roof assembly system to receive feedstock directly from the greenwaste slurry-pumping system.

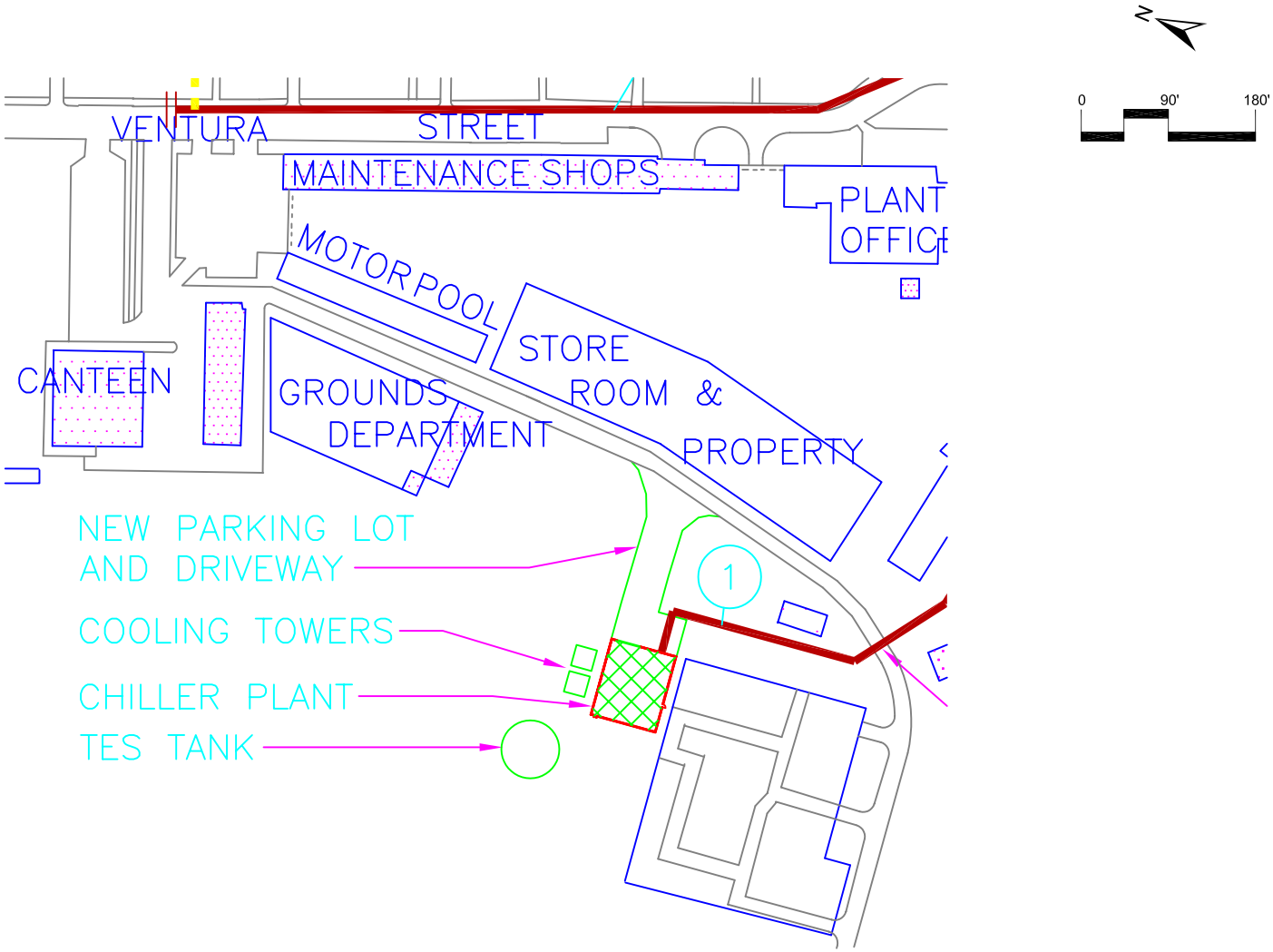
b. Chilled Water Plant. A Chilled Water Plant (CWP) and Thermal Energy Storage Tank (TES) are proposed to be located west of the Academic Core and adjacent to the existing cogeneration facility (Figure 2-7). The CWP would have an initial capacity of 1,700 tons of chilling and would be designed to serve the chilled water and cooling loads in the central campus area. The CWP would utilize one 850-ton steam-driven turbine chiller and one 850-ton electric centrifugal chiller. The proposed development would also include a 1.3 million gallon chilled water storage tank, and a new distribution system for chilled water throughout the main campus. The concurrent development of a central hot water plant and hot water distribution system to replace the existing steam system would be included as part of this project.

2.5.3 On-Campus Site Plan Modifications

The 2000 Master Plan provided for the demolition and renovation of campus core buildings and the construction of new academic, student housing, and research space in and around the Academic Core. Under the proposed Master Plan amendment, the capacity of these buildings to serve a student population of 15,000 full time equivalent students (FTES) by the year 2025 would not change. However, the proposed amendment provides a new configuration for the Business Campus and the development of a new "West Quad." The proposed amendment also provides for the relocation of all on-campus student housing to the South Quad and the relocation of the Town Center to an area east of the Library.

a. Business Campus and West Quad Reconfiguration. The 2000 Master Plan provided for a Business Campus with 350,000 gsf of two-story applied research and development space and surface parking for 1,400 cars to be developed west of the Academic Core. Under the proposed amendment, the amount of space allocated to these uses would not change, but the layout of buildings and parking areas would be reconfigured (see Figure 2-3). The Business Campus would be relocated around a new "West Quad" created by the arrangement of new buildings and parking areas on the west side of the Academic Core. A portion of the area formerly designated for the Business Park would be used as the site of the proposed Anaerobic Digester, and another portion would be re-designated for recreational uses.

b. Academic Core Modifications. The 2000 Master Plan called for additional on-campus student housing space to be gained through one-, two-, and three-story "infill" construction in the interiors of the North and South Quads, and four three-story building to the east of the South Quad. Under the proposed amendment, all of on-campus student housing would be relocated to areas around the South Quad, and some infill development would occur in the smaller interior courtyards. The large South Quad courtyard would be preserved. During Phase I (2004 to 2009) of the Master Plan, approximately 600 units (150,000 gsf) of new dormitories would be constructed and an additional 500 units (125,000 gsf) of student housing would be created through the rehabilitation of existing buildings. During Phase II (2010 to 2020), an additional 500 units (125,000 gsf) of new dormitory space is expected to be completed around the South Quad. The total amount of new space for student housing will be 300,000 gsf.



Source: Goss Engineering, Inc., August, 2002

Chilled Water Plant Site Plan

Figure 2-7

c. Town Center Relocation. The 2000 Master Plan provided for construction of a 100,000 gsf Town Center at the site of the existing professional building. Under the proposed amendment, the Town Center would be relocated to an area east of the Academic Core between the Library and residential development on the east campus (Figure 2-8). The Town Center would include four 3-story buildings around a central courtyard and have 32,000 square feet of commercial space. The first floor of each building would be occupied by commercial uses, and the other two floors would contain a total of 58 residential units. Commercial uses proposed for the Town Center are shown in Table 2-2 below.

Table 2-2 Town Center Commercial Uses

Location	Type of Use	Area (Sq. Ft.)
Building A	Health Club	7,010
	Offices	1,618
Building B	Bookstore	6,290
	Café'	1,800
	Offices	1,470
Building C	Pizza	1,450
	Deli	776
	Faculty Club	2,500
Building D	Market	7,546

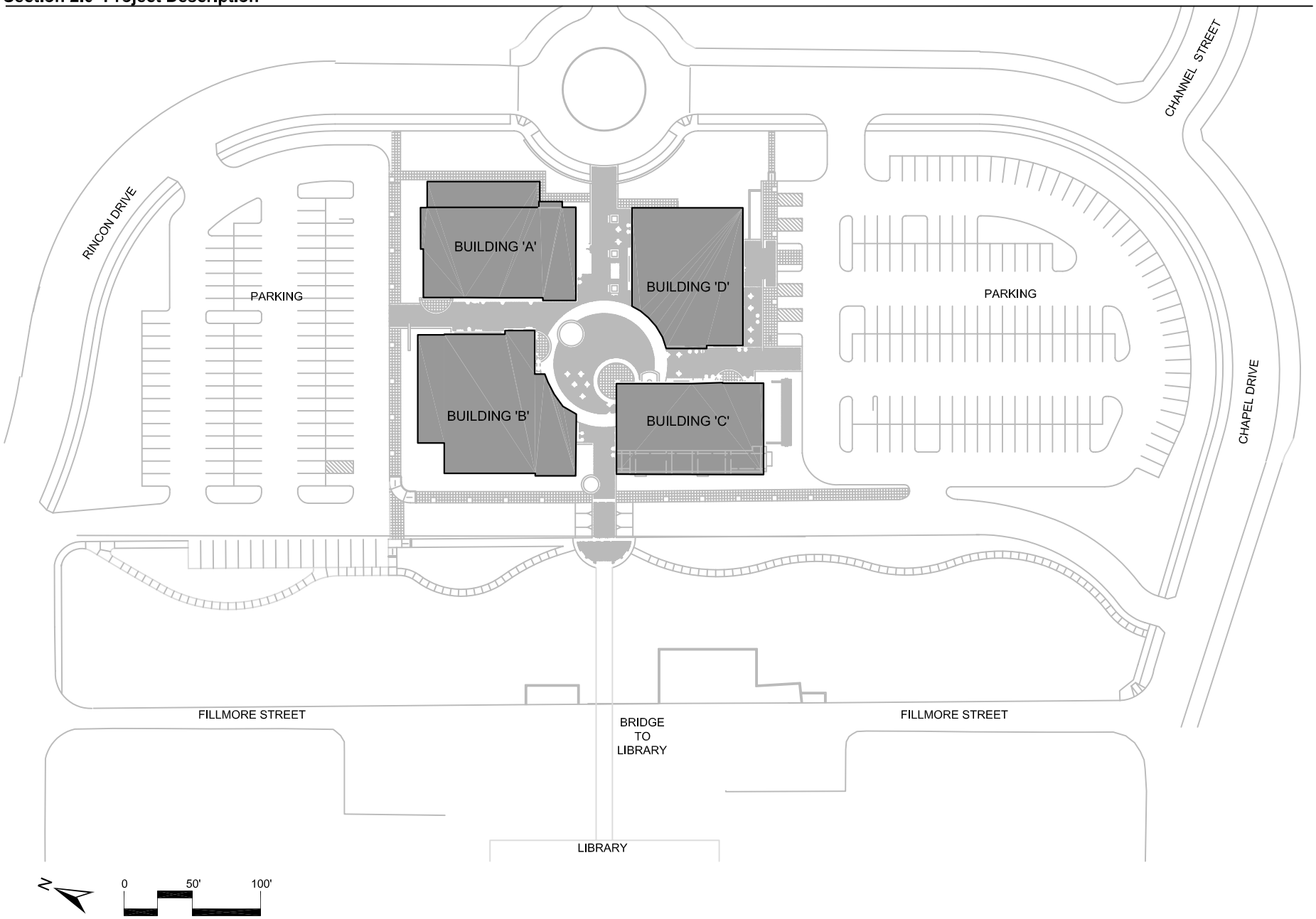
Source: CSUCI

2.5.4 Chumash Demonstration Village

Under the 2000 Master Plan, a 12-acre site in the southeast portion of the campus would be redeveloped for a proposed K-8 school for up to 600 students and an adjacent joint-use community park (Figure 2-9). The school would be a gateway to the surrounding hillside open space with trails from the site to access the proposed Chumash Demonstration Village and adjacent natural habitat areas. The Chumash Demonstration Village would be developed, owned and operated by the Pleasant Valley Recreation and Park District (PVRPD), who would be responsible for management and maintenance. Access and ancillary features may be developed in concert with development of the K-8 school site on the CSUCI campus to assist in accommodating visitors and staging for the Demonstration Village. The site plan would be developed in a manner consistent with the existing CSUCI campus structures and the natural environment. The Site Authority would have jurisdiction over any substantial changes to the K-8 portion of the Specific Reuse Plan that may become necessary to implement the Chumash Demonstration Village concept.

The Chumash Demonstration Village would be located on approximately 1.2 acres northeast of the proposed school site. This portion of the project site would require a separate purchase or lease by the PVRPD, who would then develop, own, and operate the facility. The village would feature a re-creation of historical Chumash structures, including typical dwelling units (aps), surrounded by oak trees to provide a natural setting.

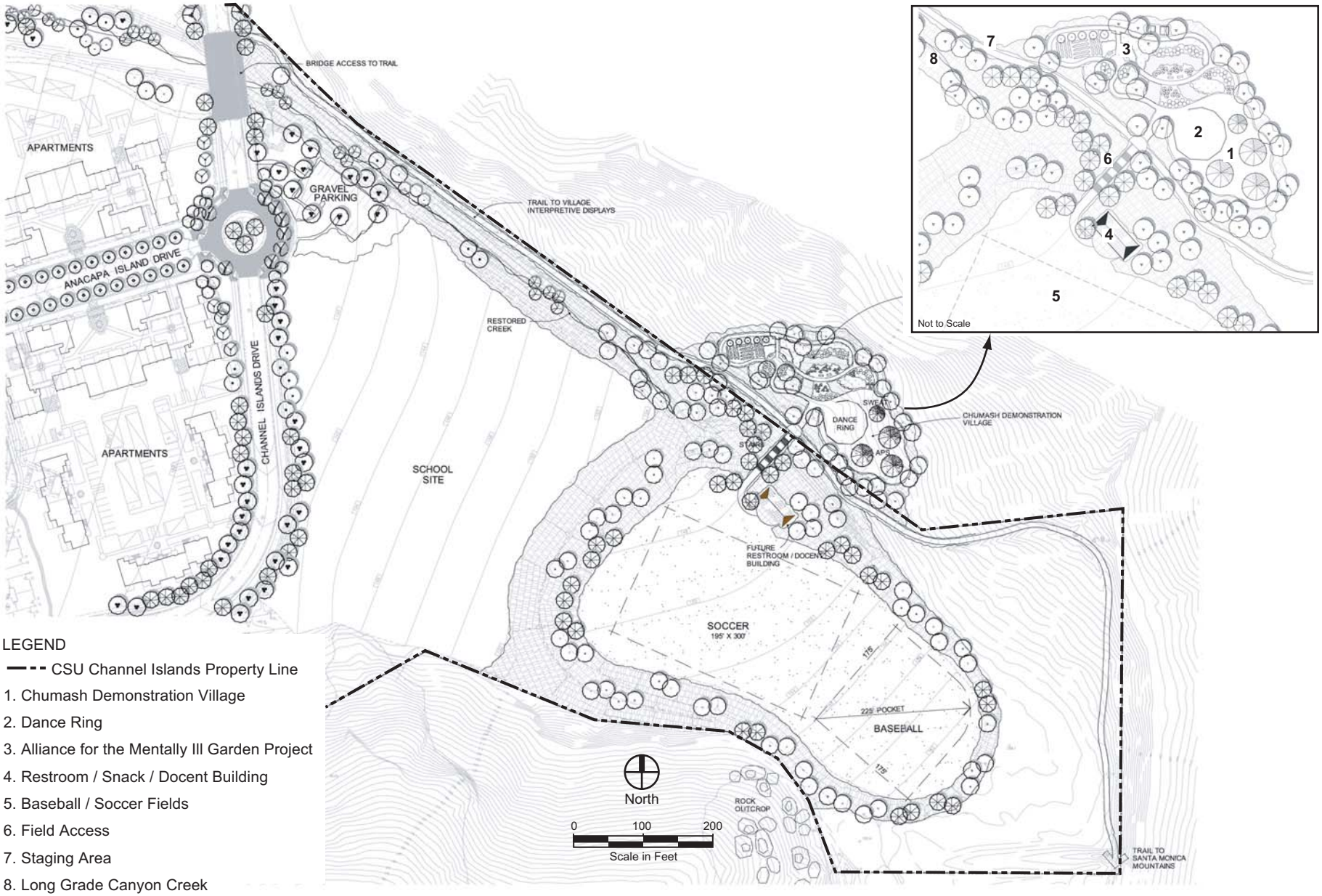
A 25'-by-50' multi-use structure would be located in the south central portion of the site to accommodate administrative facilities and restrooms for visitors to the village. This building



Source: RTKL Associates, Inc., October 2002

Town Center Site Plan

Figure 2-8



LEGEND

- CSU Channel Islands Property Line
1. Chumash Demonstration Village
2. Dance Ring
3. Alliance for the Mentally Ill Garden Project
4. Restroom / Snack / Docent Building
5. Baseball / Soccer Fields
6. Field Access
7. Staging Area
8. Long Grade Canyon Creek

Chumash Demonstration Village
Location Map and Site Plan

Figure 2-9

Source: Ridge Landscape Architects, October 2000

would also have a concession area for Chumash events and community park activities. Pathways would connect various areas of the village, and concrete stairs would provide access between the Demonstration Village and open play fields to the south. An enhanced riparian corridor along Long Grade Canyon Creek would provide pedestrian and bike access to the village, adjacent community park, and the nearby Santa Monica Mountain trails.

2.6 DISCRETIONARY ACTIONS REQUIRED

The Trustees of the California State University would be responsible for approval of the 2004 Campus Master Plan amendment. Other responsible agencies that have discretionary approval over portions of the project may include the Army Corps of Engineers, the Regional Water Quality Control Board, the California Department of Fish and Game, and Caltrans. Permits that may be 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 and/or County of Ventura)*
- *Floodplain Development Permit (County of Ventura)*
- *Watercourse Encroachment Permit for alterations to Long Grade Canyon Creek (Ventura County Flood Control District)*

The proposed Master Plan amendment also includes development of a Chumash Demonstration Village to be located adjacent to the proposed K-8 school in the east campus area. This facility will be built and maintained by the Pleasant Valley Recreation and Parks District.

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 develop the Channel Islands campus 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 Campus Master Plan, as amended, 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.

3.0 ENVIRONMENTAL SETTING

3.1 REGIONAL SETTING

As discussed in the 1998 FEIR and the 2000 SEIR, 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 north 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 these areas remain within the City's Sphere of Influence, north of Pleasant Valley Road.

On-going residential development on the eastern portion of the CSUCI campus has renewed that area as a residential neighborhood. Historically, staff housing for workers at the State Developmental Hospital University was located on this site, but most of these structures were demolished in 1999 to make way for new development, as provided under the CSUCI Specific Reuse Plan. Full buildout of the area will eventually include about 900 dwelling units, including single-family detached homes, row townhouses, condominiums, and rental apartments, with completion scheduled for 2005. At present, about 500 units have been completed, and roads and other infrastructure are in place to serve future development. As provided in the 2000 Master Plan, residential neighborhoods with the highest density are located nearest the Academic Core, thereby providing the greatest walking convenience to the highest concentration of residents. A pedestrian trail and bikeway encircle the entire area

3.2 SITE SPECIFIC SETTING

The project site was established in 1932 as a California State Hospital, one of several facilities throughout the state charged with caring for patients with mental and developmental disorders. The Hospital was expanded several times over the next few decades, and by the mid-1950s, the facility housed over 7,000 patients and had a staff of more than 3,000 employees. Extensive land holdings were used to support the Hospital through farming operations such as grain crops, vegetable fields, orchards, and a dairy with 560 Holstein cows.

During the 1990's, decreased funding and patient loads led to the closure of the Hospital. By June 1997, all patients had been removed to other quarters, and the Hospital's buildings and grounds were being maintained in "warm shutdown" mode. Subsequently, the site was designated as the home for a new campus of the California State University, and in 1998, the State of California adopted special legislation creating the CSUCI Site Authority to facilitate and provide financing for the transformation of the entire Camarillo State Hospital to the California State University Channel Islands.

The University opened in the fall of 2002 with approximately 1,320 full-time transfer students, and the inaugural freshman class was welcomed in the Fall 2003. At full capacity, targeted for 2025, CSUCI will serve more than 15,000 full-tme equivalent students. In addition, certain portions of the campus will be used for university-related support uses, such as housing and a

business campus with research and development facilities. A Specific Reuse Plan was adopted in June 2000 to guide the development of these areas.

Existing and renovated space within the North and South Quads is being used for a variety of academic and non-academic purposes, and plans are moving forward for the renovation of additional buildings, including the Library, Hagerty Auditorium, and administrative offices. In addition, site preparation is now underway for an on-campus housing complex to accommodate 350 students, and construction of the new two-story, 32,000 square foot Science Building is nearing completion. On the eastern portion of the campus, the first phase of residential development, including 36 single-family homes, 100 apartments, and 78 town homes, has been completed. In 2004, construction will begin on a new town center that is expected to feature a bookstore, fitness center, general store, two restarants, and offices. Some upgrades of underground utilities have also been made.

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 2000 FSEIR.

3.3 CUMULATIVE DEVELOPMENT

The cumulative development scenario in the area remains largely as described in the 1998 FEIR and the 2000 SEIR 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 the development of a public golf course and amphitheater facility at Camarillo Regional Park, located adjacent to and north of the CSUCI site. However, plans for this project have been cancelled, and it is no longer part of the cumulative project scenario.

The Ventura County Public Works Agency and Caltrans are planning to widen and relocate portions of Lewis Road between the Hueneme Road Bridge on the south and Ventura Road on the north. The 5.75-km (3.57 mile) project is being undertaken in order to accommodate increased traffic, primarily from the University, and will result in a four-lane roadway with 8-foot shoulders on each side for bicycle lanes.

In addition, the State of California owns 57.6 acres on the east side of Lewis Road and south of Cawelti Road that is designated as "State/Federal Facility." This land is currently leased to the County Area-wide Housing Authority and to the Association for Retarded Citizens (ARC). Facilities located in this area currently include the ARC facilities, Casa Pacifica Crisis Care Center, and Las Posadas Mental health Care Facility. Current plans are for a new 24-unit independent living facility (Via Calleguas project) for the mentally disabled to be located adjacent to Lewis Road in the vacant area northwest of Las Posadas. Eventually, all of the vacant land within this area is expected to be developed with similar land uses.

4.0 ENVIRONMENTAL IMPACT ANALYSIS

This section discusses the possible environmental effects of the proposed Campus Master Plan Amendment for the specific issue areas that were identified as having the potential to experience significant impacts. "Significant effect" is defined by Section 15382 of the *State CEQA Guidelines* 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 a description of the current setting for the issue area being analyzed, followed by an analysis of the project's effect within that issue area. The first subsection of the impact analysis 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. The next subsection describes each impact of the proposed project, mitigation measures for significant impacts, and the level of significance after mitigation. 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 impact listing also contains a statement of the significance determination for the environmental impact as follows:

> ***Class I, Significant and Unavoidable:*** *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.*
>
> ***Class II, Significant but Mitigable:*** *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.*
>
> ***Class III, Not 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.*
>
> ***Class IV, Beneficial:*** *An effect that would reduce existing environmental problems or hazards.*

Following each environmental effect discussion is a listing of recommended mitigation measures (if required) and the residual effects or level of significance remaining after implementation of the measures. In 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.

Mitigation Measures. It is important to note that this is a Supplemental EIR, and tiers from the 1998 FEIR and the 2000 FSEIR. Both of these documents included mitigation

measures. A complete listing of adopted mitigation measures is included in Appendix C of this 2004 Supplemental EIR. Unless otherwise eliminated or modified as part of this EIR, the 1998 and 2000 mitigation measures still apply to the Campus Master Plan. These mitigation measures, as modified, would be supplemented by any additional mitigation measures added through this EIR, provided that they are adopted as part of the certification process.

4.1 AESTHETICS

The proposed 2004 Campus Master Plan Amendment includes some modifications to the campus core and to planned acquisition areas would result in significant but mitigable aesthetic impacts. Aesthetic impacts resulting from the site design of surface parking immediately north of the Long Grade Canyon Channel and the introduction of industrial structures associated with the proposed Anaerobic Digester System (ADS) would have the most potential to affect visual conditions at the project site. These could be mitigated to less than significant with implementation of required mitigation measures.

In evaluations of the aesthetic environment under CEQA, 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 can be expected to 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 proposed Campus Master Plan amendment.

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 and the 2000 SEIR, with the Santa Monica Mountains and agricultural plains dominating the viewshed of those traveling on public roads adjacent to the campus.

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. Therefore, aesthetic impact analysis in 1998 and in 2000 focused on views from these roadways. In 2001, the Ventura County Board of Supervisors approved the Lewis Road Widening Project, and in so doing, the County decided to realign Lewis Road to remain northerly of Calleguas Creek. In order to accomplish this alignment, the current alignment of Lewis Road that passes north of the campus will be abandoned, and a bridge spanning Calleguas Creek will be built to connect with a new main access road to the campus. The realignment of Lewis Road north of the Calleguas Creek levee will effectively eliminate views of the campus from this segment of Lewis Road, thereby eliminating potential issues related to the scenic viewshed. The Lewis Road Widening project is currently scheduled to be completed in 2005. [1]

The pending roadway construction project notwithstanding, views of developed portions of the subject site from the current alignment of Lewis Road and from Potrero Road are limited in nature. In the case of Lewis Road, this is a result of its separation from the CSUCI campus 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,

[1] *Lewis Road Widening Project EIR/EA*, County of Ventura & Caltrans District 7

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 surrounding 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 looking northeasterly. The view is limited to structures on the southwest side of the Academic Core, and is partially concealed by Round Mountain. None of the structures are individually identifiable, but instead read as a low-lying white-colored building complex.

Night-time Lighting and Daytime Glare. Historically, the subject site has been 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 is not subject to design review that might otherwise be required by the County of Ventura or some 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 governs the development of the Academic Core, 35-acre, and 75-acre acquisition areas. The Specific Reuse Plan guides 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.

Appendix G of the *State CEQA Guidelines* 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 to existing predominating features. 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.

Elements of the 2004 Campus Master Plan Amendment that may impact the aesthetics of the site beyond what was discussed in the 1998 EIR and the 2000 SEIR are described below.

<u>Land Acquisition</u>

- The proposed 154-acre acquisition area would expand the 75-acre acquisition area provided under the 2000 Master Plan by 79 acres. The main access road would be relocated further northeast near the newly proposed project boundary. This change is illustrated in Figure 2.3. As described in the 2000 SEIR, the existing agricultural fields

would be developed with the new access road, irrigated playfields, a wetland mitigation area, and detention basins. Configuration of the play fields would be determined at a later date.

- Surface parking would be accommodated on a portion of the acquisition area adjacent to the Long Grade Canyon Creek levee immediately north of the Academic Core.

Academic Core Site Plan Modifications

- The Business Campus that was proposed for the western area of the project site would be reconfigured to accommodate the anaerobic digester and the chiller plant. These features are described in Section 2.0, *Project Description*. Uses related to the Business Campus would be located around a new "West Quad" and/or integrated into other academic areas on the campus, as shown in Figure 2-3.
- Student dormitory housing would be shifted to the South Quad, concentrating these uses around a new Housing Commons. Student dormitory housing previously planned in the North Quad would instead be occupied by academic uses, and some new infill development would occur in the smaller interior courtyards. No infill would occur in the large South Quad central courtyard.
- The Town Center component would be relocated to the southeast of the former site, thereby serving as a transition to the east campus residential development.
- An Anaerobic Digester System (ADS) would be developed west of the Academic Core and adjacent to the Camrosa Water District Wastewater Treatment Facility, and a Chilled Water Plant (CWP) and Thermal Energy Storage Tank (TES) would be developed adjacent to the existing cogeneration facility. This development would include implementation of a new distribution system for both hot and chilled water to serve the heating and cooling needs of all campus buildings in the Academic Core.

Chumash Cultural Center

- An interpretative center including outdoor play fields and a Chumash Demonstration Village would be developed adjacent to the planned K-8 school.

These changes are evaluated as they relate to the impact statements below.

2004 Impact AES-1 The proposed project has the potential to alter public viewsheds from Lewis Road and Potrero Road. This is considered a Class II, significant but mitigable impact.

The Master Plan amendment would provide for construction of new access roadway locations, playfields, and surface parking areas that would be visible from Lewis Road, an identified Ventura County candidate scenic highway. In addition, the relocation of student dormitory housing would affect views from Potrero Road, also an identified Ventura County candidate scenic highway.

Effects to Lewis Road corridor. As described in Section 2.0*, Project Description*, the 79-acre addition to the proposed acquisition area, which is currently visible from Lewis Road,

would be developed with a new road facility, a wetland mitigation area, a detention/desilting basin, recycled water storage, and playfields. Provisions of the 2004 Master Plan amendment that would affect the Lewis Road corridor viewshed include:

- *Development of the 79 additional acres (thereby expanding the total targeted acquisition area to 154 acres) with an access road and a surface parking lot;*
- *Construction of the anaerobic digester and the chilled water plant.*

Aesthetic impacts resulting from different alignment of the proposed access road from Lewis Road were analyzed in the 2000 SEIR. Under the proposed 2004 Master Plan amendment, the roadway would be realigned northward. This new alignment is intended to provide access from a proposed new bridge that would the Calleguas Creek levees and provide access to a realigned Lewis Road. The realigned Lewis Road would pass approximately 80 feet north of its current alignment. As a result, views from the roadway across the farmland to the campus would be impeded by the levees that contain the main channel of Calleguas Creek. These levees measure approximately 15 feet in height from the road grade.

The Lewis Road realignment project is planned to be completed in 2005. Proposed modifications to the campus in the acquisition area would not be completed until after that time, since the newly proposed acquisition area is not yet acquired and since the planned access road to the campus would have to connect to the County's bridge structure. Nevertheless, a broader view of the campus would be gained from the County's planned Calleguas Creek bridge structure, since arriving motorists would be lifted at least 20 feet above existing grade while crossing the bridge.

The ADS and the CWF could be developed prior to that time, and views of the ADS holding tanks would likely be visible from the roadway. These views, however, would be subordinate to more dominating visual features, such as Round Mountain, Peanut Hill, and the numerous stands of mature trees that currently dominate the viewshed of the campus from Lewis Road. Because these views would be temporary and because their subordinate position in the overall viewshed would not result in a predominate condition, this short term impact to the viewshed of Lewis Road is considered less than significant.

Effects to Potrero Road corridor. Figure 4.1-1 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.

Under the 2000 Revised Master Plan, a new building was proposed immediately north of Potrero Road and west of Ventura Street. This building would remain in the 2004 Master Plan, but its use would be for student dormitory housing, rather than academic, as described in Section 2.0, *Project Description*. The building envelope and massing would remain unchanged. Therefore, this component of the proposed project would not generate an impact to the viewshed from Potrero Road beyond what was already described in the 2000 SEIR.

Photo A: Viewshed from Lewis Road, looking southeat toward campus core. This portion of Lewis Road will be abandoned in Year 2005 as part of the Lewid Road Widening Project, which will relocated Lewis Road on the north side of the Calleguas Creek Levee. Thereafter, this viewshed will be available to few motorists. Views of campus core are are largely obstructed today but the levee of Long Grade Canyon Creek, and the campus core area is barely discernable. The planned new access road will bisect this field and serve as a northern edge of the expanded campus area. Fields will eventually be developed with wetland mitigation ponds, ballfields, and surface parking at the portion closest to the campus core.

Photo B: View from the eastern foot of Round Mountain, looking east along Potrero Road. The campus area in the right of the photo is being developed with student dormitory houing at a scale similar to the white building in the background.

Visual Character of the Project Vicinity

Figure 4.1-1

Mitigation Measures. A series of mitigation measures have been adopted in the 1998 FEIR and in the 2000 FSEIR that address aesthetic impacts. The following describes either their continued applicability or their revision as a result of modified impacts described herein.

Mitigation measures AES-1(a)-(h) and AES-1(k) from the 1998 FEIR apply to the 2004 Master Plan Amendment. 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. Mitigation measure S-AES-1(a), S-AES-1(b), S-AES-1(c) address the aesthetic impact of the new access road. These also apply to the 2004 Master Plan Amendment, since views from the County's bridge structure would still be gained.

Mitigation measures S-AES-1(d), S-AES-1(e), and S-AES-1(f) address impacts of development visible from Potrero Road. They would remain applicable to the 2004 Master Plan Amendment.

No additional supplemental mitigation measures are necessary to address changes proposed in the 2004 Master Plan Amendment to address viewshed impacts from Lewis or Potrero Roads.

Significance After Mitigation. After implementation of mitigation measures already adopted in 1998 and 2000, impacts to viewsheds of County "eligible" scenic roadways would be to less than significant levels.

2004 Impact AES-2 The aesthetic condition of the subject site would be altered by revisions to the site plan that would result in construction of new buildings and facilities not contemplated in the 2000 Master Plan. This is considered a Class II, significant but mitigable impact.

The 2000 EIR examined aesthetic impacts resulting from: 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. The 2004 revisions to the Master Plan would further alter on-site aesthetic conditions in the following ways:

- *Introduction of surface parking in the planned 79-acre additional acquisition area;*
- *Construction of industrial facilities in the formerly-planned location of business buildings (the anaerobic digester, a chilled water facility, and thermal storage tanks)*
- *The development of a Chumash Interpretive Center at the southeast edge of the campus adjacent to the planned K-8 school and its playfields; and*
- *The relocation and reconfiguration of the Town Center facility to a location east of the planned library.*

The change of use location of the planned student dormitory housing from north and south quad extremes to occupy solely the south quad would not result in a significant aesthetic impact, since building siting and envelopes would not change.

a. Expanded Acquisition Area. Uses planned for the 79-acre expansion of the acquisition area north of the campus core include surface parking, which was not contemplated in the 2000 revision to the Master Plan. For the purposes of this analysis, it is assumed that the parking would be sited adjacent to the Long Grade Canyon Creek area at the new main entrance to the academic core. Though site planning has not begun, it is further assumed that parking for 1,000 vehicles would be accommodated.

Surface parking, when improperly designed and landscaped, is generally considered to be unsightly. When filled with cars, the massing of metal and glass surfaces are a major source of glare. Nighttime lighting of surface parking lots is also a common source of light pollution.

b. Academic Core Area . The 2000 SEIR examined impacts related to the development of a business campus in the area immediately east of the Camrosa Wastewater Treatment Plant property. A portion of that area would now be developed with industrial uses designed to service the campus with energy and cooling. Business campus uses would be accommodated in remaining areas south and east of the Camrosa-adjacent property. Other changes include the consolidation of formerly-planned student dormitory housing from the North Quad to the South Quad, and siting of the Town Center development east rather than north of the planned library.

Development of the Anaerobic Digester and Chilled Water Plant. The most visible component of the anaerobic digester system, which is otherwise described in detail in Section 2.0, *Project Description*, will mainly consist of eight steel tanks arranged in two rows. The tanks would measure 24 feet in height, and 50 feet in diameter. These dimensions would fall well within the campus's 35-foot self-imposed height limitation. The array of tanks would represent a prominent visual feature for motorists entering the campus from the newly planned access road. However, planned ballfields and wetland mitigation areas would be an intervening visual feature. The steel tanks could be a source of glare, given their metallic construction material. The chilled water and thermal energy storage facility would be located approximately 50 yards east of the proposed ADS facility. As of this writing, specific design details are not available. This facility would likely be obscured from view from campus roads by intervening planned academic structures.

Relocation of Planned Student Dormitories and Town Center components. The relocation of the student housing uses from the north quad to the south would not affect the visual environmental. Rather, it represents a programming change in the use of existing buildings. Under the proposed amendment, the North Quad would be used for academic uses, while the South Quad would be used for residential uses. Exterior facades would largely remain unchanged other than modifications already envisioned for the adaptive reuse construction.

The relocation of the Town Center development also represents a change in programming. However in this case, a new building will be placed at a site that was formerly planned for a parking structure. This change is envisioned to better serve as a transition from the academic core area to the residential community to the east. The aesthetic effect of this will likely be to provide a building with more visually appealing features, including openings, pedestrian plaza areas. This may be seen as a beneficial aesthetic impact.

Mitigation Measures. Mitigation measure AES 1(d) , (e) and (f) from the 1998 FEIR and measures S-AES 1 (a), (b), (c), and (d) are relevant to the 2004 Master Plan Amendment, and would adequately mitigate aesthetic impacts that could result from development of the acquisition area.

AES-2(g) from the 1998 FEIR is applicable to the 2004 Master Plan Amendment, and would address aesthetic impacts associated with the development of proposed surface parking areas within the acquisition area.

The following measure is added to mitigate impacts to the aesthetic condition relative to the introduction of new industrial structures in proximity to the new campus entry road.

03-AES-2 A land use buffer zone shall be incorporated between the anaerobic digester system, the chilled water facility, and the cooling towers and other campus areas. This zone shall be screen-planted with riparian and wetland compatible plant material. The planting scheme shall be designed in a way to obstruct direct views of 75% of the structural components from any location within the expanded acquisition area within a five-year period.

Significance after Mitigation. Assuming building designs are modified according to the mitigation measures presented in the 1998 FEIR, and implementation of the new additional measures, potentially adverse aesthetic impacts that might resulting proposed development in the proposed expanded acquisition area and within the academic core would be mitigated and no significant aesthetic effect would remain.

2004 Impact AES-3 The proposed project could create new sources of light and glare through the construction of new surface parking areas and planned industrial structures. This is considered a Class II, significant but mitigable impact.

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 and 2000 FSEIR, no lighting plan has been developed as part of the 2004 Master Plan Amendment. Therefore, effects on nighttime lighting cannot be determined with specificity. However, it can be assumed that new industrial buildings (ADS, chilled water plant, and cooling towers) as well as planned surface parking lots would be equipped with lighting to serve the beneficial functions intended. In addition the tanks and other components of the industrial structures as well as the cars that would park in the lots could result in additional glare.

Mitigation Measures. Measures AES-1(e) and (f) and AES-3(a), (b), and (c) included in the 1998 FEIR and measure S-AES-3(a) from the 2000 FSEIR address potential impacts resulting from the lighting of the expanded acquisition area. One additional measure is included below.

03-AES-3(a) Surface materials of the anaerobic digester system, the chilled water plant, and the cooling towers shall be not reflective. If painted, the color shall be a dark, matte-finish hue. Material and color shall be approved by the CSUCI Campus Architect.

03-AES-3(b) Planned surface parking areas shall be landscaped with orchard style plantings, with trees organized in a grid pattern and planted at no less than 30 feet on center. Canopy coverage from directly overhead shall achieve 50% within five years of installation. Perimeter planting areas shall surround parking lot on all sides, and shall measure no less than 10 feet in depth. Perimeter Plant material shall be of a sufficient height to obscure vehicle headlights when the parking lot is viewed by a pedestrian at a ten meter distance. Tree species and plant material shall be approved shall be conducted by the Campus Architect.

Significance After Mitigation. Effects from potential light and glare sources from newly proposed industrial structures and from surface parking uses 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. In general the overall aesthetic condition in these areas is not expected to undergo major changes within the buildout period of the Master Plan.

A County-sponsored mental health single-story housing facility just north of the University Drive/Lewis Road intersection was completed in 2000. The County has also approved a road-widening and realignment project of Lewis Road from Pleasant Valley Road to the CSUCI campus, expected to be completed in 2005. This road widening will constitute a change to the visual character of this corridor, including the elimination of views of the campus from the new section of Lewis Road.

4.2 AGRICULTURAL RESOURCES

The project is located adjacent to, and involves the conversion of, Prime farmland and farmland of Statewide Importance. Under the proposed 2004 Master Plan revisions, 79 additional acres would be removed from agricultural use that were not identified in the 1998 FEIR or 2000 SEIR. This is considered a significant and unavoidable impact. However, the project would not result in impacts on agricultural land under a Williamson Act contract. In addition, pesticides may have accumulated in onsite soils in the acquisition area and could present a health hazard to future users of the site. This impact is considered potentially significant but mitigable. Impacts related to potential conflicts between existing adjacent agricultural uses and proposed recreational uses would also be potentially significant. However, these impacts would be reduced to a less than significant level with implementation of the recommended mitigation measures.

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, $937 million in 1998, and, according to the 2002 Ventura County Annual Crop Report, $ 1.16 billion in 2002. This continues a steady trend that has shown the increasing value of agriculture in the County.

b. Onsite Agricultural Uses.

Summary of Impacts from the 1998 FEIR and 2000 SEIR. The 1998 FEIR for the CSUCI Campus Master Plan identified 11.6 acres of farmland that is prime or of statewide importance that would potentially be removed as a result of development activities. Of the 11.6 acres identified, 8.1 acres would be affected by the proposed Santa Barbara Avenue extension, and 3.5 acres would be affected by Camarillo Drive. Because this amount was greater than the County's project threshold of five acres, and in excess of the County's cumulative threshold of one acre, these impacts were considered significant and unavoidable. It was also noted that much of the farmland that could be affected by the Santa Barbara Avenue extension was actually of reduced agricultural value due to annual flooding. The 1998 FEIR also found that the loss of farmland associated with expansion of Camarillo Drive would not affect the viability of adjacent agricultural parcels.

Of the 11.6 acres discussed above, 8.1 acres were located within the 75-acre acquisition area addressed in the 2000 SEIR. Therefore, the 2000 SEIR concluded that, under the 2000 Master Plan revisions, an additional approximately 67 acres that were not identified in the 1998 FEIR would be removed from agricultural use. This additional acreage was intended to be used for an access road, play fields, detention basin, recycled water storage, and a wetland mitigation area.

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 in the 154-acre 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).

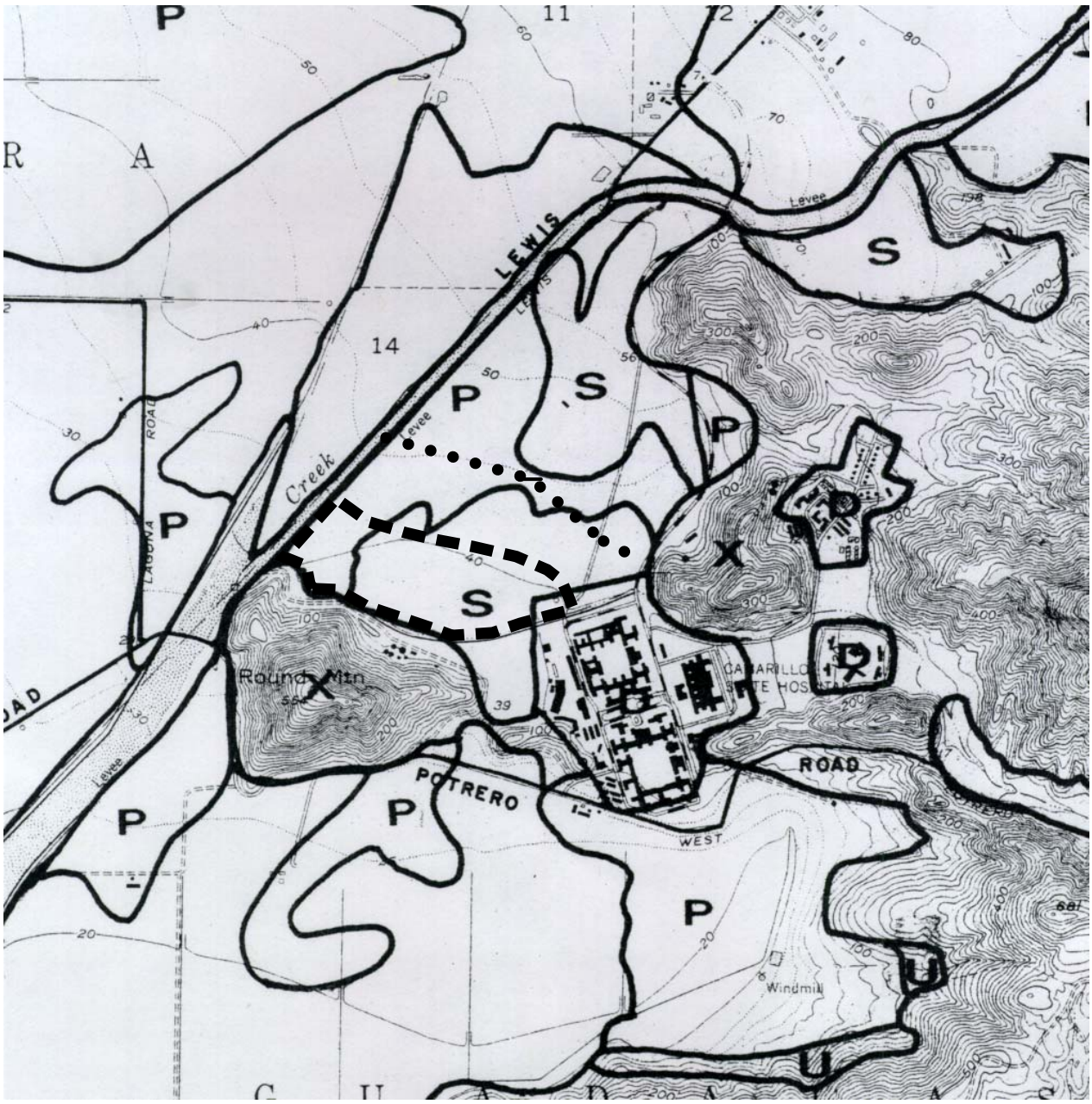
Important Farmlands Inventory. The California Department of Conservation developed the Important Farmlands Inventory (IFI) system as part of its *Farmland Monitoring and Mapping Program*. It is used to inventory lands that are considered to have agricultural value. This system classifies land based upon 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 four inches, and with the capability of producing sustainable high yield crops. Farmland of Statewide Importance is land other than Prime farmland that has a good combination of physical and chemical characteristics, but without the 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 farmland or farmland of 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 additional 79 acres proposed for the extended acquisition area are designated either as Prime farmland or farmland of Statewide Importance. Approximately 60% of the overall 154-acre 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 database of pesticides used on individual agricultural parcels in the County within the past two years. Although most of the proposed acquisition area has been organically farmed for at least the past few years, 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.



S - Farmland of Statewide Importance

P - Prime Farmland

- 75-Acre Acquisition Area

- Proposed 79-Acre Addition to Acquisition

NORTH

Important Farmland Inventory Figure 4.2-1

The California Environmental Protection Agency (Cal EPA), Department of Pesticide Regulations (DPR) is the state agency that sets regulatory standards for use of 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 establish 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 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 pesticide used in the County that has demonstrable health effects. In California, methyl bromide is typically used on strawberries, colored peppers, and nursery stock. According to records kept by the County Agricultural Commissioner's Office, the entire 154-acre acquisition area has not been treated with methyl bromide in the past several years. Although, as discussed below, this pesticide is planned to be phased out by 2005, there is the slight potential for this pesticide to be used in the near future on the remainder of the agriculture parcel immediately north of the 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 generally 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*

Pesticide use is governed by the Federal Insecticide, Fungicide and Rodenticide Act (FIFRA) 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. 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 workday for farm laborers exposed to this pesticide.

DPR adopted restrictions for methyl bromide in January 2001. The regulations require that, if methyl bromide is used within 300 feet of a school, the school would be required to be notified of a farmer's request to use methyl bromide. In addition, the agricultural user must complete fumigation with methyl bromide 36 hours prior to the school being in session. This regulation does not apply, however, to ancillary uses, such as games on recreational fields (Susan Johnson, Ventura County Office of Agricultural Commissioner, personal communication, August 27, 2003). The County Agriculture Commissioner is required to "condition" methyl bromide permits based specifically on DPR's instructions.

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.

However, the Ventura County 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, generally recommends the following standard setbacks and buffers:

- A minimum 150-foot setback (in conjunction with a vegetative buffer) or 300-foot setback (without vegetative buffer) between urban or rural residential uses and agricultural production. The setback is to be located on the development, not the agricultural property.
- If it is not feasible for the development to provide a 150 or 300 foot setback, the developer should acquire an easement on the adjoining farmland (if the grower is the property owner)or enter into an agreement with the grower (if the grower is not the property owner and leases the farmland) to compensate the grower for the costs associated with the necessary modification of agricultural practices in the easement/agreement area (e.g., application of pesticides by hand rather than aerial or speed sprayers; reduction in quality or quantity of commodities grown within easement/agreement area because pesticides are not applied to the area; use of noise-producing agricultural equipment during weekday hours, etc.). The easement/agreement could be designed to terminate if the agricultural property is developed in the future;
- A vegetative buffer within the setback area. The buffer should consist of two staggered rows of trees/bushes characterized by foliage that extends from the base of the plant to the crown, 50 to 75% porosity (i.e., approximately 50 to 75% of the vegetation is air space) and a mature height of 15 feet or more (if adjacent to tree crops; plants adjacent to

row crops would not need to be as tall) to effectively minimize pesticide drift or dust effects. The APAC has previously recommended that the buffer consist of a mix of native California plants such as Toyon (*Heteromeles arbutifolia*), Sugarbush (*Rhus ovata*), Laurel sumac (*Malosma laurina*) or other species with the indicated characteristics to reduce irrigation and maintenance needs. In urban settings, non-native plant species with the indicated characteristics may be more appropriate, such as Italian cypress (*Cupressus sempervirens*). To provide adequate coverage, the two staggered rows should be located 5 feet apart and consist of a minimum 5-gallon plant size planted 10 feet on center.

- Minimum 8-foot high wall or reinforced chain link fence between urban/rural residential use and agricultural operation to reduce potential trespassing, vandalism, and pilferage.

The APAC has also consistently recommended that a 300-foot setback be provided between agricultural operations and the structures and outdoor playfields of proposed schools. The APAC finds that roads, parking lots, landscaped areas (but not bike trails or other outdoor recreational activities) or maintenance/storage buildings where people are present for very transitory periods, are the only acceptable uses within the setback between agricultural operations and urban/residential or school uses. Depending on the type of proposed uses and impacts that would occur to nearby agricultural operations, the APAC also has recommended additional site-specific measures (e.g., to control dust impacts, alleviate agricultural-residential traffic conflicts, etc.).

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.

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 proposed 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.

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. As with the 75-acre acquisition area addressed in the previous EIRs for the Campus Master Plans, the proposed expanded acquisition area of 79 acres is designated "State/Federal Facility" under the County of Ventura General Plan. Therefore, because the property is not designated Agricultural, Open Space, or Rural under the County General Plan, it is not subject to SOAR.

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 adopted an amendment to the LCA to allow 20-year contracts. The entire 154-acre acquisition area is located in an area designated as a "State/Federal Facility", and thus is not subject to an LCA contract.

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 legal, standard agricultural practices currently are protected from nuisance claims under State law (Section 3482.5 of the California Civil Code), whether located within cities or unincorporated areas. The City of Ventura also has adopted its own Right-to-Farm Ordinance, which specifically addresses commercial agricultural operations within the City limits.

The agricultural 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 September 2000 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."

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 and 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, September 2002.

In addition, the County Initial Study Assessment Guidelines state that any project that would result in the direct loss of agricultural soils is considered as having a contribution to a significant cumulative impact. They further state that additional cumulative analysis is not required for any project that is consistent with the (Ventura County) General Plan.

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 human activity in the project area, (e.g., movement and use 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 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.

2004 Impact AG-1 The proposed project would remove 79 additional acres of Prime farmland and farmland of Statewide Importance from agricultural use that were not identified in the 1998 FEIR or 2000 SEIR. All of this land is currently under agricultural production. This is considered a Class I, *significant and unavoidable*, impact.

The 1998 FEIR and the 2000 SEIR concluded that a total of 75 acres of prime farmland and farmland of statewide importance would be converted to school-related uses. This was considered a significant unavoidable impact based on County thresholds. The loss of suitable soil for agricultural use that is currently under cultivation cannot be fully mitigated. However, a large portion of the 75 acres in the southwest portion has historically been subject to poor drainage conditions and is only marginally productive. A portion of this area is proposed for the wetland mitigation area.

The 2000 Master Plan addressed in the 2000 SEIR proposed development of the access road, several athletic fields, a 4.4 acre detention basin and desilting area, a 2.25-acre recycled water storage area, and a 13.6-acre wetlands mitigation area in the 75-acre acquisition area (refer to Figure 2-4, Proposed 75-Acre Acquisition Area Site Plan, in the 2000 SEIR).
The following analysis addresses impacts associated with the loss of the additional 79 acres of farmland that were not identified in the 1998 FEIR or 2000 SEIR. The 79-acre expanded acquisition area proposed under the 2004 Master Plan Amendment has historically been used for

producing a variety of row crops. With the proposed 2004 Master Plan Amendment, the detention basin/desilting area, recycled water storage area, and wetland mitigation area would remain in the same location as that assessed under the 2000 SEIR (i.e., within the 75-acre acquisition area). However, the 2004 Master Plan proposes that the athletic fields be located somewhere within the total 154-acre acquisition area, and not necessarily restricted to the original 75-acre acquisition area. In addition, the proposed 2004 Master Plan would result in the construction of a paved parking area in the 154-acre acquisition area adjacent to the academic core, and a relocation of the proposed access road. The majority of the land uses proposed within the expanded acquisition area would be largely unpaved, with the exception of the access road, parking lot, and some hardcourt areas. Although buildout of the proposed components of the 2004 Master Plan in the expanded 154-acre acquisition area may not result in full conversion of all earth areas to developed uses, the 2004 Master Plan would effectively remove the additional 79 acres (in addition to the 75 acres addressed in the two previous EIRs) from agricultural production.

In summary, the proposed 79-acre expanded acquisition area is located adjacent to, and involves the conversion of, Prime Farmland and Farmland of Statewide Importance. The proposed 2004 Master Plan would therefore result in the conversion of an additional 79 acres over that addressed in the 1998 FEIR and 2000 SEIR.

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. The 1998 FEIR recommended Mitigation Measure LU-5 to help reduce the impacts associated with the loss of 11.6 acres of prime farmland and farmland of statewide importance. Measure LU-5 states, "Whenever feasible, Camarillo Drive and the Santa Barbara extension for the University site shall be aligned so as to avoid adjacent farmland." In addition, the 2000 SEIR recommended mitigation measure S-AG-1(a) to reduce impacts to the extent possible. Measure S-AG-1(a) states, "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." These mitigation measures would also apply to the proposed 2004 Master Plan Amendment. No new mitigation measures would be available to reduce the loss of the additional 79 acres of farmland.

Significance After Mitigation. Implementation of the above-referenced mitigation measures could help reduce the impacts associated with the loss of agricultural soils. However, the loss of an additional 79 acres of prime farmland and farmland of statewide importance would remain a significant and unavoidable impact.

2004 Impact AG-2 The previous agricultural use of the acquisition area could have caused the accumulation of pesticides in the soil. Reuse of the acquisition area with recreational and other land uses could result in exposure of persons to concentrations of agricultural contaminants and potential health risks. This is considered a Class II, *significant but mitigable*, impact.

Ideally, a pesticide is applied to the soil, remains in the area long enough to perform its desired function, and then degrades into harmless by-products. However, different pesticides degrade

at different rates; therefore, it is possible for some pesticides to remain for long periods of time within the soil, potentially accumulating over time. Through the various exposure pathways for humans – dermal exposure, inhalation, and ingestion – concentrations of pesticides in soil may present a health hazard. Because the 154-acre acquisition area has formerly been in agricultural production, accumulation of pesticides in the soil may have occurred and could present a health risk to future users of the site. Therefore, mitigation is recommended to evaluate the potential for soil contamination related to prior agricultural production.

Mitigation Measures. The following measure is recommended:

03-AG-2 Prior to the acquisition of the 154-acre area, soil sampling shall be conducted to determine the presence or absence of agriculture-related contaminants. If contaminants are present on the site in concentrations exceeding regulatory action levels, a health risk assessment and/or remediation of the affected soils may be required. If necessary, remediation shall be conducted in accordance with federal, state, and local regulations and shall be performed under the oversight and to the satisfaction of the Ventura County Environmental Health Division.

Significance After Mitigation. With implementation of the above mitigation measure, health risks associated with potential exposure to agricultural contaminants would be reduced to a less than significant level.

2004 Impact AG-3 The proposed project may result in land use conflicts with adjacent agricultural operations. This is considered a Class II, *significant but mitigable,* impact.

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 operations. 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 is 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. 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. 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 and may result in the infestation of pests on the adjacent agricultural lands, which in turn may require increased use of pesticides. Further, if the grower is required to amend his/her agricultural operations (including pesticide applications) due to the proposed project, the agricultural production or quality of the commodity may be substantially affected, he/she may find it necessary to switch to a different crop, or the property may not be able to be farmed at all. This may result in a physical change to the environment, as well as indirect economic impacts. 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.

In addition, the proposed 2004 Master Plan may result in indirect impacts associated with isolation of the agricultural land that lies immediately to the north of the proposed 79-acre acquisition area and west and south of the campus property.

Mitigation Measures. The 1998 FEIR did not recommend any mitigation measures for impacts related to land use conflicts between agricultural uses and proposed campus uses. The 2000 SEIR recommended mitigation measure S-AG-2(a) (Use Buffer for Buildings and Athletic Fields) and mitigation measure S-AG-2(b) (Right-to-Farm Ordinance Implementation). These two mitigation measures from the 2000 Final SEIR are applicable to the proposed 2004 Master Plan. However, as shown below, mitigation measures S-AG-2(a) and S-AG-2(b) have been updated to reflect more recent APAC recommendations for buffers and to reflect the proposed 2004 Master Plan revisions. Text to be added to the two mitigation measures from the 2000 SEIR is shown in underline, and text to be deleted is shown in strikeout. In addition, mitigation measures 03-AG-2(c) and 03-AG-2(d) are recommended to further reduce impacts related to potential conflicts between agricultural land uses and proposed campus uses to a level less than significant. Finally, as noted in the 2000 SEIR, Section 5.2 (Air Quality) from the 1998 FEIR specifies dust control measures to be used during project construction. These measures would also apply to the proposed 2004 Master Plan and incrementally reduce potential impacts to the productivity of neighboring agricultural uses.

Mitigation Measures from the 2000 SEIR, as amended, for the proposed 2004 Master Plan project:

~~S~~-AG-~~2~~3(a) Use Buffer for Buildings and Athletic Fields. ~~Where building or athletic fields would be within 300 feet of agricultural operations, a 100-foot buffer use buffer shall be created along the project site's property line facing agricultural operations.~~ A minimum 150-foot setback (in conjunction with a vegetative buffer) or 300-foot setback (without vegetative buffer) between any occupied campus structures, uses or athletic facilities and agricultural production shall be provided. The buffer may include roads and landscaped areas~~, and internal paths~~. Said buffer shall be located on the project site, and not on the adjacent agricultural development. If a minimum 150-foot setback with vegetative buffer is selected, said buffer shall consist of two staggered rows of bushes with 50 to 75% porosity (i.e., approximately 50 to 75% of the vegetation is air space) to effectively minimize pesticide drift or dust effects. To provide adequate coverage, the two staggered rows should be located 5 feet apart and consist of a minimum of 5-gallon plants planted 10 feet on center. The plant species shall be a noninvasive species that would not harbor agricultural pests. Recommended plant species can include a mix of native California plants, such as Toyon (*Heteromeles arbutifolia*), Sugarbush (*Rhus ovata*), Laurel sumac (*Malosma laurina*) or other species with the indicated characteristics to reduce

irrigation and maintenance needs. Italian cypress or similar plants may also be provided in a more urban setting.

~~S~~-AG-~~2~~3(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~~ 154-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.

The following additional mitigation measures are recommended to reduce impacts to a less than significant level. These measures are from the list of Standard Mitigation Measures/Conditions of Approval for Agricultural Resources Impacts, obtained from the Ventura County Office of Agricultural Commissioner (Source: Julia Bulla, August 25, 2003).

03-AG-3(c) Ongoing Grower Contact. University officials shall maintain open communication with neighboring growers. Administrators shall inform growers of activities that may affect agricultural operations, such as the site construction and/or grading. Likewise, school officials shall be provided with a schedule of when pesticides or odor producing materials would be applied to the adjacent agricultural fields.

03-AG-3(d) Pesticide Exposure Reduction. University officials shall incorporate measures to reduce exposure to students and staff during pesticide application, including but not limited to:

- Rescheduling outdoor recreational activities; and
- Posting notices of spraying activity.

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 Impact AG-1. As a result, it would contribute to the cumulative loss of agriculture within the County arising from continuing urbanization. The project is, however, consistent with the Ventura County General Plan designation of "State and Federal Facility." Therefore, the loss of this land has also been considered in the County's 1988 General Plan EIR. 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 conflicts between agricultural land use and campus uses in the acquisition area 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. Because of project-level impacts on prime farmland, the project would also exceed the County's cumulative impact threshold for loss of prime farmland. It is noted that this cumulative impact has already been acknowledged in the County's 1988 Final EIR for the Comprehensive Plan Amendment to the County General Plan because of the "State or Federal Facility" land use designation.

4.3 HYDROLOGY and WATER QUALITY

4.3.1 Setting

This discussion is based on prior analyses conducted for the 1998 CSUCI Master Plan EIR and 2000 CSUCI Master Plan. Storm water flows within the developed portions of the project site are handled by a system of storm drains and curbs and gutters. Most storm flows within the Master Plan area eventually discharge to Long Grade Canyon Creek and then to Calleguas Creek west of the Camrosa Wastewater Treatment Facility (WWTF).

Existing Drainage System. 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 Wastewater Treatment Facility. From there 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 flap-gates such that when flows in Calleguas Creek rise above the flap-gate 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 culvert beneath Channel Islands Drive at the gap in the adjacent hills and into a manmade meadow adjacent to and easterly of University Drive. From there 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 an existing debris basin currently comprise the southern system. Located easterly of the main campus, the debris basin was cleaned and repaired in 2002. It now offers protection from upstream debris production or attenuation of flood peaks. This basin is also area is planned to serve a dual use as outdoor playfields for use by the proposed K-8 School located near the site. The playfields would be designed to act as a catch basin for potential overflow flooding from Long Grade Canyon Creek. The flows that originate upstream of the debris basin continue 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 around 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

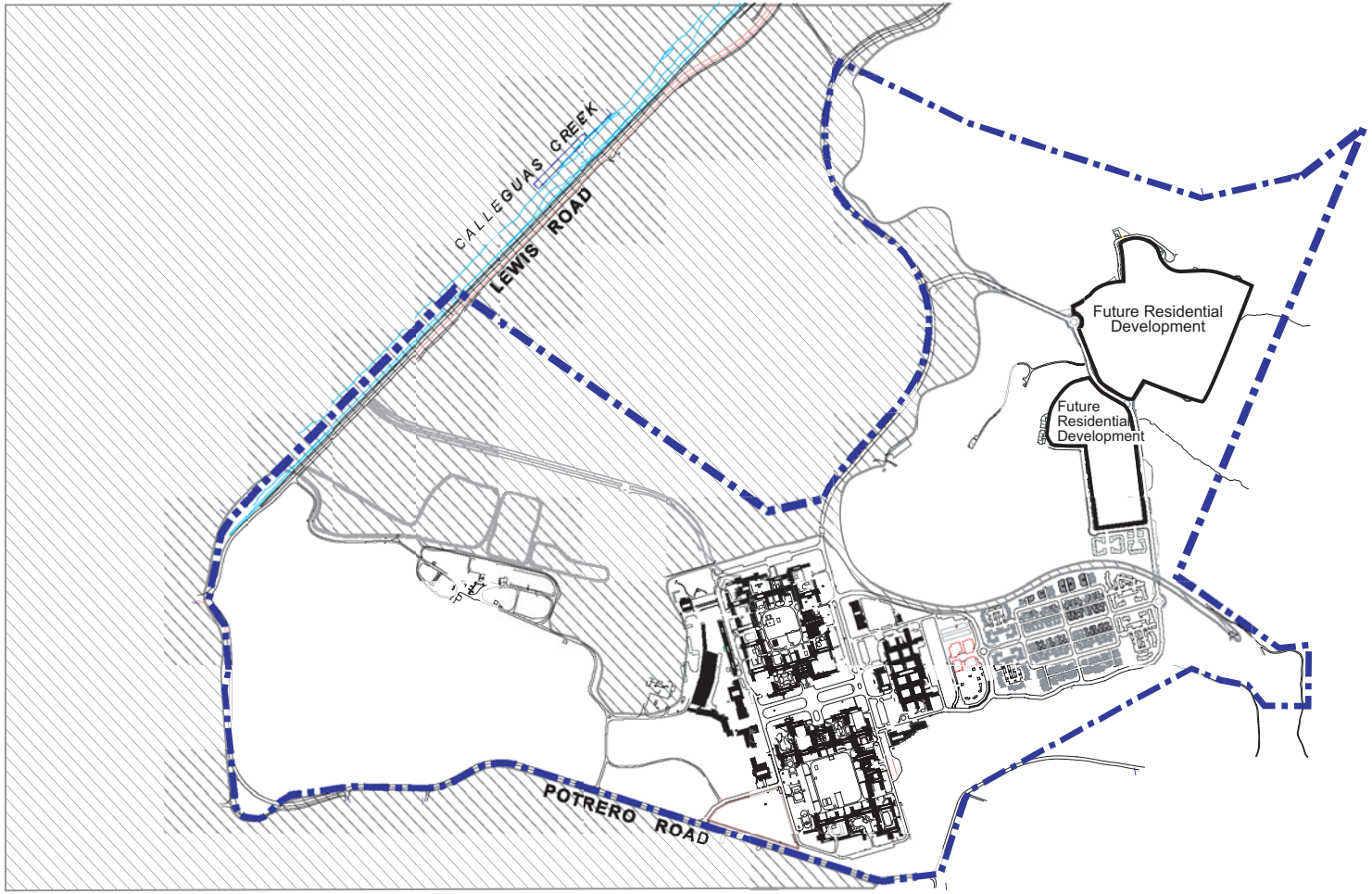
that currently is mostly outside of the campus property. Near the northwest corner of the Camrosa Wastewater Treatment Facility, the channel is blocked to help form the 4.4-acre irrigation pond. High flows discharge through a single pipe (approximate 24 inches in diameter) and over an earthen weir into 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.

Expanded Acquisition Area. The expanded acquisition area includes the 75-acre acquisition area addressed in the 2000 FEIR for the Master Plan Update, and an additional 79 acres located to the north of the 75-acre area. The 75-acre parcel contains a 4.4-acre irrigation pond, 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 acquisition area. Water runoff from the previously addressed 75-acre acquisition area and from the proposed expanded 79-acre acquisition area flows 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 4.3-1.

The Calleguas Creek watershed is approximately 343 square miles and collects water from several urban areas, including the cities of Simi Valley, Moorpark, Thousand Oaks, and Camarillo. Peak flow upstream of the Camarillo Drive bridge is estimated at 36,000 cfs during the 100-year storm. Because Calleguas Creek collects runoff from such a large watershed, this peak flow occurs more than 1,274 minutes (more than 21 hours) after the beginning of the design storm event. Peak flows from the project site would occur about two hours prior to the peak within the creek.

While Calleguas Creek is confined within a levee system, the flow from a 100-year storm is not contained within this system. Overflow occurs on both sides of the channel within the vicinity of the campus, especially within the agricultural land north of the campus, including in the proposed expanded acquisition area. Ventura County Flood Control District does not have any current plans to contain this flow. The campus site is generally protected from flooding caused by Calleguas Creek by berms associated with Long Grade Canyon channel and a road berm south of the northern property line. However, the recently revised 100-year floodplain indicates flooding in the ruderal vegetation along Camarillo Drive and in the field north of the cogeneration plant. This flooding is probably associated with the inability of storm water coming from the site to discharge into Calleguas Creek, and also because the open field north of the cogeneration facility serves as a retention basin, as discussed above.

The 2000 SEIR addressed development of a new 4.4-acre detention and desilting basin area to be located north of the core campus within the proposed 75-acre acquisition area. The provision for these facilities would remain unchanged under the proposed 2004 Master Plan amendment. 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



Source: Ventura County FCD, March 10, 1998

AREA OF INUNDATION

N

0 150' 300'

Calleguas Creek 100-Year Flood Plain

Figure 4.3-1

campus. The flows would continue down Long Grade Canyon Creek and into a planned 4.4-acre detention basin area. This new detention basin would be designed to accommodate any flows downstream from the debris basin, as well as a portion of the differential storm water runoff from the ongoing development of CSUCI.

Existing System Capacity. 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 (cy) at the upstream end of Long Grade Canyon Creek at the existing debris basin. An additional 3,500 cy 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 previously addressed new residential development would cover 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 higher rainfall intensity.

Total storage for the project then becomes the debris storage of about 47,900 cy, or 29.7 acre-feet (AF), plus 11 AF 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 while the lower basin can hold 22 acre-feet. In addition, a certain amount of water storage is expected to occur within the reconstructed 13.6-acre wetland on the 154-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 2000 SEIR determined that the lower detention/debris basin would be 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 was considered a significant, but mitigable impact. Consequently, Mitigation Measure S-HYD-2(b) required that 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. With these measures, impacts were considered less than significant. These measures would still apply to the proposed project. It should be noted that the recently restored debris basin should provide additional capacity. Therefore, the final design capacity of the basin may ultimately be reduced.

The 2000 SEIR also addressed problems associated with a potentially significant constraint to water flow that occurs within the proposed southern drainage system. At the proposed 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 was considered significant, but mitigable. Mitigation measure S-HYD-2(a) in the 2000 SEIR required that the storm drain system for CSUCI be designed to provide facilities that will

safely collect, concentrate, convey, and dissipate storm water flows on-site both during and after build-out. The construction and maintenance of 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 were recommended to meet the design requirements of the Campus Master Plan. Although State-owned property is outside the jurisdictional requirements of the Ventura County Flood Control District, the District's design guidelines were recommended for adoption in the design of campus storm drain systems.

Water Quality**.** Water resources in the area include the perennial flows of Calleguas Creek, and the intermittent surface flows associated with Long Grade Canyon and other smaller canyons that drain the western edge of the Santa Monica Mountains. The protection of water quality in the project vicinity is under the jurisdiction of the Regional Water Quality Board. This board establishes requirements prescribing the quality of point sources of discharge. Regulations promulgated under the National Pollutant Discharge Elimination System (NPDES) have also been established for nonpoint discharges (area discharges such as stormwater runoff) to establish surface runoff water quality standards and abatement requirements that are overseen by the Regional Water Quality Control Board. Water quality objectives are established through the Water Quality Control Plan, Los Angeles Region for the Calleguas Creek Watershed. Water quality objectives are established based on the designated beneficial uses for a particular surface water or groundwater basin. Existing beneficial uses designated for the Calleguas Creek Watershed surface waters, which includes the project tributaries, include industrial service and process supply, agricultural supply, groundwater recharge, water contact and non-contact recreation, wildlife habitat, and warm freshwater habitat. An identified potential beneficial use for the inland surface waters is as a municipal and domestic water supply. Groundwater within the Pleasant Valley confined aquifers is designated for existing beneficial uses that include municipal and domestic water supply, industrial service and process supply, and agricultural supply. The upper, unconfined and perched aquifers of the Pleasant Valley groundwater basin have the same identified beneficial uses, except that municipal and domestic water supply is identified as a potential, rather than existing, use. The basin plan contains narrative and specific numerical objectives for a variety of parameters and potential pollutants based on these beneficial use designations.

Major water quality issues associated with the Calleguas Creek watershed are focused on the effect to Mugu Lagoon, one of the largest remaining coastal wetlands in southern California. While natural flows in Calleguas Creek were intermittent, discharges of municipal, agricultural, and urban watershed wastewaters have increased flow in the creek to a perennial condition and increased sedimentation in the lagoon. The instability of local streambanks, destruction of riparian vegetation, and other land use practices have accelerated erosion in the watershed. Should sedimentation continue at its present rate, it is estimated that the lagoon could fill in about 50 years (Regional Water Quality Control Board, 1994). Additional problems are produced by irrigation return flows that add high concentrations of pesticides, nutrients, and other dissolved constituents to the surface flow.

The Calleguas Creek Watershed has been chosen as the subject of a Watershed Management Study. The purpose of this study is to develop a plan that could result in a significant reduction in the problems affecting the watershed and surface water flows. In addition, the Coastal Conservancy has been awarded a Wetland Protection Grant from the U.S. Environmental

Protection Agency and will be preparing a wetland restoration program for the Calleguas Creek Watershed. The purpose of the program is to restore and enhance the wetlands and primary riparian resources of the watershed.

4.3.2 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 FEIR (1998 FEIR) and the 2000 Campus Master Plan SEIR (2000 SEIR), which have been incorporated herein 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. 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.

Potential water quality effects are based on typical nutrient and other contaminant loadings associated with the existing and proposed uses. Significant impacts would occur if the project were to result in a change in the water quality of offsite drainages or groundwater that would prevent the achievement of water quality goals or objectives for this drainage. Potential water quality impacts relating to the proposed anaerobic digester system (ADS) are discussed in Section 4.4, *Water and Wastewater.*

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 FEIR and the 2000 SEIR. The following discussion is limited to changes and additional impacts that would result from the proposed 2004 Master Plan Amendment.

2004 Impact HYD-1 The proposed construction of a new access road across the expanded 79-acre acquisition area would alter the existing drainage pattern of this site. Pavement of the road and proposed parking areas within the acquisition area would increase impervious surfaces on the campus and create additional runoff. This is considered a Class II, *significant but mitigable*, impact.

The construction of a new access road and other facilities in the original 75-acre acquisition area was addressed in the 2000 SEIR (Impact HYD-1). Under the proposed 2004 Master Plan, the access road would be relocated to the north in the expanded 79-acre acquisition area. As discussed in the 2000 SEIR, this area could become flooded if adequate drainage is not provided. In addition, the elimination of the function of this area as a retention basin places a larger burden on downstream facilities and may increase flooding of adjacent properties to the north.

The 2000 SEIR recommended the following mitigation measure, which would continue to apply to the 2004 Master Plan amendment:

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.*

Mitigation Measures. Mitigation measure S-HYD-1 from the 2000 SEIR would help to mitigate impacts discussed above. In addition, the following measure is recommended to reduce impacts to a level less than significant.

03-HYD-1 The access road in the expanded 79-acre acquisition area shall be elevated outside the 100-year floodplain.

Significance After Mitigation. With implementation of the above mitigation measures, impacts would be reduced to a less than significant level.

2004 Impact HYD-2 Sites for the proposed ADS and Chiller Plant would be partially located within an open field that currently accepts storm water drainage from most of the campus core. This area currently serves as a retention basin for storm flows and is located within the 100-year floodplain. This is considered a Class II, *significant but mitigable*, impact.

The proposed ADS and Chiller Plant would be partially located within an open field that currently accepts storm water drainage from most of the campus core. This area currently serves as a retention basin for storm flows and is located within the 100-year floodplain. Development in this area could result in potentially significant flooding impacts. Site preparation prior to construction of the ADS and Chiller Plant would require filling in a portion of these low-lying areas, and implementation of a new drainage plan would be needed to avoid flooding.

Mitigation Measures. The following measure is required to reduce the potential for flooding associated with development in the 100-year floodplain.

03-HYD-2 Prior to construction of the Anaerobic Digester System and Chilled Water Plant, the University shall prepare a Flood Prevention and Drainage Plan for the entire western portion of the campus. The Flood Prevention and Drainage Plan shall indicate site preparation requirements for raising the elevation for these structures so they are outside of the 100-year flood hazard and shall include requirements for new drainage facilities to avoid flooding.

Significance After Mitigation. With implementation of the above mitigation measure, impacts would be reduced to a level less than significant.

2004 Impact HYD-3 The 2004 Campus Master Plan could result in the runoff of various pollutants that could cumulatively affect local drainages and subsurface aquifers. The proposed

development of the additional parking lot and recreational fields could potentially decrease the quality of surface water and groundwater. This is considered a Class II, *significant but mitigable,* impact.

Buildout of the proposed project could result in the pollution of offsite drainages and aquifers as materials from the site (such as oil and grease from parking lots, pesticides and excess fertilizer from landscape maintenance activities, and sediment from construction activities) are transported into the drainages by stormwater runoff and deep percolation. As discussed in Section 5.6.2 of the 1998 FEIR, the university is required to comply with the NPDES regulations for surface discharge by acquiring a general permit or a waiver to meet the water quality objectives for Storm Discharge Permits from the Regional Water Quality Control Board. Under the NPDES regulations, construction activities involving sites larger than one acre would require a Storm Water Pollution Prevention Plan (SWPPP) to be implemented. The SWPPP will contain specific Best Management Practices, which involve the proper handling, storage, and disposal of materials to prevent pollutants from entering storm drains and channels during construction. Such BMPs may include, but are not limited to, the use of hay bales and berms to control erosion and the use of detention basins to control runoff.

At the project site, the vast majority of runoff water is composed of direct precipitation runoff and stream water quality is related to the wash-out of particulates and gases contained in the atmosphere and the wash off of surface materials entrained in the stream flow. Generally in natural streams, concentrations of dissolved solids (often referred to as salinity) tend to be high at low flows during dry weather when the flow is dominated by groundwater drainage via springs, and low during periods of high flow when solutes are diluted by large volumes of rainfall. Stream chemistry is also affected by the land use pattern upstream of the site. Typically following irrigation, a major portion of the applied water is evaporated, leaving behind formerly dissolved solids. Some of these salts remain in the soil, but others may enter the stream flow through surface water runoff and the contribution of shallow subsurface flows. If these salts are not "flushed out" by sufficient clean flows, excessive salt concentrations can build up that, when dissolved in runoff, can be detrimental to the natural biota of the stream. Other pollutants that can affect surface water include higher than natural concentrations of trace metals, biodegradable wastes (which affect dissolved oxygen levels), excessive major nutrients such as nitrogen and phosphorus from fertilizers, pesticides, and sediment concentrations.

The addition of fertilizers, pesticides and other chemicals to the recreational fields has the potential to add these materials to the groundwater and surface water run-off. While recent advances in landscape irrigation techniques generally minimize the amount of water that deep percolates, return water losses are nonetheless estimated at 15% of applied water. This percolating water has the potential to carry any leachable materials from the ground surface to the underlying groundwater.

All pesticides sold in California must be registered through the California Department of Food and Agriculture (CDFA). Any pesticides used at the recreational fields would be applied according to label specifications by trained personnel. This would reduce the potential for misuse of pesticides that could lead to contamination problems.

In summary, the potential for adverse impacts to surface and groundwater quality due to the application of pesticides and fertilizers on the recreational fields, and from oil and grease from the parking lot, is considered potentially significant and requires mitigation. However, the 1998 FEIR contained several mitigation measures to address water quality impacts. The following measures from the 1998 FEIR would continue to apply to the proposed 2004 Campus Master Plan Amendment and would help to ensure that water quality impacts are less than significant.

HYD-4(a) *The University shall require the contractor for each new facility subject to NPDES requirements to prepare a SWPPP containing specific Best Management Practices to be instituted during site construction.*

HYD-4(b) *Construct oil and grease traps within catch basins for the parking lots and/or construct perimeter infiltration trenches. The catch basin shall include a trap that prevents floatables from discharging with the drainage water.*

HYD-4(c) *The University shall limit the use of pesticides and inorganic fertilizers applied to the landscaping to those quantities necessary to treat specific problems.*

In addition, mitigation measure HYD-5(a) from the 1998 FEIR addressed runoff of fertilizers and pesticides from the proposed golf course. As discussed in the 2000 SEIR, the golf course is no longer being contemplated. However, measure HYD-5(a) is applicable to the recreational fields that would be developed somewhere within the 79-acre expanded acquisition area, which is situated adjacent to agricultural land uses. As indicated below, mitigation measure HYD-5(a) has been revised to address the recreational fields instead of the golf course. Text to be added to the measure is shown in underline, and text to be deleted is shown in strikeout. Although the 2000 SEIR discussed the recreational fields in the 75-acre acquisition area, the analysis stated the project would include a Best Management Practices Plan and an Integrated Pest Management Plan. However, there was no mitigation measure expressly requiring these plans, nor providing the recommended components of such plans. Therefore, the revised mitigation measure is provided below for this purpose. Mitigation measures HYD-5(b) through HYD-5(d) from the 1998 FEIR, which were also mitigation measures specific to the proposed golf course, would not apply to the recreational fields or any component of the 2004 Master Plan.

Mitigation measure from the 1998 FEIR as revised for the 2004 Master Plan:

03 -HYD-5(a) A Best Management Practices Plan and Integrated Pest Management Plan shall be prepared for implementation by the ~~golf course operator.~~entity maintaining the recreational fields in the acquisition area. The purpose of both plans would be to reduce the use of harmful chemicals onsite, and to reduce the potential offsite movement of high concentrations of sediment, salts, excessive nutrients, and chemicals.

The Integrated Pest Management program should include, but not necessarily be limited to, the following:

- *Use of biological, physical, and cultural controls rather than chemical controls.*
- *Use of insect-resistant cultivars.*
- *Mechanical weed control to be used wherever and whenever possible as the first choice.*
- *Establishment of thresholds for the use of fertilizers.*
- *Determination of the probable cause of an insect/disease problem and correction as necessary (i.e., soil nutrient problems, irrigation, water quality, plant type, etc.) prior to chemical use.*
- *Development of thresholds to determine when pesticide use is necessary. Pesticides are to be used only when necessary to cure a problem and in positively identified pre-emergent situations and not as a preventative measure or as a regular, periodic application.*
- *Fumigation activities to be limited to greens only.*
- *Use of chemical forms that are the least toxic to non-target organisms (such as the use of a sodium salt if 2,4-D herbicide is used).*
- *Preferentially, the IPM should not permit the use of 2,4-D at the site and similar toxic chemicals that have a high potential for leaching from the site.*
- *Chemical controls should preferentially begin with the use of dehydrating dusts (silica gels, diatomaceous earth), insecticidal soaps, boric acid powder, horticultural oils, and pyrethrin-based insecticides.*
- *Late evening application of pesticides.*

Mitigation Measures. Measures from the 1998 FEIR, combined with additional measures presented here would continue to apply to the university and would fully mitigate any potential water quality impacts associated with the 2004 Campus Master Plan.

Significance After Mitigation. After implementation of the above mitigation measures from the 1998 FEIR, impacts would be reduced to a less than significant level.

c. Cumulative Impacts. No development is currently proposed in the watersheds upstream of the Campus Master Plan area, and given the existing land use designations and the County's Guidelines for Orderly Development, no long term changes are anticipated. Similarly, the agricultural lands downstream of the campus between the site and Calleguas Creek are not currently planned to be altered to a more developed use. Therefore, no cumulative effects to the local watersheds are anticipated.

Existing development and future growth within the Calleguas Creek Watershed could result in decreased water quality and continued flooding and erosional problems along this drainage. As previously stated, watershed planning efforts are being directed at resolving the current problems that exist in this drainage. Overall, cumulative impacts are the same as those described for the 1998 FEIR and 2000 SEIR, with the significance of cumulative effects dependent on the success of continued watershed protection planning efforts and effective implementation of water control requirements.

4.4 WATER and WASTEWATER

This section assesses potential impacts to water supply and water and wastewater systems. The Initial Study (see Appendix A) determined that impacts to other utility and service systems would not be significant.

4.4.1 Setting

a. Water.

Water Supply. CUSCI's potable water is provided by the Camrosa Water District (Camrosa). Water supply for Camrosa is obtained from local groundwater wells (Tierra Rejada, Santa Rosa, and Pleasant Valley groundwater basins) and the Calleguas Municipal Water District, which in turn receives imported State Project Water from the Metropolitan Water District of Southern California (MWD). 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.

Water Demand. The projected water demands of the university at buildout under the 2000 Campus Master Plan are shown in Table 4.4-1. 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 4.4-1 Projected Water Demands at Buildout of the 2000 Campus Master Plan

	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 x 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 4.4-1, average water demand in gallons per day at buildout of the CSUCI campus, is projected to be less than the university's 900,000-gallon contracted allotment from Camrosa. Likewise, the average gallon-per-minute demand of 592 gpm is 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 would rise to 1,077 gpm, which is still within

the 1,250 gpm allotment. However, the projected peak month daily usage of more than 1.5 million gallons during peak months exceeds the university's 900,000 gpd allotment from Camrosa.

Table 4.4-2 presents a breakdown of the 1.2 million gallons per day (mgd)of peak month irrigation demands at buildout under the 2000 Campus Master Plan. The largest single user of water is the proposed ballfields, which would use an estimated 0.54 mgd during peak months. If the ballfields were 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 would be just over one million gpd, which exceeds the university's 0.9 mgd allotment.

Table 4.4-2 Peak Month Irrigation Demands for 2000 Campus Master Plan Buildout

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
TOTAL	**808**	**1,164,154**
TOTAL w/o ballfields	**434**	**626,154**
FTES + East Campus + TOTAL with ballfields	**1,077**	**1,551,754**
FTES + East Campus + TOTAL w/o ballfields	**703**	**1,013,754**

Source: CSUCI, Revised Campus Master Plan Supplemental EIR, 2000.

Although there is sufficient water to meet the university's projected demand 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 shortfall could be addressed through taking advantage of the university's option to supplement its water supply with well water.

The university currently owns several wells in the proximity of the CSUCI site as well as easements for pipe and power from those wells to the CSUCI site. One well, New Well #9, is currently ready to be placed into service as necessary. The well taps into the Fox Canyon aquifer and, when constructed in 1987, yielded more than 1,350 gallons per minute in test pumping.

Storage and Infrastructure. The university owns and operates two one million gallon steel tanks that are used to manage water and deliver peak hour demands. The university also owns two inactive concrete reservoirs, with a combined capacity of more about 1.725 million gallons. One of these inactive reservoirs is scheduled to be reactivated in 2004 for the storage of reclaimed water for irrigation. It is anticipated that reclaimed irrigation water from the Camrosa Wastewater Treatment Plan as wall as any excess water from the proposed Anaerobic Digester could be stored in this reservoir. All potable water distribution infrastructure on the footprint of the site is currently owned and operated by the university.

b. Wastewater. As discussed in the 2000 SEIR, wastewater generated by the university is currently treated at the adjacent wastewater treatment plant, which is operated by the Camrosa Water District. The wastewater treatment plant provides tertiary wastewater treatment. The current capacity of the wastewater treatment plant is 1.5 million gallons per day (mgd) and the plant is currently treating an average of about 1.4 to 1.5 mgd. Thus, the wastewater treatment plant is essentially operating at capacity. The plant has been designed to accommodate expansion to an ultimate capacity of 3.0 mgd and an expansion to a capacity of about 2.2 mgd is currently planned to begin in 2004 (all from Graumlich, 2003).

The university currently has a reserved wastewater treatment plant capacity of 0.35 million gallons per day (mgd). Table 4.4-3 shows projected wastewater generation associated with buildout of the 2000 Campus Master Plan. Projected wastewater generation at campus buildout exceeds the current 0.35 mgd of capacity reserved for the university. However, the planned 2004 expansion of the Camrosa wastewater treatment plant would provide sufficient capacity to meet projected demands associated with buildout under the 2000 Campus Master Plan. It is anticipated that the reserved capacity for the university can be augmented as necessary to accommodate future wastewater generation.

Table 4.4-3 Projected Wastewater Generation Associated with 2000 Campus Master Plan Buildout

2000 Campus Master Plan	Generation Factor[a]	Projected Wastewater Generation (gal/day)
University (11,750 FTES)	8 gpd/FTES	94,000
Elementary school (600 students)	11 gpd/student	6,600
Leasable space (R&D) (350,000 sf)	200 gpd/1000 sf	70,000
Main campus student housing (2,000 students)	55 gpd/student	110,000
Residential development (900 units)	156 gpd/unit	140,400
	TOTAL	**421,000**

Source: CSUCI, Revised Campus Master Plan Supplemental EIR, 2000. 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.

4.4.2 Impact Analysis

a. Methodology and Significance Thresholds. Impacts to water and wastewater systems were determined based upon comparison of water demand and wastewater generation

associated with the project to available water supplies and water and wastewater treatment capacity. Water demand and wastewater generation were determined based upon discussions with CSUCI engineers. Water and wastewater treatment capacity was determined based on discussions and correspondence with the Camrosa Water District.

The project's impacts are considered significant if the project would:

- *Require or result in the construction of new water or wastewater treatment facilities of expansion of existing facilities, the construction of which could cause significant environmental effects*
- *Generate demand for water that exceeds water supplies available to serve the project from existing entitlements and resources*
- *Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board*

b. Project Impacts and Mitigation Measures.

2004 Impact WW-1 The proposed Master Plan amendments would incrementally increase water demand onsite. However, with mitigation measures already adopted in the 2000 Master Plan Supplemental EIR, impacts to water supply would be Class III, *less than significant*.

The proposed anaerobic digester system (ADS) would require an initial supply of approximately 200,000 gallons of fresh water for each of four tanks, for a total one-time requirement of 800,000 gallons of water. However, operation of the digester system would produce more water than it consumes because it recovers moisture from the feedstock. Thus, water would be circulated through the system, and an additional amount of recovered water from the greenwaste would be reintroduced into the process. Excess water would contain some nutrients and would be available as "Class B" irrigation water that would be available to irrigate site landscaping. Thus, the ADS would involve no long-term impact to water supply.

Various other facilities are proposed to serve the university's water needs. A chilled water plant (CWP) and thermal energy storage tank (TES) are to be located adjacent to the existing cogeneration facility. The project also includes a 1.3 million gallon chilled water storage tank, a new distribution system for chilled water throughout the main campus, and a central hot water plant and hot water distribution system to replace the existing steam system. The centralized facilities and improved distribution system are expected to generally improve the efficiency of the university's water system, thus reducing campus-wide water consumption.

Construction and campus modifications under the proposed amendment would involve rearranging of facilities that would not increase the capacity of the campus or onsite water demand. The 79-acre acquisition area is expected to be used for passive recreational purposes and may require irrigation. Therefore, this component of the project could incrementally increase campus water demand. However, water demand associated with irrigation of the planned passive recreational uses is expected to be substantially less than the current water use within the acquisition area, which is currently irrigated farmland. Because the current

agricultural operation currently receives recycled water from Camrosa and the irrigation needs of the area would likely decline following acquisition, the proposed acquisition would likely increase the amount of water available to the university for irrigation (Graumlich, 2003). In addition, the following measures from the 2000 SEIR would continue to apply to the university, including the proposed 79-acre acquisition area.

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.*

Implementation of these measures would ensure that the acquisition area is irrigated using reclaimed water. Thus, no increase in demand for water from the Camrosa Water District is anticipated. As discussed in the *Setting*, peak water demand at campus buildout could exceed the 900,000 gallons per day allotment for the university. If future peak demands exceed available supply from Camrosa, the university would likely explore the use of well water from one of the onsite wells. Any possible environmental impacts associated with future groundwater use would need to be addressed at such time as use of well water is considered.

Mitigation Measures. The above measures from the 2000 SEIR would continue to apply to the university and would fully mitigate any potential water supply impacts associated with Campus Master Plan buildout.

Significance After Mitigation. The currently proposed Campus Master Plan revisions would not adversely affect water supply. Implementation of the measures from the 2000 SEIR would reduce the impact of Campus Master Plan buildout to water supply to a less than significant level.

2004 Impact WW-2 **The proposed Master Plan amendments would not be expected to increase wastewater generation onsite or affect the capacity of the wastewater treatment plant. Impacts to treatment plant capacity would be Class III, *less than significant*.**

Construction and campus modifications under the proposed amendment would involve rearranging of proposed uses that would not increase the capacity of the campus. Therefore, no increase in wastewater generation beyond that associated with the 2000 Campus Master Plan is anticipated. As discussed in the *Setting*, the planned 2004 expansion of the Camrosa wastewater treatment plant would provide sufficient capacity to meet projected demands associated with buildout under the 2000 Campus Master Plan. In addition, the following measure from the 2000

SEIR would continue to apply to the university and would ensure the continued provision of sewer service by the Camrosa Wastewater Treatment Facility to the campus:

> ***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.*

Mitigation Measures. The above measure from the 2000 SEIR would continue to apply to the university and would fully mitigate any potential impacts to wastewater treatment capacity associated with campus buildout.

Significance After Mitigation. The currently proposed Campus Master Plan revisions would not affect wastewater treatment capacity. Implementation of Measure S-WW-2 from the 2000 SEIR would reduce the impact of Campus Master Plan buildout to a less than significant level.

> **2004 Impact WW-3 The proposed anaerobic digester system may generate wastewater that does not meet applicable standards for recycled water use or discharge to the sanitary sewer system. This is considered a Class II, *significant but mitigable* impact.**

The final output of the proposed ADS is irrigation water. The average yield of water from the operation of the digester is estimated at 25.6 cubic feet, or 192 gallons per ton of green waste consumed. A portion of the water recovered from the green waste would be reintroduced into the feedstock coming into the system. The excess water would be available as "Class B" irrigation water and would contain some level of nutrients. This water would either be sent to a designated separate holding tank for secondary treatment, if required for use as irrigation water, or discharged into the sanitary sewer system.

The Camrosa Water District has expressed possible concerns about the quality of excess water from the ADS. Specifically, if used for irrigation, the water may not meet the requirements of Title 22 of the California Code of Regulations, the California Recycled Water Criteria. In addition, if the water is discharged to the sanitary sewer system, it could potentially exceed Regional Water Quality Control Board (RWQCB) standards for organic matter (measured as biochemical oxygen demand, or BOD).

Current Title 22 standards require disinfected tertiary treatment of recycled water to be used on parks, playgrounds, and school yards. Use of recycled water that has not received this level of treatment is restricted to specific types of irrigation (see Appendix D for a listing of Title 22 restrictions). Because the use of this water and level of treatment has not been determined at this time, impacts are considered potentially significant. Similarly, because the amount of organic material that would be contained in excess water from the ADS is not known, discharge of this water to the sanitary sewer system could potentially exceed RWQCB standards. This is also considered a potentially significant impact.

Mitigation Measures. The following measures are recommended to mitigate potential impacts relating to the quality of effluent from the proposed ADS.

03-WW-3(a) If excess water from the ADS is used for irrigation, water shall not be mixed with other recycled water supplies unless it is treated to meet applicable standards. All recycled water from the ADS water shall meet the Title 22 treatment requirements for the specific type of irrigation for which the water is used.

03-WW-3(b) Excess water from the ADS shall not be discharged into the sanitary sewer system until it has been demonstrated to meet applicable Regional Water Quality Control Board BOD standards.

Significance After Mitigation. With the recommended mitigation measures, water quality impacts would be reduced to a less than significant level.

c. Cumulative Impacts. With implementation of reclaimed water, the university's water demands are expected to remain within the contracted 0.9 mgd that are allocated by the Camrosa Water District. Because the currently proposed amendments to the Master Plan would not involve any increase in campus-wide water demand, the project would not contribute to any potential cumulative impacts to water supplies. 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 Campus Master Plan buildout 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 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 ECONOMIC GROWTH

The proposed 2004 Master Plan amendment primarily involves rearranging of the uses proposed under the 2000 Campus Master Plan. These site plan revisions would not affect overall employment growth at the university or generate any economic growth beyond that identified in the 2000 Revised Campus Master Plan SEIR.

The only proposed new facility that would generate new employment onsite is the anaerobic digester system (ADS). The ADS is expected to create about 12 new jobs at the university. This limited number of new employment opportunities would not be expected to generate substantial economic growth in the region.

5.2 POPULATION GROWTH

The proposed 2004 Master Plan Amendment would not increase the planned student enrollment or add any new on-campus student housing beyond that identified in the 2000 Campus Master Plan. Only the location of student housing would change. The total number of FTES (15,000) would remain the same as was proposed under the 2000 Campus Master Plan. Thus, the currently proposed amendment would not directly generate any population growth beyond that already planned for the CSUCI campus.

The addition of 12 new jobs onsite associated with the ADS would be the only measurable increase in planned employment. These numbers would not be expected to result in relocations to the Ventura County job market from outside the area, and no indirect population growth impact is anticipated.

5.3 REMOVAL of OBSTACLES to GROWTH

5.3.1 Infrastructure Improvements

The proposed Master Plan Amendment does not involve the construction of major new infrastructure that would accommodate increased growth. The infrastructure improvements that are proposed (relocation of the site access road, water system improvements, the ADS) are

intended to serve the university population projected in the 2000 Master Plan SEIR. The planned improvements would be sized specifically to meet the university's needs and would not remove any obstacle to growth in adjacent areas.

5.3.2 Property Acquisition

The currently proposed Master Plan Amendment include the acquisition of an additional 79 acres of farmland adjacent to the university. This area would accommodate relocation of the planned campus access road as well as passive recreational uses. It would not be used for additional building construction and is not intended to accommodate any increase in student enrollment beyond the 15,000 FTES projected in the 2000 Campus Master Plan.

The acquisition of the additional 79 acres could potentially increase the likelihood that the owner of the remaining 129 acres of the 283-acre property may consider conversion of the land from agricultural use. However, as discussed in the 1998 Master Plan EIR and the 2000 Revised Master Plan SEIR, various regulatory impediments to such conversion are in place. First, the current County of Ventura O-S-160 zoning for that parcel would limit the potential for development to a limited number of residential units (a primary unit, a secondary unit, and up to three farm worker dwellings without a discretionary permit) unless a zone change is granted.

The County's *Guidelines for Orderly Development* also state that development in Ventura County should occur within incorporated cities. The project 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. However, Camarillo'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] Therefore, development of the remaining 129 acres could occur only through a change in County land use policy or an expansion of Camarillo's Sphere of Influence.[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 the 129-acre area. Though not legally binding, this agreement suggests that the area should remain in a non-urban use.

The County SOAR ordinance, which is effective through December 31, 2020, requires countywide voter approval for any change to the County General Plan involving "Agriculture," "Open Space" or "Rural" land use map designations. The SOAR ordinance does not apply to the 129-acre area because, despite its agricultural use, the property is designated "State and Federal Facility" under the Ventura County General Plan. Thus, voter approval would not be required to change the land use designation for the site. As discussed above, various other regulatory obstacles to development of the area existing; nevertheless, placing an agricultural designation on the site as recommended in the 2000 Revised Master Plan SEIR would further reduce the potential for the long-term conversion of the area from its agricultural use.

[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.*

Mitigation Measure. Mitigation measure S-GI-1 in the 2000 SEIR should be modified as follows:

> **S-GI-1** Concurrent with its adoption of the 2004 Campus Master Plan Amendment, the University shall recommend to Ventura 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 154-acre acquisition area (129 acres) be changed to "Agricultural" to reflect the existing and planned land use for this parcel.

Significance After Mitigation. It is not anticipated that the proposed Master Plan amendment would induce substantial growth in the area. The recommended mitigation measure would further minimize the potential to convert an adjacent 129-acre agricultural area to a non-agricultural use.

6.0 ALTERNATIVES

As required by Section 15126.6 of the State *CEQA Guidelines*, this section of the EIR examines a range of reasonable alternatives to the proposed project that could feasibly achieve similar objectives and reduce or eliminate the project's significant environmental effects. As the only unavoidably significant impact of the project relates to the loss of farmland associated with the proposed 79-acre expansion of the acquisition area, alternatives are limited to two options that would avoid that impact. These include:

- *Alternative 1: No Project (2000 Master Plan would continue to apply)*
- *Alternative 2: Reduced Project (no additional land acquisition)*

Both of these alternatives are described in greater detail and analyzed below. The alternatives evaluation examines only the four issues found to be potentially significant in the Initial Study, included herein as Appendix A. These issues are aesthetics, agricultural resources, hydrology and water quality, and water and wastewater. As required by CEQA, this section also includes a discussion of the "environmentally superior alternative" among those studied.

6.1 ALTERNATIVE 1: No Project

6.1.1 Description

This alternative assumes that the proposed 2004 Master Plan Amendment is not adopted, and none of the component projects are built or implemented. Consequently, development of the CSUCI campus would proceed as provided under the 2000 Revised Master Plan, and potential environmental impacts would occur as discussed in the 2000 SEIR.

Under the no project scenario, the University would not acquire 79 acres of additional agricultural land and the new access road would follow the alignment envisioned in the 2000 Master Plan. In addition, currently proposed improvements to on-campus infrastructure, including construction of the Anaerobic Digester System and upgrades to existing heating and cooling systems, would not occur, and the locations for parking, student housing, the Town Center, and the Business Campus, as identified in the 2000 Master Plan, would remain unchanged.

6.1.2 Impact Analysis

a. Aesthetics. Under this alternative, project impacts would occur as discussed in Section 5.1, *Aesthetics* of the 2000 Revised Campus Master Plan SEIR. The overall amount of onsite development and associated change in the campus' visual character would be about the same as with the proposed Master Plan Amendment. This alternative would not include the acquisition and conversion of an additional 79 acres of farmland, though the visual impact associated with this acquisition would not be significant since the area would be used for passive recreational purposes. This alternative also would not include construction of such facilities as the anaerobic digester system (ADS) and the chilled water plant (CWP). This would avoid the potential visual change associated with these facilities, though the facilities are not

expected to create a major visual impact. Mitigation measures outlined in the 1998 FEIR and 2000 SEIR would apply to this alternative, though the new measures recommended for the ADS and CWP would not apply. As with the proposed project, implementation of recommended mitigation measures would reduce visual impacts to a less than significant level.

b. Agricultural Resources. The alternative would not involve the acquisition of any agricultural land beyond the 75-acre acquisition area identified in the 2000 Revised Master Plan SEIR. As such, it would create no new agricultural impacts. Loss of agricultural land and potential compatibility conflicts between the university and adjacent agricultural uses would be as described in the 2000 Revised Campus Master Plan SEIR. The proposed Master Plan Amendment would involve the acquisition of an additional 79 acres of farmland designated as Prime and Farmland of Statewide Importance, an unavoidably significant impact. All of the measures recommended in the 1998 Master Plan EIR and 2000 Revised Master Plan SEIR would apply to this alternative, as would the recommended mitigation measure pertaining to soil testing for agricultural pesticides. This alternative would avoid the proposed project's additional significant impact to agriculture; therefore, it would have less impact with respect to agriculture.

c. Hydrology and Water Quality. This alternative would not create any hydrological or water quality impacts beyond those identified in the 2000 Revised Campus Master Plan SEIR. The proposed Master Plan Amendment involves acquisition of an additional 79 acres of farmland that is within the 100-year floodplain and development of the ADS and CWP facilities within an area that currently accepts runoff from much of the campus core. This alternative would avoid potential hydrological impacts associated with these two components of the currently proposed project. As such, it would have less overall hydrological impact, though it should be noted that implementation of the mitigation measures recommended in Section 4.3 would reduce hydrological impacts associated with the proposed Master Plan Amendment to a less than significant level.

Similar to the proposed Master Plan Amendment, this alternative would involve campus development that could adversely affect surface water quality. As the overall magnitude of campus development would be about the same, water quality impacts would be similar. As with the proposed project, implementation of the mitigation measures recommended in the 1998 Master Plan EIR and the 2000 Revised Master Plan SEIR would reduce surface water quality impacts to a less than significant level.

d. Water and Wastewater. The 2000 Master Plan would not require irrigation of the new 79-acre acquisition area or the improvements to water service onsite that are expected to improve the overall efficiency of the onsite water system. As such, it would have potentially adverse and beneficial water supply impacts as compared to the proposed Master Plan Amendment. Overall water supply impacts would therefore be about the same as those of the proposed project. As with the proposed project, mitigation measures recommended in the 2000 Revised Master Plan SEIR would reduce water supply impacts to a less than significant level. Similarly, wastewater generation would be about the same as under the proposed project, and measures recommended in the 2000 Revised Master Plan SEIR would reduce impacts to less than significant.

The 2000 Campus Master Plan does not include the ADS, which may potentially generate wastewater exceeding Title 22 standards for recycled water and/or Regional Water Quality Control Board BOD standards for discharges to the sanitary sewer system. This alternative would therefore have less overall impact with respect to water quality, though the impacts associated with the ADS could be reduced to a less than significant level with the mitigation measures recommended in Section 4.5.

6.2 ALTERNATIVE 2: No Additional Land Acquisition

6.2.1 Description

Under this alternative, proposed expansion of the acquisition area to include an additional 79 acres would not be included in the 2004 Master Plan Amendment, but all other elements of the proposed amendment would proceed as described in Section 2.0, *Project Description*. Thus, the ADS, CWP, and other facilities would be constructed and the reconfiguration of various site uses would occur. The campus access road connecting to Lewis Road would remain in the 75-acre acquisition area identified in the 2000 Revised Campus Master Plan SEIR and shown in the 2000 Campus Master Plan.

6.2.2 Impact Analysis

a. Aesthetics. The only difference between this alternative and the proposed project is that the 79-acre acquisition area would remain in its current agricultural use and the campus access road would remain in the location shown in the 2000 Campus Master Plan. Because the 79-acre acquisition area would be expected to be a passive recreational area under the proposed project, leaving the site in its current agricultural use would not result in a substantially different aesthetic condition. Similarly, constructing the campus access road in the location shown in the 2000 Revised Campus Master Plan SEIR rather than in the proposed 79-acre acquisition area would not substantially change the visual impact of the driveway. Aesthetic impacts would be about the same as those of the proposed project and mitigation measures pertaining to the ADS and onsite parking areas would apply. With mitigation, impacts would be reduced to a less than significant level.

b. Agricultural Resources. The alternative would not involve the acquisition of any agricultural land beyond the 75-acre acquisition area identified in the 2000 Revised Master Plan SEIR. As such, it would create no new agricultural impacts. By comparison, the proposed project would involve the acquisition of an additional 79 acres of farmland designated as Prime and Farmland of Statewide Importance, an unavoidably significant impact. Consequently, this alternative would avoid the proposed project's significant impact to agriculture. As with the proposed project, the mitigation measure requiring soil testing for agricultural pesticides would apply and would reduce potential impacts relating to pesticide contamination to a less than significant level.

c. Hydrology and Water Quality. This alternative would involve all components of the proposed project except for the acquisition of an additional 79 acres of farmland. Because this area is within the 100-year floodplain, not acquiring this land would avoid flooding issues in

that area as they relate to development of the campus access road. As with the proposed project, development of the ADS and CWP facilities would occur within an area that currently accepts runoff from much of the campus core. Overall, this alternative would have slightly less overall hydrological impact. Mitigation Measure 03-HYD-1 in Section 4.3 would not apply to this alternative, but all other mitigation measures, including the measures in the 1998 Campus Master Plan EIR and the 2000 Revised Campus Master Plan SEIR, would apply and would reduce impacts to a less than significant level.

Similar to the proposed Master Plan Amendment, this alternative would involve campus development that could adversely affect surface water quality. As the overall magnitude of campus development would be about the same as that of the proposed project, water quality impacts would be similar. As with the proposed project, implementation of the mitigation measures recommended in the 1998 Master Plan EIR and the 2000 Revised Master Plan SEIR would reduce surface water quality impacts to a less than significant level.

d. Water and Wastewater. This alternative would not require irrigation of the new 79-acre acquisition area, but would include all of the improvements to onsite water service proposed as part of the proposed Master Plan Amendment. By not including the 79-acre acquisition area, this alternative would incrementally reduce campus water demand, though it should be noted that the current agricultural use of the acquisition area likely consumes more water than would the passive recreational use anticipated for the area under the proposed project. Overall water supply impacts would therefore be about the same as those of the proposed project. As with the proposed project, mitigation measures recommended in the 2000 Revised Master Plan SEIR would reduce water supply impacts to a less than significant level. Similarly, wastewater generation would be about the same as under the proposed project, and measures recommended in the 2000 Revised Master Plan SEIR would reduce impacts to less than significant.

This alternative includes the ADS, which may potentially generate wastewater exceeding Title 22 standards for recycled water and/or Regional Water Quality Control Board BOD standards for discharges to the sanitary sewer system. As with the proposed project, implementation of the mitigation measures recommended in Section 4.5 would reduce water quality impacts associated with the ADS to a less than significant level.

6.3 ALTERNATIVE SITES

The proposed Master Plan Amendment involves various changes to the Master Plan for development of CSUCI. Implementing these changes at another location is not feasible since they relate to the development of the university at its current location. Therefore, analysis of alternative sites is not warranted.

6.4 ENVIRONMENTALLY SUPERIOR ALTERNATIVE

Table 6-1 provides a summary comparison of the proposed project and the two project alternatives. The table indicates both the magnitude of each impact for each alternative (Class I,

II, III, or IV) and how the impact for each alternative compares to the proposed project (superior [+], similar [=], or inferior [-]).

Both of the alternatives would be environmentally superior to the proposed project because they would avoid the proposed project's unavoidably significant impact to agricultural resources. Otherwise, the impacts of the project and alternatives are about the same. Alternative 1 would also avoid potential water quality concerns relating to the ADS, though it would not provide for the water system improvements and green waste recycling opportunities associated with the proposed project and Alternative 2. Overall, Alternative 2 is considered environmentally superior among the three options since it would avoid additional agricultural resource impacts and still achieve most of the basic project objectives.

Table 6-1 Comparison of Alternatives' Environmental Impacts

Issue	Proposed Project	Alt 1 (No Project)	Alt 2 (No Additional Land Acquisition)
Aesthetics			
Visual Character	II	II / =	II / =
Light and Glare	II	II / =	II / =
Agricultural Resources			
Farmland Conversion	I	IV / +	IV / +
Land Use Conflicts	II	II / =	II / =
Hydrology			
Drainage/Flooding	II	II / +	II / +
Surface Water Quality	II	II / =	II / =
Water and Wastewater			
Water Demand/ Wastewater Generation	III	III / =	III / +
Irrigation/Sewer Discharge Water Quality	II	III / +	II / =

I = Unavoidably significant impact
II = Significant but mitigable impact
III = Adverse, but less than significant impact
IV = No Impact
\+ *Superior to the proposed project*
\- *Inferior to the proposed project*
= *Similar impact to the proposed project*

7.0 REFERENCES AND REPORT PREPARERS

7.1 REFERENCES

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7.2 AGENCIES / INDIVIDUALS CONTACTED

Bobrow/Thomas Architects

Julie Bulla, Ventura County Agricultural Commissioner Office

Dave Carlson, CSUCI Office of Operations, Planning, and Construction

George Dutra, CSUCI Office of Operations, Planning, and Construction

Henry Graumlich, Camrosa Water District

Steve Herman, Onsite Power Systems

Tom Hesselbrock, CSUCI Office of Operations, Planning, and Construction

Kay Martin, Ventura County Solid Waste Management

Jim Ridge, Ridge Landscape Architects

David Rosso, CSU Chancellor's Office

John Williamson, Pleasant Valley Recreation and Parks District

7.3 REPORT PREPARERS

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

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Joe Power, AICP, Planning Manager

Ned Thomas, MUP, Assistant Project Manager

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8.0 ADDENDA and ERRATA/ COMMENTS and RESPONSE

8.1 ADDENDA and ERRATA

This section of the Final Supplemental EIR for the California State University, Channel Islands 2004 Master Plan Amendment presents modifications intended to clarify and correct information in the Draft Supplemental EIR. This addenda and errata are primarily informational clarifications. Deletions are noted by ~~strikeout~~ and insertions by underline.

The following describes changes that will be made to the September 15, 2003 Draft Supplemental EIR in order to publish the Final Supplemental EIR.

The Draft Supplemental EIR had originally contemplated consideration by and decisions from the CSU Board of Trustees in calendar year 2003. Therefore, throughout the document, the term "2003 Campus Master Plan Amendment" is used. In the Final SEIR, the Master Plan Amendment will be presented as the "2004 Master Plan Amendment" to reflect the year that the Amendments will be acted upon by the CSU Board of Trustees. All other references to the year will be corrected accordingly.

Page ES-1. Make the following addition:

> This larger acquisition area would be used for the development of a new access road between Lewis Road and the University and for surface parking. The parking spaces that would be developed at this location would be reassigned from the formerly planned parking structure in the Business Campus area. The proposed new surface parking would not be additive to the total of planned parking spaces. In keeping with the 2000 Master Plan, other uses would include a wetland mitigation area, a recycled water storage pond, and a detention/desilting basin, to be located immediately north of and adjacent to the Camrosa Wastewater Treatment Facility (WWTF).

Page 1-5. Make the following additions:

> 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 Community Development Area has two discreet components: the Business Campus and the Residential Campus. These are illustrated in the 2000 FEIR, and in Figure 1-1. 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 Site Authority would have approval authority over amendments to the Specific Reuse Plan. In the 2004 Master Plan revisions project, there are two components of the plan that would require Specific Reuse Plan amendment and Site Authority approval. They are:

- *The placement of the Anaerobic Digester System within the site plan of the Business Campus, and*
- *The placement of access and ancillary support features for the Chumash Demonstration Village in the K-8 School and Park site portion of the Residential Campus.*

These features are described and illustrated in detail in Section 2.0, *Project Description.*

Page 1-5. Make the following changes:

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 Community Development Area has two discreet components: the research and development (business campus) area and the residential area. These areas are described and illustrated in the Community Development Area Specific Reuse Plan (June 2000), the 2000 Final Supplemental EIR, and in Figure 1-1. The Site Authority is responsible for building code compliance and for oversight of the development of the Community Development Area. The implementation of these functions, however, has been delegated to the 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 *CEQA Guidelines* define "lead," "responsible" and "trustee" agencies. The CSU Board of Trustees is the lead agency because it is charged with approval and implementation of the Master Plan. The CSU Channel Islands Site Authority is ~~the lead~~ considered a "responsible" agency because it has the principal responsibility for approving modifications to the Specific Reuse Plan proposed in the 2004 Master Plan Revisions. ~~The CSU Board of Trustees is also a lead agency because it is charged with approval and implementation of the Master Plan.~~

The U.S. Fish and Wildlife Service 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 not be a responsible agency with respect to approval of encroachment permits ~~modifications to Lewis Road and other~~ needed for County roads necessary to accommodate the proposed project, as such permits are ministerial. 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.

Page 1-6. Insert a new Figure 1-6, entitled "Specific Reuse Plan Area."

Figure 2-3, Page 2-5. Revise to incorporate boundary of the Specific Reuse Plan Area (CSUCI Site Authority Jurisdiction) and indicate that Chumash Demonstration Village.

Page 2-9. Make the following addition:

To clarify this point, text on page 2-9 of the Draft EIR will be modified as follows:

b. Parking. In addition to the new primary access road, a portion of the proposed expanded acquisition area located adjacent to the Academic Core would be used for parking. The parking spaces that would be developed at this location would come from the formerly planned parking structure in the research and development (business campus) area. They would not be additive to the total of planned parking spaces. Table 2-1 illustrates how plans for vehicle parking have changed since the original 1998 Master Plan through the current proposed Master Plan. The size of this parking area has not been determined, but it is assumed that it would incorporate design elements such as orchard-style landscaping to lessen potential visual impacts. In the 2000 Master Plan, parking for the proposed athletic fields would be located south of Long Grade Canyon channel within the proposed Business Campus area. In the proposed 2004 Master Plan amendments, parking for athletic fields would be located within the newly proposed parking area.

Table 2-1 Vehicle Parking Plans for CSUCI 1998 through 2004

Parking Type	1998 Master Plan	2000 Revised Master Plan	2004 Proposed Master Plan
Surface	370	3,000	5,200
Structured	6,850	2,200	0
Total Spaces	***7,220***	***5,200***	***5,200***

Page 2-16. Change subheading 2.5.4 to "Chumash Demonstration Village."

Page 2-16. Make the following additions:

Under the 2000 Master Plan, a 12-acre site in the southeast portion of the campus would be redeveloped for a proposed K-8 school for up to 600 students and an adjacent joint-use community park (Figure 2-9). The school would be a gateway to the surrounding hillside open space with trails from the site to access the proposed Chumash Demonstration Village and adjacent natural habitat areas. The Chumash Demonstration Village would be developed, owned and operated by the Pleasant Valley Recreation and Park District (PVRPD), who would be responsible for management and maintenance. Access and ancillary features may be developed in concert with development of the K-8 school site on the CSUCI campus to assist in accommodating visitors and staging for the Demonstration Village. The site plan would be developed in a manner consistent with the existing CSUCI campus structures and the natural environment. The Site Authority would have jurisdiction over any substantial changes to the K-8 portion of the Specific

Reuse Plan that may become necessary to implement the Chumash Demonstration Village concept.

The Chumash Demonstration Village would be located on approximately 1.2 acres northeast of the proposed school site. This portion of the project site would require a separate purchase or lease by the PVRPD, who would then develop, own, and operate the facility. The village would feature a re-creation of historical Chumash structures, including typical dwelling units (aps), surrounded by oak trees to provide a natural setting.

Page 4.2-2. Make the following changes:

Important Farmlands Inventory. The California Department of Conservation developed the ~~In Ventura County, the U.S. Soil Conservation Service~~ Important Farmlands Inventory (IFI) system as part of its *Farmland Monitoring and Mapping Program*. It is used to inventory lands that are considered to have agricultural value.

The Ventura County Agricultural Commissioner's ~~o~~Office retains a ~~registry~~ database of pesticides used on individual agricultural parcels in the County within the past two years. Although most of the proposed acquisition area has been organically farmed for at least the past few years, 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.

Page 4.2-4. Make the following changes:

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 use of pesticides, whether in homes or agriculture.

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 generally injected into the soil at a depth of 12 to 24 inches before a crop is planted.

Page 4.2-5. Make the following changes:

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.

- If it is not feasible for the development to provide a 150 or 300 foot setback, the developer ~~is required to~~ should acquire an easement on the adjoining farmland (if the grower is the property owner)

Page 4.2-7. Make the following changes:

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 legal, standard agricultural ~~standards~~ practices currently are protected from nuisance claims under State law (Section 3482.5 of the California Civil Code), whether located within cities or unincorporated areas.

County of Ventura Criteria. The County of Ventura Initial Study Assessment Guidelines of ~~1992~~ September 2000 include standards to determine the significance thresholds of impacts from agricultural land conversion.

Page 4.2-8. Make the following changes:

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~~September 2000.

In addition, the County Initial Study Assessment Guidelines state that any project that would result in the direct loss of agricultural soils is considered as having a contribution to a significant cumulative impact. They further state that additional cumulative analysis is not required for any project that is consistent with the (Ventura County) General Plan. ~~a loss of one acre or more of Prime or Statewide Importance farmland, or two acres or more 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.~~

Page 4.2-9. Make the following changes:

Pursuant to the County guidelines, cumulative development that would have a substantial effect on agricultural production and ~~cultural practices~~ human activity in the project area (e.g., movement and use of farm equipment, spraying of farm chemicals, and vandalism), would be potentially significant.

Page 4.2-11. Make the following changes:

Because the ~~158~~154-acre acquisition area has formerly been in agricultural production, accumulation of pesticides in the soil may have occurred and could present a health risk to future users of the site. Therefore, mitigation is recommended to evaluate the potential for soil contamination related to prior agricultural production.

03-AG-2 Prior to the acquisition of the ~~158~~154-acre area, soil sampling shall be conducted to determine the presence or absence of agriculture-related contaminants.

Detrimental effects could occur to both the recreational users and maintenance staff, as well as to existing agricultural operations ~~development~~.

Page 4.2-14. Make the following changes:

03-AG-3(c) **Ongoing Grower Contact.** University officials shall maintain open communication with neighboring growers.

03-AG-3(d) **Pesticide Exposure Reduction.** University officials shall incorporate measures to reduce exposure to students and staff during pesticide application, including but not limited to:

Page 4.2-14. Make the following changes:

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 Impact AG-1. As a result, it would contribute to the cumulative loss of agriculture within the County arising from continuing urbanization. The project is, however, consistent with the Ventura County General Plan designation of "State and Federal Facility." Therefore, the loss of this land has also been considered in the County's 1988 General Plan EIR.

Because of project-level impacts on prime farmland, ~~T~~the project would also exceed the County's cumulative impact threshold for loss of prime farmland. It is noted that this cumulative impact has already been acknowledged in the County's 1988 Final EIR for the Comprehensive Plan Amendment to the County General Plan because of the "State or Federal Facility" land use designation.

Page 5-2. Make the following changes:

First, the current County of Ventura O-S-160 zoning for that parcel would limit the potential for development to a ~~single~~ limited number of residential units (a primary unit, a secondary unit, and up to three farmworker dwellings without a discretionary permit) unless a zone change is granted.

Page 7-2. Make the following changes:

Ventura, County of, (~~November 1992~~ September 2000). *Initial Study Assessment Guidelines.*

Appendix A, pages IS-7 and IS-8. Make the following additions:

a-b. As stated in Section 3.0 of the 1998 FEIR, no special-status animal species are known to be located on the project site and development within the Master Plan area. Potential impacts to special-status plant species are addressed in both the 1998 FEIR and the 2000 SEIR. Likewise, sensitive plants and animals that occur or are likely to occur at the site are discussed at length in the 1998 FEIR and 2000 SEIR.

Regarding the Chumash Demonstration Village site, a focused rare plant survey completed for the Pleasant Valley Recreation and Parks District in 2004 identified Catalina mariposa lily (*Chalochortus catalinae*) at select locations, three of which occurred in an area that may be graded to accommodate the Village site. No other rare plants were observed at that site.

While the Catalina mariposa lily is not under state or federal listing status for threatened or endangered species, it is specified on the California Native Plant Society (CNPS) List-4. Department of Fish and Game and CNPS have requested that occurrences of these species be evaluated for consideration of conservation measures. It is therefore noted that while grading and construction could potentially harm the three individual occurrences of Catalina mariposa lily on the Chumash Demonstration Village site, the species has been observed growing in larger numbers to the southeast of the site on the north-facing hillside. Thus, while the impacts of the Chumash Demonstration Project being contemplated by the PVRPD are adverse, the Catalina mariposa lily is found in sufficient numbers and locations off the site and within protected public lands that the loss of onsite populations would not result in a significant impact. **Further discussion of this issue in the Supplemental EIR is not warranted.**

c. The proposed Master Plan amendment would result in the loss of wetland vegetation located on the proposed site for the Anaerobic Digester (approximately 1.5 acres) and near the proposed site for the Chumash Demonstration Village (approximately 0.5 acres). Mitigation measure BIO-1(b) from the 1998 FEIR would require replacement of lost wetland habitats related to these developments. Plans for the Chumash Village site include an enhanced riparian corridor along Long Grade Canyon Creek. Preliminary biological resource review has been conducted for the entire park site for the Pleasant Valley Recreation and Parks District. This area of approximately 10-acres is covered primarily by coastal sage scrub habitat, which is not considered sensitive by the

California Department of Fish and Game (DFG) unless it is known to support special-status species. No special-status animal species are known to be located on the project site, and no special status plant species formally protected by the state or federal government have been found on the site. However, Conejo buckwheat is known to be present on the rock slopes near the proposed play fields. Accidental irrigation of these slopes could adversely change the habitat and reduce the Conejo buckwheat population. The 2000 SEIR includes a mitigation measure requiring that the play field irrigation system be designed to avoid accidental overspray of adjacent hillsides. **Further discussion of this issue in the Supplemental EIR is not warranted.**

Appendix A, Initial Study Page IS-17. Make the following changes:

ISSUES:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
4.13 PUBLIC SERVICES -				
a) 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:				
i) Fire protection?			x	~~x~~
ii) Police protection?				x
iii) Schools?				x
iv) Parks?				x
v) Other public facilities?				x

a)i-ii. The proposed Master Plan amendment would not alter response times or service ratios from current conditions. Whereas the Fire Protection District relocated the service unit that serves the University from its campus location to its new Fire Station #50 located on Las Posas Road adjacent to the Camarillo Airport campus, this location remains within the 5-mile threshold adopted by the county. University research conducted in Summer 2004 indicates that the route the University using Laguna Road and Potrero Road to access the central administration building at CSUCI measures 5 miles, and takes between seven and eight minutes to travel by a vehicle traveling at posted speed limits. All new structures have been equipped with sprinkler systems in compliance with the California Uniform Fire Code. There are no planned permanently habitable structures identified in the 2004 Master Plan revision project that lie within 500 feet of uncultivated brush.

~~because t~~ The approved campus capacity of 15,000 FTES would not change. All new facilities would comply with current Fire Code requirements. **Further discussion of this issue in the EIR is not warranted.**

8.2 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 September 15, 2004 through October 30, 2004. Each comment received by the California State University, Channel Islands 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 Supplemental EIR addresses environmental issues. Where appropriate, changes made in the 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 California State University Board of Trustees for certification prior to decisions on acceptance and approval of the CSU Channel Islands Master Plan. The certification will also be confirmed by the CSU Channel Islands Site Authority prior to decisions on acceptance of revisions that may pertain to the CSU Channel Islands Specific Reuse 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.

8.3 COMMENTORS on the SUPPLEMENTAL DRAFT EIR

California State University Channel Islands received one written comment letter during the 45-day public review period of the Supplemental Draft EIR. The letter is from Thomas Berg, the Director of the County of Ventura Resource Management Agency. Mr. Berg includes attachment memoranda from six county departments and agencies.

8.4 COMMENT LETTERS and RESPONSES

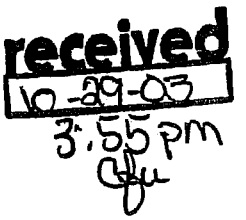
The comment letter received during the public comment period is included below, followed by a written response. When the comment warrants a change to the text presented in the Draft Supplemental EIR, the response so notes the change, which is also included in Section 8.1, *Addenda and Errata*, above.

RESOURCE MANAGEMENT AGENCY

county of ventura

THOMAS BERG
Agency Director

October 29, 2003



Mr. George Dutra
Associate Vice President Facilities, Development & Operations
California State University, Channel Islands
One University Drive
Camarillo, CA 93012

Subject: 2003 Campus Master Plan Draft Supplemental Environmental Impact Report (SEIR)

Dear Mr. Dutra:

Thank you for the opportunity to review the subject Draft SEIR. This report was circulated to interested County agencies for review. I will summarize the County's principal concerns with this document; however, please refer to the individual County agency detailed responses, which are attached.

A) The County believes the subject Draft SEIR is defective because:

FIRE PROTECTION SERVICE: The 2003 Draft SEIR fails to address the elimination of the on-site fire station planned for as part of the 1998 master development. Without the B) on-site fire station, the campus and residential community fail to meet minimum standards of fire protection services for staff, students, residents, and visitors. This is a significant, as yet unmitigated issue. *(Fire Protection District, RMA–Planning Division)*

PUBLIC SAFETY ACCESS: The 2003 Draft SEIR fails to address the fact the existing on-site access roads do not meet Fire Protection District minimum public and private C) road standards for width and can be obstructed during emergency responses. Additionally, daily two-way traffic may also be obstructed which may lead to an increase in vehicle accidents and an increased demand for emergency response to the site. This is a significant, as yet unmitigated issue. *(Fire Protection District)*

MINIMUM FIRE FLOW: The 2003 Draft SEIR fails to address the required fire flow in D) the water analysis. Available information indicates minimum fire flow is not available

Government Center, Hall of Administration Building, L #1700
800 South Victoria Avenue, Ventura, CA 93009 (805) 654-2661 FAX (805) 654-2630

and is not being planned for. This is a significant, as yet unmitigated issue. *(Fire Protection District)*

4) **FIRE SPRINKLERS:** The 2003 Draft SEIR fails to address the apparent inadequacy of fire sprinkler installation in University buildings. Local Fire District Ordinance requires fire sprinklers when any building exceeds 5000 square feet or is located more than five miles from the closest fulltime fire station. Additionally, current California Building Code, effective November 1, 2002, requires fire sprinklers in all R-1 occupancies with five or more units or over two stories in height. There is no indication these minimums have been and/or will be complied with. This is a significant, as yet unmitigated issue. *(Fire Protection District)*

5) **TRAFFIC:** The Draft SEIR provides insufficient information to determine whether additional traffic analysis is needed. The Draft SEIR indicates the addition of 20 additional acres of paved parking. Such acreage could accommodate a substantial amount of additional parking. Since the SEIR does not indicate a substantial expansion of the academic campus or the business campus, the addition of parking appears to be either an indicator that the transportation management program is not working—thus a change of environmental circumstances warranting a revised traffic analysis, or a project description deficiency if the 20 acres of surface parking is intended to replace planned parking structures within the academic or business campuses. (*Public Works–Transportation Department*)

6) **WATER SUPPLY:** The 1998 EIR indicated that there would be adequate imported and reclaimed water for project development. Water Well No. 9 was available in case of unanticipated shortages, but the 1998 EIR indicated that additional environmental analysis would be required before it would be utilized. The 2003 Draft SEIR indicates that Well No. 9 is now ready to be placed in service. The Draft SEIR fails to address impacts on groundwater supply due to use of groundwater from the severely over-drafted Pleasant Valley groundwater basin to supplement imported water supplies. This is a significant, as yet unmitigated issue. *(Public Works–Water Resources Division)*

7) **GROUNDWATER QUALITY:** The current expanded project area contains several existing water wells. Old leaking water wells, if not properly destroyed, may be a source of potential contamination of groundwater. The 2003 Draft SEIR fails to indicate the CSUCI intentions regarding these wells or address the potential groundwater contamination due to the existing groundwater wells. This is a significant, as yet unmitigated issue. *(Public Works–Water Resources Division)*

CHUMASH CULTURAL CENTER SITE: The Draft SEIR fails to address the potential impacts of expanding the project site by 1.2 acres and the subsequent construction of a Chumash Cultural Center and an Alliance for the Mentally Ill Garden Project on an undeveloped hillside site. Potential impacts include grading of undeveloped hillside, removal of native vegetation, including coastal sage scrub community, and potential impacts associated with modifying the fire fuel modification zone. This is a potentially significant, as yet unmitigated issue. *(RMA–Planning Division)*

GROWTH INDUCING IMPACTS: The currently proposed 79 acres is in addition to the 75 acres already added to the project for road facilities, wetland mitigation, detention basin, recycled water storage, and play fields and the 35 acres for fuel modification zone. The University is also seemingly adding another 1.2 acres to the project area to accommodate the proposed Chumash Cultural Center. The SEIR acknowledges growth inducement impacts with respect to the remainder agricultural parcel, but indicates impacts would be less than significant with imposition of a modification of a previously imposed growth inducement mitigation measure. This measure would encourage the County to re-zone and re-designate the remaining agricultural lands to "Agriculture" to prevent future conversion of agricultural lands. This measure adequately addresses the potential for private development of the remaining agricultural parcel; however, the Draft SEIR fails to acknowledge that the University itself is the most likely developer of the remaining agricultural lands. Absent acknowledgment of County land use authority over potential future acquisition of the remaining agricultural acreage by CSUCI, the potential for growth inducement should be deemed to be significant and unmitigatable. *(Agricultural Commissioner's Office, RMA–Planning Division)*

OTHER ISSUES

CSUCI Site Authority Legislation/Ventura County Memorandum of Understanding: Section 67473 of the CSUCI Site Authority legislation provides that the express purpose of the Site Authority Board "shall be to provide a specific reuse plan for and to finance and support the transition of the property known as Camarillo State Hospital from its former use to a new university campus and compatible uses." A Memorandum of Understanding (MOU) signed in 2000 by the CSUCI Site Authority and Ventura County indicates that the Site Authority would have sole authority to approve amendments to the CSUCI Specific Reuse Plan. Section 3 of the MOU specifically indicates that any changes to the non-academic part of the campus that require an EIR or a Supplemental EIR shall not proceed until:

1. The Reuse Plan is amended by the Site Authority.

2. Impacts are mitigated as required by the Site Authority legislation.

J

3. The County and the Authority have met and conferred regarding an amendment to the Agreement to provide for impact mitigation measures to satisfy the requirements of such legislation.

As the current proposal includes changes to the non-academic portion of the site, an amendment to the Specific Reuse Plan is required and needs to be acted upon by the Site Authority. Thus the Site Authority is a Responsible Agency under CEQA.

K

The SEIR seemingly suggests the Site Authority has delegated much of its authority at CSUCI to the CSU Board of Trustees, and implies the Site Authority will not be asked to take action on amending the Reuse Plan. If true, this would appear to be in violation of the Site Authority's MOU with Ventura County, which requires any changes that affect the Reuse Plan (and also require a Supplemental EIR), be duly amended by the Site Authority Board. This Amendment of the existing CSUCI Community Development Area Specific Reuse Plan is not mentioned in the project description.

In addition, the MOU requires County and Authority staff to meet and confer, *before* development pursuant to proposed changes can occur. This has not as yet occurred.

Specific Reuse Plan: The Reuse Plan is intended to guide University-related support uses, specifically the Research and Development Area and the Residential Area. The plan does not regulate the academic core area. All future development, including the currently proposed changes to the Business Campus, the Town Center, the Chumash Cultural Center, the Camrosa Wastewater Treatment Facility expansion, and the 20-acre parking area must be consistent with the Specific Reuse Plan.

L

Campus Master Plan: A 20-acre parking lot at the campus entry appears to conflict with objectives of the existing Campus Master Plan, which indicates that campus entrances should convey a strong sense of place and convey an appropriate campus image to the public. *(RMA–Planning Division)*

M

Green Campus Commitment: In 1998, the University, with County support, adopted a goal to be a model "green campus" for the region (*CSUCI Architectural Design Guidelines for the Community Development Area Specific Re-Use Plan* and *CSUCI Master Plan*). The green campus philosophy incorporates objectives to reduce reliance on automobiles and encourage alternative modes of transportation. The current Master Plan Amendment would add more than 20 acres of surface parking lots. This acreage could potentially accommodate nearly 3,000 automobile parking spaces.

M

The SEIR indicates that the project modifies but does not expand square footage planned for the business campus and academic campus. Since the current proposal does not justify a need for additional parking, it appears the University is veering away from the green campus model. This shift is a profound change in the underlying philosophy underlying the entire CSUCI site design. The short term and long term impacts of relaxation or abandonment of the green campus commitment must be addressed. *(RMA–Planning Division)*

If you have questions, please contact Carl Morehouse at (805) 654-2476 and he will direct you to the appropriate staff member.

Sincerely,

Thomas Berg
Director

Attachments

c: Site Authority Board Members (without attachment)
Board of Supervisors (without attachment)
John Johnston, County Executive Officer (without attachment)
Butch Britt, PWA–Transportation Department (without attachment)
Ron Coons, Public Works Agency (without attachment)
Earl McPhail, Agricultural Commissioner (without attachment)
Jeff Pratt, PWA–Watershed Management Agency (without attachment)
Lowell Preston, PWA–Water Resources Division (without attachment)
Marty Robinson, County Executive Office (without attachment)
Bob Roper, Fire Protection District (without attachment)
Frank Sieh, County Counsel (without attachment)

County of Ventura
Planning Division
MEMORANDUM

TO: Carl Morehouse **DATE:** October 16, 2003

FROM: Bruce Smith, Manager
General Plan Section

BS

SUBJECT: Draft Supplemental Environmental Impact Report for 2003 Campus Master Plan Amendment, California State University, Channel Islands

The Ventura County Planning Division has reviewed the Draft Supplemental Environmental Impact Report (DSEIR) for the 2003 Campus Master Plan Amendment. We offer the following comments:

Fire Service

Ventura County has adopted CEQA thresholds of significance for fire hazards and fire protection services. These thresholds state that significant impacts would occur if a project is located within 500 feet of uncultivated brush, grass or forest or is located more than five miles from an existing fire station or more than 12 minutes travel time from the nearest station. The campus is adjacent on two sides to a high fire hazard area and thus is subject to wildfire hazards. The nearest fire station is located more than five miles away. The 1998 Campus Master Plan FEIR acknowledged that the distance from the nearest fire station exceeded the County's threshold criteria but indicated that either the University or the Site Authority would provide on-site fire services through a private contract. Thus fire protection service impacts were judged to be less than significant and environmental analysis was not required at that time. Fire hazard and fire service impacts were also not addressed in either the 2000 Revised Campus Master Plan SEIR or the current 2003 Campus Master Plan Amendment SEIR.

No on-site fire station has been constructed. Since 1998 CSUCI has opened for business with 1,320 full-time students, faculty and staff. Eventually the University plans to accommodate 15,000 full time equivalent students. A 350-unit on-campus student-housing complex is currently under construction and 1,600 additional student-housing units are planned on-site. Additionally, since 1998, 214 residential units have been completed with additional housing construction underway. The lack of on-site fire station results in a significant adverse impact for existing and planned students, residents and employees that should be to be addressed in the SEIR. This is a substantial change in circumstances that would result in significant fire protection impacts not previously addressed in the previous environmental documents, warranting a new environmental analysis of fire hazard/fire service.

Chumash Cultural Center Site

A Chumash Cultural Center and an Alliance For the Mentally Ill Garden Project is proposed adjacent and east of the planned elementary school/park, apparently outside the CSUCI site boundary in a 1.2-acre undeveloped hillside site. It is not clear whether the State intends to acquire additional acreage in this area or not. Presumably development of this site will require grading and vegetation removal. Will this facility alter wildfire fuel modification zones? The 1998 FEIR indicates that adjacent lands are Coastal Sage Scrub. Would development of the Chumash center (or modified fuel modification zone) further impact the Coastal Sage Scrub community? If so this issue should also be addressed in the SEIR. At minimum, the project description chapter should be revised to clarify these issues and explain why impacts were not deemed significant.

O

Growth Inducing Impacts

The SEIR indicates that the acquisition of the additional 79 acres could potentially increase the likelihood that the owner of the remaining 129-acre property may consider conversion of the land from agricultural use. The SEIR indicates that the site is within the City of Camarillo's area of Interest, thus development of the remaining 129 acres would only occur through a change in County land use policy or an expansion of Camarillo's Sphere of Influence. This ignores the more likely possibility, that the University might acquire the land for further expansion of University or ancillary commercial and/or residential land uses. The University has incrementally expanded its site area several times to accommodate various purposes (cumulatively 190.2 acres: 75 acres for road facilities, wetland mitigation, detention basin, recycled water storage and play fields, 35 acres for fuel modification zone, 79 acres for additional surface parking and apparently 1.2 acres for a Chumash Cultural Center). The University has taken the position that as a state agency they are exempt from County land use plans and regulations. Thus, development of the remaining agricultural area could occur without a change in County land use policy or expansion of the City of Camarillo Sphere of Influence. The proposed mitigation measure (Recommends that the County rezone and re-designate the balance of the agricultural property to "Agriculture") did not preclude the current proposed campus expansion, nor would rezoning or re-designating the property limit future campus expansion, since the University maintains it is exempt from County land use regulation. Growth inducing impacts should be deemed to be significant, after mitigation.

P

Green Campus Commitment

Q

The University has adopted a goal to be a model "green campus" for the region (*CSUCI Architectural Design Guidelines for the Community Development Area Specific Re-Use*

Plan and *CSUCI Master Plan*). The green campus philosophy incorporates objectives to reduce reliance on automobiles and encourage alternative modes of transportation. The current Master Plan Amendment would add more than 20 acres of surface parking lots This acreage could accommodate nearly 3,000 automobile parking spaces.

Q The SEIR indicates that the project modifies but does not expand square footage planned for the business campus and academic campus. Thus the current proposal does not justify a need for additional parking unless the University is veering away from the green campus model. How does 20 acres of surface parking development within an area of "prime" and "statewide" significant agricultural soils comport with the University's previous commitment to be a model green campus?

The original plan called for use of parking structures, which are consistent with a compact, sustainable development concept. The SEIR is silent concerning the status of existing planned parking structures. Thus it is not clear whether the project would add 3,000 more parking spaces or would replace planned parking structures. The SEIR project description should be revised to clarify the status of the parking shown on the existing Master Plan.

If the University now recognizes a need for substantial additional parking, this would appear to indicate a significant change of circumstances that would result in substantial additional traffic warranting a new traffic analysis.

R The location of 20 acres of asphalt at the new entrance of the University also seems to contradict the objectives of the existing Campus Master Plan to design the campus entrances to convey a strong sense of place and to convey an appropriate campus image to the public.

VENTURA COUNTY
AIR POLLUTION CONTROL DISTRICT
Memorandum

TO: Carl Morehouse, Planning DATE: October 15, 2003

FROM: Andy Brown AB

SUBJECT: Request for review of a Draft Supplemental Environmental Impact Report (Draft SEIR) for the California State University, Channel Islands 2003 Campus Master Plan Amendment

Project Description

Air Pollution Control District (APCD) staff has reviewed the subject Draft SEIR for the California State University (CSU), Channel Islands 2003 Campus Master Plan Amendment. The proposed project is an amendment to the CSU, Channel Islands Master Plan, which was originally adopted by the Trustees of the CSU in September 1998 and amended in June 2000. Under CSU system nomenclature, this undertaking is considered a Major Master Plan Amendment. The Amendment will provide for the following changes to the 2000 Master Plan:

1. Amend the proposed acquisition of 75 acres of agricultural land lying between the northerly boundary lines of the CSUCI campus, the Camrosa Water District Wastewater Treatment Facility, and the southerly boundary line of Lewis Road to include approximately 154 acres of land for the development of a new access road between Lewis Road and the University and for surface parking;

2. Development of an Anaerobic Digester System to be located west of the Academic Core and adjacent to the Camrosa Water District Wastewater Treatment Facility;

3. Development of a Chilled Water Plant and Thermal Energy Storage Tank to be located west of the Academic Core and adjacent to the existing cogeneration facility. This development would include implementation of a new distribution system for both hot and chilled water to serve the heating and cooling needs of all campus buildings in the Academic Core;

4. Associated relocation of portions of the proposed Business Campus and the reconfiguration of planned research and development space and parking areas around the West Quad;

5. Relocation of proposed student housing from the North Quad to the South Quad and the reallocation of academic space within the North Quad and South Quads;

6. Relocation of the Town Center facility to an area east of the Academic core between the Library and existing residential development; and

7. Development of a Chumash Cultural Center, including outdoor play fields and a Chumash Demonstration Village, in the southeast portion of the campus adjacent to the planned K-8 school.

S

Project Location

The CSUCI campus project site is located 1.5 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 site is provided via Lewis Road (State Route 34) from the north and south. This project site is located in the unincorporated portion of Ventura County.

Air Quality Impacts

T

The Draft SEIR is complete for the purposes of evaluating the project's impacts on regional and local air quality. As indicated on page 5.1 of the Draft SEIR, in Section 5.1, the proposed 2003 Master Plan Amendments primarily involves the "rearranging of the uses proposed under the 2000 Campus Master Plan. These site plan revisions would not affect overall employment growth at the university or generate any economic growth beyond that identified in the 2000 revised Campus Master Plan SEIR." In addition too this, Section 5.2 also states that "The proposed Master plan amendment would not increase the planned student enrollment or add any new on-campus student housing beyond that identified in the 2000 Campus Master Plan. Only the location of student housing would change." The total number of FTES (15,000) would remain the same as was proposed under the 2000 Campus Master Plan. Thus, the currently proposed amendment would not directly generate any population growth beyond that already planned for the CSUCI campus."

Therefore, based on the Draft SEIR, the proposed 2003 Campus Master Plan Amendment would be expected to have a less than significant impact of regional and local air quality.

Mitigation Measures

The Draft SEIR contains a "Summary of Mitigation Measures" for this project, within Appendix C. These mitigation measures were incorporated into the project as part of the 1998 Certified Final EIR for the project. The District concurs with the inclusion of all of the listed Air Quality mitigation measures on pages C-4 through C-5 of Appendix C (AQ-1 – AQ-4). APCD staff has no additional mitigation measures to recommend at this time.

APCD Permits

U

District staff recommends that the project applicant contact the District's Permitting section, to determine if any project elements may require an APCD Permit to Operate.

COUNTY OF VENTURA
PUBLIC WORKS AGENCY
Water Resources & Engineering Department
Water Resources Division

MEMORANDUM

October 17, 2003

TO: Carl Morehouse

FROM: Lowell Preston, Manager of Water Resources

SUBJECT: **Draft Supplemental Environmental Impact Report 2003 (DSEIR2003) Campus Master Plan Amendment, California State University, Channel Islands**

V The draft Program EIR published in June of 1998 did not contain any depth of analysis of groundwater. This document expressed a reliance on imported water from outside the county along with reclaimed water for irrigation. Although the paucity of investigation regarding the potential impacts to groundwater was commented on by our memo of March 9, 1998, there was no response to our comments in the Final program EIR published in August of 1998.

W The Draft Supplemental EIR (DSEIR2000) published in March of 2000 projected that the potable water demand would not exceed the Camrosa allotment. Although different sentences of the DSEIR2000 appear to debate the adequacy of water supply, the statement was made that, "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." Concurrent with this statement, page 4.7-3 of DSEIR2000 states that the university has the option to supplement its water with well water. These two statements appear to be in direct conflict and lead to the Subject DSEIR2003.

X Page 4.4-2 of the DSEIR2003 uses the same ambiguous wording concerning the adequacy of water supply, but now states that well #9 is ready to be placed in service. Page 4.4-5 again notes that the university will explore the use of well water and address impacts at such time the use of well water is considered.

The statements in the DSEIR2000 and the DSEIR 2003 show that the university has already considered the use of groundwater, but have not conducted a study of the impacts.

Y The location of this project is in the severely overdrafted Pleasant Valley groundwater basin where any new use of groundwater exacerbates an especially

adverse condition. Using groundwater as a source to supply this project is a substantial change in circumstances that will result in significant groundwater impacts not addressed in the previous environmental documents. The lack of this study showing the impacts to an overdrafted basin results in a significant adverse impact that should be to be addressed in the SEIR.

Also not addressed in the DSEIR2003 or previous documents, is the potential groundwater contamination due to the existing groundwater wells located on the project site. Abandoned wells have a high potential to leak and contaminate the underlying aquifer. The Ventura County Ordinance code requires the reporting and subsequent destruction of all unused groundwater wells. The wells documented as existing on this project site are considered abandoned and must either be destroyed or a Certificate of Exemption must be obtained if the wells are to be retained. The DSEIR has not addressed the compliance with the Ventura Ordinance Code in respect to the contamination of groundwater as a result of old leaking water wells. This omission also appears to be a significant change that would result in substantial additional impacts warranting mitigation.

PUBLIC WORKS AGENCY
TRANSPORTATION DEPARTMENT
Traffic, Advance Planning & Permits Division

MEMORANDUM

DATE: October 23, 2003

TO: Resource Management Agency, Planning Division
Attention: Carl Morehouse

FROM: Nazir Lalani, Deputy Director

SUBJECT: Review of Document 03-064
Draft Supplemental Environmental Impact Report (SEIR-2003) for the Major Master Plan Amendment on the 2000 SEIR
Project Applicant: California State University,
One University Drive, Camarillo
Lead Agency: **California State University, Channel Islands (CSUCI)**

The Transportation Department has reviewed the subject SEIR for those areas under the purview of the Transportation Department. The proposed Amendment will make the following changes to the 2000 Master Plan.

1. Amend the proposed acquisition of 75 acres to 154 acres for the development of a new primary access Road between Lewis Road and the University and for surface parking.
2. Development of an Anaerobic Digester System (ADS)
3. Development of a Chilled Water Plant and Thermal Energy Storage Tank to serve the heating and cooling needs of all campus building in the Academic Core.
4. Relocation of the business campus to the west quad, student housing to the South quad and the town center facility to east of the Academic core.
5. Development of the Chumash Cultural Center including outdoor play fields and a Chumash Demonstration Village adjacent to the Planned K-8 School.

The amendments made to the 2000 SEIR may generate additional traffic on County Roads. This SEIR should address and mitigate the site specific and the cumulative traffic impacts due to the changes made to the 2000 SEIR. For example:

a. Section 2.5.1 page 2-9. It's not clear from this (or elsewhere in the Draft Sup. EIR), if the project includes NEW parking, or parking that was originally evaluated at another location within the site, and is not moved to this site. The supplemental EIR states elsewhere that there is no additional traffic, so an assumption could be that there is no NEW additional parking, but that is not an easy or clear assumption to make. If it's new parking, that could result in additional traffic to the site. That needs to be clarified, and if it is new parking, an analysis for any impact by new traffic should be included.

AC

b. The Initial Study on Page IS-19 shows an additional 21 truck trips per day generated by the proposed Anaerobic Digester System. However, potential for the employee-trips from the ADS or the additional traffic generating by the Chilled Water Plant, Thermal Energy storage plant and the Chumash Cultural Center is not accounted for in the SEIR.

AD

c. The initial study identifies the truck access to the ADS from Potrero Road. W. Potrero Road is a restricted for trucks with more than two axles. Although it may be possible to allow limited truck access for deliveries and other valid reasons, this issue should be addressed.

AE

d. The SEIR should include a traffic section of address the impacts and mitigation measures of the proposed amendments in the 2003 Master Plan.

AF

e. Section 1.4, Lead, Responsible and Trustee Agencies. We are not a responsible agency because we have no discretionary approval over the project. Our encroachment permits are ministerial.

Our review of this SEIR 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.

F:\TRANSPOR\LanDev\Non_County\03-064 CSUCI.doc

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

OCT 2 2003

MEMORANDUM

TO: **Carl Morehouse**
Ventura County Planning Division

FROM: Julie Bulla
Senior Planner

DATE: October 22, 2003

SUBJECT: **Draft Supplemental Environmental Impact Report for 2003 Campus Master Plan Amendment, California State University, Channel Islands**

Thank you for the opportunity to review the Draft Supplemental Environmental Impact Report (SEIR) for the 2003 Campus Master Plan Amendment. We have the following comments:

Section 4.2—Agricultural Resources

AG

Page 4.2-2, Important Farmlands Inventory. The Important Farmlands Inventory was developed by the California Department of Conservation as part of its *Farmland Monitoring and Mapping Program*. The reference to the U.S. Soil Conservation Service should be revised.

Page 4.2-2, Health Effects of Agricultural Pesticides. The Ventura County Agricultural Commissioner's Office maintains a database (not a registry) of pesticides used on agricultural parcels in the County within the previous two years.

Page 4.2-4, top of page. 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." This same comment was made on the 2000 SEIR; however, the statement was not corrected.

AH

Page 4.2-4, second paragraph. The last sentence states that there is a slight potential for methyl bromide to be used in the near future on the remainder of the agricultural parcel immediately north of the acquisition area. Since methyl bromide will not be available for agricultural use beginning in 2005, and the property is currently in organic farming, why does this potential exist?

Page 4.2-4, third 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. This same comment was made on the 2000 SEIR; however, the statement was not corrected.

Page 4.2-5, third paragraph. 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 on which other pesticides are applied and adjacent land uses, . . ." As noted in the following paragraph, the County Agricultural Policy Advisory Committee (APAC) has recommended general buffers, but to date specific setbacks between agricultural and non-agricultural uses have been adopted by the County Board of Supervisors only for solid waste facilities such as organics processing operations. These particular setback requirements are found in the County Zoning Ordinance.

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. This revision was included in the Addenda and Errata to the 2000 SEIR. However, it appears that the corrected statement was not included in the current EIR.

Page 4.2-5, fourth paragraph. This is an excellent summary of the APAC's general recommendations for setbacks and buffers. However, the second bullet should be revised as follows:

- If it is not feasible for the development to provide a 150 or 300 foot setback, the developer should acquire an easement on the adjoining farmland . . .

The APAC cannot require the developer to implement this measure. The committee merely can recommend this measure to the jurisdiction with permit authority over the development. Further, the grower may not be willing to grant an easement or enter into an agreement to receive compensation.

Page 4.2-6, first paragraph. The first sentence should be deleted. In the past, the APAC has recommended that a 300-foot setback be provided between agricultural operations and the structures and outdoor playfields of proposed schools. However, the previous paragraph reflects the APAC's current setback and buffer recommendations.

Page 4.2-7, third paragraph. The fourth sentence should be revised to state "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 legal, standard agricultural practices currently are protected from nuisance claims under State law . . ."

Page 4.2-7, fifth paragraph. The County *Initial Study Assessment Guidelines* were updated in September 2000. These Guidelines should be used for determining significant project and cumulative impacts. The outdated Guidelines also are referenced in Section 7.0 of the document.

Page 4.2-8, Table 4.2-1. The source references the outdated Guidelines. The correct date is September 2000.

Page 4.2-8, last paragraph. The significance thresholds identified for cumulative impacts are outdated, and were deleted from the September 2000 revision to the Guidelines. The discussion of cumulative significance thresholds should be revised as follows:

> "Any project that would result in the direct and/or indirect loss of agricultural soils is considered as having a contribution to a significant cumulative impact. The cumulative loss of agricultural soils in the county was addressed in the *Final EIR for the Comprehensive Plan Amendment to the County General Plan* (1988). The General Plan EIR stated that cumulative development in the county would result in a significant loss of agricultural soils, and although the General Plan contains policies and programs that serve to partially mitigate this cumulative impact, it cannot be reduced to less than significance. In accordance with Section 15183 of the *State CEQA Guideline*, additional cumulative analysis is not required for any project that is "consistent with the development density established by existing zoning, community plan or General Plan policies for which an EIR was certified." Further, any project that entails a General Plan amendment and would result in the loss of agricultural soils less than that indicated for a significant project impact is considered as having a less than significant contribution to a significant cumulative impact. Conversely, a project that entails a General Plan amendment and would result in the loss of agricultural soils equal to or greater than that indicated for a significant project impact is considered as having a substantial contribution to a significant cumulative impact."

A-K

Page 4.2-9, 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. This same comment was made on the 2000 SEIR; however, the statement was not corrected.

Page 4.2-9, second paragraph. This paragraph should be deleted since it repeats the statement in the third paragraph.

A-L

Page 4.2-9, fourth paragraph. The source for the fourth sentence should be identified. Did the grower provide this statement?

Page 4.2-10, third paragraph. Mitigation Measure S-AG-1 (not 1a) should be revised to state "Prior to initiation of grading activities in the 154 acre acquisition area, CSU shall make the topsoil available to an offsite commercial agricultural operation for reuse as a soil amendment. CSU shall request that a notice of availability of the topsoil be published in the Ventura County Farm Bureau newsletter, as occurred for the topsoil from the County Juvenile Justice Complex site in El Rio. The commercial agricultural operation shall be responsible for removal of the topsoil prior to initiation of onsite grading."

A-M

The Agricultural Commissioner's Office does not oversee soil transfer programs, but the topsoil should be offered to a grower who wishes to improve the soil quality on his property. Since the grower would be responsible for transporting the soil to his/her property, we do not understand why the offer should be limited to an agricultural operation within a five-mile radius of the University. In addition, the University must merely offer the topsoil to offsite growers. If no grower indicates interest prior to onsite grading, then the University would have complied with the mitigation measure, and is not required to preserve the topsoil further.

Page 4.2-11, first paragraph. The text refers to a 158-acre acquisition area. The acquisition area previously is indicated to be 154 acres in size.

Page 4.2-11, Mitigation Measure 03-AG-2. The acquisition area is 154, not 158 acres.

Page 4.2-11, 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 athletic fields. It should be noted that organic farming also uses pesticides. These pesticides may also cause health concerns, depending on whether athletic field users are sensitive to the materials. Therefore, the third sentence should be deleted. This comment was made on the 2000 SEIR; however, the statement was not corrected.

Pages 4.2-13 and -14, Mitigation Measures AG-3(a), AG-3(b), 03-AG-3(c) and 03-AG-3 (d). We strongly support the imposition of these mitigation measures, particularly Measure AG-3(a) related to setbacks and buffers between agricultural operations and campus structures and athletic fields. We recommend the following revisions to clarify the measures:

AG-3(a). The title of the measure should be changed to "Setbacks/Buffers for Buildings and Athletic Fields". The term "athletic facilities" in the first sentence should be changed to "athletic fields" to make it clear that the setback is required between agricultural operations and outdoor athletic fields (not just athletic buildings). The term "agricultural development" in the third sentence should be changed to "agricultural operations".

03-AG-3(c). The references to "School" should be changed to "University".

03-AG-3(d). The reference to "School" should be changed to "University". The first reference to "spraying" should be changed to "application" (since pesticides may be applied by a method other than spraying). The second reference to "spraying" in the second bullet should be changed to "pesticide application."

Page 4.2-15, top of page. It should be noted that the County SOAR Ordinance does not ensure the viability of agriculture. Rather, it generally requires voter approval of changes to the "Agricultural", "Open Space" and "Rural" land use designations, but does not address land use conflicts between agricultural and non-agricultural uses. See discussion beginning with the second sentence on this page.

The last sentence in the paragraph should be deleted, as the cumulative loss of agricultural soils was addressed in the *Final EIR for the Comprehensive Plan Amendment to the County General Plan*. Because the uses planned for the additional 79-acre acquisition area are consistent with the "State or Federal Facility" land use designation on the agricultural property, no additional discussion of cumulative impacts is required, as noted above.

Section 5.0—Growth Inducing Impacts

Page 5-2, second paragraph. The last sentence is incorrect. The County Zoning Ordinance allows more than a single family residential unit to be developed on the remaining 129 acres of the 283-acre agricultural property without approval of a zone change. A second dwelling unit and up to 3 farmworker dwelling unit

AQ (cont.) (one unit for every 40 acres of production agriculture) could be developed on the property without approval of a discretionary land use permit or a zone change. Additional dwelling units, including a farmworker housing complex, could be developed on the agricultural property with the approval of a discretionary land use permit, and without approval of a zone change.

AR **Page 5-2, third paragraph; page 5-3, Mitigation Measure S-GI-1 and Significance After Mitigation.** We concur with the comments submitted by Bruce Smith of the County Planning Division on the significant growth inducing impacts of the additional 79-acre acquisition.

Section 6.0—Alternatives

AS **Page 6-1, fifth paragraph.** The third sentence states that the visual impact associated with the additional 79-acre acquisition area would not be significant since the area would be used for passive recreational purposes. However, the 79-acre acquisition area also would include parking areas and a new access road, as indicated on Figure 4-3, in addition to the athletic fields. As a result, the visual impact associated with the 79-acre acquisition area would be significant.

AT **Page 6-2, first paragraph.** The last sentence should be revised to state that "This alternative would avoid the proposed project's additional significant impact to agriculture; therefore, it would have less impact with respect to loss of agricultural soils, but its impact would remain significant and unavoidable."

AU **Page 6-3, second paragraph.** Please clarify the description of Alternative 2 to indicate whether the proposed parking areas and athletic fields would still be included? Would these be located on the 75-acre acquisition area?

AV **Page 6-3, third paragraph.** The second sentence states "Because the 79-acre acquisition area would be expected to be a passive recreational area under the proposed project, leaving the site in its current agricultural use would not result in a substantially difference aesthetic condition." However, this statement does not recognize that under the proposed project, parking areas and a new access road were also planned for the 79-acre acquisition area. Therefore, leaving the 79-acre acquisition area in its current agricultural use would result in a substantially different aesthetic condition than that proposed by the project.

AW The second to the last sentence notes that mitigation measures pertaining to the onsite parking areas would apply under Alternative 2. This is correct if they are constructed on the 75-acre acquisition area; however, the description of Alternative 2 is not clear that this project component would be retained. Please clarify.

AX **Page 6-3, fourth paragraph.** The fourth sentence states that the alternative would avoid the proposed project's significant impact to agriculture. However, the 75-acre acquisition area would still result in a significant and unavoidable loss of agricultural soils. This sentence should be revised accordingly.

AY **Page 6-4, fourth paragraph.** Page 2-9 notes that the 15 athletic fields proposed under the project meets the number of required fields for CSU campuses of the size of CSUCI. Does the discussion of Alternative 2 assume that the required 15 athletic fields could be located on the 75-acre acquisition area? If all the athletic fields cannot be located on the 75-acre acquisition area, the EIR should address where the fields would be located, and the environmental effects of the alternative site(s).

AZ **Page 6-5, first paragraph.** While both of the alternatives would be environmentally superior to the proposed project because they would avoid the project's significant impact to agricultural resources (that is, acquisition of the additional 79-acre agricultural property and development of an access road, parking

areas and athletic fields), the two alternatives would still result in a significant and unavoidable loss of agricultural soils from acquisition and development of the 75-acre agricultural property. The first sentence should be revised to clarify this. Further, Table 6-1 should be revised to indicate while farmland conversion under Alternatives 1 and 2 is superior to the proposed project, it still would result in a significant and unavoidable impact (i.e., change the "IV" to "I").

Please call me if you have any questions regarding the above comments.

October 21, 2003

Subject: Draft Supplemental Environmental Impact Report for 2003 Campus Master Plan Amendment, California State University, Channel Islands

The Ventura County Fire Protect District has reviewed the DSEIR for CSU Channel Islands Master Plan Amendment. Our comments and concerns are as follows:

Access Roads

Existing on-site access roads do not meet recommended public and private road standards for width and can be obstructed during emergency responses. Additionally, daily two-way traffic may also be obstructed which may lead to an increase in vehicle accidents and an increased demand for emergency response to the site.

Discussion: Campus interior access roads vary from 20 feet to 32 feet wide. There is one access road from the main entrance road to the housing area that is 36 feet in width. The majority of the 20-25 foot wide streets are posted as no parking areas. However, all of the 28 to 36 foot wide streets allow parking on both sides. The basic design standard for single-family homes is a minimum of 20 feet clear plus eight foot wide parking lanes on each side for a total of 36 feet of paved area.

B4

Any street less than 36 feet in width causes obstruction of the clear access width of 20 feet as required by the Uniform Fire Code.

For multi-family and commercial development, the recommended minimum clear width for onsite driveways (no roads) is 25 feet with no parking. For roads, the minimum paved width is 40 feet, with parking allowed.

It is recommended that road widths be increased for future development and that no parking signs be posted on roads for existing developed areas where parking may obstruct emergency response (less than 20 feet clear width outside of parking areas).

Street Naming

The Fire District must approve all new street names within the County.

Discussion: The Fire District reviews and approves all street names to insure there is no duplication, sound alike or confusing names that could cause a delay in emergency response. We also track the location of the approved names so they can be entered into the dispatching system, which allows for the correct equipment to be responded during an emergency.

B5

Addressing:

BC

An addressing plan has not been submitted or reviewed for the site.

cont.

Discussion: Currently the site has an address of 1978 Lewis Road and One University Drive. With the numerous buildings on the campus proper and with the new residential development, it is imperative that the local emergency responders review the addressing plan to make sure there are not confusing sequences and so the information can be entered into the dispatching system reducing potential delayed responses due to improper addressing.

Fire Flow

The DSEIR does not address the required fire flow in the water analysis.

BD

Discussion: There are currently two separate 1 million gallon water storage tanks serving the site. A maximum amount of fire flow under current standards would be 4000 gpm for a four-hour duration. This is based on the larger buildings having fire sprinklers. The tank would require 960,000 gallons of reserve for the fire flow on top of the maximum daily demand. There may be some older buildings with higher fire flow demands, but a survey of the site would need to be completed to determine this.

Use of fire sprinklers and fire rated construction can reduce the required fire flow. Any water studies should include the fire flow requirements for determining the capacity of the water system.

Fire Sprinklers:

Not all new buildings have fire sprinklers installed. Local Fire District Ordinance requires fire sprinklers when any building exceeds 5000 square feet or is located more than five miles from the closest fulltime fire station. Additionally, current California Building Code, effective November 1, 2002, requires fire sprinklers in all R-1 occupancies with five or more units or over two stories in height. It is not known if any of the R-1 buildings constructed after the effective date have fire sprinklers installed.

Fire / Rescue Services:

BE

The creation of CSUCI also dictates the need for on-site fire/rescue services because of the remote distance from existing Fire District fire stations.

The National Fire Protection Association has national standards for fire/rescue response times. They state that emergency fire/rescue emergency services should arrive within 7-8 minutes of the time the caller requests help. This time dictates that there should be no more than a 5-6 minute driving time to the emergency. Currently, actual response times to CSUCI from existing Fire District fire stations are 10.5 minutes and higher.

Letter 1

Commentor: Thomas Berg, County of Ventura Resource Management Agency

Date: October 29, 2004

Response:

1A. The commentor states the opinion that the Draft SEIR is defective and presents a series of issue summary statements indicating why this opinion is stated. The University will address each summary statement below, and believes that the responses included herein will demonstrate that this opinion about the SEIR is not supported by evidence included in this Final Supplemental EIR.

1B. The issue of fire protection is addressed in the Initial Study (page IS-17). It states that neither the alteration of response times nor service ratios would be affected by the Master Plan revisions. It is important to correct a statement made by the commentor: Neither the 1998 Master Plan nor any subsequent University planning document call out a location for a fire station. The 1998 Master Plan identifies the former fire station location as a "Facilities Maintenance" use – a category intentionally left flexible. The text of the 1998 Final EIR clearly identifies the Ventura County Fire Protection Services operation as a lease operation.

Furthermore, the Year 2000 revisions to the Master Plan, analyzed in the 2000 Final Supplemental EIR (*California State University Revised Master Plan*, June 5, 2000) indicate that the location of the leased fire protection facilities were planned for conversion to academic use. Later in the year 2000, the County Fire District relocated to the Camarillo Airport fire station on Los Posas Road, and CSU Channel Islands terminated the contract for direct services.

From a fire protection standpoint, the commentor has provided no substantial evidence demonstrating the failure to meet minimum standards. In fact, CSUCI has exceeded the applicable fire code, the State of Calfornia Uniform Fire Code, in its fire protection building features. There is no change in condition identified in the 2004 Master Plan revisions relating to fire protection, and the Fire Protection District has been located at their Las Posas Road facility for three years.

1C. All new roads developed at the campus under the direction of the California State University or the CSUCI Site Authority meet County width standards. The speculation that traffic "may be obstructed" is an opinion that could apply to any roadway at any location. More importantly, it ignores the fact that the proposed project analyzed in this Supplemental EIR identifies as a main change feature a new primary entry road that would expand emergency vehicle access to the campus. Therefore, the proposed project would improve fire protection service.

1D. Again, the commentor fails to offer any substantial evidence to support the opinion that that required fire flow would not be provided. In all structures at the campus that have

been rehabilitated or newly constructed for use, fire flow tests have confirmed that adequate pressure is available.

To better illustrate the issue of water flow, it is interesting to note that, as a State entity, CSUCI was not required to place fire protection features, i.e. sprinklers, in the campus building slated for renovation. However, CSUCI chose to install sprinklers in retrofitted structures as an added safety precaution. The new science academic building is also fitted with sprinklers. Therefore, CSUCI exceeds the requirement for sprinklering new and retrofitted state buildings.

Components of the Master Plan are under the jurisdiction of the State Fire Marshall, who has verified the adequacy of fire flow as part of building construction document approval. Fire flow is verified periodically.

It should be noted that the proposed project presents no changes with respect to R-1 housing in the 2004 Master Plan revision. Therefore, the comments about sprinkler construction in the housing may best be directed in another forum. However, with regard to the east campus housing (University Glen), all County standards are met or exceeded. Indeed, when comparing both the county and city of Camarillo codes during the planning and construction phases, when there was a difference, the more stringent of the codes and standards was implemented. All new residential buildings in University Glen have fire alarms and all apartments have both alarms and sprinklers.

1E. The commentor has not presented evidence demonstrating the need for additional traffic analysis. The Draft EIR clearly states that there is no increase in FTES (full-time equivalent students), the standard trip factor that is used for university traffic impact analysis. The surface parking lot size has not been determined, as indicated on page 2-9 of the *Project Description*. More importantly, the surface parking contemplated in the 154-acre acquisition area is intended to replace the formerly planned structured parking that had been identified to serve the research and development area (business campus) west of Ventura Street. To clarify this point, text on page 2-9 of the Draft EIR will be modified as follows:

> **b. Parking.** In addition to the new primary access road, a portion of the proposed expanded acquisition area located adjacent to the Academic Core would be used for parking. <u>The parking spaces that would be developed at this location would come from the formerly planned parking structure in the research and development (business campus) area. They would not be additive to the total of planned parking spaces. Table 2-1 illustrates how plans for vehicle parking have changed since the original 1998 Master Plan through the current proposed Master Plan.</u> The size of this parking area has not been determined, but it is assumed that it would incorporate design elements such as orchard-style landscaping to lessen potential visual impacts. In the 2000 Master Plan, parking for the proposed athletic fields would be located south of Long Grade Canyon channel within the proposed Business Campus area. In the proposed 2004 Master Plan amendments, parking for athletic fields would be located within the newly proposed parking area.

Table 2-1 Vehicle Parking Plans for CSUCI 1998 through 2004

Parking Type	1998 Master Plan	2000 Revised Master Plan	2004 Proposed Master Plan
Surface	370	3,000	5,200
Structured	6,850	2,200	0
Total Spaces	***7,220***	***5,200***	***5,200***

This shift in approach to parking provision would have some positive benefits to the campus, including the further restricting of commuting vehicles from entering the campus core area. This would be expected to enhance the pedestrian environment on campus and possibly further encourage transit commuting to the campus. The cost benefits of providing required parking in a surface format over a structured one are well documented.

The transportation demand management program has not been changed and continues to function as planned. The University continues to charge on-site parking fees at rates that establish a disincentive to on-campus parking, and continues to provide shuttle service from the Camarillo Metrolink Station and from south Oxnard.

1.F. The water supply environment has not changed as a result of this project, except in a beneficial way. The 2004 Master Plan revisions explicitly include a plumbing retrofit program that would enable the University to use gray water for irrigation. This would reduce the need for use of potable water for this purpose. The potable water demand projections discussed in the 1998 FEIR and the 2000 FSEIR have not changed, except for limited drinking fountains that may be incorporated into playfield design within the 154-acre acquisition area. As the EIR states, Well No. 9 is available to be placed into service, but there are no plans to do so as of yet. Well No. 9 is an identified water source owned by the University, but is not yet needed to be retrofitted and brought into service.

CSUCI receives its potable water supply from the Camrosa Water District, which operates under a water master plan that identifies long-term water supplies for their service area. Camrosa has not indicated a concern about long-term water supply for the campus.

1.G. The commentor offers information about what might occur if water wells are not properly sealed. The comment is in reference to the proposed 154-acre expansion area that is currently used for agricultural purposes.

The University does not yet own or have access to the land area referenced here. Prior to any acquisition, any water wells would be inspected and assessed in accordance with standard real estate transactional practice carried out by public agencies. At that time, the University may opt to either keep functioning wells or to properly close and abandon the wells. To suggest a definitive course of action at this time is premature, and it would be speculative to presuppose outcomes.

1.H. The CSUCI campus would not be expanded to accommodate the Chumash Demonstration Village. The Village site would be developed and operated by the PVRPD, a public parks agency whose service area includes the CSUCI campus. The CSUCI Master Plan may reflect access facilities, landscaping, and other accommodating elements within the K-8 school area. This area lies within the jurisdiction of the CSUCI Site Authority's 2000 Specific Reuse Plan within the designated "Residential Area."

For purposes of informational clarity, the Village site is shown in the Master Plan to reflect this locational and operational connection. This information is discussed in Subsection 2.6, "Discretionary Actions Required," in Section 2.0, Project Description, Page 2-19. The PVRPD would own and operate this feature, and is independently analyzing the Chumash Demonstration Village project as a lead agency. The 1.2-acre parcel that extends beyond the CSUCI boundary and that wholly accommodates the Chumash Demonstration Village site plan would need to be purchased or lease-controlled by the PVRPD prior to its development. CSUCI has incorporated the PVRPD planning into the 2004 Master Plan update to reflect the cooperative planning by the two agencies. Ultimately, the PVRPD is responsible for the implementation of this component of the Master Plan. As such, they will be developing a separate CEQA document to analyze the concept in more detail. This EIR discusses the project in the context of its planned function as an adjunct facility to the K-8 school site that lies within the "Residential Area" of the CSUCI Site Authority's Specific Reuse Plan (June 2000).

To clarify this point, the Final Supplemental EIR will include the following changes to Page 2-16:

> Under the 2000 Master Plan, a 12-acre site in the southeast portion of the campus would be redeveloped for a proposed K-8 school for up to 600 students and an adjacent joint-use community park (Figure 2-9). The school would be a gateway to the surrounding hillside open space with trails from the site to access the proposed Chumash Demonstration Village and adjacent natural habitat areas. <u>The Chumash Demonstration Village would be developed, owned and operated by the Pleasant Valley Recreation and Park District (PVRPD), who would be responsible for management and maintenance. Pedestrian access and ancillary features may be developed in concert with development of the K-8 school site on the CSUCI campus to assist in accommodating visitors and staging for the facility.</u> The site plan would be developed in a manner consistent with the existing CSUCI campus structures and the natural environment. <u>The Site Authority would have jurisdiction over any substantial changes to the K-8 portion of the Specific Reuse Plan that may become necessary to implement the Chumash Demonstration Village concept.</u>
>
> The Chumash Demonstration Village would be located on approximately 1.2 acres northeast of the proposed school site. <u>This portion of the project site would require a separate purchase or lease by the PVRPD, who would then develop, own, and operate the facility.</u> The village would feature a re-creation of historical Chumash structures, including typical dwelling units (aps), surrounded by oak trees to provide a natural setting.

To address the need to address potential environmental impacts of the Chumash Demonstration Village component of the Master Plan, the Biological Resources discussion of the Final Supplemental EIR will be appended (Appendix A, pages IS-7 and 8) as follows:

a-b. As stated in Section 3.0 of the 1998 FEIR, no special-status animal species are known to be located on the project site and development within the Master Plan. Potential impacts to special-status plant species are addressed in both the 1998 FEIR and the 2000 SEIR. Likewise, sensitive plants and animals that occur or are likely to occur at the site are discussed at length in the 1998 FEIR and 2000 SEIR.

Regarding the Chumash Demonstration Village site, a focused rare plant survey completed for the Pleasant Valley Recreation and Parks District in 2004 identified Catalina mariposa lily (*Chalochortus catalinae*) at select locations, three of which occurred an area that may be graded to accommodate the Village site. No other rare plants were observed at that site.

While the Catalina mariposa lily is not under state or federal listing status for threatened or endangered species, it is specified on the California Native Plant Society (CNPS) List-4. Department of Fish and Game and CNPS have requested that occurrences of these species be evaluated for consideration of conservation measures. It is therefore noted that while grading and construction could potentially harm the three individual occurrences of Catalina mariposa lily on the Chumash Demonstration Village site, the species has been observed growing in larger numbers to the southeast of the site on the north-facing hillside. Thus, while the impacts of the Chumash Demonstration Project being contemplated by the PVRPD are adverse, the Catalina mariposa lily is found in sufficient numbers and locations off the site and within protected public lands that the loss of onsite populations would not result in a significant impact. **Further discussion of this issue in the Supplemental EIR is not warranted.**

c. The proposed Master Plan amendment would result in the loss of wetland vegetation located on the proposed site for the Anaerobic Digester (approximately 1.5 acres) and near the proposed site for the Chumash Demonstration Village (approximately 0.5 acres). Mitigation measure BIO-1(b) from the 1998 FEIR would require replacement of lost wetland habitats related to these developments. Plans for the Chumash Village site include an enhanced riparian corridor along Long Grade Canyon Creek. Preliminary biological resource review has been conducted for the entire park site for the Pleasant Valley Recreation and Parks District. This area of approximately 10-acres is covered primarily by coastal sage scrub habitat, which is not considered sensitive by the California Department of Fish and Game (DFG) unless it is known to support special-status species. No

> special-status animal species are known to be located on the project site, and no special status plant species formally protected by the state or federal government have been found on the site. However, Conejo buckwheat is known to be present on the rock slopes near the proposed play fields. Accidental irrigation of these slopes could adversely change the habitat and reduce the Conejo buckwheat population. The 2000 SEIR includes a mitigation measure requiring that the play field irrigation system be designed to avoid accidental overspray of adjacent hillsides. **Further discussion of this issue in the Supplemental EIR is not warranted.**

In accordance with the plans for the Chumash Demonstration Village, brush clearance would not be conducted at this site because no permanent nor habitable structure would be developed in the Chumash Demonstration Village.

With these informational additions, the potential impacts of the implementation of the Chumash Demonstration Village project by the Pleasant Valley Recreation and Parks District will have been addressed in the Final EIR.

1. I. The University has illustrated the 1.2-acre area planned for the Chumash Demonstration Village is included within the 2004 Campus Master Plan Amendment in support of a project being carried out by the Pleasant Valley Recreation and Parks District. This project would be led by PVRPD, an open space and parks agency that would be responsible for its adoption and implementation. The CSUCI campus would cooperate by providing access and compatible landscaping on the university property, in the area planned for the K-8 school. The CSUCI Site Authority would need to approve physical components planned at the K-8 school site if they are determined to constitute a change from the Specific Reuse Plan.

It should be noted that the proposed use would be a low-intensity open space interpretive facility, which is not substantively different than the current informal open space use. No urban infrastructure would be extended into this area.

The commentor expresses the opinion that growth inducement should be deemed significant and unmitigable. The arguments are theoretical ones that are not supported by any evidence provided by the commentor. The extension of infrastructure and the generation of economic activity have always been acknowledged by University CEQA documents (1998 FEIR, 2000 FSEIR). However, it has also been stated that population and economic growth would be accommodated by existing plans of nearby cities and the county itself. As a case in point, no new housing has been developed in the off-campus area near the University, even though the University Glen on-campus housing has been in development since 2000, some units have been occupied for more than a year, and a waiting list for future units has developed.

The commentor suggests that the University will continue a pattern of expanding its boundaries. This is an opinion not supportable by any documentation. The University currently has no plans to add additional acreage for acquisition at this time. The addition of the 79 acres to the original 75-acre expansion discussed in the 2000 Master

Plan revision was needed primarily to accommodate the final location of the primary access road and bridge. This road and bridge project was initiated and led by the County of Ventura, and was a joint project between CSUCI and the county. The adopted location of the bridge requires that additional land be acquired to accommodate the access road that would provide a link from the bridge to the campus.

It may be useful to remind the commentor that CSUCI was sited at the current location because it was an already-developed state facility. Therefore, as a large facility recycling project, it avoided the extension of growth-inducing infrastructure that may have been required at another undeveloped site. In the final analysis, the University remains an institution whose primary purpose is to serve the growing educational and cultural needs of a growing Ventura County population. To suggest it is instead a growth-inducing agent obscures the project's fundamental function of servicing County growth, with the provision of educational opportunities.

1.J. The commentor presents information relating to the agreements between the CSUCI Site Authority and Ventura County, memorialized in a Memorandum of Understanding signed in 2000 between the parties. The information is hereby incorporated into the Final EIR. The relationship between the Site Authority, the Specific Reuse Plan, and the Master Plan is discussed in subsection 1.3 of Section 1.0, Introduction.

To further clarify this information, the Final Supplemental EIR will reflect this input through the following changes to subsection 1.3, on Page 1-5:

> 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. <u>The Community Development Area has two discreet components: the research and development area (business campus) and the residential area. These areas are described and illustrated in the Community Development Area Specific Reuse Plan (June 2000), the 2000 Final Supplemental EIR, and in Figure 1-1.</u> The Site Authority is responsible for building code compliance and for oversight of the development of the Community Development Area. The implementation of these functions, however, has been delegated to the 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.
>
> <u>The Site Authority would have approval authority over amendments to the Specific Reuse Plan. In the 2004 Master Plan revisions project, there are two components of the plan that would require Specific Reuse Plan amendment and Site Authority approval. They are:</u>
>
> - <u>*The placement of the Anaerobic Digester System within the site plan of the Business Campus, and*</u>
> - <u>*The placement of the Chumash Demonstration Village in the K-8 School and*</u>

Park site portion of the Residential Campus.

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

To correct information in subsection 1.4, "Lead, Responsible, and Trustee Agencies," in Section 1.0, *Introduction*, the Final Supplemental EIR will reflect changes to Draft Supplemental EIR Page 1-5:

> The *CEQA Guidelines* define "lead," "responsible" and "trustee" agencies. The CSU Board of Trustees is the lead agency because it is charged with approval and implementation of the Master Plan. The CSU Channel Islands Site Authority is ~~the lead~~ considered a "responsible" agency because it has the principal responsibility for approving modifications to the Specific Reuse Plan proposed as part of the 2004 Master Plan Revisions. ~~The CSU Board of Trustees is also a lead agency because it is charged with approval and implementation of the Master Plan.~~

1.K. The Final Supplemental EIR will, through addenda described in this Final EIR section and specified through responses 1.I and 1.J above, correct misinterpretation of authority assigned to the CSU Board of Trustees and the Site Authority.

The Authority and CSU staff intends to meet and confer on matters related to the 2004 Master Plan revisions that affect the Specific Reuse Plan. These revisions include the following components that are planned for siting within the Specific Reuse Plan planning area: the Anaerobic Digester System, the Town Center, and the ancillary features necessary to support the PVRPD's Chumash Demonstration Village project. The University is unaware of any planned expansion of the Camrosa Wastewater Treatment Facility that would affect the Specific Reuse Plan.

1.L. The commentor expresses the opinion that a 20-acre parking lot at the campus entry appears to conflict with objectives of the existing Master Plan regarding image and sense of place. It is important to note, as the Supplemental EIR indicates, that the viewshed toward the campus would be changed completely following the realignment of Lewis Road and the completion of a new primary access road. When one enters the campus by vehicle on the new access road, the dominant view would be of the academic core of the campus from a vantage point of approximately 20 to 25 feet above grade as one travels southward over the bridge spanning the dual levees that channel Calleguas Creek. The surface parking would be developed adjacent to the north side of the Long Grade Canyon Creek levee system, which would serve as a visual backdrop for the parking area. Numerous mitigation measures have been adopted that would address the aesthetic look of planned surface parking. Please refer to 1998 FEIR mitigation measure AES-2(g), which addresses aesthetic treatment of surface parking lots developed within the Master Plan area. It is included in Appendix C of the Draft Supplemental EIR, and is restated here:

> ***AES-2(g)*** *All surface parking areas 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.*

Landscaping shall be compatible in design with the existing landscape treatment, as determined by the Master Plan landscape architect. In order to provide visual relief, glare reduction, and shade, large-canopy trees planted in an orchard sitting arrangement are recommended. Pedestrian amenities shall be incorporated into the surface lot areas, including but not limited to textured paving at aisle crosswalks, walkways through parking aisles, bollard-style lighting.

There are image and aesthetics tradeoffs between building structured parking within the academic core area versus surface parking lots in the expansion area. Some of the positive image and aesthetics benefits include:

- *Limitation of the numbers of vehicles penetrating the campus core (as defined by Long Grade Canyon Creek thereby enabling a more pedestrian-friendly campus core;*
- *Ability to landscape land area devoted to vehicle parking; and*
- *Minimizing the need to build aesthetically-problematic parking structures.*

The Master Plan architect and the CSU Board of Trustees will weigh these tradeoffs in their deliberations about objectives of the Master Plan.

1.M. The proposed 2004 Master Plan revisions would place surface parking lots into the expansion area, but these spaces are not additive, and do not represent an increase in the planned number of parking spaces over the buildout period of the Master Plan. Please response to comment 1.E above, which described parking planning information that will be added to page 2-9 of the *Project Description*.

The University has not shifted away from green campus commitments. In fact, two features of the 2004 Master Plan revisions are seen as implementing a green campus ideal. The anaerobic digester system would address renewable energy, solid waste reuse, and soil restoration on a subregional scale. The gray water system will enable the University to use recycled water for irrigation purposes. The shift to surface parking located within the expansion areas would serve to minimize the number of automobiles that penetrate the academic core, thereby improving pedestrian and shuttle operations in the core.

1.N. The commentor presents some of the buildout program for the University. It should be noted that all new structures have been equipped with sprinkler systems, and all future structures would be equipped with sprinklers in full compliance with the California Uniform Fire Code. To date, the University has exceeded code in some cases by sprinklering structures that would normally have not required sprinklers. There are no planned permanently habitable structures identified in the 2004 Master Plan revision project that lie within 500 feet of uncultivated brush.

Whereas the Fire Protection District relocated the service unit that serves the University from its campus location to its new Fire Station #50 located on Las Posas Road adjacent to the Camarillo Airport campus, this location remains within the 5-mile threshold adopted by the county. University research conducted in Summer 2004 indicates that the route the University using Laguna Road and Potrero Road to access the central

administration building at CSUCI measures 5 miles, and takes between seven to nine minutes to travel by a vehicle traveling at posted speed limits.

The commentor provides no substantial evidence supporting that a significant impact would occur. The research conducted by the University indicates that the 2004 Master Plan project would still not exceed adopted county thresholds.

The County Fire Chief was the sole county official that responded in writing to the issuance of the Notice of Preparation. His letter made no mention of the concerns stated by the commentor related to fire protection. However, the Final Supplemental EIR will include a modification to the Initial Study discussion concerning fire protection.

To further clarify this information, the Final Supplemental EIR will reflect this input through the following changes to Appendix A, Initial Study Page IS-17:

ISSUES:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
4.13 PUBLIC SERVICES -				
a) 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:				
i) Fire protection?			**x**	~~**x**~~
ii) Police protection?				**x**
iii) Schools?				**x**
iv) Parks?				**x**
v) Other public facilities?				**x**

a)i-ii. The proposed Master Plan amendment would not alter response times or service ratios <u>from current conditions. Whereas the Fire Protection District relocated the service unit that serves the University from its campus location to its new Fire Station #50 located on Las Posas Road adjacent to the Camarillo Airport campus, this location remains within the 5-mile threshold adopted by the county. University research conducted in Summer 2004 indicates that the route to the University using Laguna Road and Potrero Road to access the central administration building at CSUCI measures 5 miles, and takes between seven and eight minutes to travel by a vehicle traveling at posted speed limits. All new structures have been equipped with sprinkler systems in compliance with the California Uniform Fire Code. There are no planned permanently habitable structures identified in the 2004 Master Plan revision project that lie within 500 feet of uncultivated brush.</u>

~~because t~~ The approved campus capacity of 15,000 FTES would not change. All new facilities would comply with current Fire Code requirements. **Further discussion of this issue in the EIR is not warranted.**

1.O. Please see responses provided to Comment 1.H, above.

1.P. Please see responses provided to Comment 1.I, above.

1.Q. Please see responses provided to Comment 1.M, above.

1.R. Please see responses provided to Comment 1.L, above.

1.S. The commentor provides a summary of the proposed project as outlined in the 2004 Master Plan revisions. No response is necessary.

1.T. The commentor agrees with the analysis of air quality impacts and mitigation measures included in the 2004 Draft Supplemental EIR, including the mitigation measures from the 1998 Final EIR and the 2000 Final Supplemental EIR in Appendix C. No response is necessary.

1.U. The commentor recommends that University staff contact the District's Permitting section to determine if any project elements may require an APCD Permit to Operate. No response is necessary.

1.V. The 1998 FEIR included a brief analysis of the adequacy of the long-term water supply. Please see Page 14 of the Appendix A of that document. There is no comment letter regarding groundwater supply from the commentor's agency resulting from the circulation of the 1998 Draft EIR. However, the General Manager of the Camrosa Water District, purveyor of water and service entity for wastewater, commented on these issues. Please see Page A-33 of the 1998 Final EIR. Camrosa Water District supports the position that adequate water supply is available, and provides an inventory of water sources. They include: purchased water from Calleguas Municipal Water District, local groundwater from the Tierra Rejada, Santa Rosa, and Pleasant Valley basins, and reclaimed water from the City of Thousand Oaks Wastewater Treatment Plan and the Camrosa Reclamation Facility. The Camrosa Water District also states that it has established a groundwater management plan for the Santa Rosa Basin.

Since 1998, CSUCI has worked with Camrosa Water District officials to develop a potable and gray water system to serve the campus. Thus far in this water planning effort no major storage or capacity deficiencies have been identified.

1.W. The commentor expresses the opinion that two statements appear in conflict. However, both statements are accurate and not in conflict. The University has the option to supplement water with well water, and if it exercised that option, and environmental analysis would be conducted to understand any potential impact to the Fox Canyon aquifer.

1.X. The circumstances associated with well #9 have not changed from those described in prior CEQA documents. The University considers the activation of well #9 as a future option, but to date does not foresee taking steps to place the well into active service. As stated in prior CEQA documents, the University would conduct a proper investigation of groundwater impacts in accordance with professional practice at such time that it opts to exercise its right to place well #9 into service.

Please review response 1.V. (page 8-42), which explains the relationship with the University and its water purveying agency, the Camrosa Water District. Any water supply planning would be conducted in conjunction with Camrosa Water District.

1.Z. The University has complied and will comply with county well management requirements. Such requirements have been treated by the CSU system as standard practice throughout the state, and there is no evidence of an abandoned well problem on University property at CSUCI.

1.AA. The commentor provides a summary of the proposed project as outlined in the 2004 Master Plan revisions. No response is necessary.

1.AB. Please see response 1.E, on page 8-33. There is no new planned parking from that contemplated in the 2000 Master Plan. Instead, surface parking contemplated in the 154-acre acquisition area would be reassigned in the Master Plan from the formerly planned structured parking that had been identified to serve the research and development area (business campus) west of Ventura Street.

To further clarify this information, the Final Supplemental EIR will reflect this input through the following changes to the Executive Summary, Page ES-1:

> This larger acquisition area would be used for the development of a new access road between Lewis Road and the University and for surface parking. <u>The parking spaces that would be developed at this location would be reassigned from the formerly planned parking structure in the Business Campus area. They would not be additive to the total of planned parking spaces.</u> As adopted in the 2000 Master Plan, other uses would include a wetland mitigation area, a recycled water storage pond, and a detention/desilting basin, to be located immediately north of and adjacent to the Camrosa Wastewater Treatment Facility (WWTF).

Additional changes to reflect this input will be made to the Project Description, Page 2-9:

> **b. Parking.** In addition to the new primary access road, a portion of the proposed expanded acquisition area located adjacent to the Academic Core would be used for parking. <u>The parking spaces that would be developed at this location would be reassigned from the formerly planned parking structure in the research and development (business campus) area. They would not be additive to the total of planned parking spaces.</u> The size of this parking area has not been determined, but it is assumed that it would incorporate design elements such as orchard-style landscaping to lessen potential visual impacts. In the 2000 Master

> Plan, parking for the proposed athletic fields would be located south of Long Grade Canyon channel within the proposed Business Campus area. In the proposed 2004 Master Plan amendments, parking for athletic fields would be located within the newly proposed parking area.

1.AC. Please review Section 4.12, Population and Housing, of the Initial Study, included in the Draft EIR as Appendix A. It states that the ADS facility would employ an estimated 12 workers.

The Chiller Water Plant and Thermal Energy storage plant would not require any additional employees above those that were already planned work at the campus to service heating, ventilation, and air conditioning systems. These employees are counted in the buildout of the campus Master Plan that accommodates 15,000 full-time equivalent students. The Chumash Demonstration Village is not anticipated to have any full-time employees, and would be expected to receive visitors primarily on weekends.

1.AD. Final circulation plans for delivering fuel to the ADS have not been developed. Options include using the Camrosa Water Treatment access road or University Drive. When the primary access road is developed in accordance with the 2004 Master Plan revisions, this would be another access route that could be used.

The information that Potrero Road is restricted for trucks with more than two axles is noted, and will be integrated into future project planning for this facility.

1.AE. Please review the Initial Study section 4.15, Transportation/Circulation, which discusses the reasons why further transportation analysis is not warranted at this time. Also, please see responses 1.AA, 1.AB, 1.AC, and 1.AD, above.

1.AF. To correct this information, the Final Supplemental EIR will reflect this input through the following changes to the Introduction, Page 1-5:

> The U.S. Fish and Wildlife Service 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 <u>not</u> be a responsible agency with respect to approval of <u>encroachment permits</u> ~~modifications to Lewis Road and other~~ <u>needed for</u> County roads necessary to accommodate the proposed project<u>, as such permits are ministerial</u>. 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.

1.AG. The commentor suggests a number of minor changes to improve the quality of the information contained in the Agricultural Resources section. These suggested changes will be incorporated into the Final Supplemental EIR. Please review section 8.1, Addenda and Errata.

1.AH. The potential for use of methyl bromide exists because growers are at liberty to change crops and farming techniques as they see fit, within the confines of the law. Since Methyl Bromide is an allowable pesticide until 2005, and since the University does not control the farming practices used on this property, a slight potential exists that it could be used.

1.AI. The commentor suggests a number of minor changes to improve the quality of the information contained in the Agricultural Resources section. These suggested changes will be incorporated into the Final Supplemental EIR. Please review section 8.1, Addenda and Errata.

1.AJ. The information here is additive to the standardized buffer recommendations outlined prior to this paragraph. The APCD has consistently sought a 300-foot buffer for school uses. In fact, the issue of pesticide drift and educational uses has been one of particular sensitivity in Ventura County. The APCD is also a commentor on this Draft Supplemental EIR and has not requested a modification to this information.

1.AK. The commentor suggests a number of changes to improve the quality of the information contained in the Agricultural Resources section. These suggested changes will be incorporated into the Final Supplemental EIR. Please review section 8.1, *Addenda and Errata.*

Clarification about the change in the County's method of analyzing the cumulative impact to agricultural resources from a project is noted. The Final Supplemental EIR will acknowledge the fact that the County of Ventura has already acknowledged a cumulative impact from the proposed 154-acre land acquisition in its 1988 General Plan EIR when it designated the property "State and Federal Facility." Please review section 8.1, Addenda and Errata, beginning on page 8-1.

1.AL. The agricultural value of the soil in the south end of the 154-acre acquisition is well known to be of marginal quality. During wet years, groundwater is so high that the growers have installed tile dewatering systems to accelerate its return to productivity. Casual observation by University officials of cultivation practices and informal conversations through the years with agriculture professionals confirm this information.

1.AM. The mitigation measure referred to was developed as part of the 2000 Final SEIR. The five-mile radius provision was included as a measure of reasonableness, recognizing that hauling earth for long distances imparts its own secondary impacts to air quality, noise, and traffic.

1.AN. The commentor suggests a number of changes to improve the quality of the information contained in the Agricultural Resources section. Most of these suggested changes will be incorporated into the Final Supplemental EIR. Please review section 8.1, Addenda and Errata. However, the term "athletic facilities" will remain, as it more accurately encompasses both fields and structures.

1.AO. The EIR does not state that the SOAR ordinance ensures the viability of agriculture. It states that it is one of the regulatory mechanisms "intended to ensure the viability of agriculture…" This is an accurate statement.

1.AP. The last sentence will be modified in accordance with the response provided in 1.AK, above. Please review section 8.1, Addenda and Errata.

1.AQ. The information will be corrected as noted by the commentor. Please review section 8.1, Addenda and Errata.

1.AR. Please see responses 1.I, on page 8-36.

1.AS. The commentor may be confusing the No Project Alternative with the Proposed Project. There would be no surface parking in the No Project Alternative, as those spaces would be accommodated within a structure in the research and development area (business campus) per the 2000 Revised Master Plan. Regardless of the status of the proposed project, it is important to note that a changed background condition would be the alteration of the viewshed afforded by the public road viewing corridor, Lewis Road. None of the features noted by the commentor would be visible from this corridor following the realignment of Lewis Road north of the Calleaguas Creek levee system.

1.AT. The purpose of the alternatives analysis is to compare alternatives to the proposed project directly in order to evaluate their relative inferiority or superiority regarding the issue area in question. This analysis merely points out that the No Project Alternative would be superior to the proposed from an agricultural resources perspective.

1.AU. For the comparative purposes for which this evaluation is required, it was assumed that both athletic fields and a more limited number of surface parking spaces would be included in this alternative.

1.AV. In either the proposed project or in the No Additional Land Acquisition Alternative, there would be an access road, athletic fields, and some surface parking on land that is currently farmed. There would also be remaining farmland immediately adjacent to the north. In fact, the University would likely convert lands to athletic facilities over an extended period of time as demand and financing dictated and allowed. Therefore, it is likely that the University would lease much of the acquisition area – in either scenario – back to agricultural operators. Therefore, aesthetic conditions would not significantly vary with this alternative.

1.AW. Please see response 1.AU, above.

1.AX. The significant impact to agricultural resources deriving from the 75-acre acquisition area was identified in the 2000 Final SEIR. The No Additional Land Acquisition alternative would not impart any additional significant impact to this resource.

1.AY. The 2004 Master Plan Amendment would likely provide enough land area to provide for the CSU standard for ballfields. However, no final layout of ballfield sizes or

configurations has yet been prepared. The commentor may be confused on the point of the alternatives analysis, and how alternatives are derived. In the No Additional Acquisition case, the intent was to develop an alternative that would avoid additional significant impacts to agricultural resources. To that end, this goal is met. However, this alternative will not meet other important University objectives, including the provision of a land corridor for a primary access road that would correspond with the county's realignment of Lewis Road and primary access road bridge project, and providing adequate land area for ballfields to meet CSU standards.

1.AZ. This information about the remaining impacts of the 2000 Master Plan, which has been adopted by the CSU Board of Trustees, is noted. However, it is not necessary to revise the alternatives section of the EIR to include such information, since the intent of the alternatives analysis in accordance with CEQA is to compare alternatives to the proposed project. Please see response 1.AT, above.

1.BA. The commentor reviews county roadway standards and how campus interior roads, particularly residential roadways, relate to these standards. The comments are noted. The proposed project does not involve roadways in the residential areas of the campus. This component of the Master Plan was approved by both the CSU Board of Trustees in 2000 and the CSU Channel Islands Site Authority.

1.BC. The proposed project does not involve road naming or addressing. The comments provided regarding these issues are noted.

1.BD. The University complies with the State Uniform Fire Code and meets or exceeds fire flow and sprinkler requirements. The proposed project does not involve any modifications to the residential campus. This component of the Master Plan was approved by the CSU Board of Trustees in 2000 and the CSU Channel Islands Site Authority.

1.BE. Please see response 1.N, on page 8-41 above. Whereas the Fire Protection District relocated the service unit that serves the University from its campus location to its new Fire Station #50 located on Las Posas Road adjacent to the Camarillo Airport campus, this location remains within the 5-mile threshold adopted by the county. Research conducted by the University during Summer 2004 indicates that the route to the University measures five miles when using Laguna Road and Potrero Road to access the central administration building. This trip takes between seven and nine minutes by a vehicle traveling at posted speed limits. The University currently funds 11 emergency medical technician (EMT) trained public safety personnel who respond to personal safety calls with an average of 1.6-minute response times.

As far as the ability for the Fire District to respond within the industry's minimum response benchmarks, we rely on the fire officials' expertise and self-assessment as to any improvements they may need to implement in the event that they are unable to perform adequate or appropriate response times.

It is important to note that the CSU Channel Islands Site Authority will contribute to improving response times further by contributing $5.6 million in funding toward the expansion of roads surrounding the campus as well as the addition of a 4-lane primary access road. The primary access road is discussed as a component of the proposed project in this Supplemental EIR.

Appendix A
Initial Study

INITIAL STUDY

Project Title: California State University, Channel Islands
2004 Campus Master Plan Amendment

Lead Agency: The California State University
400 Golden Shore
Long Beach, California 90802-4275

Contact Person: George Dutra, Associate Vice President
Operations, Planning and Construction
California State University, Channel Islands
One University Drive
Camarillo, California 93012

Project Location: The project site is located 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. Figure 1 shows the project's location within Ventura County. Figure 2 shows the location of the project relative to the City of Camarillo and the Santa Monica mountains.

Project Sponsor's Name and Address: The Trustees of the California State University
400 Golden Shore
Long Beach, California 90802-4275

Locally represented by:

George Dutra, Associate Vice President
Operations, Planning and Construction
California State University, Channel Islands
One University Drive
Camarillo, California 93012

General Plan Designation: *State or Federal Facility* and *Open Space* (Ventura County)

Zoning: O-S-160Ac (Open Space, 160-acre minimum parcel)

Surrounding Land Uses: 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.

DESCRIPTION OF PROJECT:

The proposed project is an amendment to the CSU, Channel Islands Campus Master Plan. The project is part of on-going development on the CSU, Channel Islands campus, and responds to evolving planning goals and market conditions relevant to that development. Under the

proposed amendment, the programmatic goal of creating a four-year university serving 15,000 FTES and approximately 1,500 faculty and staff by the year 2025 would remain unchanged.

In September 1998, the Board of Trustees of the California State University (CSU) certified a Final EIR (1998 FEIR) and adopted a Campus Master Plan for the Channel Islands campus. That plan provided for reuse of the former California State Developmental Hospital at Camarillo. In June 2000, the Board of Trustees certified a Supplemental EIR (2000 SEIR), which examined the potential effects of proposed changes to the 1998 Campus Master Plan. The revised Campus Master Plan is hereafter referred to as the 2000 Master Plan.

The proposed amendment would provide for the following changes to the 2000 Master Plan:

1. Amend the proposed acquisition of 75 acres of agricultural land lying between the northerly boundary lines of the CSU, Channel Islands campus, the Camrosa Water District Wastewater Treatment Facility, and the southerly boundary line of Lewis Road to include an additional 79 acres for a total of approximately 154 acres of land. The expanded acquisition area would be used primarily for the new alignment of the planned primary access road between Lewis Road and the University and for surface parking.

2. Development of an Anaerobic Digester System (ADS) to be located west of the Academic Core and adjacent to the Camrosa Water District Wastewater Treatment Facility.

3. Development of a Chilled Water Plant (CWP) and Thermal Energy Storage Tank (TES) to be located west of the Academic Core and adjacent to the existing cogeneration facility. This development would include implementation of a new distribution system for both hot and chilled water to serve the heating and cooling needs of all campus buildings in the Academic Core.

4. Associated relocation of portions of the proposed Business Campus and the reconfiguration of planned research and development space and parking areas around the West Quad.

5. Relocation of proposed student housing from the North Quad to the South Quad and the reallocation of academic space within the North and South Quads.

6. Relocation of the Town Center facility to an area east of the Academic core between the Library and existing residential development.

7. Development of a Chumash Cultural Center by the Pleasant Valley Recreation and Parks District in the southeast portion of the campus adjacent to the planned K-8 school.

These changes comprise the focus of analysis of the 2004 Supplemental EIR (2004 EIR).

PUBLIC AGENCIES WHOSE APPROVAL MAY BE REQUIRED:

U.S Army Corps of Engineers (possible future CWA Section 404 permit), Regional Water Quality Control Board (possible future CWA Section 401 certification), and the Ventura County Watershed Protection District.

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" or "Potentially Significant Unless Mitigation Incorporated" as indicated by the checklist on the following pages.

☒ Aesthetics	☒ Hazards & Hazardous Materials	☐ Public Services
☒ Agricultural Resources	☒ Hydrology & Water Quality	☐ Recreation
☐ Air Quality	☐ Land Use and Planning	☐ Transportation/Traffic
☐ Biological Resources	☐ Energy and Mineral Resources	☐ Utilities/Service Systems
☐ Cultural Resources	☐ Noise	☒ Mandatory Findings of Significance
☐ Geology/Soils	☐ Population and Housing	

DETERMINATION

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 the mitigation measures described on an attached sheet have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

☒ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

☐ I find that the proposed project **MAY** have a significant effect(s) 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, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." 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, there **WILL NOT** be a significant effect in this case because all potential 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.

	January 15, 2004
Signature	*Date*
Paul Calderwood	California State University

ENVIRONMENTAL CHECKLIST:

ISSUES:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
4.1 AESTHETICS - Would the project*:*				
a) Have a substantial adverse effect on a scenic vista?	**x**			
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	**x**			
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	**x**			
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			**x**	

a-b. As noted in the 2000 SEIR, Lewis and Potrero Roads are both eligible to be designated as Ventura County Scenic Highways. The Lewis Road viewshed is dominated by cultivated fields in the foreground with Round Mountain and the Santa Monica Mountains visually prominent in the background. The proposed 154-acre land acquisition and new entry roadway would be located in this viewshed, and related **impacts will be further analyzed in the EIR.**

Proposed sites for the Anaerobic Digester System (ADS) and Chiller Plant (CP) would be located 2,500 to 3,000 feet from Lewis Road and would be separated from the roadway by large agricultural fields. All components of the proposed facilities would be below the campus-wide established height limit of 35 feet. Neither site would be visible from Potrero Road. Similarly, the proposed Business Campus and West Quad are not expected to be visually prominent from Lewis Road, and neither site would be visible from Potrero Road. Reconfiguration of the Business Campus would not change the basic design elements of any buildings as provided in the 2000 SEIR.
Further discussion of this issue in the EIR is not warranted.

New student housing proposed for the southwest perimeter of the Academic Core would be designed to complement the architectural style, scale, and massing of existing campus buildings. Because these buildings would be directly visible from Potrero Road, the following adopted mitigation measures from the 1998 FEIR shall be implemented to address potential aesthetic impacts, **these impacts will be further analyzed in the EIR**.

The proposed Chumash Demonstration Village is expected to blend easily with its natural surroundings, and the developed site would not be visible from local highways. **Further discussion of this issue in the EIR is not warranted.**

c. The proposed ADS would be located adjacent to the Camrosa Wastewater Treatment Facility, and the proposed CP would be located adjacent to the co-generation plant. **Potential impacts to surrounding areas will be further analyzed in the EIR.**

   As noted above, all new buildings and other on-campus modification projects will be designed with an architectural style, scale, and massing that complements existing campus buildings. Proposed changes are expected to enhance the existing visual character or quality of the site and its surroundings. **Further discussion of this issue in the EIR is not warranted.**

d. No lighting plan has been developed as part of the proposed Master Plan amendment. Therefore, effects of nighttime lighting cannot be determined with specificity. However, as noted in the 2000 SEIR, it can be assumed that all new buildings and building complexes, parking areas, and roadways would be equipped with adequate lighting to provide both safety and security. Lighting may also serve to interpret the proposed site plan arrangement by giving emphasis to focal points, gathering places, and building entrances. Outdoor lighting associated with the ADS and the CWP will be designed to minimize off-site light and glare.

   Depending on the degree and intensity of new nighttime lighting, and the physical extent of its installation, the ambient nighttime lighting of the campus could adversely affect the rural aesthetic by altering the prevailing "dark skies" of the area. **This issue will be further analyzed in the EIR.**

ISSUES:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
4.2 AGRICULTURAL RESOURCES - Would the project:				
a) Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?	**x**			
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				**x**
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?		**x**		

a. The proposed expansion of the 75-acre acquisition area by 79 acres encompasses land located adjacent to, and involves the conversion of, Prime Farmland and Farmland of Statewide Importance. **This issue will be further analyzed in the EIR.**

b. The Ventura County General Plan identifies the project area as a *State and Federal Facility*. Although this designation indicates that the site is not legally subject to county planning or land use policies, the proposed Master Plan amendment would be consistent with the Ventura County General Plan. The Williamson Act does not apply to campus areas. **Further discussion of this issue in the EIR is not warranted.**

c. The proposed project may result in land use conflicts with adjacent agricultural operations. **This issue will be further analyzed in the EIR.**

ISSUES:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
4.3 AIR QUALITY - Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?				**x**
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				**x**
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				**x**
d) Expose sensitive receptors to substantial pollutant concentrations?				**x**
e) Create objectionable odors affecting a substantial number of people?			**x**	

a-d. The proposed Master Plan amendment would not increase the number of students at the CSUCI campus beyond the 15,000 FTES provided in the 2000 Master Plan. Potential impacts on air quality during construction activities are addressed in the 1998 FEIR, and mitigation measures AQ-1(a) and (b) and AQ-2(a)-(g) would apply to the proposed amendment. **Further discussion of this issue in the EIR is not warranted.**

e. The proposed ADS would be designed to process and load all feedstock received daily in order to eliminate the need for open storage of feedstock materials and to minimize potential odors. The conveyor systems would be emptied and the roof hatch of any hydrolysis tank in the loading process would be closed at the end of each day to further prevent odors. Other proposed changes to the Master Plan would not create new impacts on air quality at the project site that were not already addressed in the 1998 FEIR. **Further discussion of this issue in the EIR is not warranted.**

ISSUES:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
4.4 BIOLOGICAL RESOURCES – Would the project:				
a) Have a substantial adverse effect 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?			**x**	
b) Have a substantial adverse effect 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 U.S. Fish and Wildlife Service?			**x**	
c) Have a substantial effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			**x**	
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				**x**
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				**x**
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				**x**

a-b. As stated in Section 3.0 of the 1998 FEIR, no special-status animal species are known to be located on the project site within the Master Plan development footprint. Potential

impacts to special-status plant species are addressed in both the 1998 FEIR and the 2000 SEIR. Likewise, sensitive plants and animals that occur or are likely to occur at the site are discussed at length in the 1998 FEIR and 2000 SEIR.

Regarding the Chumash Demonstration Village site, a focused rare plant survey completed for the Pleasant Valley Recreation and Parks District in 2004 identified Catalina mariposa lily (*Chalochortus catalinae*) at select locations, three of which occurred in an area that may be graded to accommodate the Village site. No other rare plants were observed at that site.

While the Catalina mariposa lily is not under state or federal listing status for threatened or endangered species, it is specified on the California Native Plant Society (CNPS) List-4. Department of Fish and Game and CNPS have requested that occurrences of these species be evaluated for consideration of conservation measures. It is therefore noted that while grading and construction could potentially harm the three individual occurrences of Catalina mariposa lily on the Chumash Demonstration Village site, the species has been observed growing in larger numbers to the southeast of the site on the north-facing hillside. Thus, while the impacts of the Chumash Demonstration Project being contemplated by the PVRPD are adverse, the Catalina mariposa lily is found in sufficient numbers and locations off the site and within protected public lands that the loss of onsite populations would not result in a significant impact. **Further discussion of this issue in the Supplemental EIR is not warranted.**

c. The proposed Master Plan amendment would result in the loss of wetland vegetation located on the proposed site for the Anaerobic Digester (approximately 1.5 acres) and near the proposed site for the Chumash Demonstration Village (approximately 0.5 acres). Mitigation measure BIO-1(b) from the 1998 FEIR would require replacement of lost wetland habitats related to these developments. Plans for the Chumash Village site include an enhanced riparian corridor along Long Grade Canyon Creek. Preliminary biological resource review has been conducted for the entire park site for the Pleasant Valley Recreation and Parks District. This area of approximately 10-acres is covered primarily by coastal sage scrub habitat, which is not considered sensitive by the California Department of Fish and Game (DFG) unless it is known to support special-status species. No special-status animal species are known to be located on the project site, and no special status plant species formally protected by the state or federal government have been found on the site. However, Conejo buckwheat is known to be present on the rock slopes near the proposed play fields. Accidental irrigation of these slopes could adversely change the habitat and reduce the Conejo buckwheat population. The 2000 SEIR includes a mitigation measure requiring that the play field irrigation system be designed to avoid accidental overspray of adjacent hillsides. **Further discussion of this issue in the EIR is not warranted.**

d. The proposed Master Plan amendment will not result in any changes to the analysis of habitat linkages included in Section 5.3.2 of the 1998 FEIR. **Further discussion of this issue in the EIR is not warranted.**

e. The proposed Master Plan amendment would be consistent with the Ventura County General Plan, but as a designated *State and Federal Facility*, the project site is not legally subject to local planning or land use policies. If it were subject to local land use regulatory structure, the CSUCI campus and its facilities would comply with this County designation. **Further discussion of this issue in the EIR is not warranted.**

f. The proposed Master Plan amendment would not have an effect on any areas subject to an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. **Further discussion of this issue in the EIR is not warranted.**

ISSUES:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
4.5 CULTURAL RESOURCES - Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?			**x**	
b) Cause a substantial adverse change in the significance of an archaeological resource as defined in §15064.5?				**x**
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				**x**
d) Disturb any human remains, including those interred outside of formal cemeteries?				**x**

a-b. No facilities or site plan modifications included in the proposed Master Plan amendment are expected to result in significant impacts to historical or archeological resources that have not already been addressed in the 1998 FEIR and 2000 FSEIR. **Further discussion of this issue in the EIR is not warranted.**

c. Paleontological resources are not considered within this study because the rock formations within the campus area are volcanic and are not known to contain fossils. Moreover, Quaternary alluvial sediments found in this area are generally too young to contain fossils. **Further discussion of this issue in the EIR is not warranted.**

d. Issues related to the discovery of human remains on the CSUCI campus are addressed in Section 4.4 of the 2000 SEIR. **Further discussion of this issue in the EIR is not warranted.**

ISSUES:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
4.6 GEOLOGY AND SOILS – Would the project:				

ISSUES:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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?			x	
ii) Strong seismic ground shaking?			x	
iii) Seismic-related ground failure, including liquefaction?			x	
iv) Landslides?			x	
b) Result in substantial soil erosion or the loss of topsoil?				x
c) Be located on a geologic unit or soil that is unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?				x
d) Be located on expansive soil, as defined in Table 1-B of the Uniform Building Code, creating substantial risks to life or property?				x
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				x

a)i Known active faults that could generate the highest ground accelerations at the site include the Camarillo fault and the Simi-Santa Rosa fault system. The Camarillo fault is approximately 2.5 miles from the site, and the Simi-Santa Rosa fault is approximately 4.5 miles from the site. Both of these faults are considered active, and the Camarillo fault is designated as an Alquist-Priolo fault zone. The 1998 FEIR includes a detailed discussion of these faults, including potential impacts and recommended mitigation measures. **Further discussion of this issue in the EIR is not warranted.**

a)ii The project site could experience seismic ground shaking in the event of an earthquake on any of several faults in the area, including the Bailey fault, which is located approximately 1 mile west of the project site. Risks related to seismic ground shaking are addressed by mitigation measures GEO-1(a)-(c) included in the 1998 FEIR. **Further discussion of this issue in the EIR is not warranted.**

a)iii Unconsolidated alluvium underlies the areas of the Master Plan amendment proposed for development. The depth to groundwater beneath the site is estimated to be within 15 feet. This combination of soil and groundwater characteristics makes the site susceptible to a liquefaction hazard, which is addressed by mitigation measure GEO-2

included in the 1998 FEIR. **Further discussion of this issue in the EIR is not warranted.**

a)iv Mitigation measure GEO-3 from in the 1998 FEIR addresses potential landslide hazards. However, new facilities and site plan modifications included in the proposed Master Plan amendment generally avoid hillside areas and slopes greater than 10%. **Further discussion of this issue in the EIR is not warranted.**

b-d. As noted in Section 5.5.1(j) of the 1998 FEIR, most of the existing buildings located on the CSUCI campus are located on soils with little or no erosion hazard. New development sites included in the proposed Master Plan amendment are located in areas with no erosion hazard. **No further discussion of this issue in the EIR is warranted.**

e. The CSUCI campus is serviced by two gravity-flow sewage collection systems, and wastewater generated on-site is currently treated at the adjacent Camrosa Wastewater Treatment Facility. **Further discussion of this issue in the EIR is not warranted.**

ISSUES:	**Potentially Significant Impact**	**Potentially Significant Unless Mitigation Incorporated**	**Less than Significant Impact**	**No Impact**
4.7 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?				**x**
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		**x**		
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 1/4-mile of an existing or proposed school?		**x**		
d) Be located on a site which is included on a list of hazardous material 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?				**x**
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?				**x**
f) For a project in the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the area?				**x**
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				**x**
h) Expose people or structures to a significant			**x**	

ISSUES:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				

a,c,d. No development associated with the proposed Master Plan amendment is expected to generate hazardous emissions or be involved in the routine transport, use or disposal of hazardous materials. The site is not known to be on a list of hazardous material sites. **Further discussion of this issue in the EIR is not warranted.**

b. The 79 acre land area proposed for addition to the 75-acre acquisition area is currently used for agricultural purposes, and the routine use and storage of agricultural pesticides in this area is highly likely. Development in this area has the potential to create hazards associated with onsite soil contamination. **Issues relating to potential soil and groundwater contamination will be analyzed in the EIR in the Agricultural Resources section.**

e-f. The proposed Master Plan amendment does not include any areas in the vicinity of a public airport or private airstrip. **Further discussion of this issue in the EIR is not warranted.**

g. The proposed Master Plan amendment would not interfere with an adopted emergency response plan or emergency evacuation plan. **Further discussion of this issue in the EIR is not warranted.**

h. A 100-foot fuel modification zone is located on the eastern boundary of the campus to protect residential development from wildfires that may occur in natural areas bordering the site in that area. In addition, 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. **Further discussion of this issue in the EIR is not warranted.**

ISSUES:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
4.8 HYDROLOGY AND WATER QUALITY - Would the project:				
a) Violate any water quality standards or waste discharge requirements?		**x**		
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 (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land				**x**

ISSUES:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
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?		x		
d) Substantially alter the existing drainage pattern of the site or area, including 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?		x		
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			x	
f) Otherwise substantially degrade water quality?		x		
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				x
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?		x		
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?				x
j) Inundation by seiche, tsunami, or mudflow?				x

a, e, f. The final output of the proposed ADS is irrigation water. The average yield of water from the operation of the digester is estimated to be about 25.6 cubic feet or 192 gallons per ton of greenwaste consumed. A portion of the water recovered from the green waste would be reintroduced into the feedstock coming into the system. The remaining water content would be available as "Class B" irrigation water and would contain some level of nutrients. It is anticipated that this water would be sent to a designated separate holding tank for secondary treatment, if required for use as irrigation water, or discharged into the sanitary sewer system. **Potential impacts to water quality and wastewater discharge will be further analyzed in the EIR.**

All other new facilities and site plan modifications under the proposed Master Plan amendment are expected to comply with water quality standards and waste discharge requirements. As discussed in Section 5.6.2 of the 1998 FEIR, the University is required to comply with the National Pollutant Discharge Elimination System (NPDES) regulations for surface discharge by acquiring a general permit or a waiver to meet the water quality objectives for Storm Discharge Permits from the Regional Water Quality Control Board.

As further noted in Section 5.6.2 of the 1998 FEIR, construction of new facilities on sites that exceed one acre would require implementation of a Storm Water Pollution Prevention Plan (SWPPP). This plan would contain specific Best Management Practices (BMP) involving the proper handling, storage, and disposal of materials to prevent pollutants from entering storm drains and channels. **Issues related to potential increases in surface runoff and water quality of the runoff will be further analyzed in the EIR.**

b. The proposed amendment would not increase the number of students at the CSUCI campus beyond the 15,000 FTES as provided in the Master Plan. Therefore, water demand is not expected to increase and may decrease with upgrading and rehabilitation of campus buildings that may provide more efficient plumbing fixtures and systems. In addition, the use of reclaimed water from the ADS is expected to substantially decrease the amount of water needed for on-campus irrigation. Likewise, the conversion of campus heating and cooling systems to a central system using chilled water and hot water (rather than high pressure steam) is expected to reduce total water consumption and discharge. **Further discussion of these issues in the EIR is not warranted.**

c,d. The proposed construction of a new access road across the 79-acre addition to the proposed acquisition area would alter the existing drainage pattern of this site. Pavement of proposed surface parking areas within the expanded acquisition area would increase impervious surfaces on the campus and create additional runoff. In addition, sites for the proposed ADS and Chiller Plant would be partially located within an open field that currently accepts storm water drainage from most of the campus core. Site preparation prior to construction of the ADS and Chiller Plant would require filling in a portion of these low-lying areas, and implementation of a new drainage plan would be needed to avoid flooding. **These issues will be further analyzed in the EIR.**

g. New student housing provided under the proposed Master Plan amendment would not be located within the FEMA-defined 100-year flood plain. **Further discussion of these issues in the EIR is not warranted**.

h. As noted above, sites for the proposed ADS and Chiller Plant would be partially located within an open field that currently accepts storm water drainage from most of the campus core. This area currently serves as a retention basin for storm flows and is located within the 100-year floodplain. **This issue will be further analyzed in the EIR.**

i,j. The CSUCI campus is not subject to hazards related to dam failure. The campus is located inland and is not be susceptible to risks related to seiche or tsunami. **Further analysis of this issue in the EIR is not warranted.**

ISSUES:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
4.9 LAND USE AND PLANNING - Would the project:				

ISSUES:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
a) Physically divide an established community?				x
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?				x
c) Conflict with an applicable habitat conservation plan or natural communities conservation plan?				x

a. The proposed Master Plan amendment would not divide an established community. The relocation of all student housing to the South Quad would, in fact, bring the on-campus student community together in one area. **Further analysis of this issue in the EIR is not warranted.**

b. As a state-owned facility, the CSUCI is not 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, including the proposed site for the ADS. The provisions for new R&D facilities and site-plan modifications included in the proposed Master Plan amendment are consistent with the general development policies of both the Campus Master Plan and the Specific Reuse Plan. **Further analysis of this issue in the EIR is not warranted.**

c. New development and site-plan modifications under the proposed Master Plan amendment would not involve any areas subject to an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. **Further analysis of this issue in the EIR is not warranted.**

ISSUES:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
4.10 ENERGY AND MINERAL RESOURCES - Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				x
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?				x

a,b. Mineral resources of value to the region or to residents of the state are not known to exist on development areas identified by the proposed Master Plan amendment. Likewise, no mineral recovery sites have been identified on the project site. **Further discussion of this issue in the EIR is not warranted.**

ISSUES:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
4.11 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?				**x**
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				**x**
c) A substantial permanent increase in ambient noise levels above levels existing without the project?				**x**
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			**x**	
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?				**X**
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?				**x**

a-c. Operation of the ADS and CWP are not expected to create any significant new sources of ambient noise or groundbourne vibration above existing levels in the area. The location of these facilities away from residential areas of the campus would effectively mitigate any impacts of noise and vibration on these potential sensitive receptors.

At this writing, it is assumed that long-term noise generated from operations of the ADS, CWP, and TES would not exceed standard noise thresholds because noise from conveyers and other machinery would all operate within housed structures. Nevertheless, noise specifications for planned operating equipment expected to be used for these facilities are not available. Therefore, the following mitigation measure is required to ensure that noise impacts would not be significant:

03-NOI-1 Prior to issuance of operating permits for the Anaerobic Digester System, the Chilled Water Plant, and the Thermal Energy Storage Tank, noise tests shall be conducted to characterize post-project ambient noise levels. The testing purpose shall be to confirm that noise levels shall not exceed 65 dBA at locations beyond 50 feet of these facilities. If this threshold is exceeded, additional noise

buffering shall be incorporated into housing structures or noise attenuation barriers shall be incorporated into the site design.

Although campus modifications under the proposed Master Plan amendment include the construction of new student housing and the Town Center, these facilities were entitled under the existing 2000 Master Plan, and proposed site changes would result in not increase in the planned campus capacity of 15,000 FTES. Therefore, no substantial increases in long-term noise or vibration levels are anticipated from construction of these projects. The proposed Chumash Demonstration Village is also not expected to generate increased levels of noise or vibration. **Further discussion of these issues in the EIR is not warranted**.

d. Construction activities related to new facilities on the campus under the proposed amendment could create temporary increases in vibration or noise levels. However, because construction noise would be temporary and sporadic in nature, these noise impacts are considered significant. Potential noise and vibration impacts of onsite construction are discussed in detail in Section 5.8 of the 1998 FEIR. **Further discussion of this issue in the EIR is not warranted**.

e. The project area is not located within an airport land use plan or within two miles of a public airport or public use airport, and the project is not within the vicinity of a private air strip. **Further discussion of this issue in the EIR is not warranted**.

ISSUES:	**Potentially Significant Impact**	**Potentially Significant Unless Mitigation Incorporated**	**Less than Significant Impact**	**No Impact**
4.12 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)?				**x**
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				**x**
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				**x**

a-c. With regard to housing, the proposed Master Plan amendment provides only for the relocation of student dormitories to the South Quad, but no change is anticipated in the planned number of on-campus units. The ADS facility will employ an estimated 12 workers, which would not significantly alter the employee projections of the Master Plan.

No people or existing housing would be displaced by proposed development. Businesses in the Town Center would primarily serve the student population as well as residents of nearby residential neighborhoods. Under the proposed amendment,

population projections for students (15,000 FTES) would remain unchanged. **Further analysis of these issues in the EIR is not warranted.**

ISSUES:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
4.13 PUBLIC SERVICES -				
a) 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:				
i) Fire protection?			x	
ii) Police protection?				x
iii) Schools?				x
iv) Parks?				x
v) Other public facilities?				x

a)i-ii. The proposed Master Plan amendment would not alter response times or service ratios from current conditions. Whereas the Fire Protection District relocated the service unit that serves the University from its campus location to its new Fire Station #50 located on Las Posas Road adjacent to the Camarillo Airport campus, this location remains within the 5-mile threshold adopted by the county. University research conducted in Summer 2004 indicates that the route to the University using Laguna Road and Potrero Road to access the central administration building at CSUCI measures 5 miles, and takes between seven and eight minutes to travel by a vehicle traveling at posted speeds. All new structures have been equipped with sprinkler systems in compliance with the California Uniform Fire Code. There are no planned permanently habitable structures identified in the 2004 Master Plan revision project that lie within 500 feet of uncultivated brush. The approved campus capacity of 15,000 FTES would not change. All new facilities would comply with current Fire Code requirements. because the approved campus capacity of 15,000 FTES would not change. All new facilities would comply with current Fire Code requirements. **Further discussion of this issue in the EIR is not warranted.**

a)iii-v. The proposed Master Plan amendment would not result in substantial adverse physical impacts to schools, parks, or other public facilities. The proposed Chumash Village and would provide educational opportunities and improved access to adjacent public lands. **Further discussion of this issue in the EIR is not warranted**.

ISSUES:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
4.14 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?				**x**
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?				**x**

a,b. The approved campus capacity of 15,000 FTES would not increase under the proposed Master Plan amendment, so no impacts on local or regional recreational facilities are anticipated. A variety of on-campus recreation facilities for students would be provided for students under the 2000 Master Plan.

Under the proposed amendment, a Chumash Cultural Center would be developed and maintained by the Pleasant Valley Recreation and Parks District. The Center would be located adjacent to the planned K-8 school on the east campus and includes educational and recreational facilities for students and local residents. It is expected that these facilities would enhance their environment. **Further discussion of this issue in the EIR is not warranted.**

ISSUES:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
4.15 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)?			**x**	
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?			**x**	
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?				**x**
d) Substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible use (e.g. farm equipment)?				**x**
e) Result in inadequate emergency access?				**x**
f) Result in inadequate parking capacity?				**x**
g) Conflict with adopted policies, plans, or				**x**

ISSUES:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				

a,b. The project is not expected to increase traffic volumes since the approved campus capacity of 15,000 FTES would remain unchanged. The Master Plan amendment provides for a new entry road to the campus that would connect directly with the realigned Lewis Road. The new roadway is expected to improve campus access and circulation and accommodate projected growth in students and on-campus residents.

Operation of the proposed Anaerobic Digester would generate an additional 21 truck trips/day. This increase in traffic would be considered less than significant. Traffic associated with the ADS would be required to enter the campus from Potrero Road in order to keep delivery trucks from interfering with other campus traffic. **Further discussion of these issues in the EIR is not warranted.**

c. The project would not impact air traffic. **Further discussion of this issue in the EIR is not warranted.**

d. The project does not include hazardous design features or incompatible uses. **Further discussion of this issue in the EIR is not warranted.**

e. The project would have no impact on emergency access to the CSUCI campus. **Further discussion of this issue in the EIR is not warranted.**

f. Adequate parking facilities for the CSUCI campus are provided under the 2000 Campus Master Plan. The proposed amendment would require the reconfiguration of some existing and proposed parking areas. **Further discussion of this issue in the EIR is not warranted.**

g. Section 5.10 of the 1998 FEIR provides detailed analysis of transportation and traffic policies, plans, and programs for the CSUCI campus, including alternative transportation. Section 5.10.2(e) suggests the implementation of a transportation demand management (TDM) program on the campus to facilitate the use of alternative transportation. **Further discussion of this issue in the EIR is not warranted.**

ISSUES:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
4.16 UTILITIES AND SERVICE SYSTEMS - Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				**x**
b) Require or result in the construction of new water or wastewater treatment facilities of expansion of existing facilities, the construction of which could cause significant environmental effects?				**x**
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?				**x**
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	**x**			
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				**x**
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				**x**
g) Comply with federal, state, and local statutes and regulations related to solid waste?				**x**

a. The proposed amendment does not increase the approved campus capacity of 15,000 FTES, so no additional impact on wastewater treatment requirements are expected. **Further discussion of this issue in the EIR is not warranted.**

b. As with any development, minor extensions and/or alterations of existing utility and service systems may be required. However, because the proposed amendment does not increase the approved campus capacity of 15,000 FTES, utility service providers would not be significantly affected. **Further discussion of this issue in the EIR is not warranted.**

c. The proposed amendment is not expected to require new storm water drainage facilities or the expansion of existing facilities above and beyond the levels of service discussed in Section 4.7 of the 2000 SEIR. **Further discussion of this issue in the EIR is not warranted.**

d. Construction and campus modifications under the proposed amendment are not expected to increase the entitled capacity of the campus and, therefore, no additional water supply would be needed. However, the Camrosa Water District has stated in

that water consumption by the CSUCI campus has exceeded previously-prepared estimates. Therefore, **this issue will be further analyzed in the EIR.**

The proposed ADS will require an initial supply of approximately 200,000 gallons of fresh water, and total of 4 tanks will be filled at any one time, for a total requirement of 800,000 gallons of water. However, this water will be circulated through the system, and an additional amount of recovered water from the greenwaste would be reintroduced into the process. The remaining water would contain some nutrients and would be available as "Class B" irrigation water. **This issue will be further analyzed in the EIR**.

e. Construction and campus modifications under the proposed amendment are not expected to increase the capacity of the campus and, therefore, no increase in approved levels of wastewater are expected to be generated. Mitigation measures are included in the 2000 SEIR to ensure the continued provision of sewer service by the Camrosa Wastewater Treatment Facility to the campus. **Further discussion of this issue in the EIR is not warranted.**

f-g. Construction and campus modifications under the proposed amendment are not expected to result in an increase in the generation of solid waste as compared to conditions under the 2000 Campus Master Plan. On the contrary, the Anaerobic Digester is expected to divert approximately 250,000 tons of greenwaste from Ventura County landfills each day, and the remaining solid materials could be used as stable fertilizer and soil amendment. **Further discussion of this issue in the EIR is not warranted.**

ISSUES:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
4.17 MANDATORY FINDINGS OF SIGNIFICANCE -				
a) Does the project have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self- sustaining levels, 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?				**x**
b) 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, and the effects of probable future projects)?				**x**
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		**x**		

a. With the implementation of recommended mitigation measures in the 1998 FEIR and the 2000 SEIR, the proposed project would not affect any fish, wildlife or plant species, nor would it eliminate important examples of California history or prehistory. Further, the mitigation measures outlined pertaining to Cultural Resources would preclude impacts to potential resources on the CSUCI campus.

b. The proposed Master Plan amendment has the potential to generated impacts that cannot feasibly be mitigated. Therefore, the project's contribution to cumulative impacts could be significant and **will be studied further in the EIR.**

c. The proposed Master Plan amendment has the potential to generated impacts that cannot feasibly be mitigated. Therefore, the project's contribution to cumulative impacts could be significant and **will be studied further in the EIR.**

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:
California State University, Channel Islands
One University Drive
Camarillo, California 93012

Contact:
George Dutra
Associate Vice President, OPC

Consulting Firm:
Rincon Consultants, Inc.
790 East Santa Clara Street
Ventura, California 93001

Contact:
Stephen Svete, AICP
Principal-in-Charge

The Trustees of the California State University (CSU) 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.

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 University 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 Amendment

Project Location and Background: The CSU, Channel Islands campus consists of 670 acres located 1.5 miles south of the City of Camarillo, California. The location of the campus is shown on the attached map. The property was formerly operated as a California State Developmental Hospital, caring for patients with mental and developmental disorders. The hospital opened in 1932 and closed in 1997.

The proposed project is part of the on-going development of the CSU, Channel Islands campus, and responds to evolving planning goals and market conditions relevant to that development. The Board of Trustees of the CSU certified a Final EIR (1998 FEIR) in September 1998 and adopted a Master Plan for the Channel Islands campus. That plan provided for the rehabilitation and adaptive reuse of the former California State Developmental Hospital as a university campus with facilities for an eventual population of 15,000 full-time equivalent students (FTES) by the year 2025.

In June 2000, the Board of Trustees certified a Supplemental EIR (2000 SEIR), which analyzed the potential effects of proposed changes to the 1998 Master Plan. The revised Master Plan provided for site plan modifications to the Academic Core and proposed Business Campus, a revised housing plan for the east campus residential area, and the relocation of a proposed Elementary School. It also accommodated new land area acquisitions that would bring the total campus area to roughly 745 acres. Under the 2000 Master Plan as well as the proposed Master Plan Amendment, the programmatic goal of creating a four-year university serving 15,000 FTES and approximately 1,500 faculty and staff by the year 2025 would remain unchanged.

Project Description: The proposed project is an amendment to the CSU, Channel Islands Master Plan. Under CSU system nomenclature, this undertaking is considered a Major Master Plan Amendment. As currently proposed, the Amendment will provide for the following changes to the 2000 Master Plan:

1. Amend the proposed acquisition of 75 acres of agricultural land lying between the northerly boundary lines of the CSU, Channel Islands campus, the Camrosa Water District Wastewater Treatment Facility, and the southerly boundary line of Lewis Road to include approximately one hundred and fifty four acres (154) of land for the development of a new primary access road between Lewis Road and the University and for surface parking;

2. Development of an Anaerobic Digester System (ADS) to be located west of the Academic Core and adjacent to the Camrosa Water District Wastewater Treatment Facility;

3. Development of a Chilled Water Plant (CP) and Thermal Energy Storage Tank (TES) to be located west of the Academic Core and adjacent to the existing cogeneration facility. This development would include implementation of a new distribution system for both hot and chilled water to serve the heating and cooling needs of all campus buildings in the Academic Core;

4. Associated relocation of portions of the proposed Business Campus and the reconfiguration of planned research and development space and parking areas around the West Quad;

5. Relocation of proposed student housing from the North Quad to the South Quad and the reallocation of academic space within the North Quad and South Quads;

6. Relocation of the Town Center facility to an area east of the Academic core between the Library and existing residential development;

7. Development of a Chumash Cultural Center by the Pleasant Valley Recreation and Parks District in the southeast portion of the campus adjacent to the planned K-8 school.

These changes will comprise the focus of analysis of the 2003 SEIR.

Potential Environmental Effects: Issues to be addressed in the SEIR include Aesthetics/Lighting, Agricultural Resources, Hazards and Hazardous Materials, Hydrology and Water Quality, Utilities and Public Services, and Traffic/Circulation.

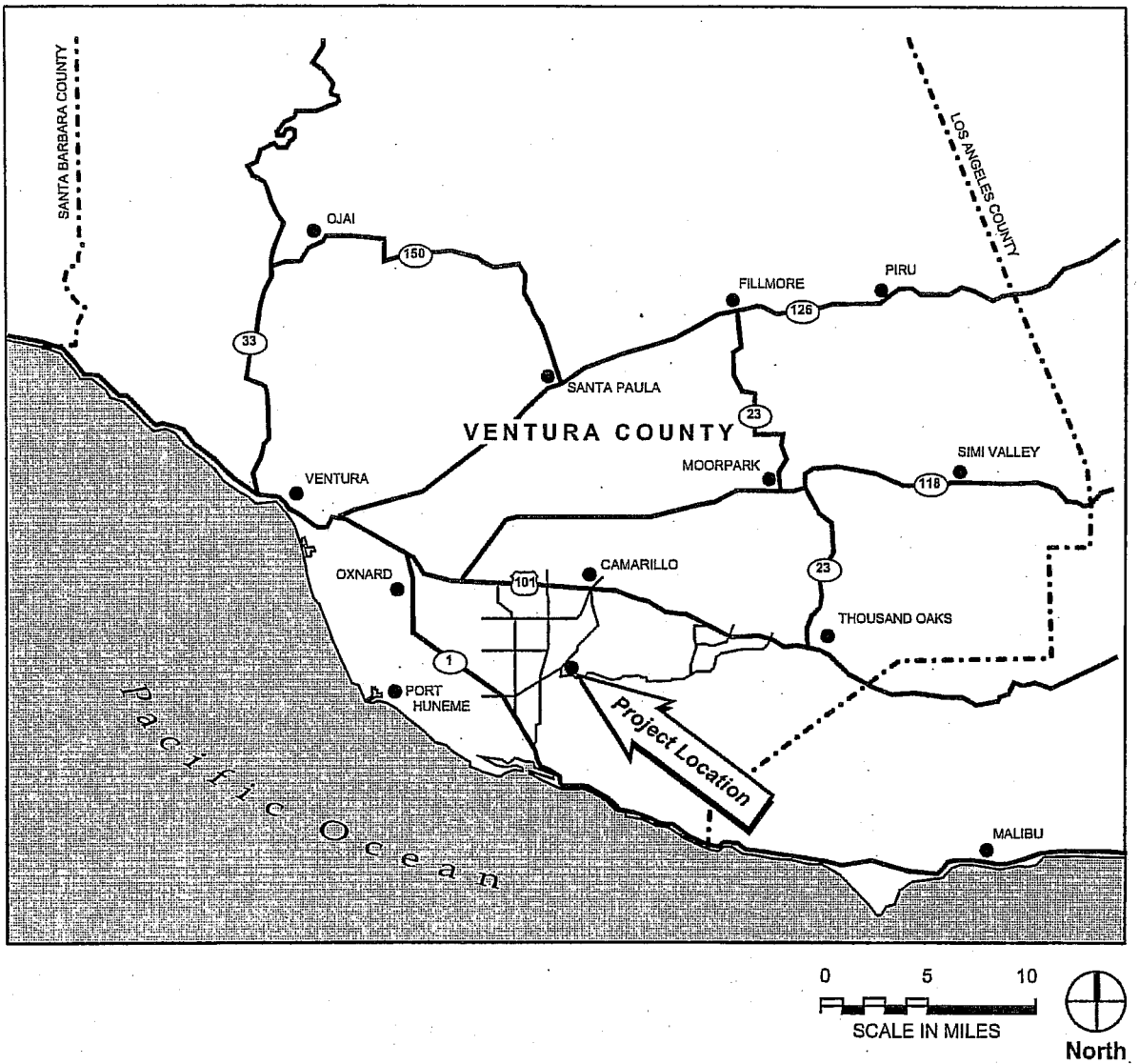
Notice of Scoping Meeting: As an optional part of the SEIR public involvement process, the CSU Channel Islands will host a Public Scoping Meeting to receive input on the focus of the environmental study. The meeting will be held on Thursday, August 14, at 5:00 PM in Conference Hall #1 on the CSU Channel 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.

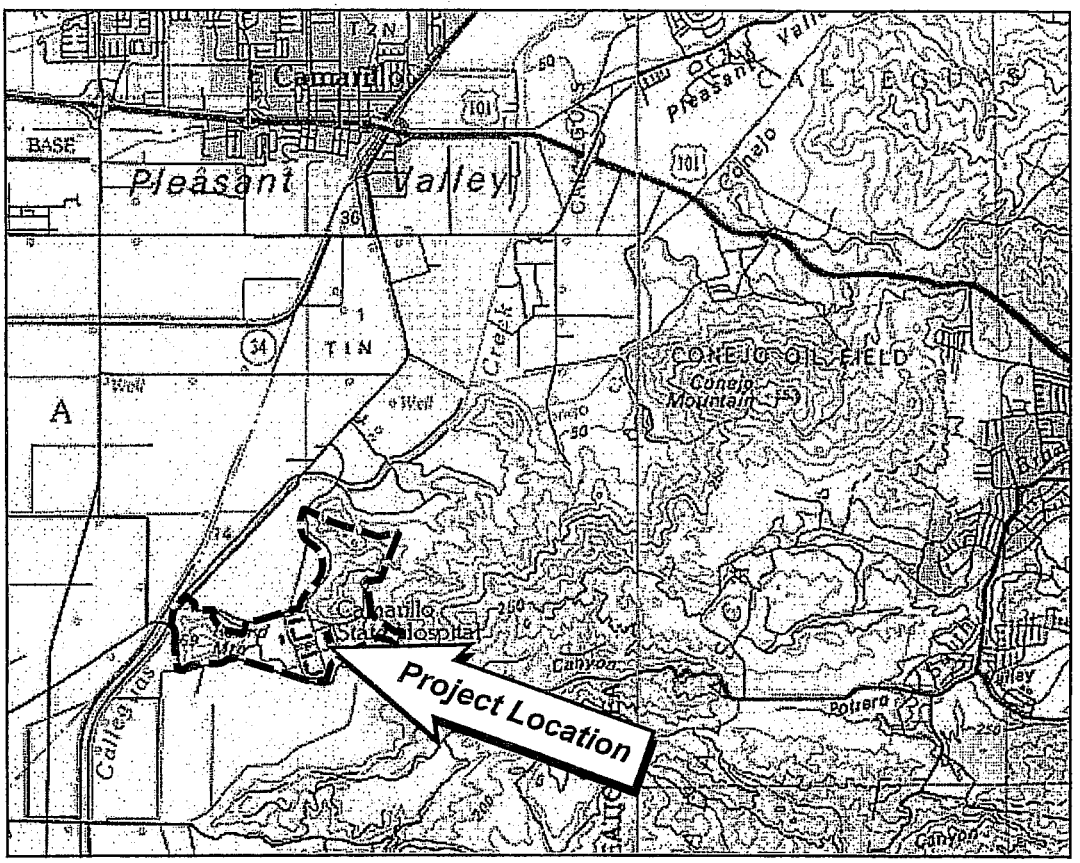
Date: July 25, 2003

Stephen Svete, AICP
Principal-in-Charge
Telephone: 805/641-1000 FAX: 805/641-1072
EMAIL: info@rinconconsultants.com



Regional Location

Figure 1
CSUCI



Map Base: USGS 7.5-minute Camarillo Quad (revised 1967)

Project Vicinity

Figure 2

VENTURA COUNTY
FIRE PROTECTION DISTRICT

BOB ROPER
County Fire Chief

165 Durley Avenue
Camarillo, CA 93010-8586
(805) 389-9710
FAX (805) 388-4364

August 1, 2003

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

Attn: George Dutra
Associate Vice President, OPC

Regarding the Notice of Preparation for the Supplemental Environmental Impact Report for the Master Plan of the CSUCI, the Ventura County Fire Protection District would like to participate in the process and make comment. The contact person is:

Fire Chief Bob Roper
165 Durley Ave.
Camarillo, CA 93010
(805) 389-9700

Sincerely,

B. R

BOB ROPER
Fire Chief

Cc: Board of Directors
CEO
Rincon Consultants, Inc.

STATE OF CALIFORNIA

Governor's Office of Planning and Research

State Clearinghouse

Gray Davis
GOVERNOR

Notice of Preparation

Tal Finney
INTERIM DIRECTOR

July 30, 2003

To: Reviewing Agencies

Re: California State University, Channel Islands, Approval of Schematic Plans, Student Housing, Phase I
SCH# 1999121111

Attached for your review and comment is the Notice of Preparation (NOP) for the California State University, Channel Islands, Approval of Schematic Plans, Student Housing, Phase I 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:

George Dutra
Trustees of the California State University
401 Golden Shore
Long Beach, CA 90802-4210

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
Project Analyst, State Clearinghouse

Attachments
cc: Lead Agency

Document Details Report
State Clearinghouse Data Base

SCH# 1999121111
Project Title California State University, Channel Islands, Approval of Schematic Plans, Student Housing, Phase I
Lead Agency California State University, Channel Islands

Type NOP Notice of Preparation

Description The prposed project is an amendment to the CSU, Channel Islands Master Plan.
1. Amend the proposed acquisition of 75 acres of agricultural land to include approximately one hundred fifty four acres (154) of land for the development of a new primary access road.
2. Development of an Anaerobic Digester System.
3. Development of a Chilled Water Plant (CP) and Thermal Energy Storage Tank (TES).
4. Associated reloaction of portions of the proposed Business Campus.
5. Relocation of proposed student housing.
6. Relocation of the Town Center facility.
7. Development of a Chumash Cultural Center.

Lead Agency Contact

Name George Dutra
Agency Trustees of the California State University
Phone 805 437-8422 **Fax**
email
Address 401 Golden Shore
City Long Beach **State** CA **Zip** 90802-4210

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; Department of Conservation; California Energy Commission; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Game, Region 5; Department of Food and Agriculture; Native American Heritage Commission; Department of Toxic Substances Control; State Lands Commission; Caltrans, District 7; Integrated Waste Management Board; State Water Resources Control Board, Division of Water Quality; Regional Water Quality Control Board, Region 4

Date Received 07/30/2003 **Start of Review** 07/30/2003 **End of Review** 08/28/2003

Note: Blanks in data fields result from insufficient information provided by lead agency.

NOP Distribution List

County: Ventura

SCH# 1999121111

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  Gabrina Gatchel
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- [ ] **Dept. of Fish & Game 6 I/M**
  Tammy Allen
  Region 6, Inyo/Mono, Habitat Conservation Program
- [ ] **Dept. of Fish & Game M**
  Tom Napoli
  Marine Region

Other Departments

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  Dept. of Food and Agriculture
- [ ] **Dept. of General Services**
  Robert Sleppy
  Environmental Services Section
- [ ] **Dept. of Health Services**
  Wayne Hubbard
  Dept. of Health/Drinking Water

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- [ ] **Office of Emergency Services**
  John Rowden, Manager
- [ ] **Governor's Office of Planning & Research**
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- [ ] **Public Utilities Commission**
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  Lyn Barnett

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  Sandy Hesnard
- [ ] **Caltrans - Planning**
  Ron Helgeson
- [ ] **California Highway Patrol**
  Lt. Julie Page
  Office of Special Projects
- [ ] **Housing & Community Development**
  Cathy Creswell
  Housing Policy Division

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- [ ] **RWQCB 3**
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  Santa Ana Region (8)
- [ ] **RWQCB 9**
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- [ ] **Other** _____

DEPARTMENT OF TRANSPORTATION
DISTRICT 7, REGIONAL PLANNING
IGR/CEQA BRANCH
120 S. SPRING STREET
LOS ANGELES, CA 90012
PHONE (213) 897-4429
FAX (213) 897-1337

Flex your power!
Be energy efficient!

August 14, 2003

IGR/CEQA cs/030804
NOP
City of Camarillo
California State University,
Channel Islands, Approval of
Schematic Plans, Student Housing
Phase I
Vic. VEN-34-13.65
SCH# 1999121111

Mr. George Dutra
Trustees of the California State University
401 Golden Shore
Long Beach, CA 90802

Dear Mr. Dutra:

Thank you for including the California Department of Transportation in the environmental review process for the above-mentioned project. Based on the information received, we have the following comments:

Any proposed modifications to State highways or work to be performed within the State Right-of-way will need a California Department of Transportation Encroachment Permit.

A noise analysis will be needed to determine if the traffic from the nearby freeway may have an impact on future student housing facilities.

A traffic study will be needed to evaluate the project's overall impact on the State transportation system including State Route 34 (Lewis Rd.) and the mainline US-101 (Ventura Freeway) and all affected freeway on/off ramps. The traffic study should include, but not be limited to:

1) Assumptions 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 2025) conditions. This should also include level-of-service calculations using the HCM 2000 methodology. The analysis should include the following:

- ☐ existing traffic volumes
- ☐ project and cumulative traffic volumes
- ☐ future traffic volumes projections for year 2025
- ☐ existing level-of-service (LOS) calculations
- ☐ project and cumulative level-of-service (LOS) calculations

3) Any mitigation measures proposed to alleviate traffic impact should include, but not be limited to the following:

- ☐ financing
- ☐ scheduling considerations
- ☐ implementation responsibilities
- ☐ monitoring plan

We recommend that construction related truck trips on State highways be limited to off-peak commute periods. Transport of over-size or over-weight vehicles on State highways will need a Transportation Permit from the California Department of Transportation.

Proposed developments will need to conform with the National Pollution Discharge Elimination System (NPDES) requirements relating to construction activities and Post-Construction Storm Water Management. To the maximum extent practicable, Best Management Practices will need to be implemented to address storm water runoff from new development. The responsible water quality control agencies will need to review storm water runoff facilities and drainage plans.

We would appreciate advance copies of the DEIR and traffic study to facilitate internal Departmental review. Copies should be sent to the undersigned :

Stephen Buswell, IGR/CEQA Program Manager
California Department of Transportation
District 7, Office of Regional Planning
120 South Spring Street
Los Angeles, CA 90012

If you have any questions regarding our comments, refer to our internal IGR/CEQA Record # cs/030804, and please do not hesitate to contact me at (213) 897-4429.

Sincerely,

STEPHEN BUSWELL
IGR/CEQA Branch Chief

cc: Mr. Scott Morgan, State Clearinghouse

CAMROSA Water District

August 26, 2003

Mr. George Dutra
Associate Vice President, OPC
California State University, Channel Islands
One University Drive
Camarillo, CA 93012

Mr. Stephen Svete, AICP
Principal-in-Charge
Rincon Consultants, Inc.
790 East Santa Clara Street
Ventura, CA 93001

CSUCI Campus Master Plan Amendment:
Response to NOP of a Supplemental Environmental Impact Report

Dear Messrs. Dutra and Svete:

Thank you for the opportunity to comment on the Notice of Preparation of a Supplemental Environmental Impact Report (SEIR) for the California State University, Channel Islands, Campus Master Plan. Camrosa Water District provides potable water, recycled water, and wastewater treatment services for the project site. I have reviewed your Notice of Preparation and on behalf of the Camrosa Water District, I request that the SEIR address the following areas.

1. Utilities and Public Services: The last supplemental EIR for the revised Campus Master Plan, certified in June 2000, relied on water use projections and wastewater flow projections based on studies of comparable California State University facilities. Now that the California State University, Channel Islands, has partially developed it would be useful to confirm or revise those planning projections and evaluate any new water or wastewater treatment demands prompted by this revision to the master plan.
2. Utilities and Public Services: Please characterize the quantity and quality of the water demands and wastewater discharges for the Anaerobic Digester System Chilled Water Plant, and Thermal Energy Storage Tank to ensure that Camrosa Water District will be able to incorporate the demands of these facilities within its current treatment and discharge/recycling facilities and water quality requirements.
3. Aesthetics/Lighting: Please evaluate the proposed reconfiguration of the campus developments in terms of avoiding future aesthetic and land use conflicts between campus land uses and Camrosa's existing wastewater treatment facility.

7385 Santa Rosa Road • Camarillo, CA 93012-9284
Phone: (805) 482-4677 • FAX: (805) 987-4797
Website: www.camrosa.com

Thank you for your consideration of these comments. We look forward to continued close cooperation with California State University, Channel Islands to meet your water and wastewater treatment needs. If I can be of further assistance, please feel free to contact me by telephone at (805) 482-0643, or by e-mail at henryg@camrosa.com.

Sincerely,

J. Henry Graumlich
Resource Manager

EIR SCOPING MEETING

Thursday, August 14, 2003
5:00 PM

Conference Hall #1

AGENDA

1. *Welcome/Introduction*

2. *Overview of the Project - Office of Operations, Planning and Construction*
   History of the Project
   Project/Site Description
   Planning Process Steps

3. *Environmental Review - Rincon Consultants, Inc.*

   The California Environmental Quality Act (CEQA)
   The EIR Process
   Issues/Alternatives
   EIR Schedule and future meetings

4. *Public Questions and Comments*

Adjournment

Appendix C

Summary of Mitigation Measures

SUMMARY OF MITIGATION MEASURES

Table C-1 Summary of Environmental Impacts and Mitigation Measures from the 1998 FEIR

Impact	Mitigation Measures
AESTHETICS	
AES-1 The proposed project has the potential to alter public viewsheds from Lewis Road and Potrero Road.	**AES-1(a)** The University or Site Authority shall assess the health of the trees along Camarillo Drive from Lewis Road to Long Grade Canyon Creek. Missing or failing trees shall be replaced with an equivalent number of the same or otherwise suitable species (sycamore, oak, pepper). **AES-1(b)** Any widening of Camarillo Drive shall be done in a manner that incorporates the existing tree rows by adding lanes to the north side of the tree row along the inbound lane and converting the road to a divided road. A new tree row shall be planted at the outside edge of the new lanes. **AES-1(c)** Entry signage shall be designed in a monument-style format, and shall not exceed six feet in height. Lighting necessary for such signage shall be creatively shielded to direct light pools. **AES-1(d)** The Master Plan of lighting shall deal specifically with the treatment of the Camarillo Drive and the Santa Barbara Avenue extension, as well as any proposed nighttime lighting of play fields. Ultimate design shall consider leaving Camarillo Drive and the Santa Barbara Avenue extension unlit. If lighting is required by California State University lighting standards, it is recommended that bollard-style or splash lighting of street surface areas shall be employed. Under no circumstances shall lighting standards exceed 20 feet, and lighting shall not be permitted to exceed 1 foot-candle at a distance greater than 50 feet from the roadway perimeter. **AES-1(e)** If nighttime lighting of the recreational fields is required, lighting standards shall be of such a design as to not generate light pools in excess of 1 foot-candle at a distance of 100 feet from the field area. **AES-1(f)** If nighttime lighting of the recreational fields is required, tree row perimeter landscaping of the fields shall be incorporated into the design such that mature canopies would interrupt light pools from spilling offsite along the Potrero Road corridor. Evergreen species whose canopies are tall and broad shall be specified.

Impact	Mitigation Measures
	AES-1(g) Buildings and facilities built along the Potrero Road edge of the core campus area shall be set back from the Potrero Road right-of-way a minimum of 40 feet. Heights of any building within 100 feet of the Potrero Road right-of-way shall be limited to 30 feet. **AES-1(h)** Highly reflective façade building materials such as glass or polished metals shall not be allowed to exceed 20 percent of the façade areas visible to Potrero Road travelers. **AES-1(i)** Parking structure design shall incorporate buffering features (landscaping, half-walls on parking decks) to minimize glare and lighting from vehicles to viewers on Potrero Road. **AES-1(j)** The landscape plan for the Potrero Road parking structures shall specify that a minimum of 30% of the façade views shall be interrupted from Potrero Road viewing locations with landscaping. **AES-1(k)** Landscaping within the Potrero Road viewshed shall, when feasible, incorporate existing trees into the new design. When they must be removed, trees should be either relocated or replaced at a 1:1 ratio with tree species of a like variety to those being removed.

Impact	Mitigation Measures
AES-2 The aesthetic condition of the subject site would be altered through building demolition, construction of new buildings and roadways and landscaping during the life of the Master Plan.	**AES-2(a)** All new structures shall be limited to four levels and 60 feet in parapet height. Building design plans shall incorporate design details as recommended by the campus master plan architect to minimize bulk and to ensure design compatibility with campus structures. Design features to be considered in the design of buildings and building complexes shall include: • *Incorporation of courtyards and plazas;* • *Perimeter landscaping along façades;* • *Massing, rooflines, and facade materials that complement the core campus design;* • *Setback of third and fourth stories; and* • *Use of arcades, colonnades, and cupolas.* **AES-2(b)** Site lines of new structures in the core campus area shall orient to the grid pattern established by the existing design. Sight lines of visually prominent features such as the central cupola, Round Mountain, and surrounding ridgelines shall be considered in the design of new buildings. **AES-2(c)** All parking structures shall be limited to three levels and 30 feet in parapet height. **AES-2(d)** All mature trees with trunk measurements of 6" or greater when measured 4.5 feet above the ground shall be incorporated into site design when feasible. If their removal is required for the construction of new structures, roadways, or parking areas, they shall be replaced at a one-for-one ratio with a like species or moved to a suitable location. Planting locations shall be determined by a qualified landscape architect in consultation with the building architect.

Impact	Mitigation Measures
	AES-2(e) New roadways connecting the core campus area to Lewis Road and the northeast quadrant to Camarillo Drive shall be designed as two lane facilities, with four lane roads separated by a landscaped median. Lane widths shall be specified to the minimum of the standard to minimize the paved area. **AES-2(f)** New roadways connecting the core campus area to Lewis Road and the northeast quadrant to Camarillo Drive shall be landscaped with trees of a type and spacing pattern equivalent to that which exists along Camarillo Drive. **AES-2(g)** All surface parking areas 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. Landscaping shall be compatible in design with the existing landscape treatment, as determined by the Master Plan landscape architect. In order to provide visual relief, glare reduction, and shade, large-canopy trees planted in an orchard siting arrangement are recommended. Pedestrian amenities shall be incorporated into the surface lot areas, including but not limited to textured paving at aisle crosswalks, walkways through parking aisles, bollard-style lighting, and seating areas. **AES-2(h)** Residential development in the east and northeast quadrants shall incorporate design principles accepted by the New Urbanism school, characterized by: • *Narrow, traffic-calmed street design;* • *Pedestrian and transit-friendly circulation system design; and seating areas;* • *Mix of uses that accommodates basic needs on-site; and* • *Human-scaled design.*
AES-3 The proposed project would create new sources of light and glare through the construction of new buildings, lighting for sports facilities, and new parking areas.	**AES-3(a)** Illumination of all parking areas should be accomplished in a manner that minimizes spillage of light canopies away from the lit area. Light standards shall be designed to achieve one (1) foot-candle at the property line, considering weather conditions. **AES-3(b)** Overhead lighting fixtures to light roads and parking areas shall not exceed 20 feet in height. **AES-3(c)** Top decks of parking structures shall be illuminated with floor-mounted bollards or half-wall mounted fixtures to provide splash lighting to the parking surface areas. Bollards shall not exceed six feet in height.
AIR QUALITY	

Impact	Mitigation Measures
AQ-1 Project construction would result in temporary increases in air pollutant emissions.	**AQ-1(a) Dust Control Measures:** Dust generation produced during grading and construction activities shall be controlled by the following activities: • Throughout grading and construction operations, fugitive dust shall be controlled with the use of water trucks generally at least three times per day (except immediately after rainfall). If available, reclaimed water from Camrosa Water District shall be used. • All exposed soil areas, including unpaved on-site roadways and material stock piles shall be watered and/or treated with APCD approved Soil Stabilization materials and roll compacted unless recent rainfall provides sufficient dust control. Completed grading shall be monitored weekly for dust stabilization. • All trucks exporting fill from the site shall use tarpaulins to cover the load in compliance with State Vehicle Code Section 23114. Material transported on-site shall be sufficiently watered or secured to prevent fugitive dust. • All construction traffic on-site along dirt roads shall be limited to 15 miles per hour or less. • APCD-approved soil stabilizers, such as water and roll compaction, Magnesium Chloride additives (DUST-OFF or DTC or equivalent) shall be applied to portions of the construction site that are inactive for over four days. • During periods of high winds (i.e., wind speed exceeding 20 mph averaged over one hour), all clearing, grading, earth moving, and excavation operations shall be curtailed to the degree necessary to prevent fugitive dust from the project site from becoming a nuisance or hazard. The Site Superintendent shall use his/her discretion in conjunction with the Ventura County APCD in determining when winds exceed 20 mph averaged over one hour. • Streets shall be swept at the end of each day during construction if visible soil material is carried over to adjacent roads. • Employees involved in grading operations shall be advised to wear face masks during dry periods to reduce inhalation of dust. **AQ-1(b) Ozone Precursor Control Measures:** • Equipment engines should be maintained in good condition and in proper tune as per manufacturer's specifications; • Lengthen construction periods during the smog season so as to minimize the number of vehicles and equipment operating simultaneously; and • Use new technologies to control ozone precursor emissions as they become available.

Impact	Mitigation Measures
AQ-2 Operational emissions would exceed APCD significant thresholds for ROG and NO_x.	**AQ-2(a)** The university shall implement a Trip Reduction Program that would include campus van and car pools. All on-site vans or buses shall be electric powered or shall run on clean fuels. The Trip Reduction Program shall be evaluated annually by University transportation officials and modified as necessary to achieve reasonably feasible trip reduction benefits. The Trip Reduction Program shall be initially designed considering the optional strategies as listed in the Final Program EIR. **AQ-2(b)** The university shall reduce NOx and ROG emissions produced by project related trips by subsidizing bus passes for students and employees at the site. **AQ-2(c)** Structures shall be oriented to facilitate the use of passive solar energy. **AQ-2(d)** The U.S. Department of Energy is currently leading an effort to place one million solar energy systems on the roofs of buildings and homes across the United States by the year 2010. The California State University should investigate federal grants and other programs that will be used to initiate sales of solar energy systems for applicability to site facilities. **AQ-2(e)** On-site landscaping shall be designed so as to provide natural cooling and minimize the costs associated with upkeep by reducing the need for maintenance and reducing the need for motorized lawn care equipment. **AQ-2(f)** All new structures on-site shall be designed to exceed California Code of Regulations, Title 24 energy standards by at least 20%. **AQ-2(g)** The university shall convert onsite maintenance vehicles to electric power or clean fuels (such as compressed natural gas). Golf carts if used at the golf course shall all be electric powered.
AQ-3 Carbon monoxide concentrations associated with cumulative traffic growth would no exceed state or federal standards.	No mitigation measures required.
AQ-4 The proposed project could be considered inconsistent with the County's Air Quality Management Plan.	Mitigation measures recommended under Impact AQ-2 would reduce air quality effects to the degree feasible.
BIOLOGICAL RESOURCES	
BIO-1 Buildout of the proposed Campus Master Plan would reduce the amount of plant and wildlife habitat available at the site. Substantial decreases in locally and regionally significant biologically sensitive communities would also occur.	**BIO-1(a)** The open space portions of the Campus Master Plan shall be managed by the University to maintain its biological resources, and Round Mountain shall also be managed as a cultural resource. Prior to any construction, vegetation clearing, or other change in the natural characteristics of this area, the University shall consult with the Biology Department regarding the biological consequences and any recommended procedures.

Impact	Mitigation Measures
	BIO-1(b) Wetland habitats lost as a result of the construction of the north residential access road or the conversion of the debris basin shall be replaced through the establishment of new wetland within the detention basins that would be needed for the site. **BIO-1(c)** The CSU shall post signs prohibiting indiscriminate access into the surrounding hillsides. Such signage shall be included with those marking the location of designated trails. Warning signs regarding the presence of rattlesnakes shall similarly be posted. **BIO-1(d)** The CSU shall prepare a landscaping plan for the open space buffers between the developed portions of the site and native open space vegetation. This landscaping plan shall contain a palette that is appropriate to ensure compatibility between the landscaped areas and the native plants while maintaining the historical landscaping palette present within the developed portions of the site. Those plants known to be invasive species shall be excluded from the landscaping palette. **Optional Mitigation.** Recommendation that either the recreation/ open space be designed so as to avoid removing stands of Catalina mariposa lily or that the bulbs be relocated after becoming dormant to a suitable location(s) within the open space area
BIO-2 Buildout of the proposed Campus Master Plan may cause a decrease in the population size of sensitive pland species known to occur at the site.	No Mitigation measures required. Recommendation that either the recreation/open space be designed so as to avoid removing stands of Catalina mariposa lily or that the bulbs be relocated after becoming dormant to a suitable location(s) within the open space area.
BIO-3 Buildout of the proposed Campus Master Plan may affect sensitive fish and wildlife resources at the site.	**BIO-3** 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.
BIO-4 Development of the project could cause an indirect and cumulative impact to regional fish and wildlife resources because of the interruption of wildlife corridors or habitat linkages.	No Mitigation measures required.
BIO-5 Development within the project site is located adjacent to native vegetation that has a high potential for wildfire. Fuel modification zones and wildfire suppression efforts can alter the diversity of the vegetation in the long term.	**BIO-5** Those buildings located within 100-feet of undisturbed coastal sage scrub shall have automatic fire sprinklers installed under the eaves facing the brush and shall be landscaped such that no shrubs or trees occur under the eaves or within 10 feet. No landscaping conifer, eucalyptus, cypress, juniper, acacia, or palm trees may be located on the building side exposed to

Impact	Mitigation Measures
	natural brush.
CULTURAL RESOURCES	
C-1 Project construction could expose previously unknown, buried cultural resources within the Campus Master Plan area and along future road expansions.	**C-1** Should unanticipated cultural resource remains be encountered during construction or land modification activities, work must stop, and the University shall contact an archaeologist to provide a qualified assessment of the nature, extent and possible significance of any cultural remains. If significant resources are encountered or inadvertently damaged, the University shall implement the recommendations of the archaeologist with respect to documenting and safeguarding the resource, and restoring or repairing any damaged artifacts or resources.
C-2 Growth and activities within the Campus Master Plan area may affect the known cultural resources at Round Mountain.	No mitigation measures required.
C-3 Development within the project site would demolish some structures and may otherwise alter the historical relationships and physical characteristics of historic resources associated with the Camarillo State Developmental Hospital.	**C-3(a)** The University shall adaptively reuse the laundry facility as part of the West Campus, if feasible. If not feasible, historic documentation of this resource shall be done. **C-3(b)** Employee Housing Home 1 should be considered for reuse, possibly as part of a community center or the academic enhancement center. For this structure and the other Spanish Colonial Revival styled employee housing buildings, the University shall prepare a detailed report regarding the structures that includes: photographic documentation; detailed architectural drawings if they do not already exist; additional historical research into early photographs; and aspects of construction. **C-3(c)** The CSU will continue to consult with the State Historic Preservation Officer for individual adaptive reuse building rehabilitation projects.
GEOLOGY AND SOILS	
GEO-1 Future seismic events could produce median ground accelerations up to about 0.53 g on the site.	**GEO-1(a)** Building-specific seismic studies shall be required for new University structures. These studies will determine the applicable standards to be implemented per CSU standards. Mitigation measures identified within these site specific studies shall be implemented for new construction. **GEO-1(b)** Seismic design for proposed buildings of four stories or more in height, or 6,000 square feet or more in ground level floor space, shall be reviewed by a licensed structural engineer. **GEO-1(c)** Those buildings or structures requiring a permit from the County shall be designed to meet County criteria and be inspected by County building inspectors.

Impact	Mitigation Measures
GEO-2 Future seismic events could result in liquefaction of soils beneath the site.	**GEO-2** A geotechnical study shall be prepared for those areas proposed for new structural development. This report shall include an analysis of the liquefaction potential of the underlying materials. If the site is confirmed to be in an area prone to seismically-induced liquefaction, suitable measures shall be proscribed and implemented.
GEO-3 Soil stability conditions contributing to landslides, debris flows, or rock falls exist within the Campus Master Plan area.	**GEO-3** A geotechnical evaluation shall be prepared to assess the stability of slopes adjacent to new structures proposed in the area of the former powerhouse when Phase 3 expansion is planned. This evaluation shall determine the potential for adverse soil stability and discuss appropriate mitigation techniques, primarily setting structures back sufficiently from the slope to avoid problems.
GEO-4 Soil conditions leading to subsidence could result from the removal of underlying support (oil, gas, or water) during strong ground shaking.	**GEO-4(a)** A geotechnical evaluation shall be required prior to site development. This report shall address the potential for static and seismically-induced soil subsidence. All recommended mitigation measures necessary to reduce this impact shall be implemented. **GEO-4(b)** If a structure is identified to be in a high soil subsidence zone as a result of the geotechnical report, foundations shall be designed by a structural engineer to withstand the existing conditions, or the site shall be graded in such a manner as to mitigate the potential impact.
HYDROLOGY AND WATER QUALITY	
HYD-1 Capacity of the drainage system within the campus core is exceeded during the 10-year frequency storm event.	**HYD-1(a)** Replacement of 2,000 feet of the existing 8 inch to 18 inch collector line in Ventura Street adjacent to the Maintenance Shops. **HYD-1(b)** Replacement of approximately 2,000 feet of the existing 18-24 inch collector line Camarillo Drive. **HYD-1(c)** Replacement of 1,000 feet of the existing 24 inch outfall line which flows westerly to the open field north of the cogeneration facility.
HYD-2 The parking garages developed during Phase 3 of campus growth are located in areas that are used for storm water detention and may be subject to the 100-year flood.	**HYD-2(a)** A hydrology study shall be prepared for the proposed parking garage on the northwest end of the campus core. Drainage design for the 9-acre parking structure shall re-route storm flows such that local peak flows are not increased and no additional flooding is created by the new drainage system. This may include delivery of flood flows into the Calleguas Creek system prior to the peak event, or the routing of storm flows into a suitably sized detention or retention basin.

Impact	Mitigation Measures
HYD-3 Expansion of residential uses in the East Campus would result in storm water flows that exceed the existing drainage system capacity.	**HYD-3(a)** Design and construct one or more detention basins within the residential and recreation/open space zones to reduce the post-development peak discharge to pre-development discharge rates. **HYD-3(b)** If the golf course design converts the existing debris basin, an appropriately sized debris basin shall be located within other portions of the golf course along the main Long Grade Canyon channel. **HYD-3(c)** Additional connections of drainage systems to the Long Grade Canyon channel within the site will require the preparation of a hydrology study to be submitted to the Ventura County Flood Control District.
HYD-4 The Campus Master Plan could result in the runoff of various pollutants that would cumulatively effect local drainages and subsurface aquifers.	**HYD-4(a)** The University shall require the contractor for each new facility subject to NPDES requirements to prepare a SWPPP containing specific Best Management Practices to be instituted during site construction. **HYD-4(b)** Construct oil and grease traps within catch basins for the parking lots and/or construct perimeter infiltration trenches. The catch basin shall include a trap that prevents floatables from discharging with the drainage water. **HYD-4(c)** The University shall limit the use of pesticides and inorganic fertilizers applied to the landscaping to those quantities necessary to treat specific problems.

Impact	Mitigation Measures
HYD-5 Decrease in the quality of surface water and groundwater associated with change in land use to golf course.	**HYD-5(a)** A Best Management Practices Plan and Integrated Pest Management Plan shall be prepared for implementation by the golf course operator. The purpose of both plans would be to reduce the use of harmful chemicals onsite, and to reduce the potential offsite movement of high concentrations of sediment, salts, excessive nutrients, and chemicals. **HYD-5(b)** The golf course shall be designed to include drainage swales and detention basins to collect and filter pollutants. **HYD-5(c)** A groundwater monitoring well shall be installed by the golf course operator at the point where golf course drainage flows to receiving channels. The wells must meet the minimum requirements of Bulletin 74-90 (California Well Standards) and the Ventura County code. The wells shall be sampled by the operator on a quarterly basis for a minimum of three years, and then semi-annually for at least an additional seven years for a total of 10 years, with the sampling reports sent to CSUCI and the Regional Water Quality Control Board. At the end of ten years, the data shall be analyzed to determine if there is a need to continue the monitoring. Constituents sampled for will include nitrate, phosphate and any pesticides applied to the golf courses. An initial well sample shall be taken at completion of grading, but before the installation of landscape vegetation. **HYD-5(d)** Surface water samples shall be taken within all drainages immediately downstream of golf course facilities at periods to be determined by the Best Management Practices Plan, but not more than quarterly. The samples shall be examined for nitrate and phosphate content, and any pesticides applied to the golf courses. Sampling reports shall be sent by the operator to CSUCI and the RWQCB.
LAND USE AND PLANNING	
LU-1 Project construction may create both internal and external compatibility conflicts in the short-term.	The mitigation measures recommended in Section 5.2 ,*Air Quality*, and 5.8, *Noise*, are anticipated to reduce construction-related impacts to a less than significant level.
LU-2 Long-term operation of the project may create compatibility conflicts with adjacent agricultural uses.	No mitigation measures required.
LU-3 The amphitheater proposed at the adjacent regional park site may create long-term conflicts with on-site residential uses.	**LU-3** The University shall require that the developer of the residential units in the northern end of the East Campus include a disclosure notice in the lease/purchase agreements regarding the potential for nuisance noise problems associated with the amphitheater.
LU-4 Aircraft flyovers may create long-term conflicts with on-site residential uses	No mitigation measures required.
LU-5 Project implementation could directly convert up to an estimated 11.6 acres of prime farmland.	**LU-5** Whenever feasible, Camarillo Drive and the Santa Barbara extension for the University site shall be aligned so as to minimize impacts on adjacent farmland.
LU-6 Some proposed uses within the Master Plan may be considered inconsistent with various County General Plan policies and zoning.	No mitigation measures recommended.
LU-7 Some land use components of th epropject could be	No mitigation measures recommended.

Impact	Mitigation Measures
considered inconsistent with the County's Guidelines or Orderly Development.	
NOISE	
N-1 Demolition of existing facilities and construction of new facilities on the campus could cause temporarily high noise levels.	**N-1(a)** Grading activities that involve heavy equipment should be scheduled for during the summer months when there is reduced activity on the campus or at other times when there is less activity on the campus. **N-1(b)** Construction activity within the campus core, including at the parking garages, shall be limited to day time hours of 7AM to 6 PM Monday through Friday, and no construction on State recognized holidays. **N-1(c)** Air compressors and generators used for construction within the campus core shall be surrounded by temporary acoustical shelters if within 300 feet of a sensitive receptor.
N-2 The proposed Camarillo Regional Park amphitheater would generate sound levels during concerts that would cause nuisance noise impacts to existing and proposed residential units in the East Campus.	**N-2(a)** The University shall not accept the Noise Abatement Plan for the amphitheater operations until the following are included: • *Curfew for performances of 10:00 pm,* • *Established limits for "maximum" or "peak" noise levels,* • *Enforceable monetary penalties for non-compliance with standards, and* • *Development of a permanent sound system with sound limiting equipment.* • **N-2(b**) New residences within the northern portion of the on-site residential zone shall include the following: • *Air conditioning or a mechanical ventilation system that will allow doors and windows to remain closed* • *Double-paned glass on all windows* • *Windows and sliding glass doors mounted in low air infiltration rate frames (0.5 cfm or less)* • *Solid core exterior doors with perimeter weather stripping and threshold seals* • *Building wall construction capable of attenuating exterior noise by 25 dBA Ldn.* •
N-3 Project traffic would generate noise levels that could affect sensitive receptors along Lewis Road and Cawelti Road.	**N-3** Rubberized asphalt paving material should be used for any repaving of roads affected by project and cumulative traffic.
N-4 Adjacent farming activity may generate noise that creates an occasional nuisance for on-site users.	**N-4** No mitigation measures required.
PUBLIC SERVICES	
PS-1 Proposed buildout of the Campus Master Plan would increase sewage flows.	No mitigation measures required.

Impact	Mitigation Measures
PS-2 Proposed buildout of the CSUCI campus would generate additional solid waste.	**PS-2(a)** A long-term plan for recycling shall be developed with specific collection goals for each recyclable material category and a method to track quantities of materials. A source reduction plan should include such policies as training custodial staff for recycling as part of their jobs. **PS-2(b)** A source reduction plan shall be developed and integrated with a long-term recycling plan. A source reduction plan should include measures to eliminate single use items, encourage reuse of materials, use of more durable materials, and eliminate unnecessary usage. Use of reusable mugs and drink discounts have been shown to reduce the solid waste stream significantly (by as much as 30% at University of Colorado). **PS-2(c)** The University shall promote the use of materials with recycled material content in them such as paper products. Disposable products that are used should be made of materials that can be easily collected on campus and recycled. For example, the plastics that are marked with numbers "1" or "2" are more readily recyclable than those plastic products marked with higher numbers. **PS-2(d)** As part of the construction and demolition contracts, the University shall require that, when feasible, contractors purchase and utilize materials with a recycle content during the construction of University facilities. **PS-2(e)** The University shall prepare and implement an organics recycling plan which would identify methods of recycling or reducing green waste collected from the project site through mulching or small-scale composting activities. Space allocation for on-site mulching and composting activities should be provided at the facilities maintenance yard. Any composting shall meet recent new standards concerning the control of pathogens.
TRANSPORTATION/TRAFFIC	

Impact	Mitigation Measures
T-1 Development of Phase 1 of the Campus Master Plan would result in the addition of 14,484 ADT to the roadways adjacent to the site, which would impact the operation of several existing two-lane segments. This represents a net increase of 5,178 trips over the traffic that would be generated by the existing State Hospital facility.	In coordination with the County of Ventura, City of Camarillo, and Caltrans, the University will advocate allocation of funding for the recommended transportation/circulation improvements contained in the EIR for the Campus Master Plan from appropriate state, local, and regional sources of street and highway funding. **T-1(a) Lewis Road**. Widen to a 4-lane roadway section between Cawelti Road and Camarillo Drive. The section of Lewis Road north of Cawelti Road will require improvements to the existing 2-lane roadway to provide adequate shoulder areas and standard lane widths as required by the County of Ventura. **T-1(b) Camarillo Drive**. Signalize the Lewis Road/Camarillo Drive intersection and install left- and/or right-turn lanes on all intersection approaches as needed. **T-1(c) Cawelti Road**. Signalize the Lewis Road/Cawelti Road and Las Posas Road/Cawelti Road intersections and implement left- and/or right-turn lanes on all intersection approaches. Improve the existing 2-lane roadway to provide adequate shoulder areas and standard lane widths, as required by the County of Ventura.
T-2 Development of Phase 1 of the project would generate 1,343 A.M. peak hour trips and 1,327 P.M. peak hour trips, which would impact several of the study-area intersections. This represents a net increase of 679 A.M. and 821 P.M. trips over the traffic which would be generated by re-use of the existing State Hospital facility.	**T-2(a) Las Posas Road/U.S. 101 SB Ramps**. The following lanes would be required. NB: 2 Thru, 1 Thru/Right, 1 Right SB: 1 Left, 2 Thru, 1 Right EB: 2 Left, 1 Left/Thru, 2 Right WB: I Left, 2 Right **T-2(b) Las Posas Road/Pleasant Valley Road.** No mitigation measures required. **T2(c) Lewis Road/Daily Drive**. The following lanes would be required. NB: 1 Left, 2 Thru SB: 2 Thru, 1 Right EB: 1 Left, 1 Right **T-2(d) Lewis Road/Ventura Blvd.** None. **T-2(e) Lewis Road/Pleasant Valley Road**. The following lanes would be required. NB: 1 Left, 1 Thru, 1 Thru/Right SB: 1 Left, 2 Thru, 1 Right EB: 2 Left, 1 Thru, 1 Thru/Right WB: 1 Left, 2 Thru, 1 Right **T-2(f) Santa Rosa Road/U.S. 101 NB Ramps.** None. **T-2(g) Santa Rosa Road/U.S. 101 SB Ramps**. The following lanes would be required. NB: 1 Left, 1 Thru/Right SB: 1 Left, 1 Left/Thru, 1 Right EB: 2 Thru, 1 Thru/Right WB: 1 Left, 2 Thru, 1 Right

Impact	Mitigation Measures
T-3 Buildout of the Campus Master Plan would result in the addition of 36,535 ADT to the roadways adjacent to the site. This represents a net increase on 27,299 ADT over the traffic that would be generated by the existing State Hospital facility.	**T-3(a) U.S. Highway 101**. Widen to 10 lanes within the Camarillo area **T-3(b) Pleasant Valley Road**. Widen to 4 lanes between Lewis Road and the existing 4-lane section in the City of Camarillo. **T-3(c) East 5th Street**. Widen to 4 lanes from Pleasant Valley Road to Oxnard. **T-3(d) Lewis Road**. Widen to either 4 or 6 lanes from U.S. Highway 101 to south of the University when campus and cumulative traffic growth reduces LOS to an undesirable level. **T-3(e) Cawelti Road**. Widen to 4 lanes from Las Posas Road to Lewis Road only if required due to campus and cumulative traffic growth. **T-3(f) Las Posas Road**. Widen to 6 lanes from U.S. Highway 101 to Pleasant Valley Road and to 4 lanes south of Pleasant Valley Road. **T-3(g) Camarillo Drive**. 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. CSUCI may determine in the future that the Santa Barbara Avenue extension should be the primary access to the campus, depending on ultimate campus layout. In the interim, the Santa Barbara Avenue extension should be constructed to 2 lanes and signage should be in place to direct traffic to its use.
T-4 Buildout of the Campus Master Plan would result in the addition of 3,483 A.M. and 3,321 P.M. peak hour trips to the intersections in the study-area. This represents a net increase of 2,880 A.M. and 2,799 P.M. peak hour trips over the traffic which would be generated by the existing State Hospital facility.	**T-4(a) Las Posas Road/Pleasant Valley Road.** The following lanes would be required. NB: 1 Left, 2 Thru, 1 Thru/Right SB: 1 Left, 1 Thru, 1 Thru/Right, 1 Free Right EB: 2 Left, 1 Thru, 1 Thru/Right WB: 1 Left, 2 Thru, 1 Right **T-4(b) Las Posas Road/5th Street.** Monitor cumulative growth at intersection and provide the following lanes if warranted. NB: 1 Left, 1 Thru, 1 Thru/Right SB: 1 Left, 2 Thru, 1 Thru/Right EB: 2 Left, 1 Thru, 1 Thru/Right WB: 1 Left, 1 Thru, 1 Thru/Right ***T-4(b) Lewis Road/Daily Drive.** In the event of implementation of the Lewis Road/Highway 101 improvement plan, monitor traffic growth at this intersection and provide the following lanes if warranted. NB: 2 Left, 2 Thru SB: 2 Thru, 1 Right EB: 2 Left, 1 Right

Impact	Mitigation Measures
	T-4(c) Lewis Road/Pleasant Valley Road. In the event of implementation of the Lewis Road/Highway 101 improvement plan, monitor traffic growth at this intersection and provide the following lanes if warranted. NB: 1 Left, 2 or 3 Thru, 1 Right SB: 1 Left, 2 or 3 Thru, 1 Right EB: 2 Left, 1 or 2 Thru, 1 Thru/Right or 1 Right WB: 2 Left, 1 Thru, 1 Thru/Right **T-4(d) Santa Rosa Road/U.S. 101 NB Ramps.** The following lanes would be required NB: 1 Left, 1 Left/Right, 1 Right EB: 3 Thru, 1 Right WB: 2 Thru, 1 Thru/Right, 1 Right **T-4(e) Santa Rosa Road/U.S. 101 SB Ramps** No mitigation measures required. **T-4(f) Pleasant Valley Road/Pancho Road** No mitigation measures required. **T-4(g) Camarillo Drive/Lewis Road**. Signalize intersection. **T-4(h) Las Posas Road/Cawelti Road**. Signalize intersection. **T-4(i) Lewis Road/Cawelti Road**. Signalize intersection. **T-4(j) Lewis Road/Santa Barbara Avenue extension**. Signalize intersection. **T-4(k) Lewis/Hueneme Road/Potrero Road**. Signalize intersection.
GROWTH INDUCEMENT	
Impact	**Mitigation Measure**
	GI-1 Concurrent with its adoption of the Campus Master Plan, the University shall recommend to the County that the General Plan land use designation for Assessor Parcel No. 234-05-19 be changed to "Agricultural" to reflect the existing and planned land use for this parcel.
	GI-2 The University shall agree not to provide easements or land areas for development support infrastructure (water and sewer lines, drainage infrastructure, and general service access roads) to land areas designated "Agricultural" or "Open Space" in the Ventura County General Plan and that lie adjacent to the 634-acre project site.
	GI-3 The University and the Site Authority shall cooperate with any viable land conservancy that proposes to purchase land on its borders for the purposes of agricultural land preservation, open space protection, or habitat restoration.

Table C-2 Summary of Environmental Impacts and Mitigation Measures from the 2000 SEIR

Impact	Mitigation Measures
AESTHETICS	
Supplemental Effect AES-1 The proposed project has the potential to alter public viewsheds from Lewis Road and Potrero Road.	**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.

Impact	Mitigation Measures
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-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.*
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-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.
AGRICULTURAL RESOURCES	
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.	**S-AG-1 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.
Supplemental Effect AG-2 The proposed project may result in land use conflicts with adjacent agricultural operations.	**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.** Consistent with Ventura County's right-to-farm ordinance, 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.
BIOLOGICAL RESOURCES	
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-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.

Impact	Mitigation Measures
Supplemental Effect BIO-2 The fuel modification zone for the residential area would affect sensitive native grassland vegetation.	**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.
Supplemental Effect BIO-3 Project site development would remove existing wetland areas and construct a new wetland on current agricultural land.	**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.
Supplemental Effect BIO-4 Buildout of the revised Campus Master Plan may affect sensitive fish and wildlife resources at the site. (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.
CULTURAL AND HISTORICAL RESOURCES	

Impact	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-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)).
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.	**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.

Impact	Mitigation Measures
	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.
LAND USE AND PLANNING	
Supplemental Effect LU-1 The proposed project could create land use compatibility conflicts with adjacent agricultural operations and the Camrosa Wastewater Treatment Plant.	**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.
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.	No mitigation measures required.
HYDROLOGY	
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.
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 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.
WATER AND WASTEWATER	
Supplemental Effect WW-1 Proposed buildout of the	**S-WW-1(a)** All ball and playfields shall be irrigated using

Impact	Mitigation Measures
Campus Master Plan may exceed the capacity of the existing Camrosa Water District facilities to deliver potable water.	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 gpd.
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-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.
GROWTH INDUCEMENT	
	Measure GI-1 should be modified to read: **GI-1** 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.

Appendix D

Recycled Water Uses Allowed in California

Recycled Water Uses [1] Allowed in California

*This summary is prepared by **WateReuse Association**, from the September 1998 draft of proposed Title-22 revisions and supersedes previous versions.*

- Irrigation
- Supply for Impoundment
- Supply for Cooling or Air Conditioning
- Other Uses

	Treatment Levels			
Irrigation	**Disinfected Tertiary Recycled Water**	**Disinfected Secondary-2.2 Recycled Water**	**Disinfected Secondary-23 Recycled Water**	**Undisinfected Secondary Recycled Water**
Food crops where recycled water contacts the edible portion of the crop, including all root crops	**Allowed**	Not allowed	Not allowed	Not allowed
Parks and playgrounds	**Allowed**	Not allowed	Not allowed	Not allowed
School yards	**Allowed**	Not allowed	Not allowed	Not allowed
Residential landscaping	**Allowed**	Not allowed	Not allowed	Not allowed
Unrestricted access golf courses	**Allowed**	Not allowed	Not allowed	Not allowed
Any other irrigation uses not prohibited by other provisions of the California Code of Regulations	**Allowed**	Not allowed	Not allowed	Not allowed
Food crops where edible portion is produced above ground and not contacted by recycled water	**Allowed**	**Allowed**	Not allowed	Not allowed
Cemeteries	**Allowed**	**Allowed**	**Allowed**	Not allowed
Freeway landscaping	**Allowed**	**Allowed**	**Allowed**	Not allowed
Restricted access golf courses	**Allowed**	**Allowed**	**Allowed**	Not allowed
Ornamental nursery stock and sod farms	**Allowed**	**Allowed**	**Allowed**	Not allowed
Pasture for milk animals	**Allowed**	**Allowed**	**Allowed**	Not allowed
Nonedible vegetation with access control to prevent use as a park, playground or school yard	**Allowed**	**Allowed**	**Allowed**	Not allowed

Orchards with no contact between edible portion and recycled water	**Allowed**	**Allowed**	**Allowed**	**Allowed**
Vineyards with no contact between edible portion and recycled water	**Allowed**	**Allowed**	**Allowed**	**Allowed**
Non food-bearing trees, including Christmas trees not irrigated less than 14 days before harvest	**Allowed**	**Allowed**	**Allowed**	**Allowed**
Fodder crops (e.g. alfalfa) and fiber crops (e.g. cotton)	**Allowed**	**Allowed**	**Allowed**	**Allowed**
Seed crops not eaten by humans	**Allowed**	**Allowed**	**Allowed**	**Allowed**
Food crops that undergo commercial pathogen-destroying processing before consumption by humans	**Allowed**	**Allowed**	**Allowed**	**Allowed**
Ornamental nursery stock, sod farms not irrigated less than 14 days before harvest	**Allowed**	**Allowed**	**Allowed**	**Allowed**

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	Treatment Levels			
Supply for Impoundment	**Disinfected Tertiary Recycled Water**	**Disinfected Secondary-2.2 Recycled Water**	**Disinfected Secondary-23 Recycled Water**	**Undisinfected Secondary Recycled Water**
Non-restricted recreational impoundments, with supplemental monitoring for pathogenic organisms	**Allowed** [2]	Not allowed	Not allowed	Not allowed
Restricted recreational impoundments and publicly accessible fish hatcheries	**Allowed**	**Allowed**	Not allowed	Not allowed
Landscape impoundments without decorative fountains	**Allowed**	**Allowed**	**Allowed**	Not allowed

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Supply for Cooling or Air Conditioning	Treatment Levels			
	Disinfected Tertiary Recycled Water	Disinfected Secondary-2.2 Recycled Water	Disinfected Secondary-23 Recycled Water	Undisinfected Secondary Recycled Water
Industrial or commercial cooling or air conditioning involving cooling tower, evaporative condenser, or spraying that creates a mist	**Allowed** [3]	Not allowed	Not allowed	Not allowed
Industrial or commercial cooling or air conditioning not involving a cooling tower, evaporative condenser, or sprasying that creates a mist	**Allowed**	**Allowed**	**Allowed**	Not allowed

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Other Uses	Treatment Levels			
	Disinfected Tertiary Recycled Water	Disinfected Secondary-2.2 Recycled Water	Disinfected Secondary-23 Recycled Water	Undisinfected Secondary Recycled Water
Groundwater recharge	**Allowed under special case-by-case permits by RWQCBs** [4]			
Flushing toilets and urinals	**Allowed**	Not allowed	Not allowed	Not allowed
Priming drain traps	**Allowed**	Not allowed	Not allowed	Not allowed
Industrial process water that may contact workers	**Allowed**	Not allowed	Not allowed	Not allowed
Structural fire fighting	**Allowed**	Not allowed	Not allowed	Not allowed
Decorative fountains	**Allowed**	Not allowed	Not allowed	Not allowed
Commercial laundries	**Allowed**	Not allowed	Not allowed	Not allowed
Consolidation of backfill material around potable water pipelines	**Allowed**	Not allowed	Not allowed	Not allowed
Artificial snow making for commercial outdoor uses	**Allowed**	Not allowed	Not allowed	Not allowed
Commercial car washes not done by hand & excluding the general public from washing process	**Allowed**	Not allowed	Not allowed	Not allowed
Industrial boiler feed	**Allowed**	**Allowed**	**Allowed**	Not allowed

Nonstructural fire fighting	**Allowed**	**Allowed**	**Allowed**	Not allowed
Backfill consolidation around nonpotable piping	**Allowed**	**Allowed**	**Allowed**	Not allowed
Soil compaction	**Allowed**	**Allowed**	**Allowed**	Not allowed
Mixing concrete	**Allowed**	**Allowed**	**Allowed**	Not allowed
Dust control on roads and streets	**Allowed**	**Allowed**	**Allowed**	Not allowed
Cleaning roads, sidewalks and outdoor work areas	**Allowed**	**Allowed**	**Allowed**	Not allowed
Flushing sanitary sewers	**Allowed**	**Allowed**	**Allowed**	**Allowed**

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[1] Refer to the full text of the latest version of Title-22: California Water Recycling Criteria. This chart is only a guide to the September 1998 version.

[2] With "conventional tertiary treatment." Additional monitoring for two years or more is necessary with direct filtration.

[3] Drift Eliminators and/or biocides are required if public or employees can be exposed to mist.

[4] Refer to Groundwater Recharge Guidelines, California Department of Health Services.

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