Appendix E

Summary of Mitigation Measures

APPENDIX E - Summary of Environmental Impacts and Mitigation Measures from 2004, 2000, and 1998 EIRs

2004 Campus Master Plan Amendment SEIR

AESTHETICS

Effect	Mitigation Measures
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.
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.	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 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

Effect	Mitigation Measures
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	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 Division.

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considered a Class II, significant but mitigable, impact.	
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-~~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~~03-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. **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

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

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	• 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 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.
WASTE WATER	
Effect	**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.	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.
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 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 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.
Noise: The Initial Study identified potential noise impacts resulting from the operation of the proposed Anaerobic Digester, Chilled	**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

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Water Plant, and Thermal Energy Storage Tank.	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.

2000 Campus Master Plan Supplemental EIR

AESTHETICS

Effect	Mitigation Measures
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.
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.	**AES-2(c)** All parking structures shall be limited to 35 above-grade feet in parapet height.

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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.
AGRICULTURE	
Effect	**Mitigation Measures**
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.
Supplemental Effect AG-2 The proposed project may result in land use conflicts with adjacent agricultural operations.	**S-AG-2(a) Conflict Reduction Through Site Design.** Site design shall ensure that opportunities for trespassing on the adjacent agricultural land are minimized. This could be accomplished through the use of buffers and fencing in key locations. A 100-foot primary buffer zone shall be provided between the property line of the adjacent agricultural property and any occupied areas on-site, including buildings, athletic fields, outdoor work areas (excluding landscape buffers), and parking lots (internal project roadways are excluded). Any such buffers and fencing shall be implemented on the project site, and not on the adjacent agricultural development. **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. **S-AG-2(c) 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.
BIOLOGY	
Effects	**Mitigation Measures**
Supplemental Effect BIO-1 Potential loss of sensitive plant species and sensitive wetland vegetation dure 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

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	hours to reduce the potential for spray drift.
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 Build-out of the revised Campus Master Plan may affect sensitive fish and wildlife resources at the site.	**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 RESOURCES	
Effects	**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)).

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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. **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	
Effects	**Mitigation Measures**
Supplemental Effect LU-1 The proposed project could create land use compatibility conflicts with adjacent agricultural operation 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.
HYDROLOGY	
Effects	**Mitigation Measures**
Supplemental Effect HYD-2 Potential flooding could result from the construction of a road	**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.

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within the northern drainage.	
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-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.
WASTE WATER	
Effects	**Mitigation Measures**
Supplemental Effect WW-1 Proposed buildout of the Campus Master Plan may exceed the capacity of the existing Camrosa Water District facilities to deliver potable water.	**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 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.
LONG TERM EFFECTS	
Effects	**Mitigation Measures**
	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.

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1998 Campus Master Plan EIR

AESTHETICS

Effects	Mitigation Measures
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. **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.

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	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.
AES-2 The aesthetic condition of the subject site would be altered though 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. **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,

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	characterized by: • *Narrow, traffic-calmed street design;* • *Pedestrian and transit-friendly circulation system design;* *Mix of uses that accommodates basic needs on-site; and Human-scaled design.*
	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	
Effect	**Mitigation Measures**
AQ-1 Project construction would result in temporary increases in air pollutant emissions.	The CSU includes standard construction mitigation measures in all of their construction contracts. The following Ventura County APCD recommended measures should be included within these construction contracts. **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

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	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.
AQ-2 Operational emissions would exceed APCD significance 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 following optional strategies: Ridesharing • *Carpool/vanpool match* • *preferential parking for carpools and vanpools* • *financial subsidies or rewards to carpool/vanpool/buspool passengers including drivers ** • *employer-sponsored vanpools ** • *carpool/vanpool/buspool operating subsidies, e.g. insurance, fuel, maintenance, etc. ** Transit • *subsidized bus passes for students ** • *work site ticket sales* • *financial subsidies/rewards to transit users, e.g. Commuter Check™ ** • *transit route maps and schedules on-site* • *shuttle transit line (employer-sponsored or subsidized) ** • *work with VCTC to extend VISTA bus service onto campus* Trip Elimination • *distance learning/satellite education centers* • *consolidated/coordinated scheduling of classes* Parking Management • *reduced parking rates for carpools and vanpools only* • *preferential parking for clean fuel vehicles* • *campus parking pricing scheme to reduce vehicle trips where consistent with CSU fee policies* • *enhanced trip reduction efforts on forecast criteria pollutant exceedance days* • *financial subsidies/rewards for clean vehicles used for employee commute trips including carpool and vanpool vehicles ** • *assistance to employees in locating their home residence closer to the work site and/or along transit routes*

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	• *trip reduction measures to reduce non-employee vehicle trips to the work site, e.g. busing for student populations, delivery trips, etc.* * The financial feasibility of these optional strategies are reliant on funding that would be dependent upon availability and allocation of parking citation revenue available to CSUCI for alternative transportation. **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(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-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%.
BIOLOGY	
Effect	**Mitigation Measures**
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. **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

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	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.
BIO-3 Build-out of the 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-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 natural brush.
CULTURAL RESOURCES	
Effects	**Mitigation Measures**
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-3 Development within the project site would demolish some structures and may otherwise alter the historical relationships sand physical characteristics of historic resouces 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	
Effects	**Mitigation Measures**
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

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	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.
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 to landslides, debris flows, or rock falls exist within the Campus 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) or 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	
Effects	**Mitigation Measures**
HYD-1 Capacity of the drainage system within the campus core is exceeded during the 10-year frequency storm event.	**No significant residual effects associated with flooding within the campus core.**
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. **HYD-2(b)** A hydrology study shall be prepared for the two southern parking garages as part of the drainage design. Such design shall include provisions for on-site retention if necessary to avoid offsite flooding problems along Potrero Road.
HYD-3 Expansion of residential uses in the East Campus would result in storm water flows that exceed the existing drainage system capcity.	**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

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	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.
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 the 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 the CSUCI and the Regional Water Quality Control Board.
LAND USE	
Effect	**Mitigation Measures**
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-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 avoid adjacent farmland.

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NOISE

Effects	Mitigation Measures
N-1 Demolition of existing facilities and construction of new facilities on the campus could cause temporarily high noise levels.	**Occasionally high nuisance noise levels during construction periods.**
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)** 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.

PUBLIC SERVICES

Effects	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.

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	PS-2(d) As part of the construction and demolition contracts, the University shall require that 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.
TRAFFIC	
Effects	**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 segements. This represents a net increase of 5,178 trips over the traffic that would be generated by the existing State Hospital Facility.	**T-1(a) Lewis Road**. Traffic volumes on the section of Lewis Road between Cawelti Road and Camarillo Drive would increase to 18,900 with buildout of Phase 1. This increase in traffic would require implementation of a 4-lane roadway section on Lewis Road between Cawelti Road and Camarillo Drive. The section of Lewis Road north of Cawelti Road would carry 15,200 ADT with buildout of Phase 1. This increase in traffic 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**. Traffic volumes would increase to approximately 14,500 ADT on Camarillo Drive with Phase 1 traffic. This increase in traffic would require signalization of the Lewis Road/Camarillo Drive intersection and implementation of left- and/or right-turn lanes on all intersection approaches. **T-1(c) Cawelti Road**. Traffic volumes would increase to 7,400 ADT on Cawelti Road with buildout of Phase 1 of the project. This increase in traffic would require signalization of the Lewis Road/Cawelti Road and Las Posas Road/Cawelti Road intersections and implementation of left- and/or right-turn lanes on all intersection approaches. This increase in traffic will also 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-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 769 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**. This location is forecast to operate at LOS D during the peak commute periods. LOS D is considered acceptable by the City for short time periods. Mitigations are therefore not recommended. **T-2(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**. This location is forecast to operate at LOS D during the peak commute periods. LOS D is considered acceptable by the City for short time periods. Mitigations are therefore not recommended.

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	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**. This location is forecast to operate at LOS D during the peak commute periods. LOS D is considered acceptable by the City for short time periods. Mitigations are therefore not recommended. **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
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 of 27,229 ADT over the traffic that would be generated by the existing State Hospital Facility.	The following mitigation measures would address cumulative impacts to roadway network intersections, of which the proposed project is a part. **T-3(a) U.S. Highway 101**. Widen to 10 lanes within the Camarillo area. It is noted that the need for this widening would be generated as a result of buildout in the Ventura County area and would be required with or without Campus Master Plan traffic. **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 4 lanes from U.S. Highway 101 to south of the University. **T-3(e) Cawelti Road**. Widen to 4 lanes from Las Posas Road to Lewis Road. **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 3,438 A.M. and 3,321 P.M. peak hour trips ot 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	The following mitigation measures would address cumulative impacts to roadway network intersections, of which the proposed project is a part. **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

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would be generated by the existing State Hospital facility.	WB: 1 Left, 2 Thru, 1 Right **T-4(b) Las Posas Road/5th Street.** The following lanes would be required. 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(c) Lewis Road/Pleasant Valley Road.** The following lanes would be required NB: 1 Left, 2 Thru, 1 Right SB: 1 Left, 2 Thru, 1 Right EB: 2 Left, 1 Thru, 1 Thru/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.** This location is forecast to operate at LOS D during the peak commute periods. LOS D is considered acceptable by the City for short time periods. Mitigations are therefore not recommended. **T-4(f) Pleasant Valley Road/Pancho Road.** This location is forecast to operate at LOS D during the peak commute periods. LOS D is considered acceptable by the City for short time periods. Mitigations are therefore not recommended. **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. An alternative mitigation scenario associated with the Lewis Road/Highway 101 interchange improvement is as follows: **T-3(d). Lewis Road**. Widen to 6 lanes from US Highway 101 south to the University entrance at Camarillo Drive. **T-3(e). Cawelti Road**. Delete, widening to 4 lanes is not necessary. **T-4(a).** No change from above. **T-4(b). Las Posas/5th** Delete; no improvements beyond those currently planned are needed. **New T-4(b) Lewis Road/Daily Drive.** The following lanes are needed. NB: 2 Left, 2 Thru

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	SB: 2 Thru, 1 Right EB: 2 Left, 1 Right **T-4(c). Lewis/Pleasant Valley** The following lanes are needed. NB: 1 Left, 3 Thru, 1 Right SB: 1 Left, 3 Thru, 1 Right EB: 2 Left, 2 Thru, 1 Right WB: 2 Left, 1 Thru, 1 Thru/Right **T-4(d) - T-4(k).** No change from above.
GROWTH INDUCEMENT	
Effects	**Mitigation Measures**
Project could remove obstacles to growth of adjacent parcels through the amendment of the County General Plan regarding the "State or Federal Facility" designation or if connection to infrastructure within the project site were allowed.	**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.