# 2.0 PROJECT DESCRIPTION

# 2.1 PROJECT TITLE

California State University Channel Islands Facilities Projects

## 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:

Alan Paul, Associate Architect Operations, Planning and Construction California State University Channel Islands One University Drive Arroyo Hall Camarillo, California 93012

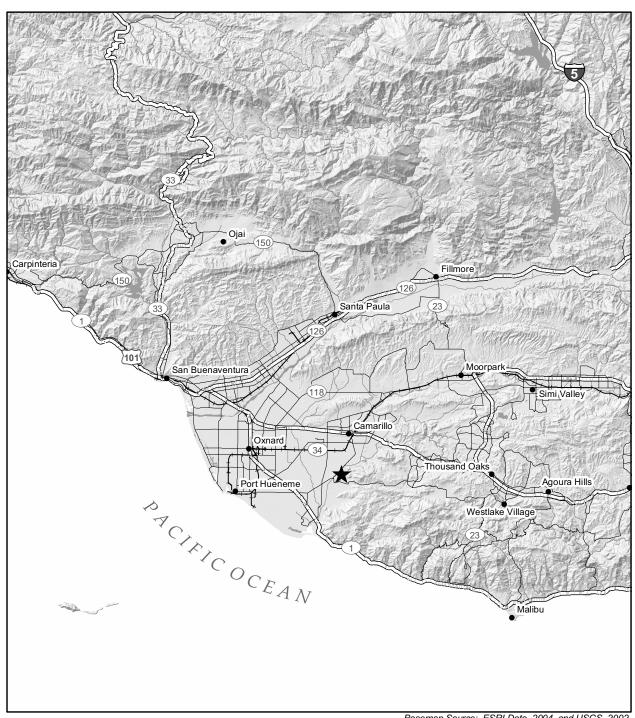
# 2.3 PROJECT LOCATION

The project site is located in an unincorporated portion of 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 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.

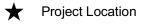
North of the site is Camarillo Regional Park. East of the site is land characterized by natural, steep mountainous terrain. Areas to the southeast, south, and west are in agricultural use. The Camrosa Water District Wastewater Treatment Facility is located north of the southwestern end of the project 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 of California that will expire in year 2018.

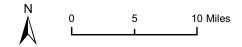
### 2.4 EXISTING SITE CHARACTERISTICS

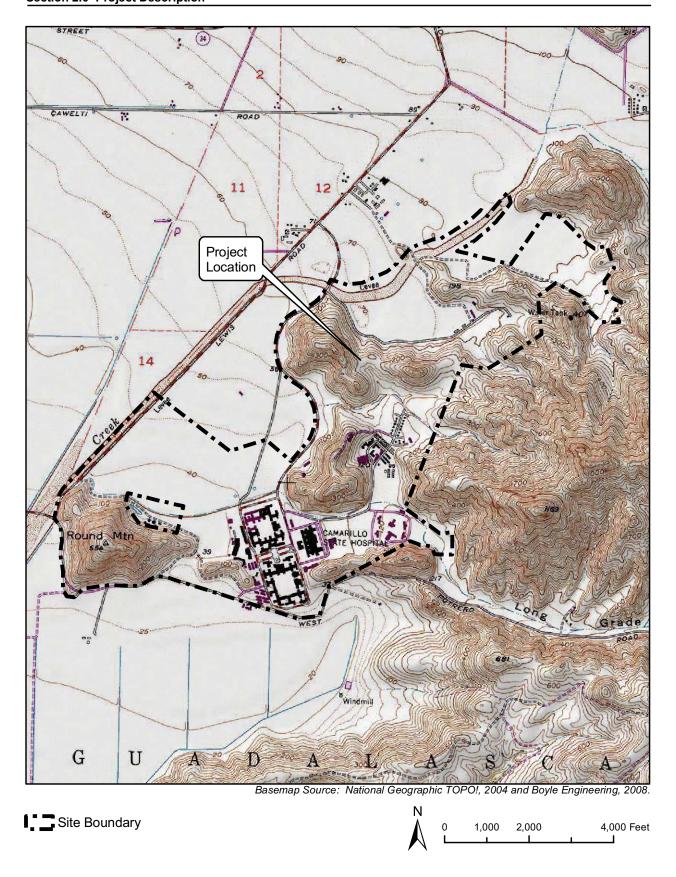
The Academic Core of the CSUCI campus is comprised of historic structures that were originally part of the State Developmental Hospital, which occupied the site from 1932 to 1997. Since 1998, portions of some of these buildings have been renovated for use as classrooms, administrative offices, and other university needs. A few areas of the core campus are leased by



Basemap Source: ESRI Data, 2004, and USGS, 2002.







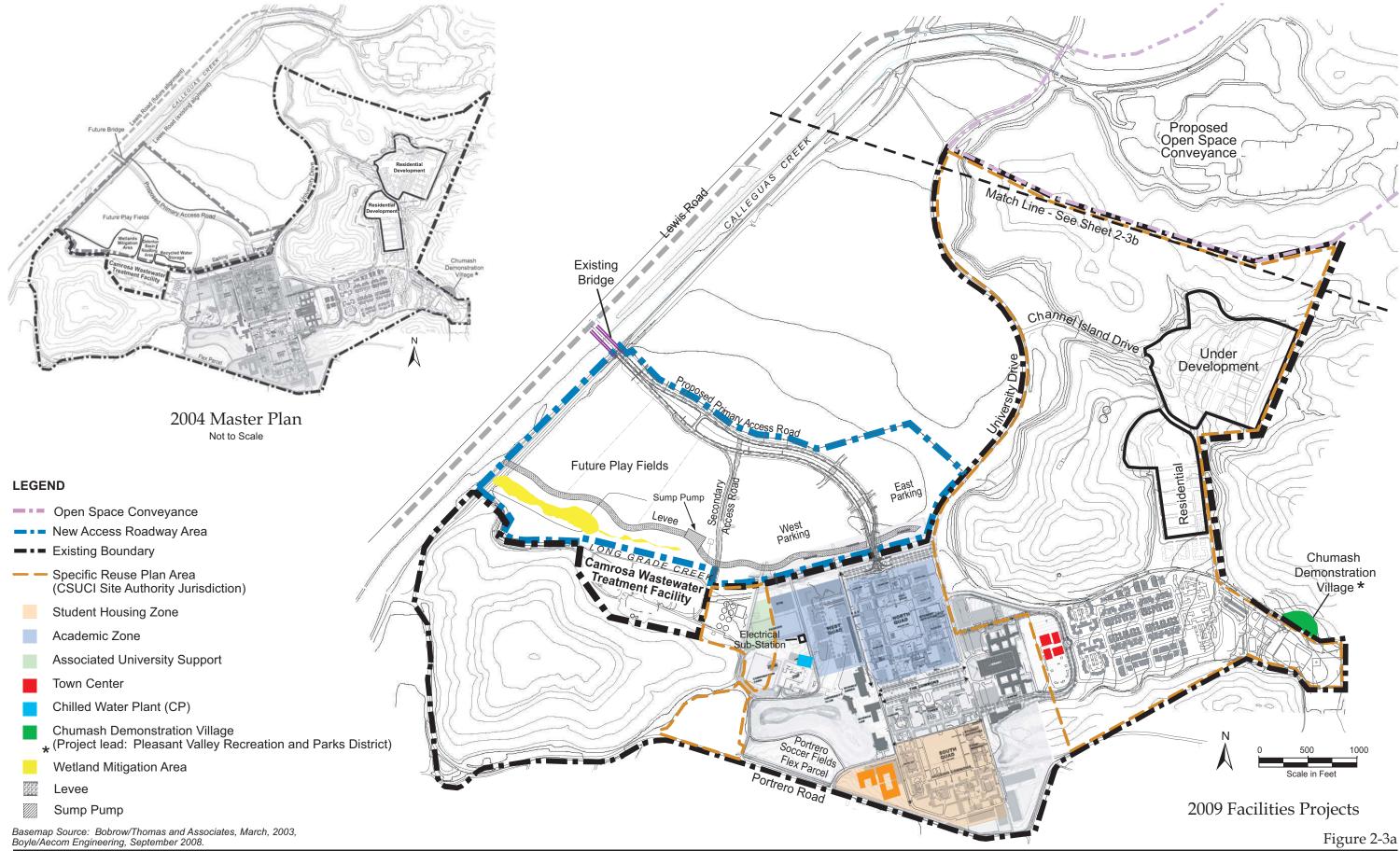
outside tenants. Among the major new structures in the academic core area are the Aliso Science Building (August 2003), two student resident halls, and the John C Broome Library (August 2008). Many other renovations and additions continue. These developments were planned and described in the 1998, 2000, and 2004 Campus Master Plans.

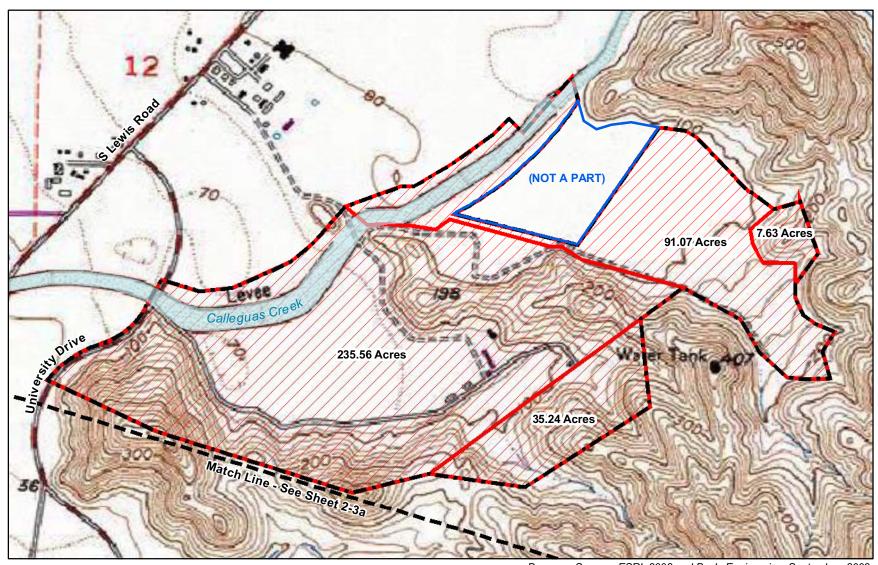
In addition to redevelopment of the Academic Core, the eastern portion of the campus has been transformed by the on-going development of a new residential neighborhood, University Glen, which includes a mix of housing types. Full buildout of the area will eventually include about 900 dwelling units, including single-family detached homes, row townhouses, condominiums, rental apartments and an elementary school. At present, 658 units have been completed, and roads and other infrastructure are in place to serve future development. A pedestrian trail and bikeway encircle the entire area. A Town Center complex of retail uses, office space, and residential units was opened in 2007, just east of the Library and just west of the University Glen area.

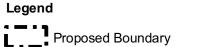
# 2.5 PROJECT CHARACTERISTICS

For CEQA analysis purposes, the project consists of details and modifications to planned improvements, modifications to existing mitigation measures, and a land acquisition for the CSUCI campus. The master plan area and the recent 153-acre acquisition area ("New Access Road Area") are shown on Figures 2-3a. All of the improvements in these areas were previously envisioned under the 2004 Campus Master Plan and earlier plans. The current designs are more detailed than those analyzed previously, and additional background studies have been conducted. In addition, the County of Ventura is seeking to convey Camarillo Regional Park to the CSUCI ("Open Space Conveyance Area"), as illustrated in Figure 2-3b. The proposed project encompasses the following primary tasks.

- 1. Proposed design details for the roadway access, accompanying bridges and parking, including the following specific potential facility features in the New Access Road Area:
  - Installation of a sanitary sewer line crossing Long Grade Canyon Creek
  - Elevated road and parking light fixtures
  - Decrease in tree coverage in parking lots ("orchard style plantings")
  - Lighted site monument sign and message board
  - Change in flood protection for the access road from 100 year to 25 year
  - Burial of SCE and Verizon lines during grading of the New Access Road Area
  - Cultural resource mitigation
  - Substitution of bike lanes on the roadway for separated Class I bike path
- 2. Final flood control levee design; including:
  - Lighted bike paths on the new and old levees
- 3. Upgrade of an electrical power substation near the existing cogeneration facility as necessary to handle the campus' increasing electrical demand.







Open Space Conveyance and Restricted Use Area

Basemap Source: ESRI, 2008 and Boyle Engineering, September, 2008.

2009 Facilities Projects Open Space Conveyance Area

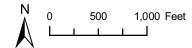


Figure 2-3b

- 4. Modification of mitigation conditions from prior Certified EIRs to enable structures and lighting supportive of athletic facilities within the 153-acre site and elsewhere on the campus; including:
  - Addition of sports field lighting to facilitate use of the fields after dark by the students and the community
  - *Potential installation of bleachers at some fields*
  - Potential installation of washroom and locker facilities in conjunction with the sports fields
  - Addition of sport field lights near Potrero Road
- 5. Acceptance of the potential future conveyance from the County of Ventura of about 370 acres (Camarillo Regional Park) adjacent to the north side of the existing campus property for a multi-use regional education and recreation area, consistent with the previous intended use of the area; and

These changes comprise the focus of analysis of this 2009 Facilities Projects Supplemental EIR.

### 2.5.1 Access Roads, Bridges, and Parking.

The proposed facilities improvements in the New Access Road Area include two phases. The first phase includes one primary vehicular access road with a vehicular bridge crossing and one pedestrian bridge crossing (see Figure 2-4). The second phase of facilities improvements includes a secondary vehicular access road with bridge crossing and a second pedestrian bridge crossing (see Figure 2-4).

Phase I Primary Access Road/Vehicular Bridge. The proposed primary access road would provide a connection between Lewis Road and Santa Barbara Avenue, which is located along the southern boundary of Long Grade Canyon Creek, thereby facilitating access to the Academic Core. A generic access road was previously examined in the 1998 FEIR and the 2004 FEIR, and site specific engineering has now designed the primary access road as a gentle scurve shape with a central vegetated bio-swale treatment component between the east and westbound lanes (see Figure 2-4) for about 80% of the alignment.

The pavement width will be 72 feet beginning at the easterly edge of the existing Lewis Road bridge crossing of Calleguas Creek. The alignment for the first leg (about 360 feet) contains two 12-foot wide travel lanes in each direction, a central 14-foot wide shoulder/median and a five-foot wide outside shoulder in each direction. The roadway then splits to include a central bioswale that would serve to treat roadway generated runoff prior to discharge to Long Grade Canyon Creek via six culvert drainages. Each travel direction on this 2,500 foot-long leg of the primary access roadway consists of 36-foot wide pavement that includes two 12-foot wide travel lanes, one eight-foot wide outside shoulder and one four-foot wide inside shoulder (see Figure 2-4). The eight-foot wide outside shoulders would be striped and signed to accommodate bicycles. This leg includes spur driveways both to the east and to the west that would provide access to the east and west parking lots respectively.

The next leg of the roadway tapers to one 12-foot travel lane, one eight-foot shoulder and one four foot wide shoulder in each direction for a distance of about 560 feet. The final leg eliminates the central bioswale as the road narrows at the bridge crossing Long Grade Canyon Creek. This leg is about 250 feet long and includes a 12-foot wide travel lane, a five-foot wide sidewalk and five-foot wide shoulder in each direction with a 2-foot wide separation curb. Included in this leg of the roadway is the 46-foot wide and approximately 135-foot long vehicular bridge crossing and T-intersection with the existing campus roadway, Santa Barbara Avenue, located immediately south of and parallel to Long Grade Canyon Creek (see Figure 2-4).

The access roadway is designed to drain to the central bioswale, which would be vegetated with hydrophytic wetland types of vegetation in the lowest central portion, transitioning to riparian edge vegetation, oak woodland and oak savannah vegetation near the outside edges of the roadway (see Figure 2-5).

<u>Phase I Pedestrian Bridge.</u> The pedestrian bridge would connect the planned West Parking Lot with the Academic Core via a span across Long Grade Canyon Creek. The preliminary design is a pre-fabricated steel truss bridge crossing a distance of 120 feet in one span from the top of the proposed levee to the south bank of Long Grade Canyon Creek. The bridge deck would consist of concrete over metal decking and the lower portion of the sides would be safeguarded with vertical steel fencing. Figure 2-6 shows the preliminary pedestrian bridge design.

<u>Phase II Secondary Roadway.</u> The secondary roadway would bisect the north campus area that is bounded by Long Grade Canyon Creek on the south, Lewis Road on the west, and the proposed primary access roadway on the north. The secondary roadway would extend southerly from the primary roadway to provide direct access to the western edge of the campus core (see Figure 2-4). The conceptual design is for two 12-foot wide travel lanes (one each direction) and four to eight foot wide shoulders consistent with the design for the primary access roadway. The roadway is planned to have two driveways that would allow for entrance to the west parking lot (see Figure 2-4). A two lane vehicle bridge would cross Long Grade Canyon Creek to connect with future roadway improvements on the western edge of campus.

<u>Phase II Pedestrian Bridge</u>. The Phase II pedestrian bridge would be designed the same as the Phase I pedestrian bridge, but would be situated at the western end of the academic core (see Figure 2-3a, 2-4 and Figure 2-6). This bridge would provide an additional pedestrian connection between the west parking lot and the academic core.

<u>Parking.</u> As considered in the 2004 Master Plan Update, parking would be developed to serve the new athletic fields and the campus core. Two parking lots are proposed within the plan area (see Figure 2-3a and Figure 2-4). The west parking lot would accommodate up to 2,250 parking spaces, while the east lot would accommodate 1,892 parking spaces. The maximum number of parking spaces on the campus as a whole remains unchanged from the earlier plans. Preliminary lot preparation would occur during the first phase of development; however, the parking lots would be constructed in portions as the demand requires.

The west parking lots would be designed to drain to bioswales that would serve to filter runoff prior to discharge to Long Grade Canyon Creek. Bridges would be constructed across three north-south oriented bioswales in the west parking lot to provide uninterrupted vehicular circulation while providing stormwater runoff treatment consistent with the most recent Ventura Countywide Stormwater Quality Urban Impact Mitigation Plan (SQUIMP) standards. North-south pedestrian walkways are provided within the lots to facilitate pedestrian access. Vehicular access to the west lot is obtained via four driveways, two of which are on the primary access roadway and two of which are on the secondary access roadway. All driveways serve incoming and outgoing vehicles.

The east parking lot drains to bioswales on the western and southern edges of the lot. Vehicular access to the east lot is obtained from the primary access roadway via two driveways and from University Drive via two additional driveways. The driveways would serve incoming and outgoing vehicles. Orchard style plantings are not proposed within the parking lots, rather landscape vegetation would occur at the ends of parking rows and plantings would be employed to partially mask views of the lots.

<u>Schedule</u>. Construction of the roadways, bridges and parking lots along with associated infrastructure would occur starting in 2009 and continue for about one year for Phase I projects. Phase II projects would commence within the next five to ten years.

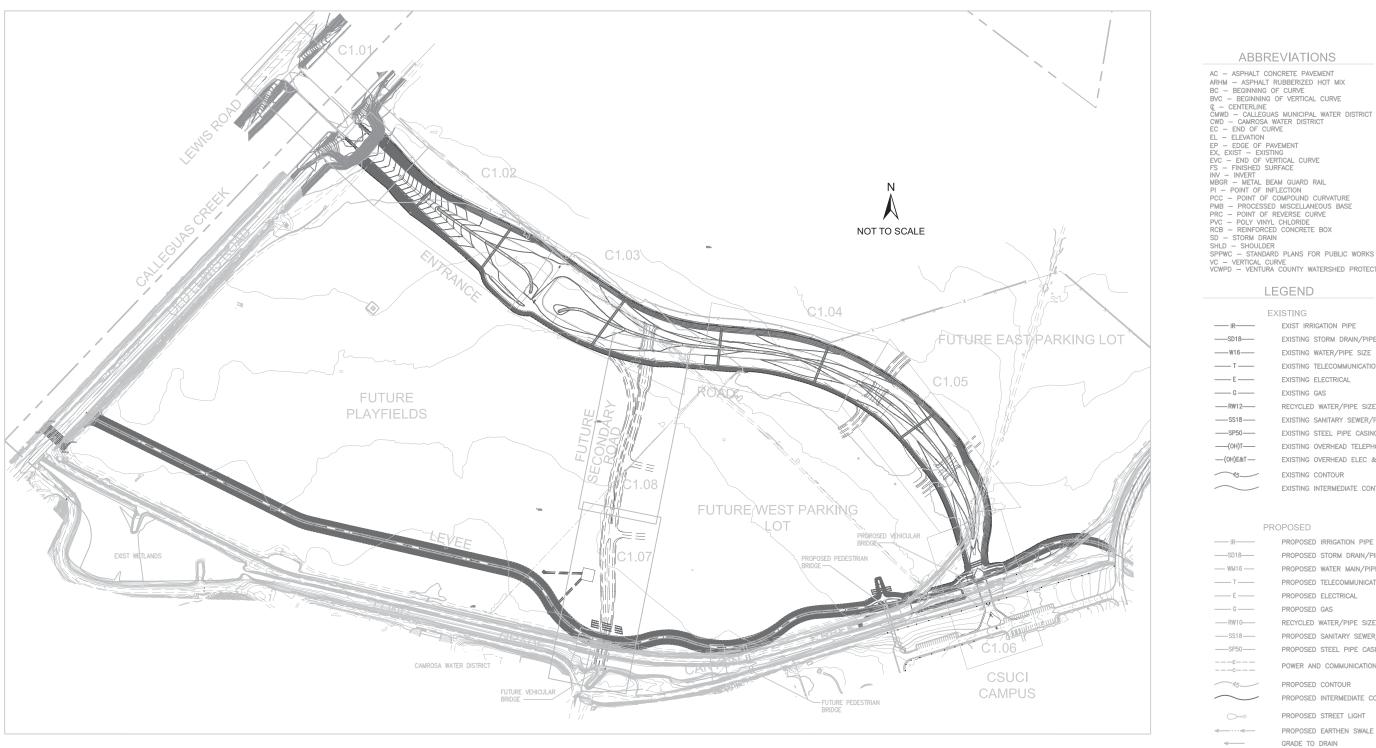
### 2.5.2 Levee.

A new flood control levee would be constructed within the upland area north of Long Grade Canyon Creek (see Figure 2-4). An existing earthen berm levee would be retained in the western portion of the property to preserve the present creek bed and a former irrigation pond. The levee would provide 100-year flood protection from Long Grade Canyon Creek overflows; however, portions of the plan area, including the primary access road would still be subject to flood hazards due to sheet flow from northerly areas and Calleguas Creek. These portions of the plan area would be protected from inundation during 25 year and more frequent occurrence events. The levee is shown on Figure 2-4 and on Figure 2-7. The levee would be designed to accommodate a lighted Class 1 bike path.

Construction of the levee would commence in 2009 and continue for about one year, concurrent with Phase 1 roadway and bridge projects.

### 2.5.3 Electrical Substation.

A cogeneration facility constructed in the 1980s to provide power and steam to the former hospital continues to serve CSUCI. To satisfy the electrical power demand in the future due to continued campus growth, the campus proposes to construct an electrical substation. The new substation would be constructed in the area adjacent to the Cogeneration Plant and the new Central Plant. CSUCI proposes to construct a new substation that will be designed for the future addition of a second transformer and secondary main breaker. This project is currently in a planning and design stage. All improvements related to the substation would be confined to the area of the existing cogeneration facility. The electrical substation would be constructed and completed within six months and is planned for operation prior to winter of 2009.



### **ABBREVIATIONS**

AC - ASPHALT CONCRETE PAVEMENT ARHM - ASPHALT RUBBERIZED HOT MIX BC - BEGINNING OF CURVE BVC - BEGINNING OF VERTICAL CURVE BC — BEGINNING OF CURVE

QC — CENTERLINE

CMWD — CALLEGUAS MUNICIPAL WATER DISTRICT

CWD — CAMROSA WATER DISTRICT

CC — END OF CURVE

EL — ELEVATION

EP — EDGE OF PAVEMENT

EX, EXIST — EXISTING

EVC — END OF VERTICAL CURVE

FS — FINISHED SURFACE

INV — INVERT

MBGR — METAL BEAM GUARD RAIL

PI — POINT OF COMPOUND CURVATURE

PMB — PROCESSED MISCELLANEOUS BASE

PCC — POINT OF COMPOUND CURVATURE

PMB — PROCESSED MISCELLANEOUS BASE

PCC — POINT OF COLFOLORIOE

RCB — REINFORCED CONCRETE BOX

SD — STORM DRAIN

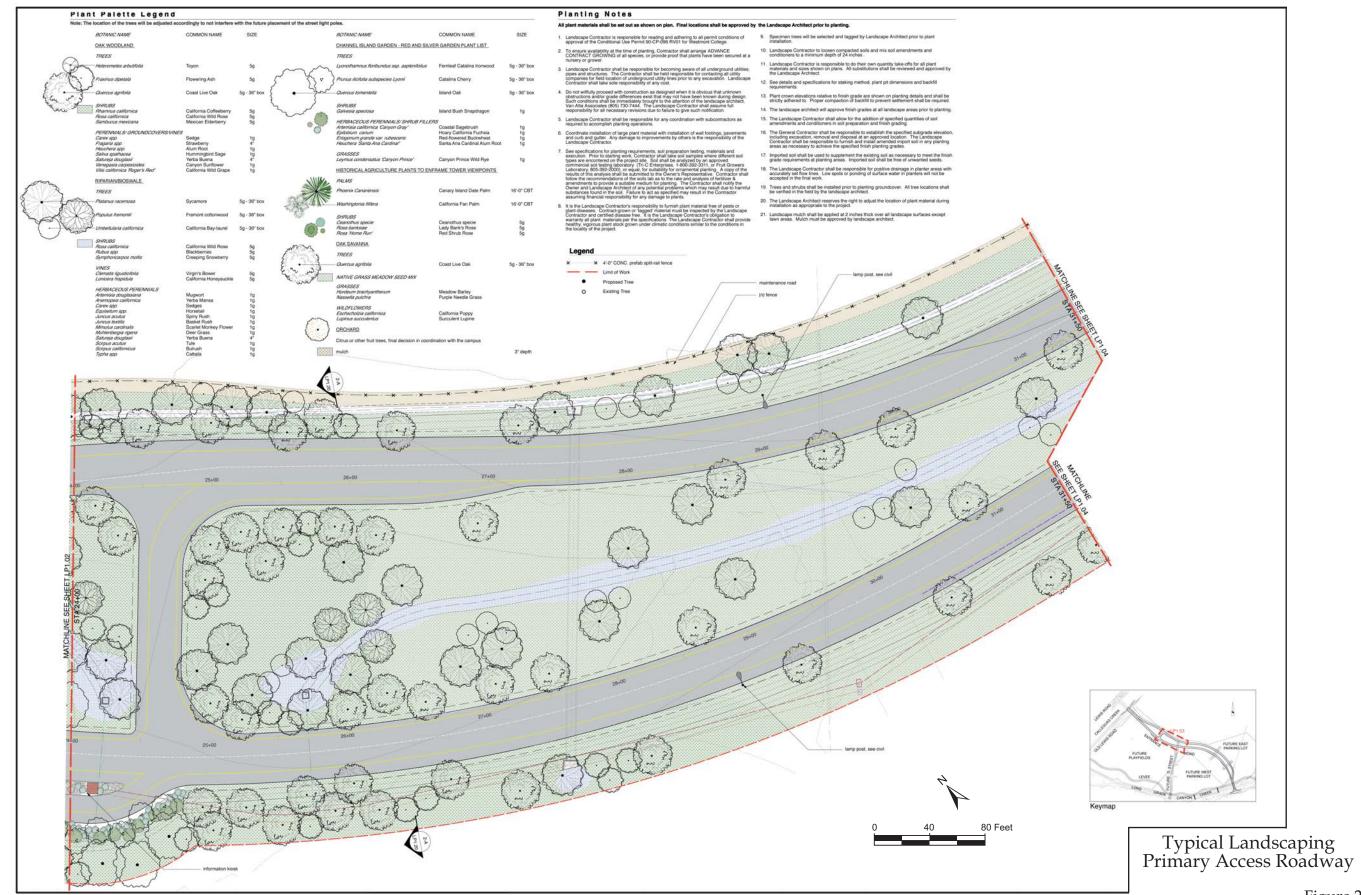
SHULD — SHOULDER

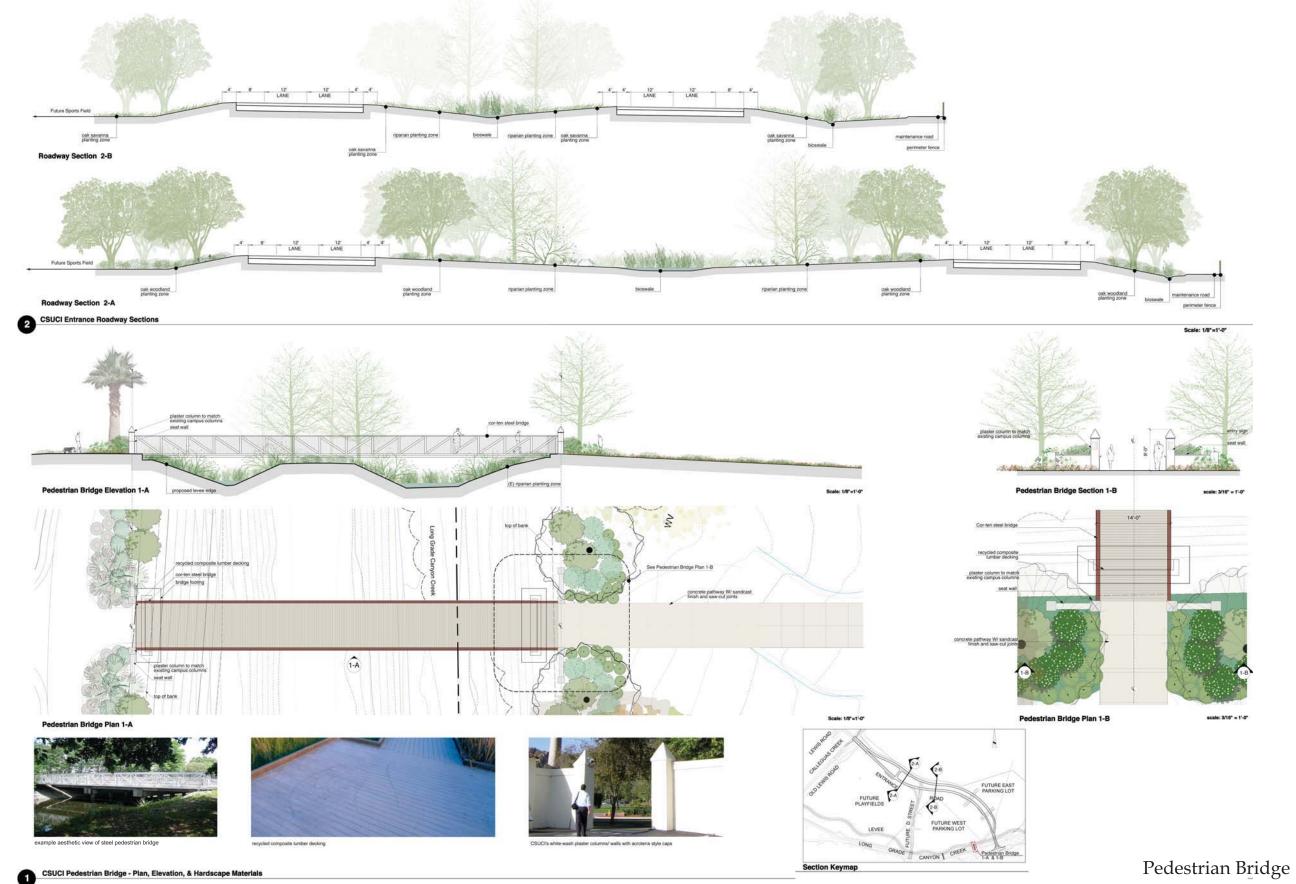
SPEPWC — STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION

VC — VERTICAL CURVE VC — VERTICAL CURVE VCWPD — VENTURA COUNTY WATERSHED PROTECTION DISTRICT

### EXISTING EXIST IRRIGATION PIPE EXISTING STORM DRAIN/PIPE SIZE EXISTING WATER/PIPE SIZE EXISTING TELECOMMUNICATION EXISTING ELECTRICAL RECYCLED WATER/PIPE SIZE EXISTING SANITARY SEWER/PIPE SIZE EXISTING STEEL PIPE CASING/PIPE SIZE EXISTING OVERHEAD TELEPHONE EXISTING OVERHEAD ELEC & TELEPHONE EXISTING CONTOUR EXISTING INTERMEDIATE CONTOUR PROPOSED PROPOSED IRRIGATION PIPE PROPOSED STORM DRAIN/PIPE SIZE PROPOSED WATER MAIN/PIPE SIZE PROPOSED TELECOMMUNICATION PROPOSED ELECTRICAL PROPOSED GAS RECYCLED WATER/PIPE SIZE PROPOSED SANITARY SEWER/PIPE SIZE PROPOSED STEEL PIPE CASING/PIPE SIZE POWER AND COMMUNICATION LINES PROPOSED CONTOUR PROPOSED INTERMEDIATE CONTOUR PROPOSED STREET LIGHT

General Roadways, Bridges, and Levee





Source: Boyle Engineering, October, 2008.

Figure 2-6

To facilitate construction of buildings in the future, the campus proposes to remove the above ground Southern California Edison (SCE) transmission towers and lines located in the area and install the lines underground within SCE easements in the area.

### 2.5.4 Modification of Mitigation Conditions.

Three modifications to mitigation measures are proposed for implementation with the facilities projects, particularly with respect to lighting, aesthetics, and roadway design. Following is a list of these mitigation measures. Proposed language deletions are shown in strikethrough, while proposed language additions are shown in underline format.

### 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. All surface parking south of Long Grade Canyon Creek shall include perimeter landscaping on all sides and shall achieve a 10% coverage within five years of installation. 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. 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.

### **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 33-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.

### 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

by the Campus Architect.

**03-HYD-1** The <u>primary</u> access road, <u>extending southeasterly from Lewis</u>

Road, and lying north of Long Grade Canyon Creek, in the expanded 79-acre acquisition area shall be elevated outside the

100-25-year floodplain.

## 2.5.5 Campus Recreational Fields

As discussed in the 2004 Master Plan Update, planned athletic fields include a total of 15 playfields and a track. The proposed facilities projects still include these components. Specific locations and uses for each of these facilities would be determined later. The fields would potentially be irrigated using recycled water from the Camrosa Wastewater Treatment Facility or on-site groundwater, but in any case would not consume potable water. In addition, though previously not included, these projects now include the potential for bleachers, sports field lighting and development of washroom and locker facilities. These additional facilities are proposed to support and enhance the athletic uses on the fields. Lighting would also be provided for the sports fields near Potrero Road. See Figure 2-3a for field locations (future play and Potrero Soccer).

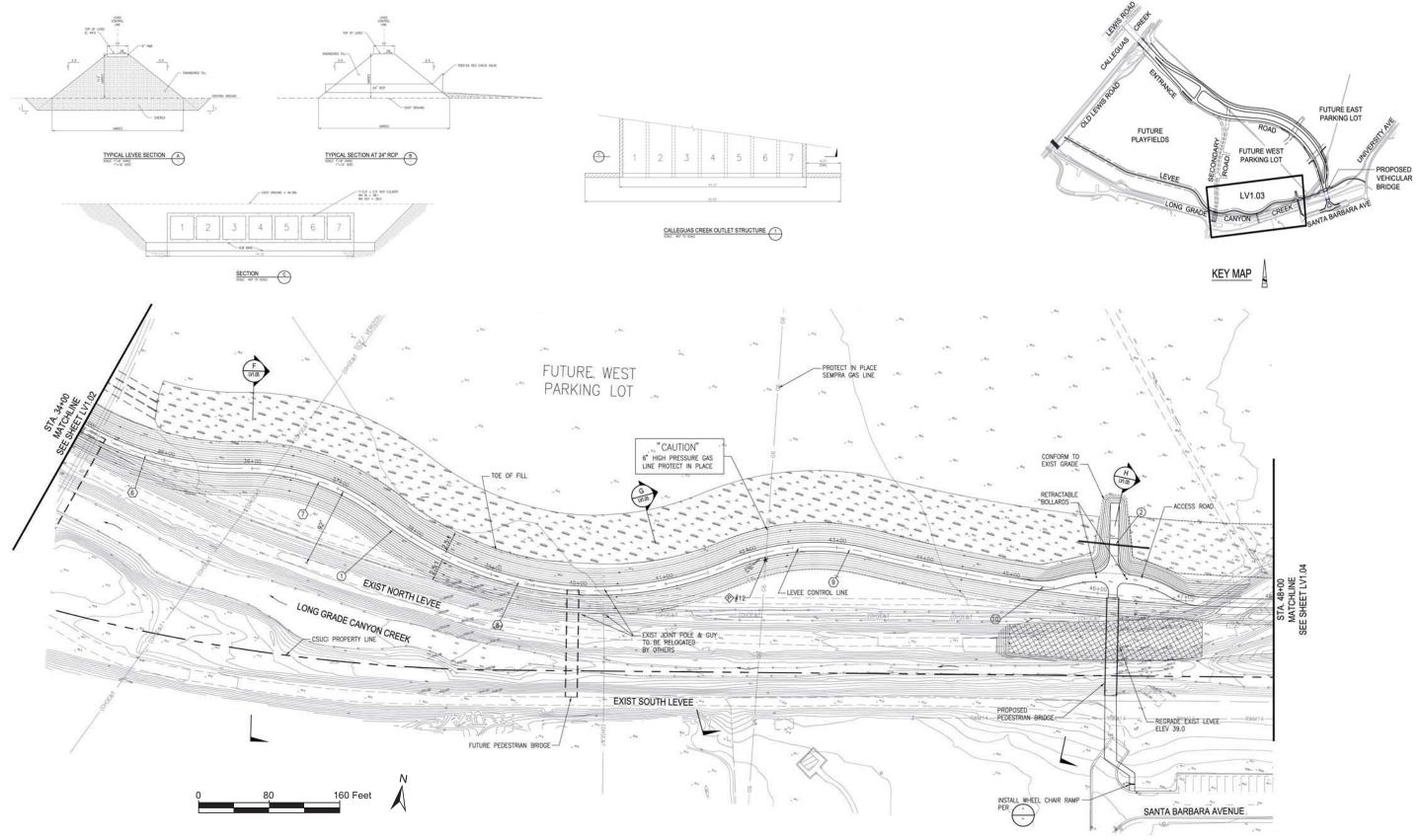
## 2.5.6 Potential Future Open Space Conveyance Area

Under the proposed project, the CSUCI would potentially take control of about 370 additional acres, including 279 acres of Ventura County-owned public open space land adjacent to the north side of campus [see Figure 2-3(b)] pursuant to 40 U.S.C. § 550 (e). CSUCI proposes to preserve open space and wildlife habitat within the potential future open space conveyance area, while also providing community access and education programs by developing portions into a multi-use regional educational and recreational area, consistent with the previous intended use of this area.

CSUCI would rehabilitate the property with the goal of protecting and restoring natural areas, removing unsafe structures and debris, monitoring and maintaining watershed health, and maximizing multiple-use recreational open space. The general program development components under consideration are described below.

<u>Native Habitat Program.</u> Portions of the property will be managed in their natural state to preserve and protect native species. The riparian corridor within the property will be maintained and restored as funding becomes available. CSUCI will work with local and national environmental organizations to preserve and protect plant and animal life in the area.

<u>Trailhead and Hiking Trails.</u> A key conceptual plan for this property is to provide a trailhead and paths with connections to the extensive trail system within the Santa Monica Mountains Zone. The potential future open space conveyance area is located near the western edge of Point Mugu State-Park and it is adjacent to the Santa Monica Mountains National Recreation Area. This location would make it an attractive recreational entry point to this protected corridor. The trailhead and hiking trails would be located to best connect with existing trails in the area.



Typical Levee Section

Figure 2-7

The University would be able to provide additional value to the public through its Environmental Science and Resource Management (ESRM) program and its Biology program.

<u>Open Space</u>. The site has several large open areas that provide the flexibility to serve as open space for single and multi-use opportunities. The University would utilize these areas to create passive spaces and open fields that would support unstructured recreational activities. These facilities would provide supportive amenities to those visiting the walking trails.

Some minor non-occupancy structures to support the passive activities on the site are anticipated, such as a small greenhouse and washroom facilities equipped with sewer, water, and power. Other improvements would include repairing existing roads and construction of facilities for ADA accessibility. Open space would be created near the center of the property, north and east of the existing model airplane airstrip.

Schedule. CSUCI intends to maximize partnerships with various environmental and educational organizations to create the facilities and programs proposed. The sheet metal and steel frame remains of the barn and the small, one story concrete building that was used for animal storage and feeding will be removed. This work will commence in the first year. The site will be available to field trips for area schools within two years. With the assistance of students and environmental groups, initial monitoring of plants and wildlife will begin in year one. Restoration of the riparian and other areas will begin by the end of the second year.

The University will work with the California Coastal Conservancy and the RTCA to determine the best location for the trail head, and jointly plan and create the trailhead and hiking trails. Designs for the Open Space will begin in year four with completion in year five.

An automated solar powered gate counter will be installed upon completion of the trailheads. This will allow a more accurate count of usage which will assist the University in the future planning and maintenance of the potential future open space conveyance area.

It is at the discretion of the County of Ventura Board of Supervisors to determine whether or not to offer for conveyance the public-owned property in the Open Space Conveyance Area, after which time the Trustees would determine whether or not to accept such conveyance.

# 2.6 DISCRETIONARY ACTIONS WHICH MAY BE REQUIRED

The Trustees of the CSU would be responsible for certification of the EIR, approval of the Facilities Projects, and amendments to the Master Plan. Other responsible agencies that have discretionary approval over portions of the project may include the Los Angeles Regional Water Quality Control Board and the California Department of Fish and Game. Permits and other use authorizations that may be required from external agencies include:

- Approval of Streambed Alteration Agreements (California Department of Fish and Game)
- Approval of a federal Clean Water Act Section 401 Certification and state Porter-Cologne Act Waste Discharge Requirements (Los Angeles Regional Water Quality Control Board)

 Watercourse Encroachment Permit for alterations to Long Grade Canyon Creek (Ventura County Watershed Protection District)

The Army Corps of Engineers would be responsible for issuing a federal Clean Water Act Section 404 permit for construction activity within Long Grade Canyon Creek. Please note that federal agencies are not considered responsible agencies under CEQA. In addition, the Campus has previously obtained programmatic Streambed Alteration Agreement, Section 404 Permit, and Section 401 Certification for the long range planned improvements to the campus site and the above listed approvals would occur as amendments and modifications to these existing approvals.

As previously mentioned, it is at the discretion of the County of Ventura Board of Supervisors to determine whether or not to offer for conveyance the public-owned property in the Open Space Conveyance Area, after which time the Trustees would determine whether or not to accept such conveyance.

# 2.7 PROJECT OBJECTIVE and NEED

The CSU 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 CSU 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 development of the campus. The changes and additions to the development of the site are consistent with the original goal for the development of the CSUCI campus. 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 (unchanged from previous EIR amendments). The local population base for CSUCI consists of Ventura, western Los Angeles, and southeastern Santa Barbara counties.

