

1.0 INTRODUCTION

This Supplemental EIR analyzes the potential environmental effects of proposed facilities projects to the California State University Channel Islands Master Plan and its amendments. The project consists of details and modifications to planned improvements, modifications to existing mitigation measures, and a potential future conveyance of public open space to the California State University Channel Islands campus, hereafter referred to as CSUCI. Most of the proposed physical improvements were envisioned as part of the 2004 Campus Master Plan and earlier plans. The potential future open space conveyance and the electrical substation were not previously planned, but are part of current proposed improvements. 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. The preparation and updating of Campus Master Plans are the mechanism with which CSU guides development for its campuses. 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 CSUCI 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 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 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 academic 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 remain unchanged in each of the subsequent Master Plan revisions.

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 CSUCI 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 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. Both the 1998 Master Plan and the 2000 Master Plan Amendment envisioned a combination of demolition and renovation of the 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 in the East Campus.

Between 2000 and 2003, additional modifications to the Master Plan became desirable, and a 2004 Campus Master Plan Amendment was prepared. This amendment included:

- *Expansion of land acquisition area from 75 to 154 acres to accommodate proposed access roads, parking, athletic fields and wetland mitigation areas;*
- *An anaerobic digester and a chiller plant;*
- *Modifications to west quadrangle and academic core;*
- *Relocation of the town center facility; and*
- *Construction of the Chumash demonstration village.*

A Supplemental EIR (2004 SEIR) was certified, and the Master Plan Amendment adopted in January 2004.

The 2009 Facilities Projects SEIR builds upon the previous tiered SEIRs. Both refinements to previously approved project components and newly proposed facilities are now being considered. Proposed new facilities projects not analyzed in previous SEIRs include a future potential approximately 370-acre open space conveyance site (from the County of Ventura to CSUCI) and an electrical substation. Section 2.0, *Project Description*, provides details of the proposed project. The proposed project does not involve any changes to the Year 2025 15,000 FTES targets for the campus.

1.2 PURPOSE, SCOPE and LEGAL AUTHORITY

This draft version of the SEIR document will be used during the public review process for the proposed 2009 Facilities Projects for the CSUCI Master Plan. It is the intent of the CSU Board of Trustees that this document be 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 SEIR, and a Notice of Preparation (NOP) was distributed on October 15, 2008 for review by interested public agencies and the public. Comments were accepted through November 2008. In addition, an advertised public scoping meeting to obtain oral input on the project was held on October 29, 2008 on the CSUCI campus. A second scoping meeting to obtain input from students and faculty was held on November 12, 2008. The NOP, Initial Study, written responses to the NOP, and a summary of input gathered at the public scoping meeting are all presented in Appendix A of this SEIR.

As indicated in the Initial Study, certain elements of the proposed Facilities Projects were determined to have potential environmental impacts that were not identified in previous CEQA documentation. Additional focus in review of environmental issues was derived from the input during the SEIR scoping period.

The resulting environmental issues addressed in this SEIR include:

- *Aesthetics*
- *Air Quality*
- *Biological Resources*
- *Cultural Resources*
- *Hazards and Hazardous Materials*
- *Hydrology and Water Quality*
- *Traffic and Circulation*
- *Global Climate Change*

This SEIR, together with the 1998 FEIR, 2000 SEIR, and 2004 SEIR comprise the environmental review documentation for the Campus Master Plan. These documents are available for review at the administrative office of CSUCI, at One 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 SEIR tiers from the 1998 FEIR, 2000 SEIR, and the 2004 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 SEIR 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 SEIR recommends feasible mitigation measures that would reduce or eliminate significant adverse environmental effects. These measures, combined with all applicable mitigation measures and amended mitigation measures from the 1998 FEIR, 2000 SEIR, and 2004 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, 2000 SEIR, and 2004 SEIR is included in Appendix E.

SEIR preparers have consulted pertinent State and, where relevant, local policies and guidelines previously certified and approved CEQA documents, and background documents prepared by CSUCI and the CSUCI Site Authority. A full reference list is contained in Section 7.0, *References*



and Preparers. The level of detail contained throughout this SEIR 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 CSUCI 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 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 2009 Facilities Projects do not materially affect the Community Development Area nor require amendments to the Specific Reuse Plan. Instead, actions are under the jurisdiction of the Board of Trustees of the CSU.



1.4 LEAD, RESPONSIBLE and TRUSTEE AGENCIES

The *CEQA Guidelines* define "lead," "responsible" and "trustee" agencies. The Trustees of the California State University is the lead agency because it has the principal responsibility for approving the Facilities Projects and amendments to the CSUCI Master Plan.

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 Ventura County Watershed Protection District may also be a responsible agency concerning alterations or improvements to the Long Grade Canyon channel and the Calleguas Creek 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 California Department of Fish and Game is a trustee agency pertaining to wildlife that may be affected by proposed activities affecting the Long Grade Canyon Creek channel.

