

## **3.0 ENVIRONMENTAL SETTING**

### **3.1 REGIONAL SETTING**

The project site is located at the western edge of the Santa Monica Mountains, with the broad, flat alluvial Oxnard Plain extending to the west, towards the Pacific Ocean. The lowlands of the plain west of the project site are extensively used for agriculture, particularly row crops and citrus. The City of Camarillo is the nearest urban center to the project site, located about 2 miles north. Most of the developed area of the City lies north of U.S. Highway 101, with a general east-west orientation. The City's urban edge has continued to expand with new developments southward of U.S. Highway 101, although these areas remain within the City's Sphere of Influence.

On-going residential development on the eastern portion of the CSUCI campus has renewed that area as a residential neighborhood. Historically, staff housing for workers at the State Developmental Hospital was located on this site, but most of these structures were demolished in 1999 to make way for new development, as provided under the CSUCI Specific Reuse Plan. Full buildout of the area will eventually include about 900 dwelling units, including single-family detached homes, row townhouses, condominiums, and rental apartments. At present, about 658 units have been completed, and roads and other infrastructure are in place to serve future development. A pedestrian trail and bikeway connects the entire area

### **3.2 SITE SPECIFIC SETTING**

The project site was established in 1932 as a California State Hospital, one of several facilities throughout the state charged with caring for patients with mental and developmental disorders. The Hospital was expanded several times over the next few decades, and by the mid-1950s, the facility housed over 7,000 patients and had a staff of more than 3,000 employees. Extensive land holdings were used to support the Hospital through farming operations such as grain crops, vegetable fields, orchards, and a dairy with 560 Holstein cows.

During the 1990's, decreased funding and patient loads led to the closure of the Hospital. By June 1997, all patients had been removed to other quarters, and the Hospital's buildings and grounds were being maintained in "warm shutdown" mode. Subsequently, the site was designated as the home for a new campus of the California State University, and in 1998, the State of California adopted special legislation creating the CSUCI Site Authority to facilitate and provide financing for the transformation of the entire Camarillo State Hospital to CSUCI.

The University opened in the fall of 2002 with approximately 1,320 full-time equivalent transfer students, and the inaugural freshman class was welcomed in the Fall 2003. At full capacity, targeted for 2025, CSUCI will serve more than 15,000 full-time equivalent students. In addition, certain portions of the campus will be used for university-related support uses, such as housing and a business campus with research and development facilities. A Specific Reuse Plan was adopted in June 2000 to guide the development of these areas.



### 3.3 CUMULATIVE DEVELOPMENT

The cumulative development scenario for this SEIR includes projects identified by the University that would occur within the campus boundaries and two projects in unincorporated Ventura County lands. The two Ventura County projects are located approximately 2.5 miles from CSUCI. Other identified projects within Ventura County or the Cities of Camarillo, Thousand Oaks, or Oxnard were not considered due to their relative distance to the campus. Table 3-1 identifies the cumulative projects analyzed.

**Table 3-1 Cumulative Development**

Project Description	Square Footage or Acreage
<b>5-Year Project of Major CSUCI Campus Projects</b>	
University Student Union Expansion	25,000 gsf
North Hall Classrooms and Offices	56,000 gsf
Chaparral Hall Art Studios Renovation	44,000 gsf
Gateway Hall Classrooms and Offices	83,000 gsf
Science Building 2	98,000 gsf
<b>CSUCI Total</b>	<b>306,000 gsf</b>
<b>County of Ventura Projects</b>	
Pancho Rd Conditional Use Permit for Wedding Events Facility (Pending)	2.36 acres
Laguna Rd Hydroponic tomato production in two 20-acre greenhouses and 32,500 sf building (Approved)	40 acres/32,500 sf
<b>County of Ventura Total</b>	<b>42.36 acres/32,500 sf</b>

Source: CSUCI, 2008; and County of Ventura, Resource Management Agency, 2008.  
gsf = gross square footage

The CSUCI campus projects in Table 3-1 have been planned for in previous Campus Master Plans. Therefore, they are not considered new projects and have been adequately planned for by CSUCI. Regardless, they are still included in the cumulative projects discussion for each impact studied in this SEIR. Both County of Ventura projects include modifications or adoptions of Conditional Use Permits. They would modify existing sites by increasing the development or use of the sites as defined in Table 3-1. No other cumulative development has been identified within 2.5 miles of the CSUCI campus.

