

**Ca. State University, Channel Islands
Site Authority
General Manager Monthly Update – May 2026**




EV Charger Station Project – Mission Hills

Kennedy Wilson has partnered with 3V for installation of Electric Vehicle (EV) charging infrastructure across their portfolio here on California State University, Channel Islands (CSUCI). As part of this initiative, 3V would provide all make-ready work, installation, activation, and ongoing management of the EV charging stations at Mission Hills.

Mission Hills has designated the locations shown below for the proposed installations. The program would be completed at zero out-of-pocket cost to either Kennedy Wilson or the University, as 3V is funding the infrastructure, equipment, and operational management associated with the project.

Scope:

- Install (4) Xeal chargers by pool club house

-  Charging enabled parking spaces
-  Accessible charging space
-  Circuit path/trench



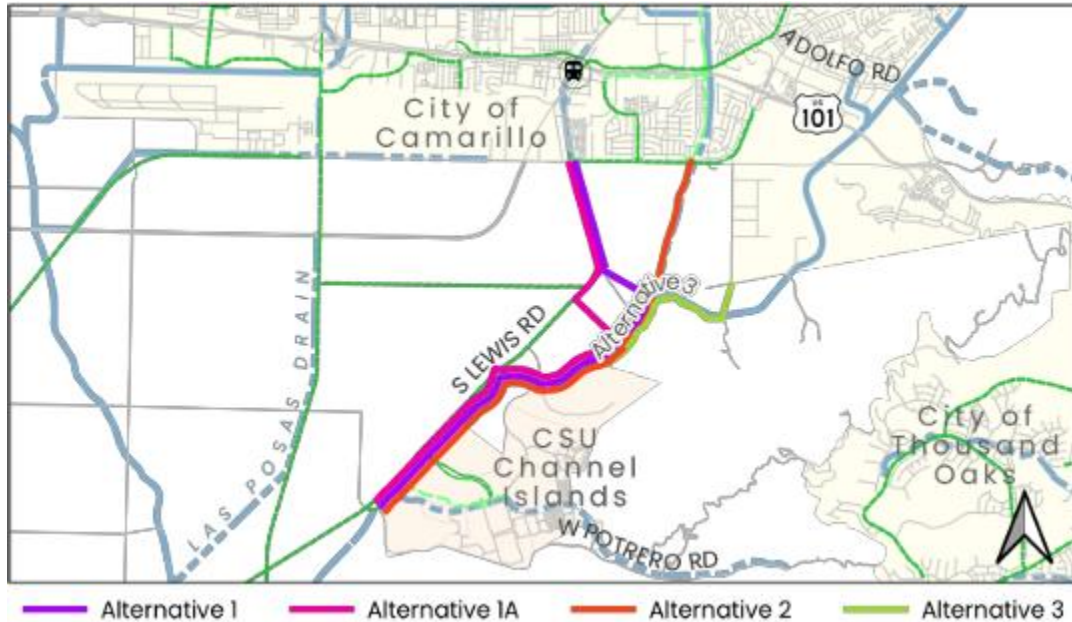
In addition to requiring no capital contribution from ownership, the installation of the EV charging stations would be a significant amenity enhancement for residents, students, staff, and visitors, while also supporting broader sustainability and Environmental, Social and Governance initiatives. The addition of EV charging infrastructure continues to become an increasingly important offering for residents and can further strengthen the long-term competitiveness and appeal of the property.

Ca. State University, Channel Islands to Camarillo Shared Use Path

Ventura County Public Works Agency Roads and Transportation (PWA-RT) have proposed to study the feasibility of connecting the CSUCI campus with the City of Camarillo via a

shared use path. The two areas are approximately 5 miles apart, separated primarily by agricultural land use. PWA-RT's study looks at 7.7 miles of potential alignments along Lewis Road, Calleguas Creek, and Conejo Creek alignments, with three termini at Camarillo city limits and two termini at CSUCI. The land use settings of the proposed shared-use path are typically agricultural farmland.

The study analyzes three alternative's for future consideration and further studies as shown below:



No final route has been determined, and no funding has not been identified for future studies, environmental work, design, engineering or construction. Each of the alternatives being evaluated could impact multiple jurisdictional properties owned by public agencies including: CSUCI, Ventura County, City of Camarillo, and Pleasant Valley Recreation and Park District (PVRPD). The Ventura County Transportation Agency (VCTC) is also a stakeholder and was present at the meeting. VCTC could bring funding to the table from a variety of sources they have access to for bike and pedestrian improvements.

On May 20th staff attended a coordination meeting hosted by PVRPD inviting stakeholders to discuss funding of future studies and to determine which agency would serve as the Lead Agency on this project. PWA-RT was identified as the appropriate to serve as the lead on this project, while relying on stakeholder agencies for additional resources.

Future meetings are planned where additional information and processes for advancing the project will be shared. As proposed, the project does not currently traverse any Site Authority properties, however previous Site Authority land that was deeded to CSUCI and removed from the Authority (fronting Lewis Rd.) could be impacted.

The meeting was informative and useful, although nothing is required or requested from the Site Authority at this time.

USC Capstone Project – Town Center Revitalization

In December 2025, the Site Authority partnered with master’s students from the USC Sol Price School of Public Policy to complete a Capstone Project. The focus of their Capstone project was to identify strengths, weaknesses, challenges and pathways that contribute to the revitalization of the Town Center commercial properties.

In addition to an expansive literature review covering relevant topics, the students met with the Urban Land Institute, visited the Town Center, interviewed students, business owners, leasing agents, CSUCI staff and faculty and Site Authority Staff. In addition, the group researched viability of other mixed-use projects in the surrounding region. Their findings were presented to a “Town Center Coordination Group” which meets monthly to strategize and advance leasing of vacant commercial spaces in the Town Center.

The findings include the need to:

1. Understand the Fundamental Vitality Challenge of ground-floor retail;
2. Expand the existing vitality team’s scope as driven by the Site Authority;
3. Market to the larger Oxnard, Camarillo, and Thousand Oaks markets;
4. Emphasize community programming ahead of future retail leasing; and
5. Prioritize food and drink establishments or essentials difficult to procure online.

It was a pleasure working with the students on this virtual win-win project. The students received credit toward their degrees for completing the Capstone project (I hope they all got A’s!), and the Site Authority and Leasing Agent received valuable information regarding the economics and challenges facing mixed use developments. Armed with this information, many of the recommendations can now be framed and integrated into leasing efforts.

Meeting with Residents/Community Engagement

Site Authority staff continues to engage with residents on a myriad of issues. Staff continued to meet with Kennedy Wilson and a member of the Budget Advisory Committee to discuss potable 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, and listen to and understand community concerns. Those meetings have gone very well from the perspective of getting to know community members and understanding community issues.