



California State University, Channel Islands
Site Authority
Monthly Update – April 2026

RED Partnership Tour

Site Authority staff attended a Partnership Tour with staff from the CSU Real Estate Development (RED) division. The meeting was intended to facilitate engagement between members of the CSU RED and CSUCI to understand future potential development opportunities on the campus.

The RED team assists CSU campuses with development and redevelopment of university property in ways that benefit the college, community and potentially the region in which they exist. CSUCI is primed to benefit from such a relationship given the campuses availability of developable land and presence of the Site Authority. There is recognition that other environmental factors constrain the campus such as flood zones, cultural resources and other factors.

The meeting was very much an orientation for RED team staff in helping them understand the CSUCIs, needs, Master Plans, long-term opportunities, constraints and other considerations. The RED team agreed that the presence of the Site Authority on the Channel Islands campus presents unique opportunities for future development of the campus.

University and Site Authority staff gave a brief overview of the campus, which preceded a tour of CI Park, University Glen, Anacapa, and other vacant parcels around the campus.

RED team staff were very engaging and pleased with some of the efforts to develop the campus which have already taken place.

Cell Tower in Anacapa

Due to mountainous terrain surrounding the east campus community, existing infrastructure for cellular services does not provide full coverage in the Anacapa community. To that end, Site Authority staff began working to explore ways to improve service.

Last winter, Site Authority staff engaged SBA Towers XI, LLC ("SBA") to construct a cell tower in the Anacapa. SBA's approach is to finance and construct a cellular facility, then secure telecommunications firms to lease space on the tower and affix their equipment.

The Site Authority could provide the land and an easement for construction and maintenance of the tower. Under any agreement, the Site Authority would receive monthly ground rent and a share of revenues generating from lessees on the tower.

There are many more steps which need to be taken such as: finalizing the terms of Letter of Intent, determining an exact location, completing all requisite entitlements (environmental analysis, architectural designs), and approval of the final agreement, however the conversations are moving forward.

Board Retreat Planning

Staff has finalized all the administrative steps to engage Raftelis for the September 2026 board retreat. We are in the early phases of developing an agenda for the retreat and providing background information to the consultant.

Ms. Jan Perkins will be our Project Lead Facilitator and is designing a survey which will be distributed to all Site Authority board members in advance of the retreat. The survey is expected to be distributed in July or August and is intended to capture board member's thoughts on governance, vision, opportunities and challenges facing the Site Authority.

More information will be provided well in advance of any information being distributed but be on the lookout! In advance of the retreat, there will be an opportunity for each board member to share any information with Ms. Perkins about the Site Authority through surveys and other written correspondence. The retreat is many months away, but the planning is underway.

Meeting with Residents/Community Engagement

Site Authority staff continues to engage with residents on a myriad of issues. Staff met with or corresponded with residents to discuss issues such as property line interpretation, full rental of owner-occupied units and hear concerns about rising water costs and how the current billing methodology for water could be improved for transparency.

Site Authority staff also attended and continues to attend the Budget Advisory, Community Advisory and Homeowners Advisory Councils to meet people, listen and understand community concerns. Those meetings have gone very well from the perspective of getting to know community members and understanding community issues.

Governance Documents Update

Staff are nearly complete the first revision of the proposed Governance documents for the Advisory Committees. The plan is to complete the drafts in May 2026 then circulate the drafts to the various committees for review and comment. I am targeting the June 2026 meeting to get these documents back before the Site Authority board for consideration, pending community review and concurrence.

CSUCI Power Update

The CSUCI Power plant operates under a current agreement with the California Department of Water Resources (DWR). Under the agreement, the plant remains in operational readiness status, where existing power plant staff remain onsite to perform maintenance and readiness activities to ensure the facility can be brought online upon notice from DWR. Consistent with the agreement, DWR pays all costs associated with maintaining operational readiness, and reimburses the University for costs when the plant is in operation.

The current contract with DWR expires at the end of 2027 and staff has continued discussions regarding potential future operational agreements. To date, those discussions have not yielded a formal determination regarding a successor agreement.

To ensure the long-term viability of the power plant, staff submitted a proposal in response to Southern California Edison's (SCE) recent procurement solicitation. The proposal was intended to evaluate potential future opportunities that could support continued operational viability of the plant and maintain the strategic value of the facility as an energy resilience asset for the campus and region. While any agreement with SCE would not likely yield a similar financial agreement as the existing arrangement with DWR, staff believes that continued engagement with both DWR and SCE is prudent as the University evaluates long-term operational, financial, and infrastructure considerations related to the plant.

To date, we have not received official word from SCE on the proposal submitted. This is for information purposes only; Staff will continue discussions with DWR and other relevant entities as the University evaluates future operational pathways for the facility and staff will continue to keep the Board informed as discussions and evaluations progress.