CALIFORNIA STATE UNIVERSITY CHANNEL ISLANDS

COMMUNITY DEVELOPMENT AREA SPECIFIC REUSE PLAN

CSUCI SITE AUTHORITY

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Environmental *Scientists* *Planners* *Engineers*

CALIFORNIA STATE UNIVERSITY, CHANNEL ISLANDS
COMMUNITY DEVELOPMENT AREA SPECIFIC REUSE PLAN

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June 5, 2000

California State University, Channel Islands
Specific Reuse Plan

CSUCI Site Authority

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INTRODUCTION

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PURPOSE **STATEMENT**

This Specific Reuse Plan has been prepared to guide the future development of portions of the California State University Channel Islands (CSUCI) campus. The land area encompassed by the Specific Reuse Plan is leased from the Trustees of California State University to the CSUCI Site Authority (Site Authority) for development of university-related support uses. This document's function is to provide a comprehensive description of land use, circulation, infrastructure, design guidelines, development standards, and implementation programs for the land area within the Specific Reuse Plan. All future development will be required to be consistent with the provisions of this plan, its supporting environmental impact report, and the Trustees-approved physical master plan for CSU, Channel Islands.

The Specific Reuse Plan complies with the special legislation adopted by the State of California in 1998. The State Authority Legislation, Government Code 67470, established the Site Authority to facilitate and provide financing for the transition of the entire Camarillo State Hospital to a campus of the California State University and compatible uses. The Act provides for the creation of a board composed of representatives of the Trustees of the California State University, the County of Ventura, and one city and sets forth the authority and duties of the board in developing the site. It also establishes the California State University, Channel Islands Site Authority Fund in the State Treasury, and appropriates funds to the Site Authority for the purpose of developing the site. The Site Authority is required to provide a specific reuse plan for, and to finance the transition of, the property from its former use to a University and other compatible uses. This is the Specific Reuse Plan for the CSUCI campus.

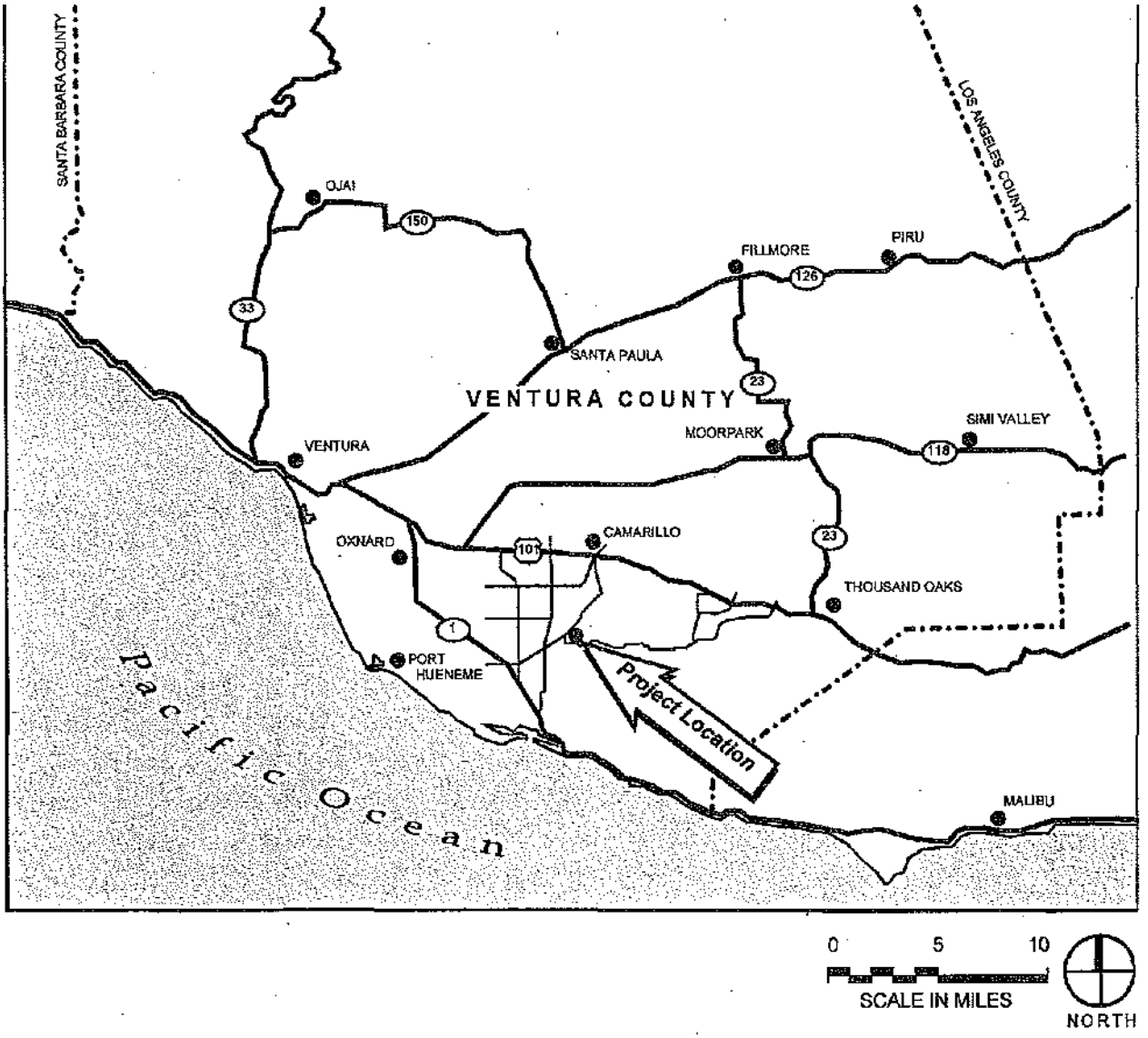
SCOPE OF ISSUES TO BE ADDRESSED

The Specific Reuse Plan focuses on the following scope of issues:

- *Goals and objectives of the Development Program;*
- *Land Use Planning Principles and Regulatory Provisions;*
- *Resource Management Plan;*
- *Infrastructure Plan;*
- *Implementation Procedures; and*
- *Planned construction of Residential and Business Campus Areas.*

LOCATION AND SETTING of CSUCI CAMPUS

The campus is located in southern Ventura County at the eastern edge of the Oxnard Plain and at the western flank of the Santa Monica Mountains. The campus community lies 1.3 miles south of the City of Camarillo, northeast of the intersection of Lewis and Potrero Roads and east of Calleguas Creek. The Ventura County Assessor's Parcel Number for the site is 234-05-20. Primary access to the site is provided via Lewis Road (State Route 34) both from the north and south. Regional access is provided by U.S. Highway 101 to the north of the campus and Hueneme Road from the southwest. Figure 1-1 illustrates the CSUCI campus in its regional context.



REGIONAL LOCATION Figure 1-1

North of the site is Camarillo Regional Park. East of the site is the steep mountainous terrain of the Santa Monica Mountains. Areas to the southeast, south, and west are in agricultural use." The Camrosa Water District Wastewater Treatment Facility is located north of the southwestern end of the campus and generally west of the campus core. The site currently includes 634 acres with approximately 1,600,000 total gross square feet of developed structures. About 1,200,000 square feet are in the central area of the campus, which includes the cogeneration facility, with most of the remainder consisting of dormitories and a variety of attached and detached housing units (total approximately 400 units).

LEAD AGENCIES: CSUCI SITE AUTHORITY

The Site Authority is the lead agency for the project, as provided in Government Code 67470, signed by the Governor on September 25, 1998. This legislation approved the formation of the Site Authority composed of representatives of local government and the CSU, a total of seven members that would assist in the development of the University and related facilities within the entire campus. The Site Authority holds governmental powers, including those of a redevelopment agency and provides for additional financing and support of the CSUCI university campus. The Site Authority has the ability to exercise any power common to the County of Ventura and the Trustees necessary to carry out its duties. This authority is explicitly established in G.C. 67470 in order to support the development of the university and advance its educational mission. The Site Authority has the ability to issue bonds and other debt instruments to raise funds, and is able to receive all property, sales and use tax revenues generated at the site. Additionally, the Authority has the power to design, construct and alter campus facilities, as well as Operate, sell, lease or otherwise regulate facilities. The Board of Trustees, as an agency of State of California, owns and controls all campus acreage, including the academic/core campus and community development area.

Under the Site Authority Legislation, the Site Authority is required to adopt a plan for the reuse of the Site as a University and other compatible uses, and to mitigate the on and off-site impacts attributable to such reuse. The Site Authority, therefore, is the agency responsible for the adoption of this plan and the certification of necessary environmental review, in accordance with the California Environmental Quality Act.

JURISDICTION OF THE STATE AND SITE AUTHORITY

The CSUCI campus is the 23rd campus of the California State University system, and is governed by the CSU Board of Trustees, as authorized by the State of California. The Trustees of the California State University and the CSUCI Site Authority have a unique relationship in governing the campus. The Trustees have overall authority over of the entire campus, including both academic and non-academic uses. The campus includes all educational facilities and university services, roadways and parking areas, research and development facilities, housing, recreational and open space facilities, and retail/commercial uses. Finally, it includes formal and natural open space systems.

The state has delegated local governmental authority to the Site Authority for the Community Development areas of the campus. The Site Authority will serve as the local governmental agency for these areas in all land use and development matters,

COMMUNITY DEVELOPMENT

The Community Development areas refer to two portions of the campus: the planned residential neighborhoods east of the University Library, and the Business Campus west of Ventura Street. These

areas are illustrated in **Figure 1-2.** Uses proposed for the residential areas include for-sale and rental housing, a K-8 school, and recreational facilities. These developments will be accessed from the loop road that connects the academic campus from Rincon Drive/University Drive to the portion of University Drive along the Meadow. The west campus research and development area includes proposed business park and office space that takes access from Ventura Street and from local roads connecting west surrounding Peanut Hill. The retail/commercial area along the eastern boundary of the core campus is considered part of the academic area. Additionally, some student housing, recreation and a parking structure near the core campus are included in the academic campus.

JURISDICTIONAL RELATIONSHIPS

The Specific Reuse Plan has been authorized, prepared by, and will be acted upon by the Site Authority for the purposes of planning and implementing the community development portions of the CSU Channel Islands campus. After adoption, the plan will be administered by the Site Authority as the reuse plan for those areas of the campus, as provided in Government Code 67470. Ministerial-level actions under the auspices of the Specific Reuse Plan can be approved and implemented administratively by the Site Authority. Amendments to the Plan must be approved by the Site Authority. The Site Authority is comprised of a seven-member board. Four of the members are appointed by the Trustees of the CSU, two are Ventura County Supervisors, and one is a representative of a Ventura County city.

LAND USE ACREAGE

The CSU Channel Islands campus site measures 634 acres and will expand to 745 acres with two land acquisitions. Of this area, approximately 83 acres are proposed for residential development. Another 23 acres are proposed for research and development uses. Together, these comprise the Community Development, with which 14% of the land area will be developed.

Detailed Purpose Statements

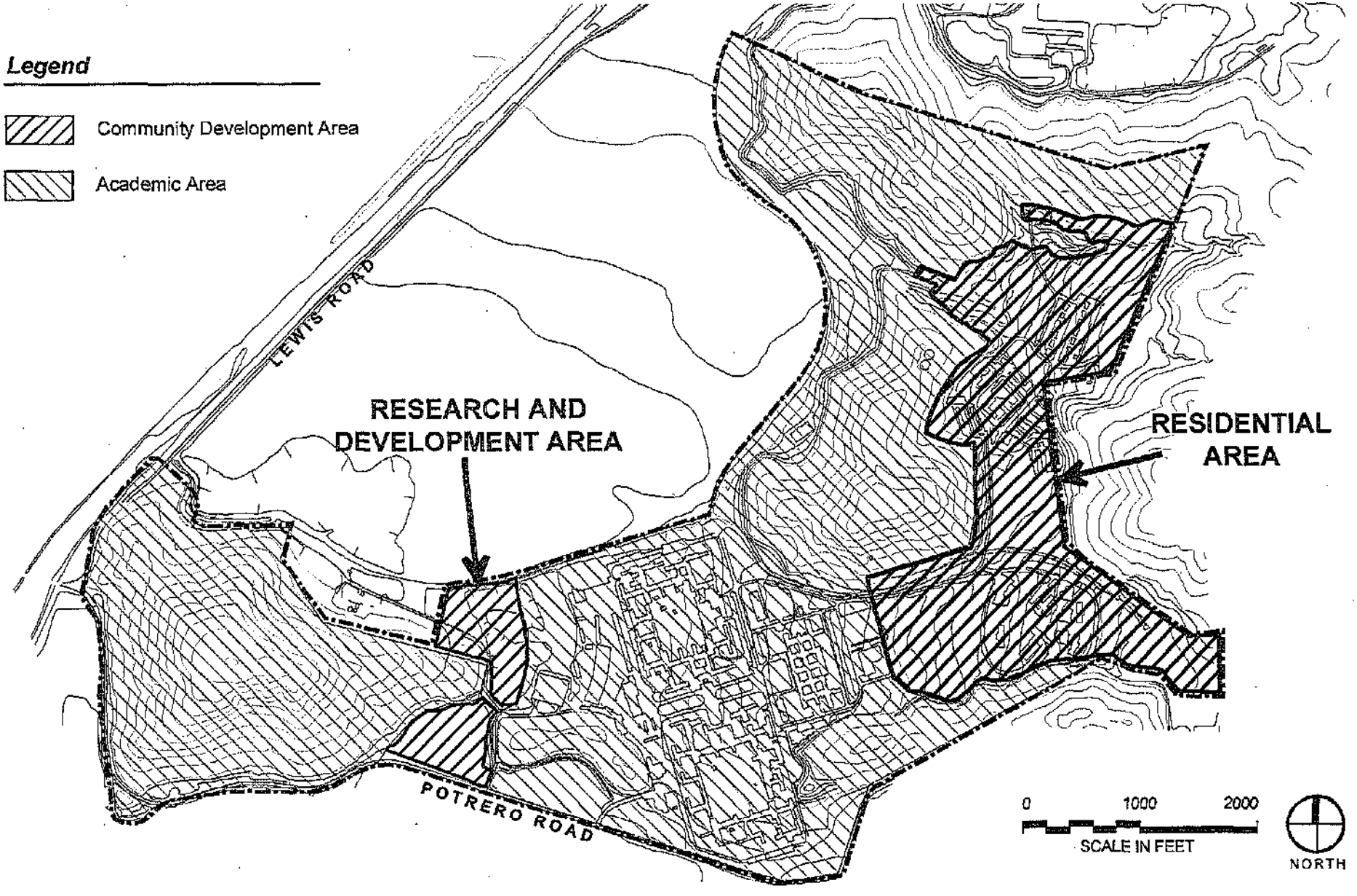
CALIFORNIA STATE UNIVERSITY GOAL STATEMENTS

Academic Mission

The primary mission of creating CSUCI is to meet the regional demand for higher education with a four-year university. CSUCI provides higher education opportunities for students in Ventura County, alleviating other overcrowded CSU campuses, and is intended to attract students from all areas of California.

The CSU has been in the process of establishing a new university campus within Ventura County for over two decades. The demand for a four-year campus in the county was originally determined in the 1960s. Until recently, the CSU Northridge, Ventura Off-Campus (OCC) has been providing academic programs in leased space in Ventura. In July 1999, the OCC was relocated to the CSUCI campus. The academic programs of the OCC will continue to operate at the Channel Islands campus until they are merged with those programs being developed by CSUCI, currently scheduled for academic year 2002/03. The CSU has identified several specific objectives to be met in creating the CSUCI campus, including:

- *To develop a CSU-owned site for the OCC;*



COMMUNITY DEVELOPMENT AND ACADEMIC AREAS

To provide sufficient land and facilities for the eventual transition of the OCC to a full-service, four-year university campus;

- *To provide expanded educational opportunity to the citizens of Ventura County;*
- *To provide undergraduate and graduate programs to students in the Ventura County region;*
- *To provide educational opportunities to eligible high school graduates of the region;*
- *To provide increased opportunity for community college transfer students in the region;*
- *To provide an educational, cultural and recreational facility that will serve all of the citizens of the region, including those currently underrepresented in the CSU; and*
- *To provide increased capacity within the CSU to meet projected statewide needs.*

Economic Development / Public/Private Partnership

In order to meet the financial needs of CSUCI, a reliable funding source associated with components of the community development are planned to be developed. Following are the objectives for the ancillary development designed to provide funding for CSUCI capital development purposes:

- *Develop housing on campus that can be used as a recruitment and retention tool for faculty, staff, and students;*
- *Provide research and development facilities for lease to industries with a connection to the Academic Master Plan; and*
- *Foster training opportunities for students within R&D lessee operations while providing human resources to R&D lessees.*

Proposed uses in the Community Development area include housing, a public elementary school, research and office space for academic partnership-oriented science and technology firms, and recreational facilities.

Community in Balance

The goal of the proposed east campus Community Development is to create a diverse mixed income community with a unique sense of place, contributing to the growth and vitality of the entire University campus. A key element in achieving this goal is to develop a wide range of housing, embracing and articulating the concepts of "home" and "neighborhood." Important community components are to create a sense of belonging, have a hierarchical circulation system, and encourage neighborhood interaction through linkages with community facilities suitable for group gatherings and open space areas for active and passive recreation.

Regulatory Intent of Specific Reuse Plan

HOW PLAN REGULATIONS ACCOMPLISH PURPOSE

The Specific Reuse Plan contains Development Regulations designed specifically to implement the Community Development area. The Specific Reuse Plan serves as a direct link between the goals, policies, and purposes of the campus development concept and specific development projects, assuring

that as future developments are individually reviewed, they will remain consistent with one another and with the provisions of this plan.

Objectives of Specific Reuse Plan

The Specific Reuse Plan includes all components required by the Site Authority Legislation. The objectives of this Specific Reuse Plan are to:

- *Provide a comprehensive land use plan that designates the distribution, location, and extent of all land uses, roadways and facilities within the community;*
- *Establish a compatible interface with the University campus, adjacent agricultural, and adjacent open space land uses;*
- *Provide a pedestrian-oriented community that reduces the reliance of residents upon the automobile and fosters a "small town" atmosphere;*
- *Establish a Resource Management Program to ensure the protection and enhancement of natural resources within the Specific Reuse Plan Area;*
- *Provide implementation programs that address phasing, governance, and financing necessary to carry out Project development;*
- *Use technology creatively to reduce automobile use, energy and water consumption, enhance efficiency, and promote sustainable community development.*

Authority for Specific Reuse Plans

The Site Authority Legislation provides that the Site Authority shall prepare a Reuse Plan for the development of the new university and construction of compatible uses and facilities on the Site to accomplish the following:

- *Provide for detailed uses to be made of the Site;*
- *Establish an approach for implementing the reuse of the Site; and*
- *Provide for the use of ad valorem tax revenues for the benefit of the campus, including development of academic structures and mitigation of on-site and off-site environmental impacts attributable to the development on site.*

The Specific Reuse Plan addresses the land use regulations for the Community Development area of the campus, while the Physical Master Plan addresses the requirements for physical planning of the University Campus. In areas of infrastructure that are shared by both the Community Development Area and the core academic campus, the plans work together. With regard to residential development, the planning, implementation, and financing of the housing are designed to complement and enhance the academic core area.

DISTINCTION OF ACADEMIC AND COMMUNITY DEVELOPMENT COMMUNITY

The academic physical planning is directly established by the Physical Master Plan, as governed by the Trustees of the California State University. It includes the core campus area with its north and south quads, buildings and grounds immediately west of the quads along Ventura Street, buildings and grounds immediately east of University Drive, and the Library and Recreation Center immediately east of the

administration building. It also includes recreational fields north of the Long Grade Canyon drainage, the Ventura Street extension to its terminus at Lewis Road, and all associated surface parking. Finally, it includes all open space areas managed by the University, including Round Mountain, the agricultural buffer lands, and the Santa Monica Mountain foothills.

The Community Development portion of the campus community's physical planning effort is directly established by this Specific Reuse Plan, and is governed by the ground lease from Trustees to the CSU Site Authority. It includes the residential campus east of the Recreation Center, and the Business Campus at the western end of Santa Barbara Avenue, at the base of Round Mountain and Peanut **Hill.**

RELATIONSHIP OF SPECIFIC REUSE PLAN TO VENTURA COUNTY GENERAL PLAN AND CSU PHYSICAL MASTER PLAN

The County General Plan identifies the site as a State and Federal facility. Although this land use designation indicates that the site is not legally subject to County planning or land use policies, this Specific Reuse Plan is intended to be consistent with the County of Ventura General Plan. The Specific Reuse Plan has been developed in consultation with adjacent local governments, and employs regulations, guidelines, and standards that have been developed with consideration to the Ventura County General Plan.

The Ventura County General Plan elements have been approved by the Board of Supervisors as required. The County General Plan land use element includes the geographic area encompassed in the Specific Reuse Plan. The County General Plan has previously designated the campus and farmlands toward Lewis Road as *State and Federal Facility.*

RELATIONSHIP CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) DOCUMENTATION

Pursuant to the CEQA Guidelines, the Trustees of the California State University certified an Environmental Impact Report in September 1998 that evaluated the long-range development plan for the University Campus and Community Development uses also described in this Specific Reuse Plan.

The EIR comprehensively analyzed the environmental impacts caused directly and/or indirectly by the conceptual Master Plan, and identified mitigation measures for each significant impact. The EIR serves as the program-level environmental impact report for this Specific Reuse Plan and for the Physical Master Plan. In Decemberl999, the CSU Site Authority circulated an Initial Study to verify if the development plans envisioned in this Specific Reuse Plan were adequately addressed in the 1998 conceptual Master Plan EIR. It was determined that additional potentially significant environmental impacts could occur that were not previously addressed in the 1998 EIR, and that a Supplemental EIR would need to address these environmental effects. The 1998 EIR and the Supplemental EIR are intended to apply to all records of survey and other development projects processed in conformance with this Specific Reuse Plan.

All future development projects within the Specific Reuse Plan Area will be evaluated for consistency with this Specific Reuse Plan, the 1998 FEIR, and the 2000 Supplemental FEIR in order to determine whether additional environmental documentation must be prepared pursuant to Section 15168 of the CEQA Guidelines.

Should additional environmental documentation be required, this documentation shall be "tiered" to the EIR pursuant to Section 15152 of the CEQA Guidelines and may take any of the following forms:

- *Negative Declaration per CEQA Guidelines Sections 15070 -15075;*
- *Project EIR per CEQA Guidelines Section 15162;*
- *Subsequent EIR per CEQA Guidelines Section 15162;*
- *Supplement to an EIR per CEQA Guidelines Section 15163; or*
- *Addendum to an EIR per CEQA Guidelines Section 15164.*

LAND USA PLANNING AND REGULATORY PROVISIONS

LAND USE PLANNING and REGULATORY PROVISIONS

The Land Use Plan

The land use pattern described herein and illustrated in **Figure** 1-2 (page 1-5) addresses both the Academic and the Community Development areas, so that the relationship between these areas can be better understood. This Specific Reuse Plan regulates only the Community Development areas. The Academic area land use planning governed through the Physical Master Plan.

ACADEMIC AREA

The Academic area is generally divided into two quadrants, north and south. These are separated by a broad open space, the Commons. The commons also separates the administration center on the west from the library complex to the east. The Academic area also includes a planned

The Town Center facility provides a range of commercial services for the academic community. Three structures, which will be separated by pedestrian corridors and courtyards, will be developed. A Town Center facility will be separated from the North Quad by University Drive. The Academic area also incorporates some open space lands that surround the site, including Round Mountain and some of the surrounding foothills.

Fifty acres of playfields will be developed in a western leg of the campus. This corridor is located south of the primary access road and north of the central parking area and the Camrosa Water Treatment plant. The playfields are designed for physical education instruction and intramural activities.

COMMUNITY DEVELOPMENT AREA

The Community Development Area includes the East Campus Residential Neighborhoods, the K-8 School, and the Research and Development Area. The East Campus Residential Neighborhoods with their density ranges are illustrated in **Figure 2-1,** and the Research and Development Area buildings are illustrated in **Figure 2-2.**

Goals and Objectives

The following are the goals and objects of the development of the Community Development Area:

1. *Create a residential community conveniently located to the Academic Core of the university for the purpose of providing a range of housing opportunities for faculty and staff.*
2. *Establish a Research and Development Area that will take advantage of the academic setting and create a physical interface with the University's academic quadrants.*
3. *Work carefully with existing landforms, drainage patterns, biological resources, tree specimens and structures of historic value in devising the community plan. Establish strong visual connections to these important elements.*
4. *Create a community that invites pedestrian activity and bicycling and establishes well-defined linkages to the Academic Core.*

The backbone of the East Campus Community Development Area is the primary roadway, which enters the northern portion of the east campus through a wooded canyon, and links the residential

community to University Drive. Traversing along the residential neighborhoods, open space elements and+

the neighborhood school, the road terminates at the East Commons of the university. The roadway will be kept narrow to reflect the character of the existing development and minimize the construction of impervious surfaces.

East **Campus Residential Area**

Residential, open space and school land uses have been designed around road patterns and pedestrian/bicycle linkages. The residential neighborhoods with the highest density have been located toward the Academic Core and related facilities in order to offer the greatest walking convenience to the highest concentration of residents. The residential community has been organized into a series of desirable neighborhoods of varying housing types and densities.

Up to 900 dwelling units will be developed in three density ranges. The ranges will be as follows:

Housing Type	Density Range-Units per Acre
Low to Low-Medium	0-10
Low-Medium to Medium-High	10-20
Medium High to High	20-30

Housing types will vary from single-family detached to multi-family housing adjacent to the campus core. Existing buildings may be used for residential or other uses if feasible.

The K-8 school site and joint-use community park are located adjacent to each other. The school will be a gateway to the surrounding countryside with trails exiting from the site to access the proposed adjacent Chumash Indian Cultural Center and existing natural habitat areas.

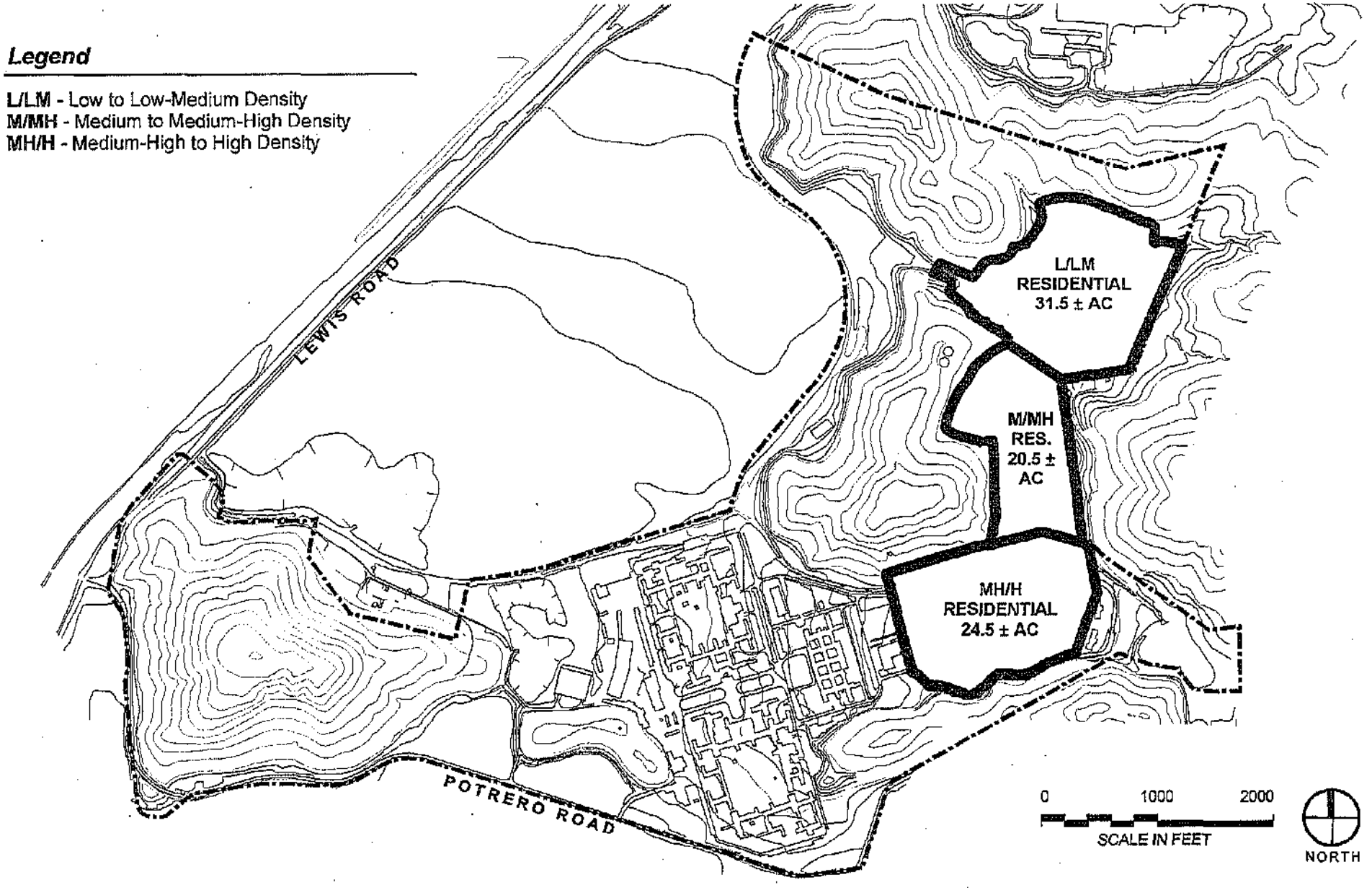
Research and Development Area

Research and Development uses have been organized to take advantage of the relationship to the campus main entry and the adjacent academic campus facilities. Site planning encourages a cohesive and pedestrian-friendly environment amidst the natural historic beauty of the California State University Channel Islands campus. The CSUCI Research and Development Area will be composed of a series of buildings for a total of 350,000 Gross Square Feet (GSF), parked at 4 spaces per 1000 SF, for a total of 1400 cars. The high quality Research and Development Area will be distinguished by its physical and programmatic relationship to the university.

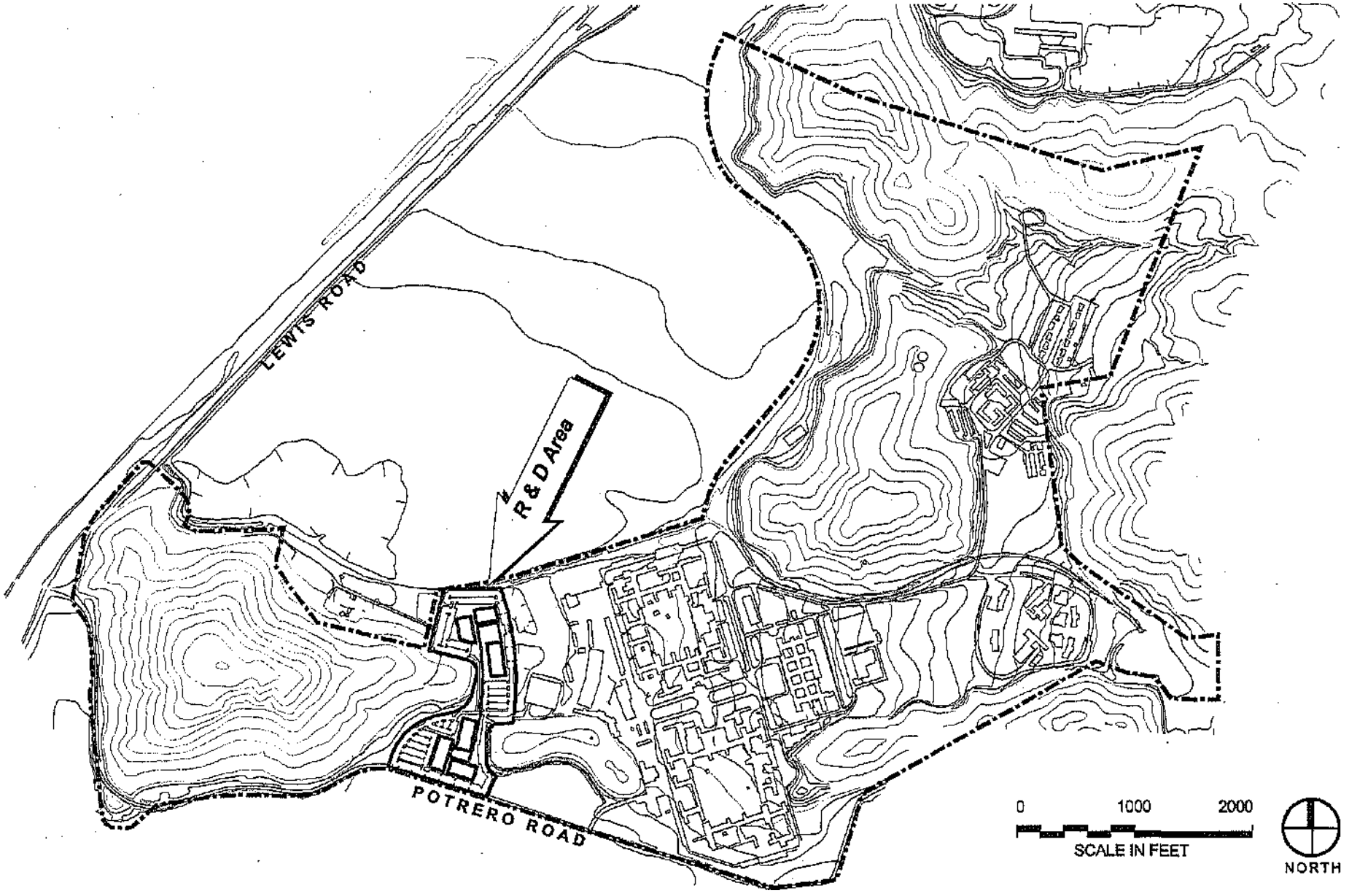
Pedestrian Circulation and Linkages/Open Space Landscape Framework

An extensive open space and pedestrian circulation network has been devised for the East Campus community. Natural hillsides have been embraced by carefully aligning roadways to create passive open space networks. The effect will be to greatly expand the community open spaces while utilizing the dramatic landforms in a manner that will provide containment and scale to the community.

Trails will be incorporated along existing streambeds, edges of existing hillsides and major roadways linking pedestrians to the academic campus as well as to amenities within the East Campus. The pedestrian network will be extended to connect with on-site and off-site hiking trails.



EAST CAMPUS DENSITY RANGES



RESEARCH AND DEVELOPMENT AREA

Figure 2-2

Open space has been integrated into areas featuring large existing tree specimens in an effort to dramatize visual impact and provide scale to the proposed residential development.

OPEN SPACE SYSTEM

The land use plan incorporates and is enhanced by an abundance of open space and greenways that provide a connection to the natural environment setting of the campus. Open space elements throughout the campus provide recreational opportunity, habitat enhancement, cultural and historical reference and natural beauty. These elements combine to establish a unique sense of place while providing an array of amenities for residents, students, faculty and the surrounding community.

Ventura County development guidelines require five acres of local park per thousand inhabitants. This has been used as a guideline in determining the minimum acreage to be devoted to park land and open space for the east campus residential sub-areas. Calculations based on this guideline and the projected population figures for the East Campus community indicate a recommended 13.52 park acres.

The following outlines the goals and objectives for the East Campus community park and recreation system:

1. *Preserve and provide connections to natural resources on-site.*
2. *Enhance academic / intellectual setting.*
3. *Include opportunities for display of cultural heritage.*
4. *Take advantage of the moderate coastal climate.*
5. *Reference historical perspective - Chumash Indians, agricultural and hospital uses.*
6. *Explore the potential for regional recreational amenity.*

Specific park and recreation components are described below under the *Open Space and Recreation Area Plan.* The plan recognizes that the campus enjoys a major open space resource within its property. In addition to the physical benefits of the hills, meadows, and canyons that make up the area, these open spaces represent an intrinsic research value to the university. They include Round Mountain, Peanut Hill, the meadow and hills along University Drive, and the hills east of campus.

Development Regulation: Building Design, Parking, Landscaping, Signage

APPLICABILITY OF STANDARDS

The development regulations set forth in this Specific Reuse Plan apply to all of the Community Development Areas of the CSU Channel Islands campus. Specifically, they address the East Campus Residential Community and the Research and Development area.

COMMUNITY-WIDE STANDARDS

Buildings within these areas will be designed to complement the existing campus historic character and fabric. The architectural character of proposed buildings, while not necessarily recreating the existing styles established on site, will feature stucco, tile-style roofs and simple openings in an effort to blend with the Academic Core while being sensitive to construction costs. The residential community is envisioned to be primarily two stories with one-story elements for massing relief. Three-story

elements, if proposed, will tend to be located in interior or in vertical accent locations within the community.

Buildings responding to community pedestrian elements will maintain a degree of formality while providing direct connections by way of front doors, porches, and building entrances, Conversely, buildings responding to perimeter conditions will direct private yards and patios toward the desired views. Perimeter walls will not be constructed in order to maintain an open residential community consistent with the desired university character and environment. Low patio walls or open fencing will be utilized adjacent to open space amenities to further this concept and enhance view opportunities for the residences.

DEVELOPMENT DESIGN STANDARDS

East Campus Residential Subareas

This Specific Reuse Plan establishes the site development standards for the three housing density types as they relate to the planned street system. A table matrix describing these details in terms of setbacks, building heights, and other development standards is included below.

K-8 School

The K-8 campus will house 600 students in 24 teaching stations for an average loading of 25 students per classroom. At 2.5 parking stalls for each teaching station parking would total 60 spaces plus 44 spaces for visitors and community park use for a grand total of 104 spaces. Separate drop-off areas for autos and buses will be provided per the California Department of Education requirements. Coverage of the 10 to 12 acre site will be less than 11% of the total area available.

A minimum of 10% of the area within the setback lines (not including the fire setback area) will be dedicated to decorative landscape cover. The remaining areas will be utilized for parking, hard courts, and joint-use community park turf and play fields.

The primary uses for the site will be educational with some area provided for possible pre-school and daycare functions. All of the main public facilities and play fields will be located in such a way as to facilitate community access and joint use after hours.

In order to maintain a consistent appearance with the surrounding campus and land uses no building elements will be greater than 35 feet in height. This includes parapets, screens, and roof elements unless otherwise approved by the CSUCI Site Authority.

The following is a listing of the proposed building and landscape setbacks.

Streets	**Street width curb to curb**	Parking **on** street/guest	Parking required	**Minimum Parkway**	**Side walk width**	Side walk location	**Garage set back from back of sidewalk**	Building Set back from back **of** sidewalk
Boulevard	36' 32' 28'	Parking on both sides of 36' width street. Parking on one side of 32' street, no parking on 28' width street	N/A	**6'**	5'	Curb parallel or meandering both sides of street	N/A	15' m build to low wall/fence element
Local (SFD)	32' 28' 24'	Parking on both sides of 32' width street. Parking on one side of 28' width street. No parking on 24' width street. Guest Parking 0.5 spaces per dwelling unit.	2 spaces per unit (one covered) plus guest.	**5'**	4'	Curb parallel both sides of street. One side only required for single-loaded streets.	18' min. for front entry garages. 10' min. for side entry garages	10'm to building, 5' min. to low wall/fence element
Alley	18'	N/A	N/A	**N/A**	N/A	N/A	6' min. from edge of paving	6' min. building from edge of paving. 3' min. low wall/fence element.
Local (Multi-family/ apartments)	32' 28' 24'	Parking on both sides of 32' width street. Parking on one side of 28' street. No parking Guest parking 0.25 spaces per dwelling unit.	Studio: 1 space 1 Br 1.5 space 2 Br: 1.75 space 3+ Br: 2 space (one min covered per unit, plus guest)	**N/A**	N/A	N/A	4'-9'or18' min from curb or back of sidewalk.	10' min building setback from paving. 5' minimum setback to low wall/fence element from paving.

Parking Court (multi-family/ apartments)	9x18 stall size, 24' backup aisle from parking stall to parking stall.	No parking except in designated stalls.	(see above)	N/A	N/A	N/A	Carport column 2' min setback, 4' min apron for enclosed parking (from garage door)	10' min building setback from paving. 5' min setback to low wall/fence element from paving

Additional Development Standards

Residential product	Maximum height	Minimum side yard [2,3]	Minimum Building Separation [3]	Setback from rear	line
SFD	35'	4'	8'	10'	5'
Multi family / apartments	45'	N/A	10' side to side condition. 20' front to front, front to rear and rear to rear condition.	10'	5'

1 Measured to top of highest roofing material. Chimneys, tower forms and other such non-occupied architectural el height limit by ten feet (10') for a maximum often percent (10%) of roof area.

2 Chimneys, bay windows, eaves, "fin-walls", and other such architectural features may encroach into setbacks a m

3 Use easements for adjacent side yard may be granted for "zero side yard" residential product concept.

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Minimum Building Setbacks

- *No building will be located within, or closer than 10' to the fire setback perimeter zone.*
- *Loop road 35' from ultimate right-of-way line.*

Minimum Landscape Setbacks

- *All parking and/or hardscape areas shall have a 15' landscape setback zone from the loop road right-of-way.*
- *If parking and/or hardscape is located between any building element a 10' landscape zone is required.*

Research and Development Area

The Research and Development Area will develop 350,000 GSF of two-story applied research and development space, surface parked at 4 spaces per 1000 SF, for a total of 1400 cars. These uses will comprise approximately 23 acres, at 35% coverage. A minimum of 10% of the area within the setback lines of a development site (not including common area slopes) shall be devoted to landscape materials to ensure that a sufficient amount of green space is provided for the site.

The primary permitted uses in the CSUCI Research and Development Area are R&D/Light Industrial type development, office, and warehousing. To maintain consistent and compatible building mass relationships throughout the existing campus, building heights are limited to 35 feet above grade, including parapets and screens, unless otherwise approved by the Site Authority and CSU.

Setback areas provide landscaping zones, pedestrian connections and visual continuity as they create buffers between roads, buildings, parking areas and adjacent sites. The following setbacks are required:

Minimum Building Setbacks

Round Mountain	*100' Fire Setback*
Loop Road	*35 'from ultimate right-of-way line*
Side Property Lines:	*10' from property line*

Minimum Landscape Setbacks

Round Mountain	*35' from toe of slope*
Loop Road	*25' from ultimate right-of-way line*
Side Parcel Lines:	*5' from property line*
Rear Parcel Lines:	*5' from property line*

If parking or access drives are located between any building and the Loop Road, a 15-foot minimum landscaping area is required between the parking or drive aisle and the building. On other sides of the building, a 10-foot minimum landscaping area is required.

LANDSCAPE PROGRAM OBJECTIVES

- *Enhance and preserve the strong sense of place exhibited by the existing campus.*
- *Strive for consistency with Green Campus Program objectives in regard to maintenance, waste, and water conservation.*

- *Create simple yet bold plant palettes with a tuneless design quality. Limit use of turf to high visibility and recreation areas.*
- *Use plant materials that are compatible with the native coastal sage scrub ecosystem or riparian plant communities where ever possible.*

LANDSCAPE PROGRAM COMPONENTS

The following landscape program components define the landscape character of the Community Development Area.

Streetscape

Streetscapes have been established for the variety of roadways within the community. Streetscape treatment defines the hierarchy of the circulation system and establishes individual character for various portions of the project.

Streetscape sections indicate roadway widths, sidewalk locations, right-of-way landscape treatment and adjacent conditions. Please see Figures 2-3 **a** through f, *Streetscape Sections.*

Trails

Development of new trails with linkages to existing trail systems and locations provides recreational opportunity and access to adjacent natural resources. Please see **Figure 2-4,** *Open Space and Recreation Plan.*

Signage and Lighting

Community signage will reflect the historical, cultural and natural resources of the site. As established in the CSUCI Physical Master Plan, lighting is of "low intensity within the warm incandescent color spectrum". A lighting hierarchy consistent with the Green Campus program will be established for roadways and pedestrian areas. Accent lighting of featured landscaping is to be used where appropriate. Safety and security are of primary concern. Please see the Design Guidelines.

Wildfire Buffer Zone

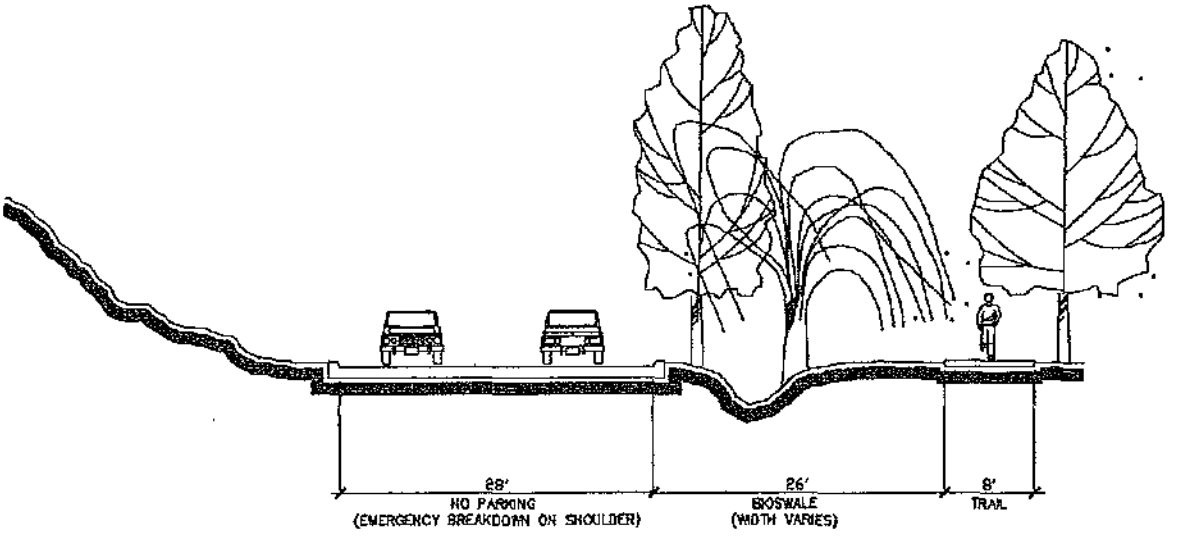
The hillsides surrounding the project site are vegetated primarily by coastal sage scrub which poses a high fire hazard to adjacent structures. A wildfire buffer zone will be required which will limit vegetation around structures adjacent to natural areas. Landscape treatment within the wildfire buffer zone should limit disruption to environmentally sensitive areas while still achieving conformance with fire protection standards of Ventura County. Please see Figure 2-7, *Fuel Modification Zone* and Appendix 2 for *Fuel Modification Zone Plant Palette.*

East Campus Residential Sub-areas

Low to Low-Medium Density Homes

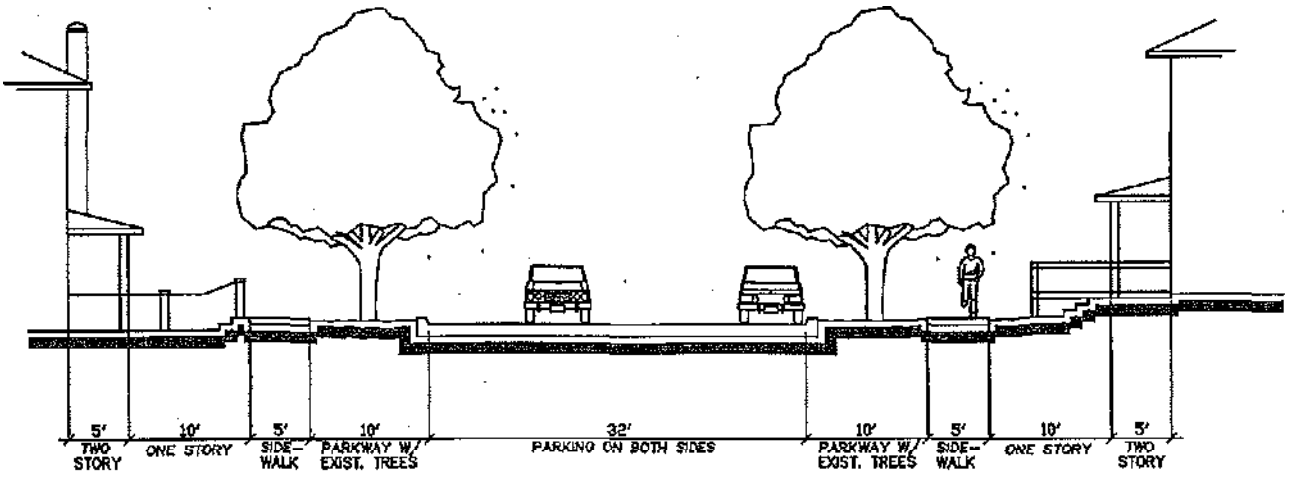
Landscaping

Nestled within the foothills of the Santa Monica Mountains, the character of the Low to Low-Medium Density residential area is influenced strongly by the surrounding native landscape. The backdrop of coastal sage scrub and native grasslands establishes a relationship to this natural landscape,

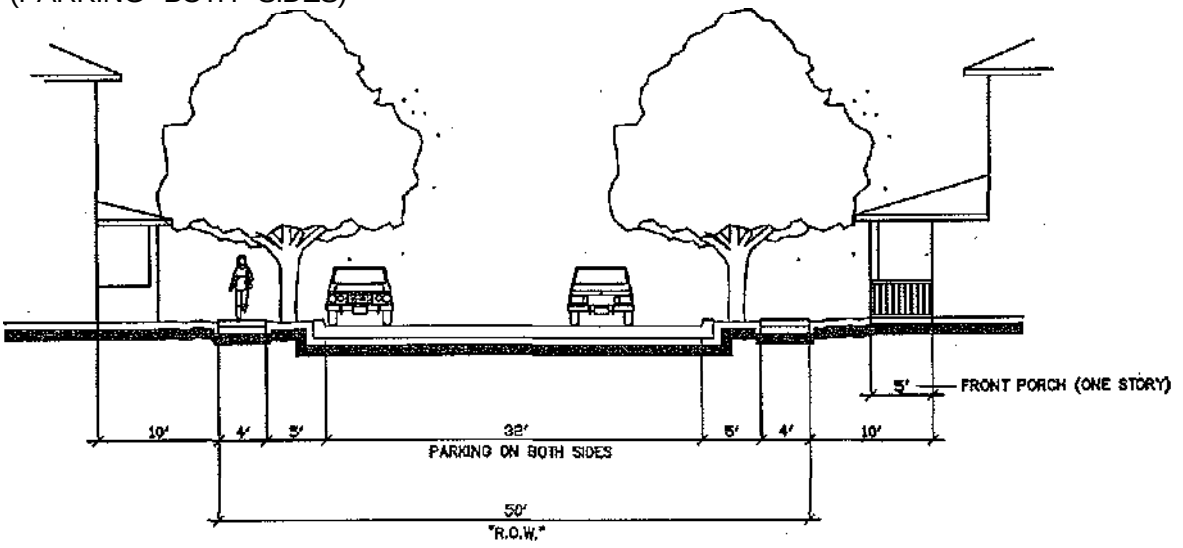


SECTION "A"
PROJECT ENTRY COLLECTOR ROAD
(NO PARKING)

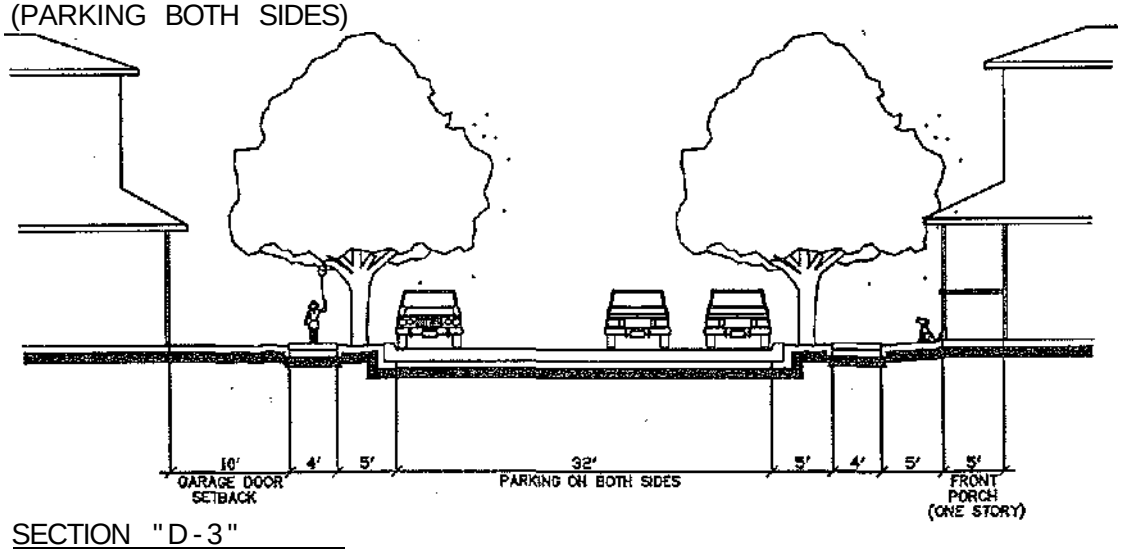
Loop Drive Streetscape Sections
COMMUNITY REDEVELOPMENT AREA



SECTION "D-1"
LOCAL STREET
(PARKING BOTH SIDES)

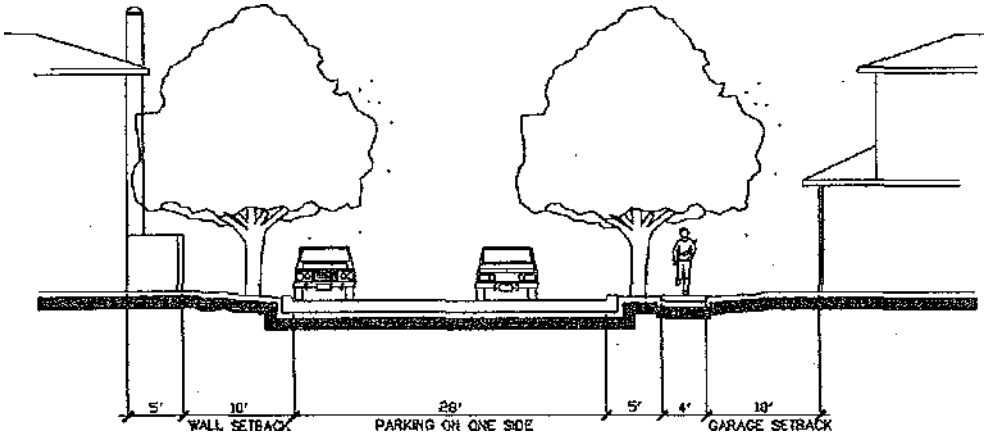


SECTION "D-2"
LOCAL STREET
(PARKING BOTH SIDES)

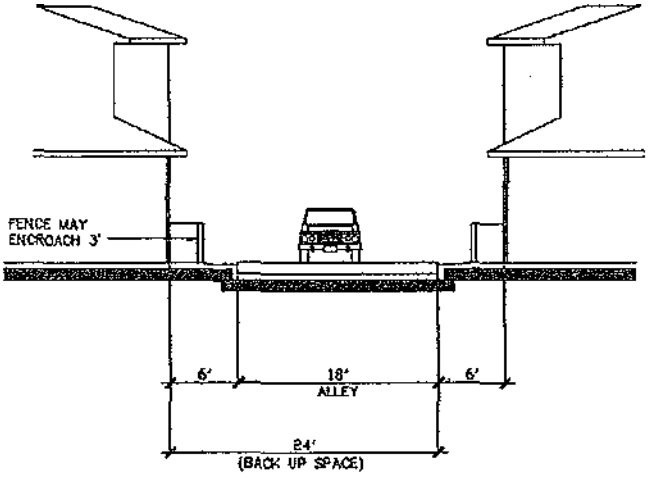


SECTION "D-3"
LOCAL STREET
(PARKING BOTH SIDES)

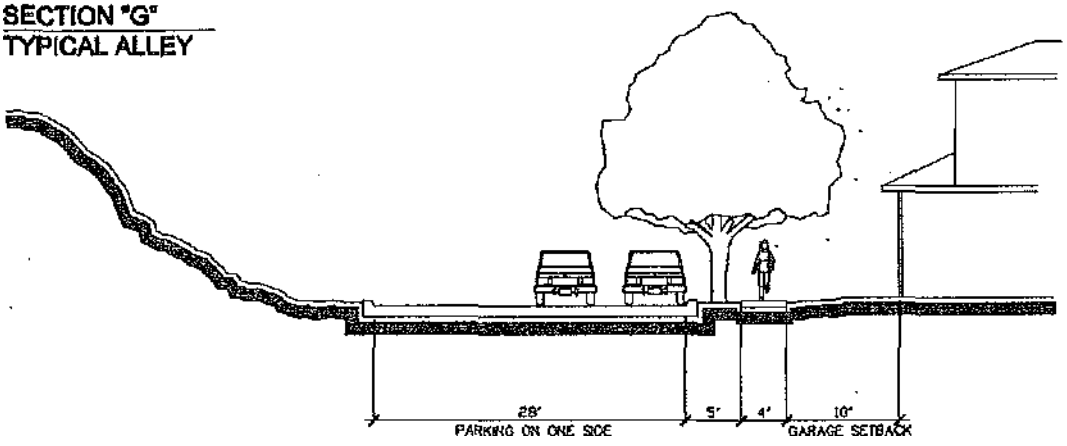
Single Family Housing Streetscape Sections
C.S.U.C.I COMMUNITY REDEVELOPMENT AREA Figure 2-3b



SECTION "E-1"
LOCAL STREET
(PARKING ONE SIDE)

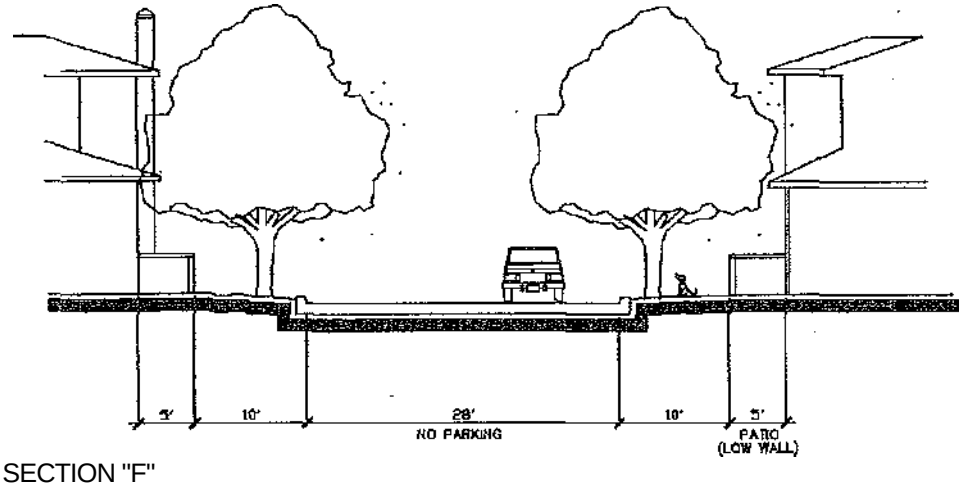


SECTION "G"
TYPICAL ALLEY

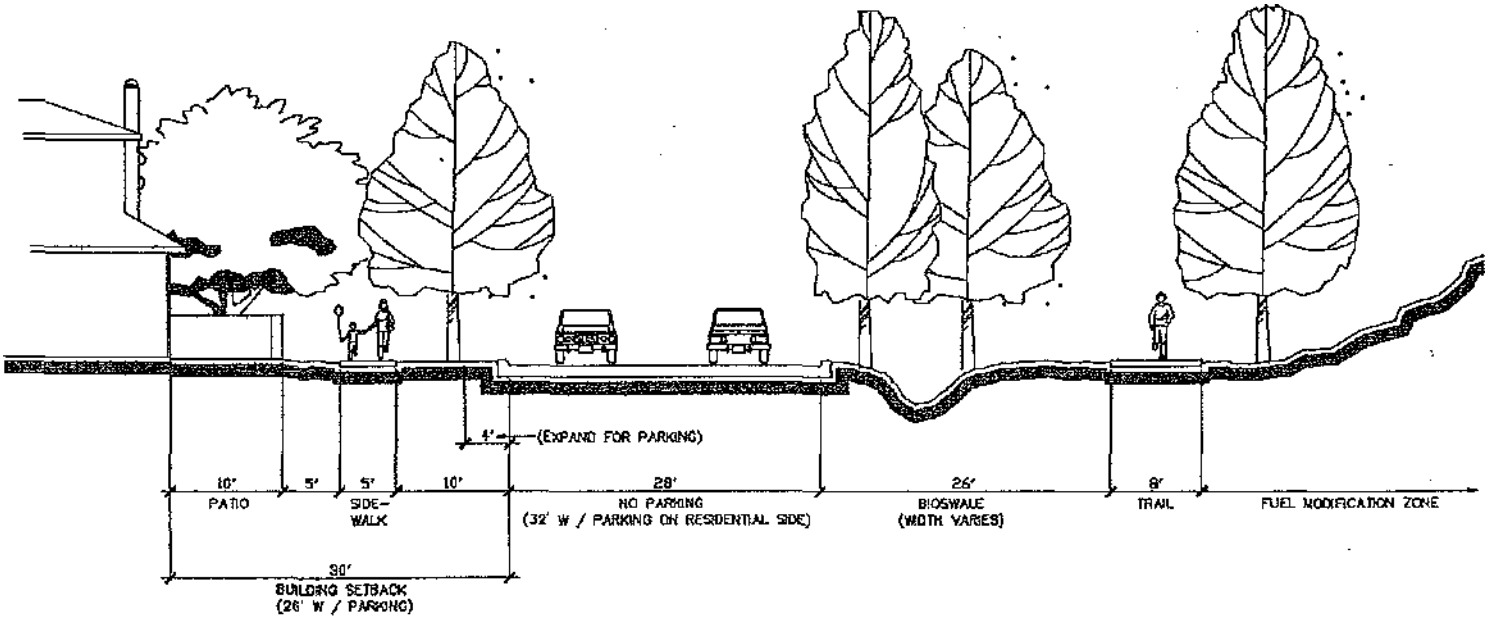


SECTION "E-2"
LOCAL STREET
(PARKING ONE SIDE)

Single Family Housing Streetscape Sections
COMMUNITY REDEVELOPMENT AREA Figure 2-3c



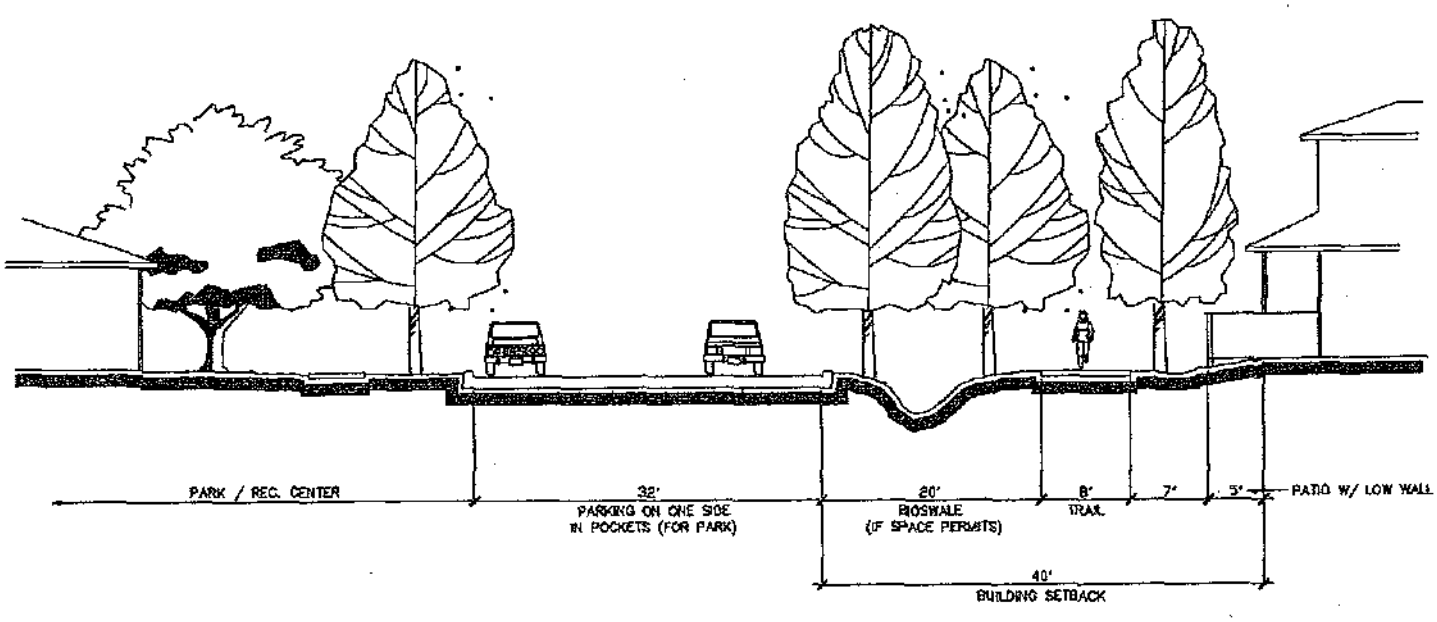
SECTION "F"
LOCAL STREET
NO PARKING



SECTION "B-2"
COLLECTOR ROAD
(PARKING ON ONE SIDE
"CHOKER CONDITION SHOWN)

Townhome Streetscape Sections
COMMUNITY REDEVELOPMENT AREA

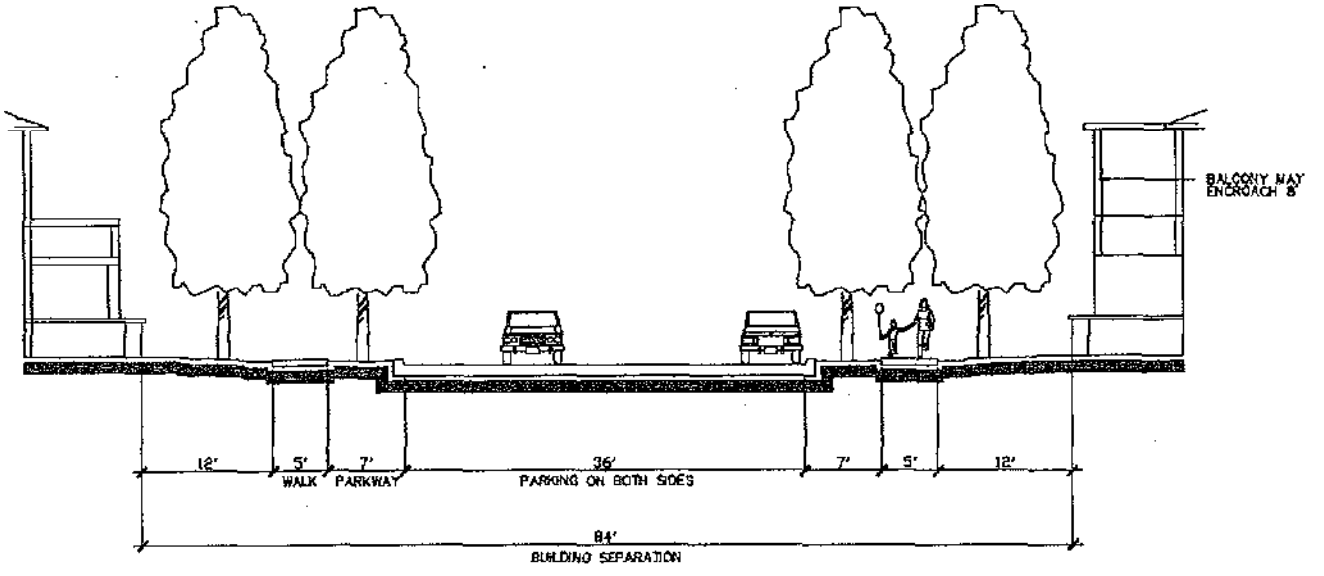
Figure 2-3d



SECTION"B-1"
COLLECTOR ROAD
PARKING ON ONE SIDE

Townhome Streetscape Section
COMMUNITY REDEVELOPMENT AREA

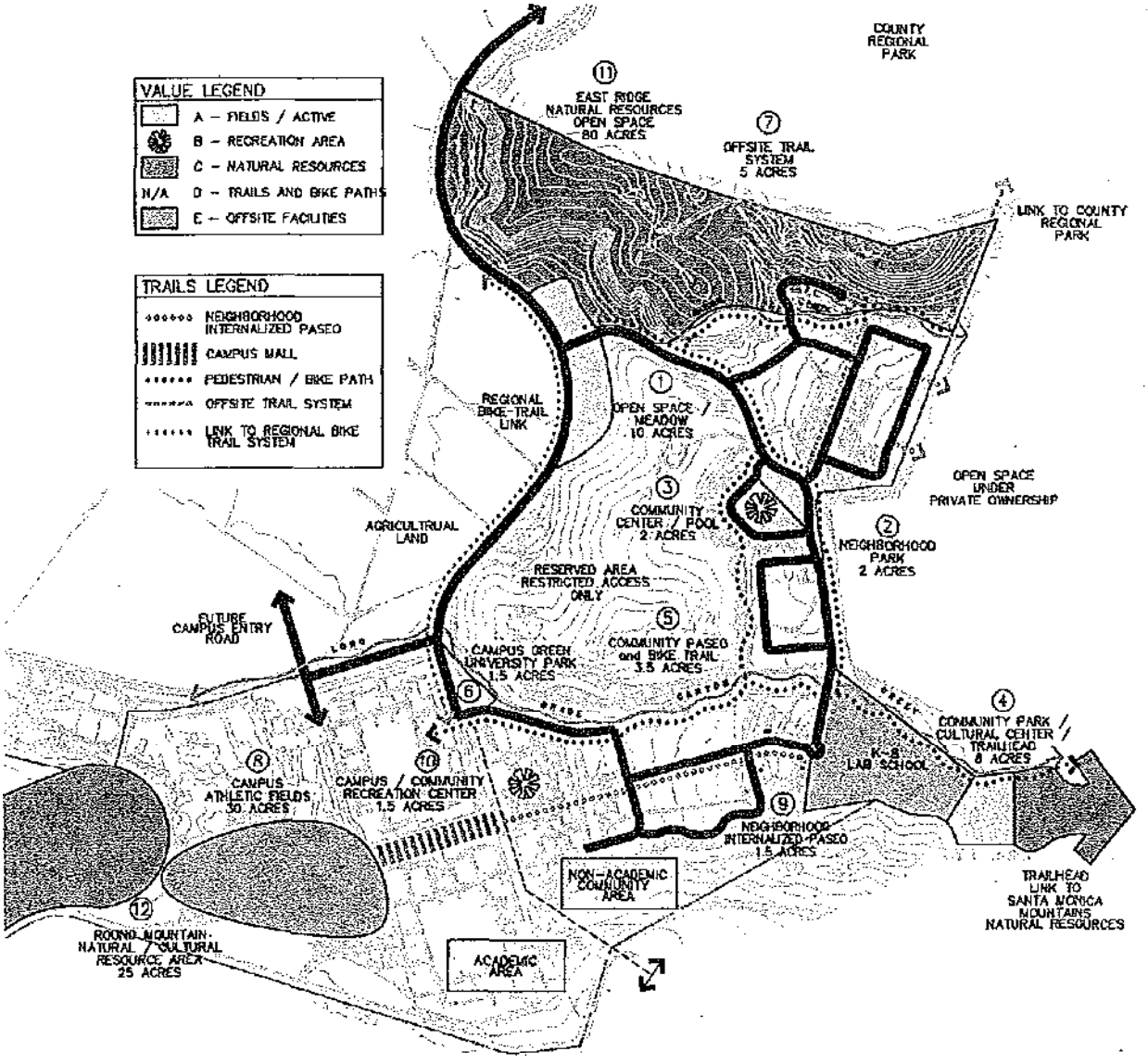
Figure 2-3e



SECTION "C"
COLLECTOR ROAD
(PARKING BOTH SIDES)

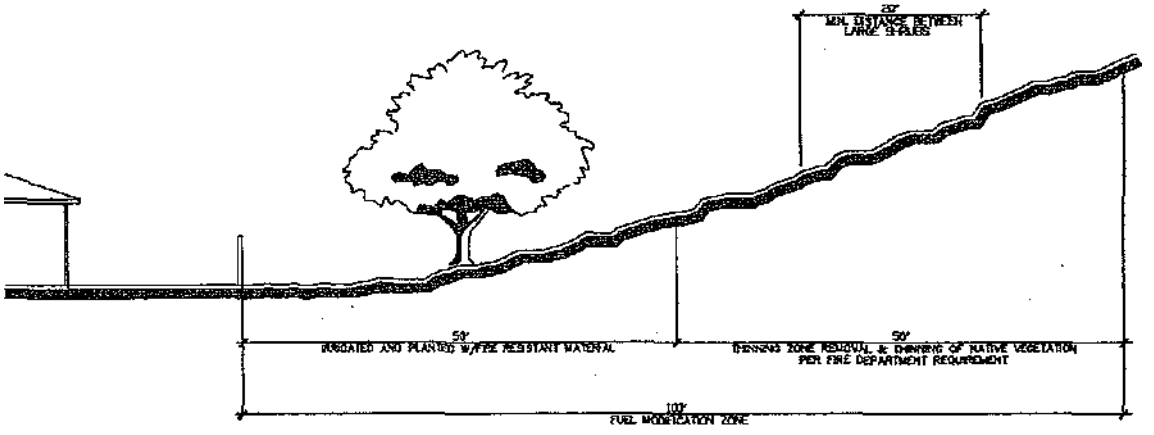
Rental Housing Streetscape Sections
COMMUNITY REDEVELOPMENT AREA

Figure 2-3f



Open Space and Recreation Plan
COMMUNITY REDEVELOPMENT AREA

Figure "2-4



FUEL MODIFICATION

Fuel Modification Zone
COMMUNITY REDEVELOPMENT AREA

Figure 2-7

which is reinforced in the developed landscape. Considering the sensitive and unique environmental setting surrounding this neighborhood is of primary concern in development of the landscape design.

California Sycamore trees, one of the predominant trees found on the existing campus, line the interior collector road. At maturity the California Sycamore trees will provide an expansive canopy for this street. The neighborhood streets will have a turf parkway with canopy street trees. The front yard areas will combine native plantings with complementary ornamentals to provide a drought tolerant, low maintenance streetscape planting. Alleys will be softened with vines, shrubs and vertical trees.

Landscape walls will complement the architecture and be of similar material, color and detailing. Wood fences will be utilized at side and rear yard conditions only when not visible form the neighborhood edges (refer to Design Guidelines).

Street lighting will be accomplished with light pole fixtures reflecting the historical architectural style of the campus (refer to Design Guidelines).

Project monumentation will emphasize the relationship of the housing to the surrounding natural landscape (refer to Design Guidelines).

Low-Medium to Medium-High Density Homes

Landscaping

The Townhomes are located in the flat grassland area with foothills featuring rock outcrops and a creek between the base of the slope and existing Rincon Drive to the west. The south edge abuts Long Grade Canyon Creek. The east edge will be adjacent to the proposed community loop road with the foothills beyond.

Long Grade Canyon Creek and Rincon Drive will become greenways for pedestrians and bicyclists. The landscape character will be riparian providing a transition to the adjacent hillside and restored creek. The loop road will be planted with riparian plant materials similar to the greenway with a grassy ground plane acting as bio-swales with clusters of native and naturalized trees shading the road. The communities edges will respond to the unique environmental setting while the interior courts will reinforce the architectural character of the buildings.

The perimeter building setback will include limited turf areas with shrub and ground cover plantings at the base of the buildings and patios that will include native and non-native species. The Townhomes are organized around motor courts which will feature decorative paving and native specimen size tree plantings. The garage door elevations will be softened through the use of flowering vines and shrub masses. Refer to Appendix 2 for *Neighborhood Plant Palette ~ For Sale Housing.*

Walls will complement architecture and be of similar material, color and detailing (refer to Design Guidelines).

Site lighting will be accomplished to the greatest extent possible through shielded lighting fixtures mounted on the buildings. Where required for adequate light levels, street lighting will be accomplished with pole fixtures reflecting the historical architectural style of the campus.

Project monumentation will be discreet and in the architectural style of the campus (refer to Design Guidelines).

Medium-High to High Density Homes

Landscaping

The Medium-High to High Density Homes may be seen almost as an extension of the campus core. Located at the east end of the campus spine, the apartment interior collector road will link to the campus main road.

A strong delineation of this corridor is provided through the use of a vertical, evergreen street tree planting. Side streets are characterized by plantings, which will enhance adjacent natural features: riparian landscape along the creekside trails and oaks and sycamores along the road adjacent to the hillside.

The architectural massing of the apartment buildings results in parking courts that will achieve a more intimate scale through the use of vine covered arbors and canopy trees. The interior pedestrian courts will feature 'oasis' plantings suitable to the Spanish colonial style architecture. Oasis plantings are not to be visible from the community rural edge. Refer to Appendix 2A for *Neighborhood Plant Palette ~ Medium-High to High Density Homes,*

Walls will complement architecture and be of similar material, color and detailing.

Site lighting will be achieved to the greatest extent possible through shielded lighting fixtures mounted on the buildings. Where required for adequate light levels, street lighting will be accomplished with light pole fixtures reflecting the historical architectural style of the campus.

Project monumentation will be discreet and in the California mission architectural style of the campus.

Open Space and Recreation Area Plan

COMMUNITY LANDSCAPE FRAMEWORK COMPONENTS

Streetscapes, parks, trails, and open space are the primary components of the community landscape framework. Special consideration of these components shall enhance and preserve the existing sense of place by incorporating the natural beauty and character of the surrounding landscape into the built environment. Please see Figure 2-8, *Landscape Framework Plan.*

Streetscapes

Loop Road (Rincon Drive)

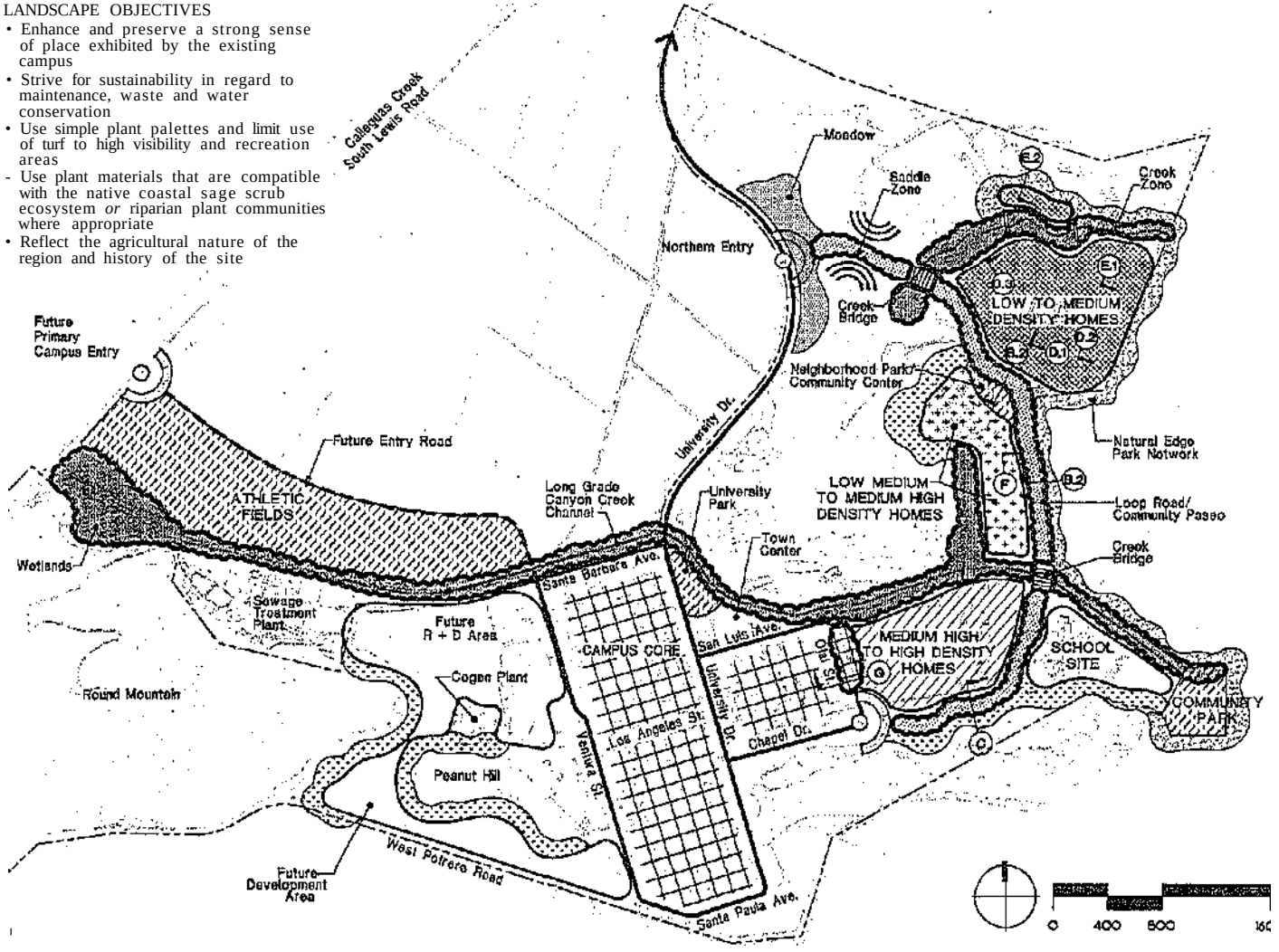
Access to the Community Development Area's residential neighborhood is provided by existing Rincon Drive which forms a loop connecting back to University Drive. The road passes through a variety of terrain and development conditions offering the opportunity for transitional changes in the character of the streetscape. The road character will be rural with large parkways integrating pedestrian and bike trails within groves of Oaks, California Peppers and Sycamores with an understory of native riparian shrubs and groundcovers. Please see Figure 2-9, *Project Entry Collector Road.*

Neighborhood Streets

Refer to 'East Campus Residential Subareas' for treatment of minor roads that comprise the circulation routes throughout the various residential developments.

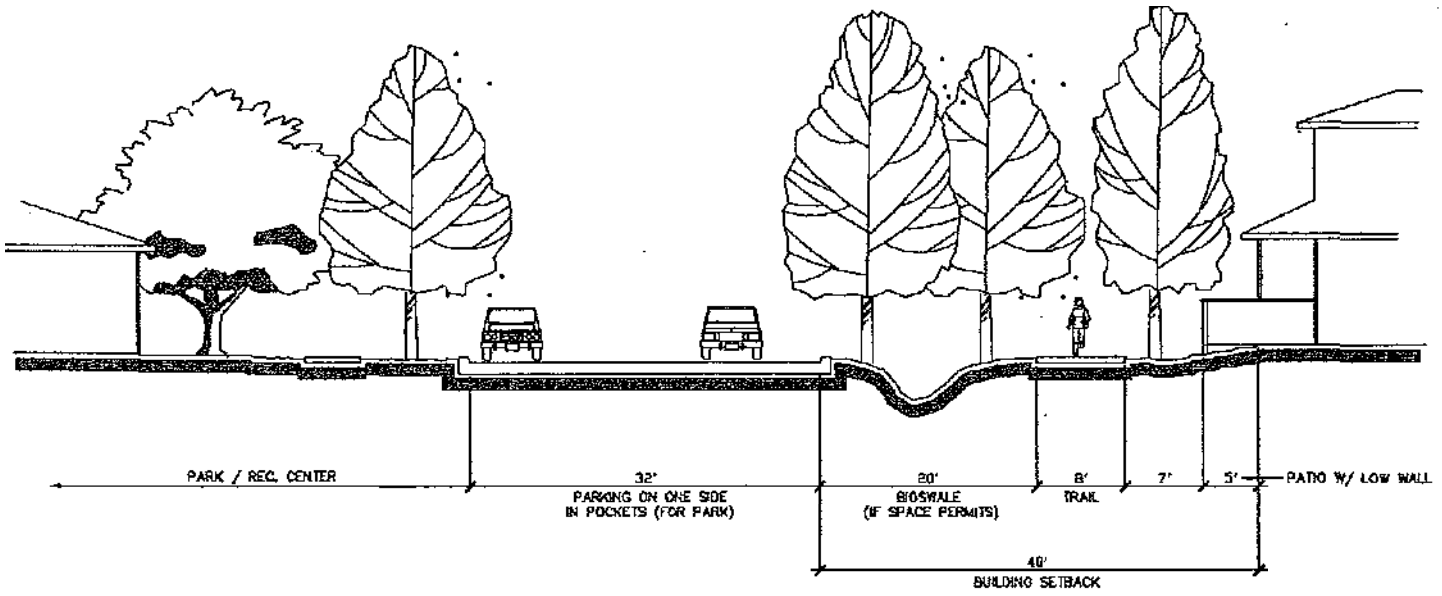
LANDSCAPE OBJECTIVES

- Enhance and preserve a strong sense of place exhibited by the existing campus
- Strive for sustainability in regard to maintenance, waste and water conservation
- Use simple plant palettes and limit use of turf to high visibility and recreation areas
- Use plant materials that are compatible with the native coastal sage scrub ecosystem *or* riparian plant communities where appropriate
- Reflect the agricultural nature of the region and history of the site



LEGEND

Community Development Area
Landscape Framework Plan



SECTION " B - 1 "
COLLECTOR ROAD
PARKING ON ONE SIDE

Project Entry Collector Road
COMMUNITY REDEVELOPMENT AREA

Figure 2-9

PARK AND RECREATION FACILITIES

The CSUCI East Campus Community Park and Recreation Master Plan establishes the components that will comprise the park and recreation system within and adjacent to the project site. It is incorporated as Appendix 4 to this document.

List of Figures for Chapter 2

RESOURCE MANAGEMENT PLAN

RESOURCE MANAGEMENT PLAN

Introduction

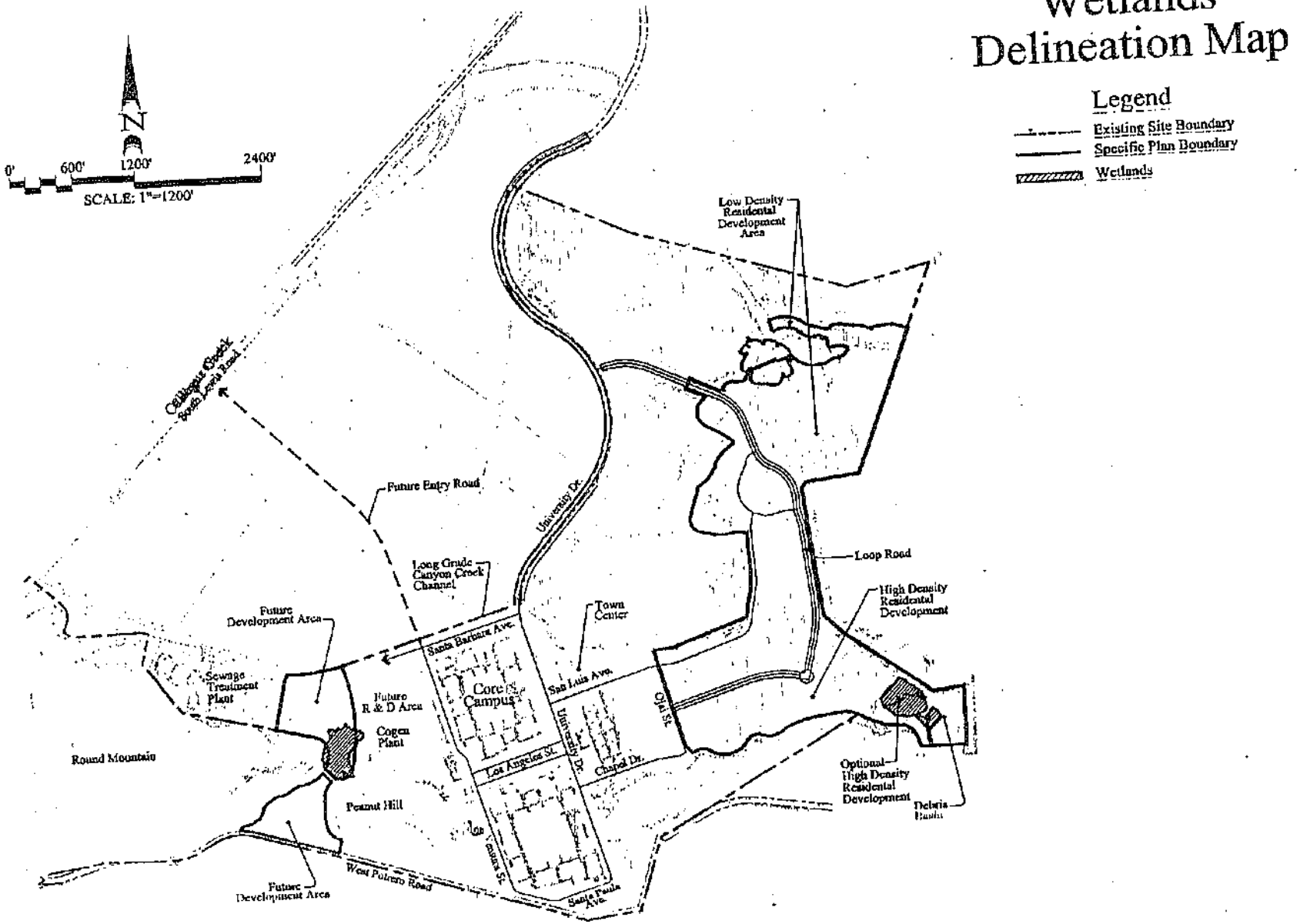
The California State University Channel Islands is set among a rich variety of natural and cultural resources. The resources that have been well preserved include, wetlands, coastal sage scrub, native grassland communities, historical/archaeological sites, and numerous mature trees. Additionally, air quality and transportation may also be seen as inter-dependent, important resources for the campus and the region.

One of the objectives of CSUCI Site Authority is to develop its facilities in an environmentally responsible manner. The benefits of approaching the development with an environmental mindset carry over not only to the campus community, but to the region as a whole and possibly beyond. Several resource management programs are proposed as part of the Specific Reuse Plan to ensure that environmental goals are met. A series of specific measures for each program has been identified to conserve and enhance the various resources. Because of the inter-related function and nature of the academic campus and to Community Development Area, and considering the resources often overlap boundaries, some of the programs are composed of measures that necessitate the joint coordination by the two campus areas.

Wetlands Mitigation/Restoration Program

The CSUCI project is expected to change the wetlands and other "waters of the United States" that are regulated by various federal and state agencies[1]. Prior to obtaining approval for such alterations, a wetland and other jurisdictional waters delineation survey was required to map the extent and type of such habitat. This survey was conducted for the campus site during July 1999, and the report describing the findings is being prepared. When completed, the report will be submitted to the U.S. Army Corps of Engineers for review and concurrence. The Army Corps is the only agency approving the delineation. However, other state and federal agencies, such as the U.S. Fish and Wildlife Service and the State Department of Fish and Game, will be involved in evaluating the biological issues. The criteria for defining a wetland are slightly different for the Army Corps than for Fish and Game and the Fish and Wildlife Service, the latter two of which are similar. As such, the delineation identifies wetlands based on both sets of criteria.

Impacts to wetlands and other U.S. waters would occur in the Community Development Area. The development of the residential neighborhoods, recreational areas and north access road to the residential zone in the Community Development Area would alter the drainage that is located in this portion of the site. This would involve the loss of about 0.3 acres of southern willow scrub, a wetland vegetation type, and 2,000 lineal feet of potential "waters of the United States." These areas are illustrated in Figure 3-1.



WETLANDS DELINEATION MAP

They include an area at an unnamed drainage in the northern part of the residential area, the debris basin in the eastern leg of the campus, and the area designated for research and development uses.

The debris basin in the southeastern portion of the Community Development Area is proposed for redevelopment as a recreational/open space use. This would result in the removal of the existing vegetation, including about 3.7 acres of mulefat scrub, a wetland type.

Alterations to Long Grade Canyon Creek and Calleguas Creek in the Community Development Area are also proposed, with potential adverse impact to habitat. Construction of the Business campus and surface parking in the Community Development Area could also impact wetland or adjacent wetland elements. While the area is a disturbed field, regularly mowed and disked, a portion is a retention basin for storm flows, about five acres of which is wetland elements.

Removal of these elements will be reviewed with several federal and state regulatory agencies for determination of jurisdiction and agency requirements. Compensation for loss of habitat described above would also be required by both federal and state agencies. Depending on the type of disturbance or loss, compensation requirements may entail creation and/or enhancement of the same or similar type habitat. The mitigation package will need to be reviewed and approved by regulatory agencies as follows:

Agency	Permit Required	**Permit Addresses**
US Army Corps of Engineers	Section 404 (Clean Water Act)	Impacts to Waters of the United States (wetlands)
State Department of Fish and Game	1603 Streambed Alteration Agreement	impacts to incised channel drainages
Regional Water Quality Control Board	Section 401 (Clean Water Act)	Addresses stormwater runoff quality
U.S. Department of Fish and Wildlife	Section 7 Consultation (Endangered Species Act)	Biological resource with other federal permit agencies if endangered species are involved.

Finally, the Coastal Conservancy and Calleguas Creek Watershed Management Committee, although not regulatory or permitting agencies, may also review the mitigation/restoration. The Coastal Conservancy may be interested in conducting further restoration of wetlands in the vicinity of the campus, possibly in conjunction with the efforts proposed as part of the CSUCI project. The Calleguas Creek Watershed Management Committee is dedicated to ensuring the proper use of the watershed and is interested in actions that would affect the watershed, such as habitat impacts and restoration, especially those that are directly related to Calleguas Creek in the campus vicinity.

The goal of the Wetlands Mitigation and Restoration Program is to compensate for the loss of habitat and to improve the quality of the existing habitat in the process. Measures include replacing habitat in kind or of similar type to that being impacted at a 2:1 mitigation to impact acreage ratio. This would involve both the creation of new and the enhancement of existing wetlands and habitat associated with U.S. waters, to be located on or adjacent to the campus site. Some of this additional wetland would be developed through the establishment of detention basins, which are needed for the project. Wetlands may also be created in the currently farmed area adjacent to Lewis Road and near Round Mountain. This area is presently not under CSUCI ownership, but is slated for acquisition and is shown on the proposed campus Physical Master Plan. The conversion of the ruderal vegetation to meadow habitat at the intersection of University Drive and the drainage channel at the northern end of the Community Development Area is also proposed. Other mitigation will involve the creation or enhancement of habitat

along the creeks or drainages on site. If possible, the Wetlands Mitigation and Restoration Program efforts will be coordinated with those of other agencies or groups with similar goals and plans in the vicinity to maximize the benefit of the restoration.

Wildfire Fuel Modification Program

A fuel modification zone is proposed as part of the new development along the eastern edge of the Community Development Area. This development is adjacent to native Venturan coastal sage scrub vegetation at the western flank of the Santa Monica Mountains, which has a high potential for wildfire. The Ventura County Fire Protection Services Agency requires fuel modification zones a minimum of 100 feet wide adjacent to structures to reduce the exposure of development to fire. Originally, the project called for this 100-foot zone to be situated at the edge of, but within, current CSUCI property. The project has since been redesigned to include the acquisition of an additional 35 acres along the eastern edge of the campus, as approved by the Trustees. This additional acreage would allow for location of the 100-foot fuel modification zone.

The project has been designed to include a landscaped recreational space to serve as the fuel modification zone. This space would be at least 100 feet wide, sited between new development and adjacent natural vegetation. Because of the necessity of clearing vegetation that is vulnerable to wildfire, some biologically sensitive vegetation, such as coastal sage scrub, will be removed.

The type of landscaping is detailed in this Specific Reuse Plan. Landscape that results in shrubs or trees under the building eaves or within 10 feet of structures will be avoided. No conifer, eucalyptus, cypress, juniper, acacia, or palm trees will be located on the building side exposed to natural brush. To minimize the proliferation of non-native species, the zone will be partially landscaped with fire-resistant vegetation, including native species, if possible. It will also include a perimeter walkway system for passive recreation purposes, made up of decomposed granite or other similar material, as opposed to hardscape.

Coastal Sage Scrub/Native Grassland Conservation Program

Given the location of the CSUCI campus, set among and adjacent to several native habitat communities, including coastal sage scrub and native grassland, there is an excellent opportunity to preserve these habitats as part of a conservation program. Much of this land has been retained in the past as natural plant communities and is currently proposed for open space uses as part of the CSUCI project. Moreover, the project specifically identifies the open space portions of the campus that will serve as a biological preserve habitat managed by the University. The benefit of creating a Coastal Sage Scrub/Native Grassland Program is not only to ensure the ongoing protection of these communities for important plant and wildlife species, but to provide an educational and research resource to the CSUCI community. The Program goal will be the creation of a natural habitat.

Venturan coastal sage scrub covers most of the hillsides on and adjacent to the campus, including both the Academic Area and the Community Development Area. The campus site contains nearly 314 acres of coastal sage scrub. Native coastal sage scrub is a declining plant community that has been largely converted to urban and agricultural uses throughout Southern California. While it is still relatively common in Ventura County, the past losses of coastal sage scrub have resulted in a decline in the

population of certain plant and wildlife species. Native grasslands are located on the lower hillside slopes in the northeastern portion of the site, in the Community Development Area. These grasslands occupy about 16 acres of the campus.

A portion of the grassland habitat may be lost as a result of development of the residential uses of the Community Development Area. Most of the coastal sage scrub is allocated for open space as part of the project, and covers much of the hillsides where development is less desirable. However, portions of coastal sage scrub in the fuel modification zone may also be removed. The proximity of the coastal sage scrub and grassland resources to CSUCI is unique, and lends itself to acquisition for a natural habitat preserve. The concept is particularly advantageous in that the preserve would be readily accessed by the students and faculty. Such a preserve has the potential to become an important and actively utilized educational resource and research facility for the campus community.

Coastal sage scrub habitat, both in the Academic Area and Community Development Area, and the portion of the native grassland remaining after construction of the residential use in the Community Development Area will be included in the preserve. A total of 300+ acres will be managed as habitat in the preserve, not all of which is contiguous.

Since the primary purpose of the preserve is to conserve resources for protection, education and research, access to the sites may be restricted to instructors, students studying the habitats, and other researchers. Portions of the sites may be available to the campus community and public, and a limited trail system provided. The trail system could link with trails in the adjacent Santa Monica Mountains.

The State budget has allocated funding to the Wildlife Conservation Board to acquire coastal sage scrub and other habitat in Southern California as part of the Natural Community Conservation Planning process. This may present an opportunity to combine resources with the University in developing a conservation program. Additionally, other relevant agencies and groups will be consulted during the design and creation of the habitat to obtain input and ensure the coordination of efforts, as appropriate.

Tree Preservation

The Community Development Area contains several types of mature trees. Some are situated in tree rows, occurring along roads and at the edges of fields adjacent to hillsides. Most of the trees are gums, with scattered Peruvian pepper trees, English plane trees, and some coast live oaks. Other mature trees are found near existing buildings. Of the trees found on site, only the oak trees are considered "Protected Trees," pursuant to the Ventura County Tree Protection Regulations.

Certain activities in the Community Development Area may necessitate the removal of some of these trees. The removal of trees must meet the mitigation measures adopted as part of the 1998 Final EIR for the conceptual Master Plan. Tree offset requirements may also apply, resulting in the replacement of those trees removed elsewhere either on or adjacent to the campus.

In order to preserve as many of the mature onsite trees as possible and maintain the existing level of tree landscaping, the Tree Preservation Program includes the following measure applicable to the Community Development areas:

- *All mature trees with trunk measurements of 6 inches or greater when measured 4.5 feet above the ground will be incorporated into the site design when feasible. If their removal is required by construction, they will be replaced at a 1:1 ratio with a like species or transplanted to a statable location. Planting locations will be determined by a qualified landscape architect in consultation with the building architect.*

Air Quality Mitigation/Trip Reduction Program

Development of the CSUCI campus, including both the Academic Area and the Community Development Area, will result in an increase in traffic along several roadways in the campus vicinity, and at local roadway intersections. This traffic could result in congestion and a decrease in efficient traffic • flow, and consequently, air quality degradation, A series of transportation system improvements to intersections and roads have been identified to minimize traffic and air quality impacts. Such improvements involve road widening and intersection capacity enhancement, such as the addition of turn lanes. The monitoring of actual traffic impacts and the timing of roadway system augmentation projects will be carried on through the life of the CSUCI project. If impacts are not as severe as projected, some of the roadway widenings may not be necessary. For example, if the land-use mix of the campus, increased use of transit services, or other changes in travel behavior occur that reduce actual vehicular trip totals to the campus area, roadway widenings could be postponed or avoided.

The Community Development Area's mix of land uses and proximity to the academic campus is intended to reduce demands on transportation. At the Academic Area and the Community Development Area, on-site and complementary services, such as food establishments, among other uses, would be provided to minimize mid-day vehicle trips. Nonetheless, to further this objective of deferring the need for future transportation improvements, an Air Quality Mitigation/Transportation Management Program is proposed for the Community Development Area, in concert with CSUCI's programs. The goals of the Program are to reduce impacts to traffic flow that cause street congestion, and ease congestion at heavily impacted intersections, thereby also reducing automobile idling and the associated concentration of air pollutants. This would be accomplished primarily by measures aimed at minimizing the use of single occupant vehicles, and encouraging the use of alternative modes of transportation. Additionally, to improve air quality, the Program includes incorporating electric and low emission or clean fuel vehicles into the campus transportation system.

There are a series of measures included in the Program, many of which will need to be coordinated in conjunction with the University and its operations at the core campus. They consist of the following:

Integration of Transportation and Site Development:

- *Clean shuttle system to connect campus with local transit and rail stops, nearby communities and within campus grounds.*
- *Site modifications that will sufficiently accommodate and encourage walking, transit, bicycle, bus and van use, and the creation of a multi-purpose trail system.*
- *Work with regulatory agencies to reduce parking requirements on all campus development in return for the funding of transit improvements.*
- *Universal SMART card that accesses all green transportation links on and off campus.*
- *Guaranteed ride home.*
- *Car/Van/Bus share program.*

- *Reward system, such as graduated parking fee structure, head-of-line privileges, preferred parking, financial and/or operating subsidies, expanded facilities and amenities, such as bicycle lockers, to those using public transportation, bicycles or carpool/vanpool/buspool, or clean fuel vehicles.*

Trio Elimination:

- *Compressed work weeks*
- *Telecommuting*

Low Emission or Clean Vehicles:

- *Campus clean fuel vehicle fleet integration.*
- *Electric bicycles provided for commuting, campus patrol, and maintenance, with solar charging infrastructure.*
- *Clean shuttle system on and off campus.*
- *Electric vehicles integrated into residential developments and used for station cars connecting campus, transit stations, and community.*

Promotion of Green Transportation Mindset:

- *Ridesharing marketing campaigns, and transportation fairs.*
- *Green transportation orientation package for all students and staff.*
- *Campus clean fuel vehicle fleet integration.*

INFRASTRUCTURE

INFRASTRUCTURE

Transportation and Circulation

CIRCULATION SYSTEM

System Classifications and Locations

Collector Roads

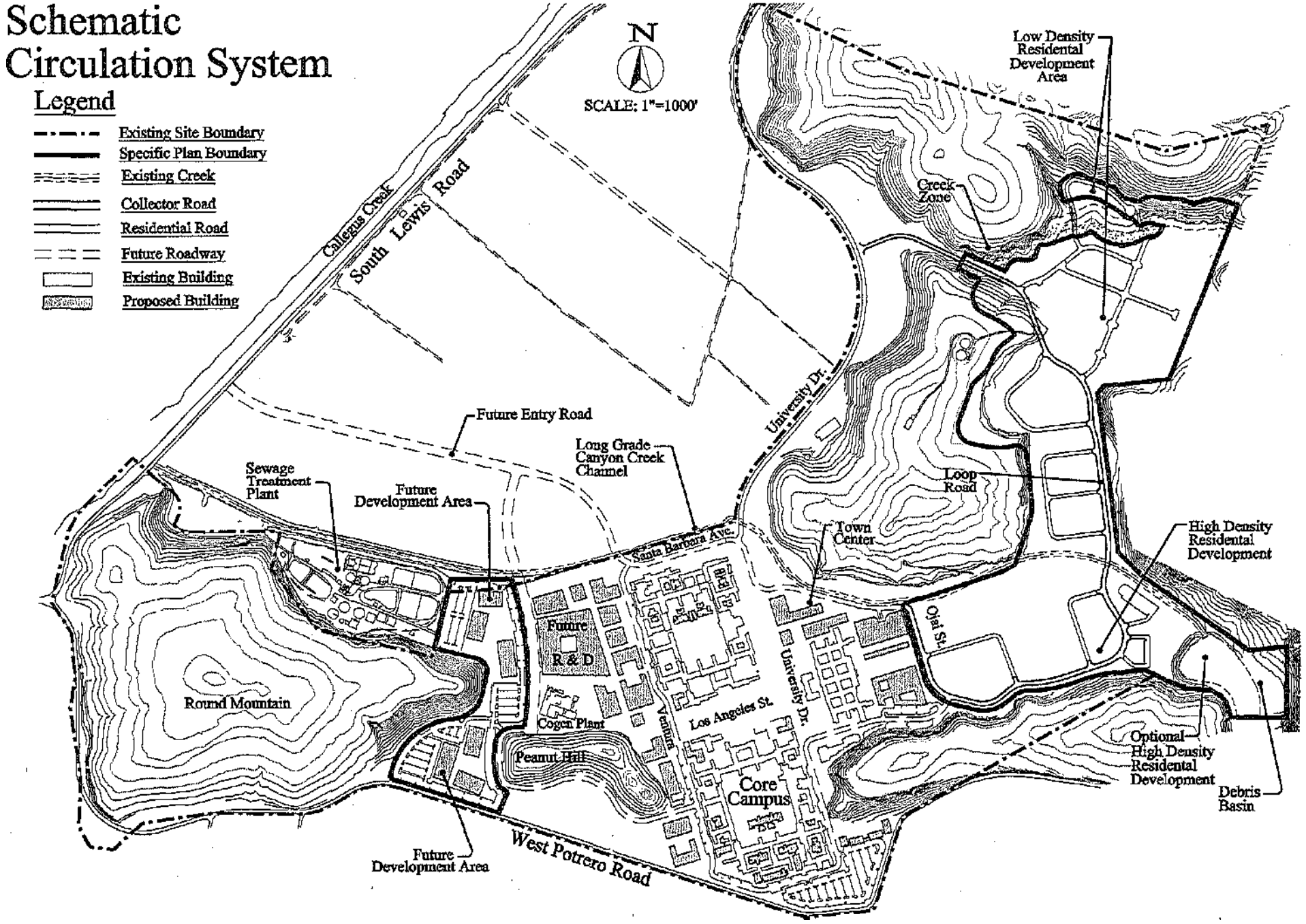
The circulation element of the Specific Plan involves two main collector roads, one for the Research and Development Area and one for the Residential neighborhoods and several neighborhood-level residential roads within the different neighborhoods serving as direct access to the units. Both of these collector roads within the plan area and all of the above stated neighborhood-level roads fall under the jurisdiction of this Specific Reuse Plan.

The community collector serving the Residential neighborhoods will be comprised of a two lane paved facility emulating the rural style of the existing University Drive. The meandering graceful curves and tree-lined parkways of University Drive will be repeated to continue the rural character of the overall University setting. Once through the meadow located along University Drive, the community collector will rise through the saddle created by the existing hills and arrive at the valley floor where the community will be created. As the community collector passes through this saddle the right of way has been narrowed in an effort to minimize disruption to the surrounding native habitat, particularly the coastal sage scrub. Once up on the valley floor the community collector winds its way through the northern communities, bifurcating the for-sale community and the enclave of Monterey-styled buildings. The community collector then passes southward towards Long Grade Canyon Creek hugging the easternmost edge of the valley floor leaving the majority of the valley floor for creation of the townhouse community. Crossing the creek via a new bridge, the community collector then continues south to the K-8 school parcel, turns westerly and connects into the core academic campus road system near the proposed eastern parking structure. The community collector road can be seen in Figure 4-1. Various sections of the roads can be seen in Figures 2-3a through 2-3f.

The Research and Development Area collector road is an extension of the new CSUCI access road planned to cross the agriculture fields from Lewis Road to the campus. As this road crosses Long Grade Canyon Creek it continues southerly to serve the Research and Development Area as well as the new, main parking structure for the core academic area. The Research and Development Area collector road will be comprised of a four lane, raised median divided facility. The character of this road will be more formal than that of the community collector given the volume of expected traffic and the formality of the core academic campus buildings. The Research and Development Area collector road can be seen in Figure 4-1.

Residential Roads

The residential roads servicing the communities will be two lane facilities. In an effort to reduce speeds, create traffic calming, and minimize pavement the streets have been narrowed to the greatest extent possible. Parkways have been created with sidewalks separated from the curbs, typically by five feet or more. Parking on street will be allowed to provide additional guest parking in and around the individual neighborhoods. The residential roads can be seen in Figure 4-1, while the cross sections for the residential roads can be seen in Figures 2-3b through 2-3f.



CIRCULATION PLAN

Roadway Design Standards

While CSUCI is not subject to the County of Ventura Road standards, these standards have been loosely adopted as guidelines for design of the roadway system. Additionally, the following guidelines shall direct the design of streets and roadways within the Community Development Area:

- *Automobile use should be discouraged in favor of bicycles and pedestrian paths.*
- *Major circulation corridors should establish a hierarchy to convey the functional importance of places, to create a visual framework, and to enable easy orientation within the community.*
- *Road alignments should focus views upon amenities such as open space, mountains, parks, and public community facilities such as the K-8 school*
- *The circulation pattern should disperse rather than channel, traffic through the neighborhoods.*
- *Roadway widths should be appropriate to their anticipated use, but should be minimized where ever possible.*
- *Strategic parking policies may be incorporated to discourage automobile use. These policies may include, but are not limited to, less convenient and paid parking.*
- *Where appropriate, curves should be used in residential collector and access roadways to respond to landform and topographies to create an interesting street scene, to reduce speeds, and to provide a variety of views. Where appropriate, a more traditional neighborhood feeling should be created by the use of more formal, grid-like street patterns.*
- *Paved roadway widths within hillside and estate areas should be constructed to minimal width standards in order to de-emphasize construction impact on sensitive areas.*
- *Traffic calming" techniques should be encouraged, including reduced speed limits, through-traffic restrictions, raised intersections, textured paving, chicanes, channeling, medians, and on-street parking in the residential community. In the Research and Development Area traffic calming devices shall be discouraged in favor of maximizing traffic throughput into the parking structure and Research and Development Area.*
- *The above techniques are to be directed to conventional (gasoline-powered) automobiles, and should be utilized to encourage convenient access by other modes of transportation.*

Parking Design Standards

Permanent parking needs for the residential community areas shall be served primarily by the garages of individual units and parking lots for townhouse and apartment type residences. Additional parking for transient parking needs shall be addressed through driveways and on-street parking. Additional parking spaces shall be designed for in the townhouse and apartment parking lots to accommodate transient parking needs.

Alternative Transportation Systems

VCTC Shuttle Service

The Ventura County Transportation Commission currently operates regular shuttle service from Camarillo and Oxnard to and from the CSUCI campus. The service from Camarillo uses the train platform park and ride lot at Lewis Road and Ventura Boulevard. The service from Oxnard uses the "C" Street station at the Centerpointe Mall. VCTC plans to expand service to the cities of Ventura and Thousand Oaks.

Trip Reduction Program Features

The trip reduction program has been devised to reduce the dependence on single-occupancy vehicles to traveling to and from the CSUCI campus. It contains transit programs, parking pricing disincentives, on-campus clean-fuel shuttles, and detailed pedestrian a bicycle programs. These programs are discussed in detail in Chapter 3, *Resource Management.*

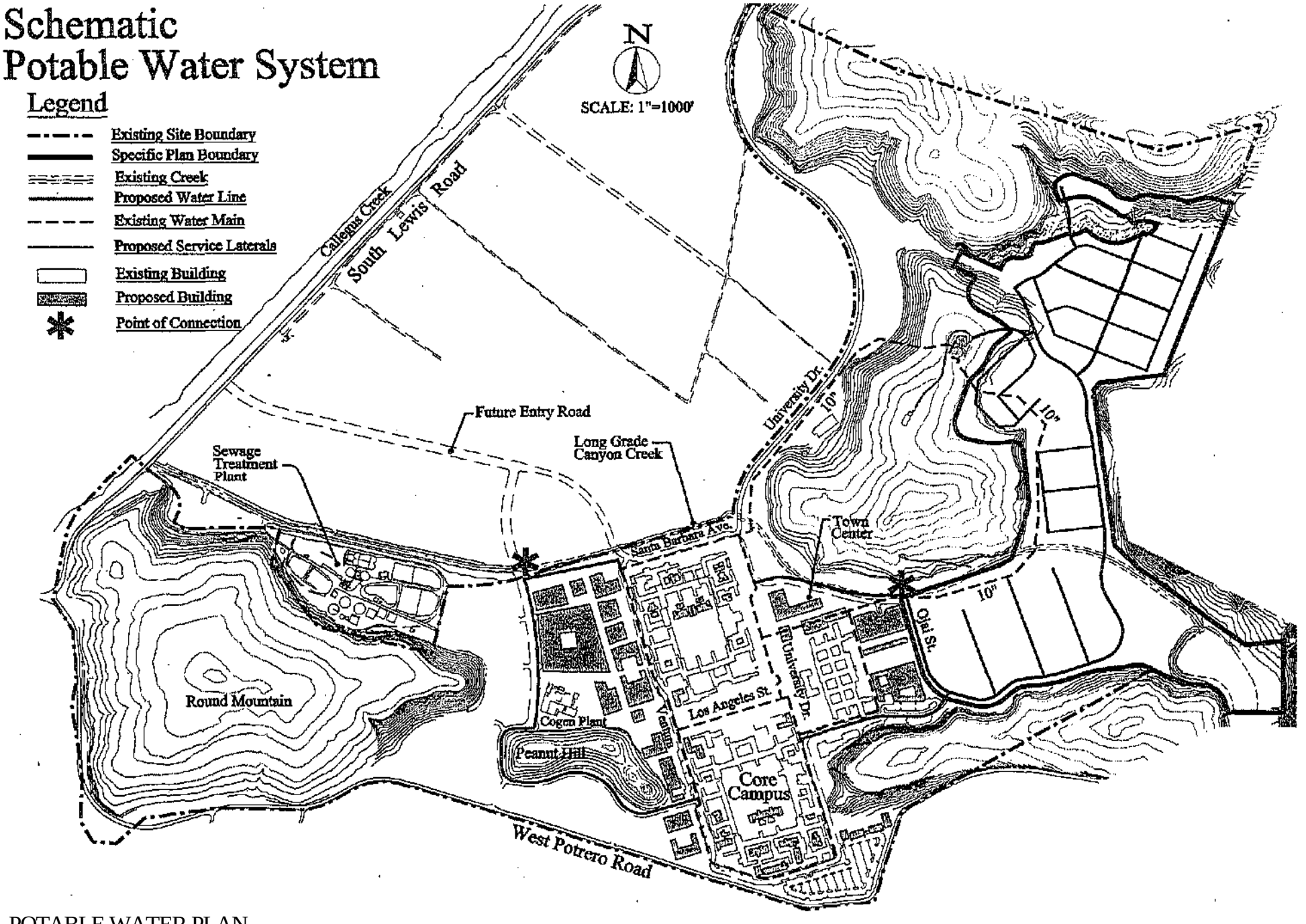
Utility Systems

POTABLE WATER SYSTEM

The Backbone Potable Water Plan for the Project is set forth in Figure **4-2a.** Existing on-site storage and water distribution systems will be expanded as necessary to provide adequate fire and domestic service for not only the Community Development Area, but the entire University as well. After it is installed and upgraded as described below, it is anticipated that the entire system up to the extension of the lateral lines from the meters may be conveyed to and thereafter maintained by Camrosa Municipal Water District (CMWD).

A source of water for the Project will be the CMWD feeder line. CMWD's feeder line enters the University property from the north of the Community Development Area. The feeder facility, a 10-inch water line along with other systems will supply the University. Storage will be handled via the two existing 1.0-MG steel tank reservoirs located on University property. A breakdown of total demand and Community Development Area demand is presented in the table below.

The existing water system consists of the two storage tanks and a looped 10-inch gravity system that feeds the University. With the elevations of the two storage reservoirs being significantly higher than the University buildings, water pressure is sufficient for both domestic demand and fire flows. The Community Development Area will be served by a new sub-loop water systems branching off of these two 10-inch gravity systems.



POTABLE WATER PLAN

Potable Water Demand and Consumption Requirements

The estimated potable water demands (exclusive of fire flows) for the entire University as well as the Community Development Area in the complete 2025 buildout scenario are as follows:

	Total	Community Development Area	Academic Area
Average Daily Demand	515 gpm	212 gpm	302 gpm
Maximum Daily Demand	1,030 gpm	424 gpm	606 gpm

Potable Water System Infrastructure Design Criteria

Design criteria

Potable water design criteria for various categories of development within the Community Development Area are shown in the following table. Except where indicated, the estimated average daily consumption value reflects reductions associated with the use of reclaimed water for irrigation, consistent with local practice and the University's Green Campus Program. Values shown in the table are based on data from CMWD, adjusted to reflect the proposed development concept. Actual average daily demand will probably be lower than projected based on the mandatory use of low flow fixtures in residential and commercial properties.

Use Category	Estimated Average Daily Consumption of Potable Water
Single Family	241 gpd/unit
Multi-Family	295 gpd/unit
Office	89 gpd/ksf
Retail	98 gpd/ksf

Pipeline Sizing

Maximum velocity in transmission mains equals 9.3 feet/second at maximum daily demand plus fire flow demand. This maximum velocity does not apply to local street lines when subjected to fire flows.

Pressure Zones

Because of the topography of the site, the entire Community Development Area is within one pressure zone. The two tanks have a bottom elevation of 232 feet:

Zone	Elevation Range Served
1	27-170

Fire Flow Requirements

Prior to the start of construction on the housing component of the Project, improvement plans shall be submitted for plan check to the Site Authority, the State Fire Marshal, and CMWD to demonstrate the compliance of the water system with applicable State fire flow requirements.

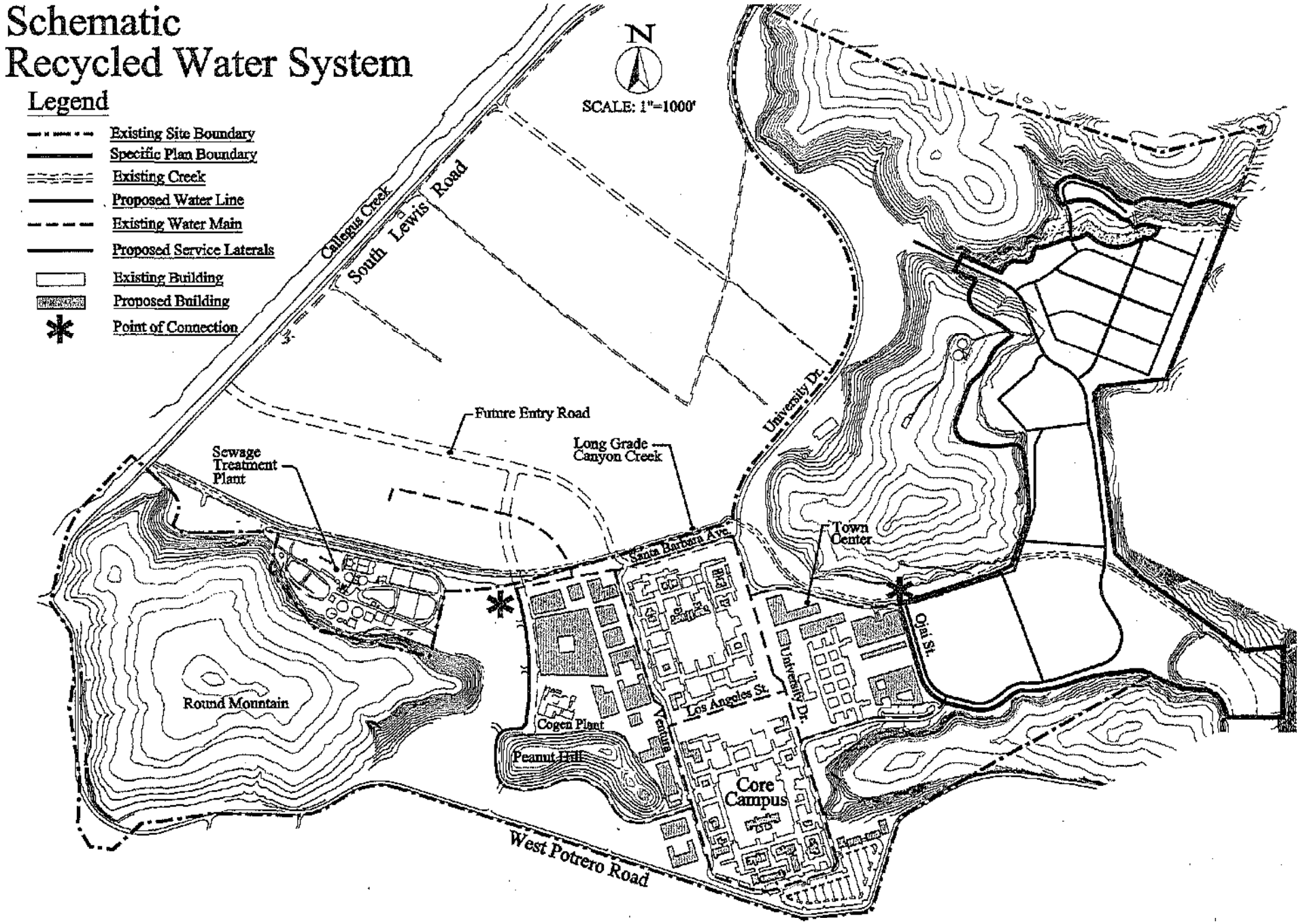
RECYCLED WATER SYSTEM

The backbone Recycled Water Plan for the Community Development Area is set forth in **Figure 4-2b.** Recycled water may be used for irrigation of the following landscaped areas: community common areas (road parkways), neighborhood and research and development common areas, schools, and parks.

The recycled water system shall consist of a major distribution loop through the Community Development Area tied to the campus's recycled water mains. Local distribution lines will be located throughout the Community Development Area to ensure adequate volumes and pressures for proper irrigation coverage.

Recycled Water Demand and Consumption Requirements

The estimated recycled water demands for the entire University as well as the Community Development Area in the ultimate, 2025 buildout scenario are indicated in the Supplemental. Environmental Impact Report.



RECYCLED WATER PLAN

Recycled Water Design Criteria

Pipeline and Storage Sizing

Maximum velocity equals seven (7) feet per second maximum daily demand. Operating and emergency storage equals maximum daily demand.

Pressure Zones

Recycled water will be pumped into the system from the multi-purpose storage facility located hear the existing wastewater treatment plant owned and operated by CMWD. Considering the relatively flat topography of the site, there will be only one pressure zone.

Zone	Elevation Range Served
A	27-170

SANITARY SEWER SYSTEM

The backbone Sanitary Sewer Plan for the Community Development Area is set forth in **Figure 4-3.** The sanitary sewer system includes gravity trunk lines (i.e. 8-inch and larger) with smaller building laterals serving the single family homes, apartment, and townhouse products. All sewer located in the Community Development Area is to be new construction, tied to the existing sewer system in the academic area. The proposed sewer system in the Community Development Area flows by gravity to the existing sewer system in the academic area which in turn gravity flows to the existing wastewater treatment plant located outside the Community Development Area near the western edge of the University. The wastewater treatment plant has a current capacity of 1.5 MGD and is planned for upgrading to a 3.0-MGD facility in the near future. It is anticipated that all sewer facilities, both new and existing, may become property of the CMWD for maintenance in the future. Representatives of the CSU, the Site Authority, Catellus Residential Group, Inc., and CMWD are in the process of negotiating a detailed agreement.

Sewer Flow Generation

The preliminary estimated sewer generation for the entire University as well as the Community Development Area in the complete 2025 buildout scenario are as follows:

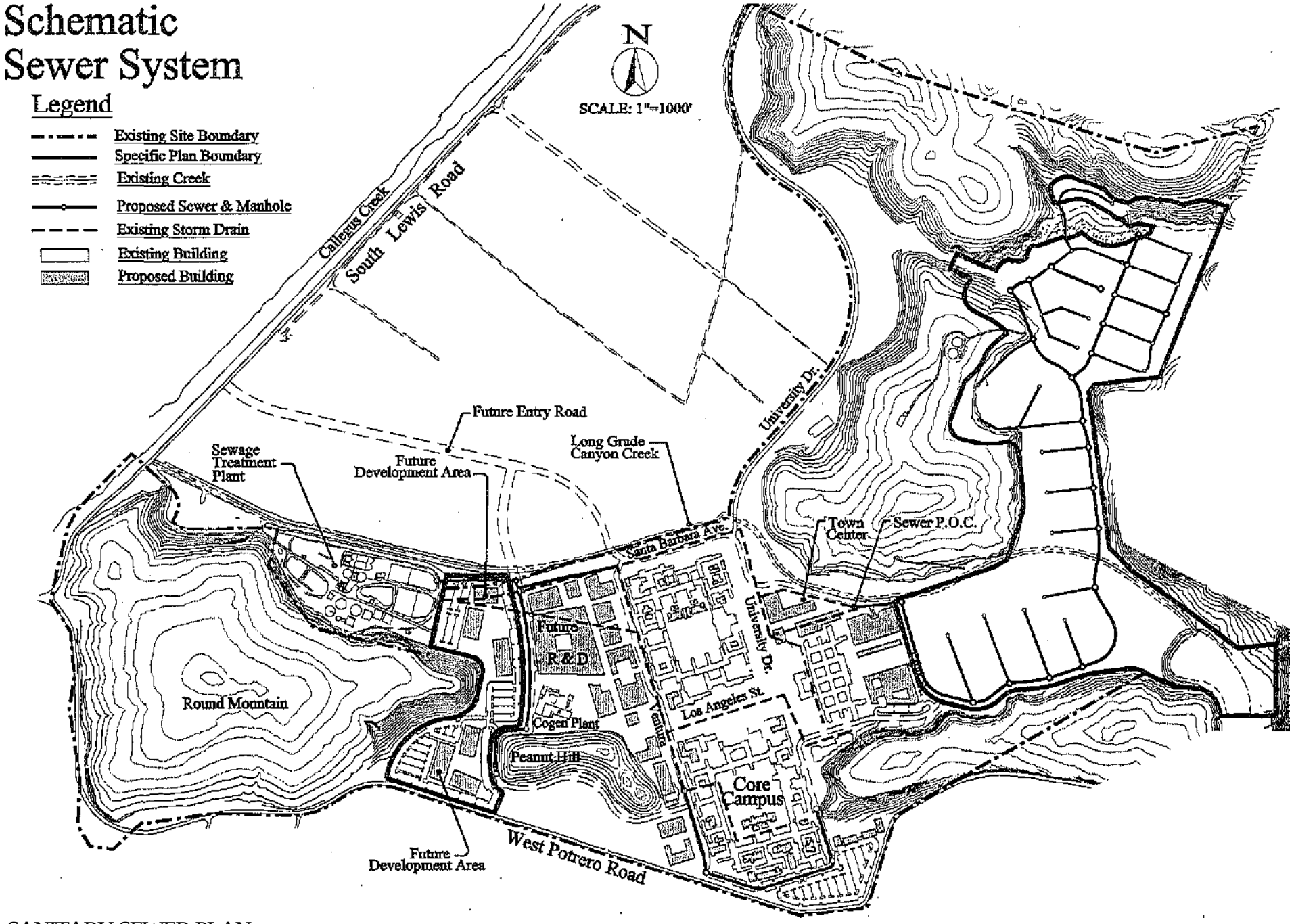
	TOTAL	Academic Areas	Community Development Areas
Average Daily Flow	421 gpm	349gpm	70 gpm
Peaked Flow	842gpm	140 gpm	140 gpm

Infrastructure Design Criteria

Basis of Design

Capacity of the sewer shall be considered to be the capacity flowing full, as calculated by the Hazen-Williams formula using "C" = 100 or by the Manning equation using "n" = 0.013

Average Daily Demand Flow and Computed Peak Flow



SANITARY SEWER PLAN

The following values are based on current CMWD planning criteria:

Use Category	Estimated Average Daily Generation of Sewage
Single Family	167 gpd/unit
Multi-Family	167 gpd/unit
Apartment	167 gpd/unit
Office	0.123 gpd/ksf

The computed peak flow for sewers shall be determined by the following equation:

Peak Flow = (2.65)(Avg Flow) ^-0.1

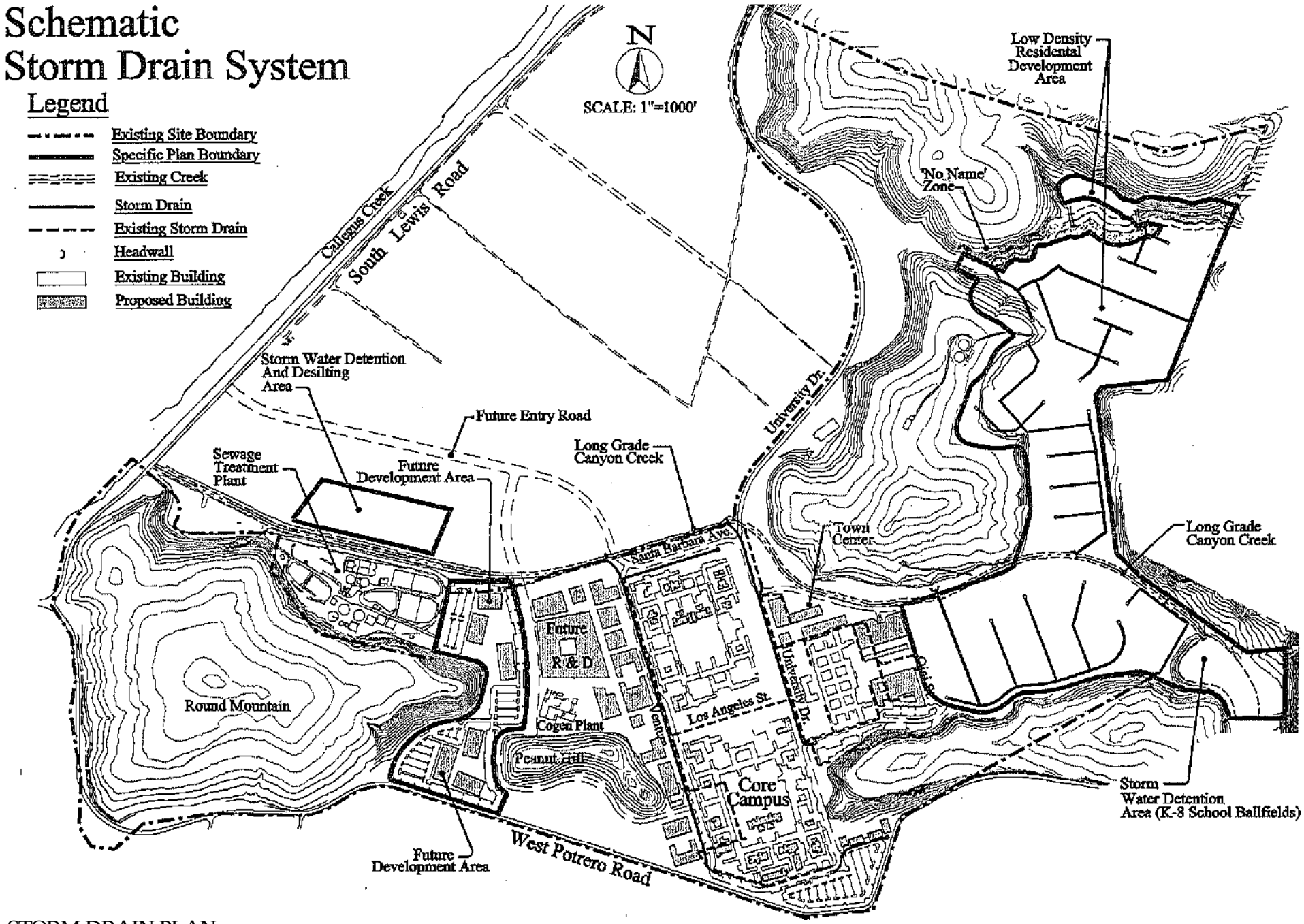
Infiltration

When sewers are constructed below the groundwater table, an additional pipe capacity shall be allowed for infiltration, per CMWD Standards.

STORM DRAIN SYSTEM

The Backbone Drainage Plan is set forth in **Figure 4-4.** It is 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 will be constructed and/or maintained to meet the design requirements of the Backbone Drainage Plan. While not under the jurisdictional requirements of the Ventura County Flood Control District, the District's design parameters and guidelines have been adopted whenever feasible in the design of the Community Development Area storm drain system. The backbone storm drain system consists of the existing debris basin located northeasterly of the main campus. Currently this basin is silted in and offers neither protection from upstream debris production nor attenuation of flood peaks. While the basin clearly is not functioning as designed, recent history shows that even without this debris basin functioning the campus area is free from major flooding associated with Long Grade Canyon Creek. With the addition of structures directly downstream of the debris basin as envisioned in the buildout of the University's master plan, the functionality of the debris basin becomes increasingly important. Therefore, the design of the master plan and particularly the Community Development Area component is directly tied to the debris basin's restoration. By reconfiguring the debris basin to the area upstream of the confluence of Long Grade Canyon Creek and Calleguas Creek the University will be able to perform the following: 1) effectively reduce the debris load entering into Calleguas Creek, 2) reclaim important buildable land, and 3) significantly lowering risk of flooding in the housing and core campus areas.

The Community Development Area storm drain system will be comprised of a new pipe and open channel system sized to current Ventura County standards. The Specific Plan drainage area will be split into two separate drainage subareas. The first of these will comprise the northern portion of Community Development Area from the existing homes #1-3 northerly to the existing unnamed creek. In this subarea all drainage, including offsite drainage, will be collected in a new storm drain system located both within and around the periphery of the development zone. All drainage will eventually be conveyed into the existing unnamed creek for discharge into the existing meadow. Some retention will occur in the meadow for non-peak flow discharges. For peak storm situations, the drainage will follow its existing



STORM DRAIN PLAN

course under University Drive and discharge into the adjacent agriculture fields. The second subarea of drainage in the Community Development Area is centered on Long Grade Canyon Creek. Here new drainage systems will be constructed in and around the periphery of the development area for discharge into Long Grade Canyon Creek. Facilities anticipated here will consist of open channel, grass lined "bio-swales" used to collect and convey urban runoff into Long Grade Canyon Creek.

Design Criteria

The following guidelines are to be incorporated in the design, review, and in the implementation of future drainage facilities necessary for the development of the Project.

1. *100-year protection of habitable structures*
2. *10-year storm drain facility sizing*
3. *25-year storm drain facility sizing in sump conditions*
4. *Non-erosive velocities in new bio-swales (less than 4fps)*
5. *Published rainfall charts for Ventura County for developing hydrologic studies.*
6. *Best Management Practices to reduce the amount of pollutants discharged into the storm drain system.*

Services

SOLID WASTE DISPOSAL AND RECYCLING

Solid waste generated in the Community Development Area will be managed pursuant to the California Integrated Waste Management Act of 1989. This Act requires local governments to achieve a 50 percent reduction of solid waste by the year 2000. The Ventura County General Plan contains a Source Reduction and Recycling Element to accomplish this goal. Similarly, recycling and source reduction programs will be implemented in the Community Development Area to reduce solid waste generation. These programs will be operated by a waste hauler vendor, hired and ultimately managed by the Site Authority, and implemented in conjunction with similar efforts by the CSU in the academic core campus. Recycling will be required of residential, commercial/office, and institutional uses in the Community Development Area, as well as for parks, landscaping and open space. Curbside recycling for all residential uses will be provided.

One of several available waste hauler companies will be selected to collect solid waste, including recyclables, and transport it to one of two recycling and transfer centers or directly to a regional landfill. At the recycling and transfer station, the recyclables are separated from the solid waste, and the residual may be taken to either the Toland Landfill or the Simi Valley Landfill.
Refuse haulers shall be required to implement the waste reduction and recycling programs consistent with the County's Source Reduction and Recycling Element, including the following provisions:

<u>Design and operate a convenient single family/multi-family, residential, commercial, office, and institutional recycling program. Recycled materials may include:</u>

- *Corrugated cardboard*
- *High-grade office paper, newsprint, and glass, steel/tin cans, aluminum beverage containers;*
- *High density polyethylene and polyethylene terephthalate containers; and*
- *Other additional materials as required by the Site Authority,*

Develop monitoring/reporting/enforcement procedures, and submit reports to the Site Authority as required, that include the following information:

- *Tonnage of refuse disposed;*
- *Quantities of recyclable materials collected and gross revenues for each material; and*
- *Participation and capture rate in the recyclable programs.*

Develop a mechanism to help ensure that recyclables are not included with the solid waste deposited at a landfill.

The following measures will be implemented in the Community Development Area to reduce solid waste and sources of solid waste:

General

- *A long term plan for recycling will be developed with specific collection goals for each recyclable material category, along with a method to track quantities of materials.*
- *A source reduction plan will be developed and integrated with a long term recycling plan. Such a plan will include policies for the following: training custodial and landscaping staff; eliminating single use items; encouraging reuse of materials; use of more durable materials; and elimination of unnecessary usage.*
- *Promote the use of materials with recycled material content in them, such as paper products.*
- *As part of construction contracts, require that contractors purchase and utilize materials with a recycle content.*
- *Design and implement educational and promotional programs to inform residents, employees, and other facility users about the importance and methods of recycling and waste reduction, and encourage them to incorporate relevant measures.*

Residential

- *Install cabinets or other similar feature for home sorting of recyclables.*
- *Provide a compost bin in the yard of each single-family residence, or in the case of multi-family areas, provide a shared composting facility.*

Commercial/Office/Institutional

- *Provide space for storage of recyclables within the bidldings in addition to space on loading docks, in basements, and in parking lot enclosures.*

Parks. Landscaping and Open Space

- Prepare and implement an organics recycling plan that will identify methods of recycling or reducing green waste collected from the Community Development Area through mulching or small-scale composting activities; efficient irrigation systems to reduce excessive top growth and green waste generation; and efficient fertilizers and soil amendments to reduce green waste.
- Encourage use of mulching mowers for grass recycling.

Fire and Police Services

Fire protection for the entire campus is presently provided by the Ventura County Fire Protection District. There is currently a fire station located in the Academic Area, on Ventura Road. Offsite, the closest station is No. 54, about 5 miles from the campus, at Pickwick Drive and Arneill Road in the City of Camarillo. Station No. 52 is the next nearest station, approximately 6 miles from the campus, at Santa

Rosa and Woodcreek Roads. County standard response time goal is five minutes. Since the on-campus facility is located less than five minutes from any part of the campus, the goal is achieved. Response time from the closest offsite station is estimated at 6.7 minutes.

The site of the current station may be redeveloped with other uses. While the District is responsible for providing services to both the academic campus and the Community Development Area, alternatively such services may be provided on the campus through a private contract, if deemed necessary by the Site Authority. Responsibility for funding the services, including building a fire station, will be with the Site Authority.

Presently, there is a 10-inch water line that extends into the property at the northern edge, and continues to the existing water tanks atop the hill west of the residential area. At that point, the campus area is gravity fed from the water tanks. The existing water system connects to these tanks, each having a capacity of one-million gallons. In addition, a 10-inch separate looped system that starts at the tanks and travels through the Community Development Area, terminates at the intersection of Chapel Drive and Camarillo Street in the academic core campus. This looped system will adequately serve the Community Development Area. The two water tanks provide sufficient storage to meet fire flow requirements for the academic core campus and the Community Development Area.

Police protection services are currently provided by the University Police Department, composed of state police officers. The police station is located on the academic core campus, on University Drive, near the Administration Building. Police protection and traffic law enforcement services within the Community Development Area, as well as academic core, will continue to be provided and funded by the University. The current station facility will be sufficient to accommodate the new development and consequent population in the Community Development Area. Services will increase as the development progresses and demand for protection rises. Additional staff may be necessary in the future. Also, a substation, consisting of a small office in an unused space of a building, may be utilized in the future to better serve the immediate needs of the Community Development Area.

Schools

Pleasant Valley School District and Oxnard Union High School District are the public school districts that will provide K-12 public education to the resident population.

To accommodate some of the residential use population and the needs of some University employees and students, an K-8 public school will be provided in the central portion of the site, off Rincon Drive. The school will be located within the East Campus residential area, which will facilitate pedestrian and bike access for local residents. In addition, the school will be sited adjacent to the proposed community park and community center/child care facility to increase recreational activities and augment resources by encouraging the joint use of both facilities. This will include not only shared park and play fields, but possibly also take into consideration the off-season and after hours school uses. These central and adjacent locations would also provide a measure of convenience for families using two or more of the facilities. The park and school facility sites are a combined 10-12 acres.

The facility would be newly constructed and leased to the Pleasant Valley School District as a magnet school during the initial phase of the Community Development Area construction process. The school is expected to initially accommodate about 200 students, increasing as development occurs to a maximum of 600 students. Education for students in grades 9-12 will be provided by the Oxnard Union School District.

Community Parks

Ventura County's public parks standards require that 5 acres of regional and local park facilities be provided for every 1000 people in order to meet recreational needs. For every 1000 people, 2.5 miles of trails are needed. Based on a residential population of 2,700 people in the Community Development Area, a total of 13.5 acres of both regional and local parkland, and 6.8 miles of trails need to be provided. While a substantial amount of open space is being set aside, the recreational needs in this area are expected to be met by a network of trails, secondary neighborhood parks, and particularly a joint use community park.

The joint use community park will be located in the central portion of the Community Development Area, off Rincon Drive, adjacent to the school and near the community center/child care facility. The park will be constructed during a later phase of the development of the Community Development Area, as the residential uses it would serve are constructed. The park would provide active recreational uses, and incorporate school and community playfields. Combined with the school, the site is roughly 10-12 acres. Like the school, the park will be set among residential uses to facilitate its use by families and individuals residing in the nearby housing. It will also serve as a resource to the neighboring school and the community center/child care facility, and maximize recreational opportunities in the Community Development Area. The community recreation center includes a pool, playground, tot lot, and basketball, volleyball and tennis courts.

The secondary neighborhood parks supplement the community park, and are linked to each other and the natural areas bordering this portion of the campus through linear parks and paseos. This network will provide pedestrian walkways, bicycle paths, multi-purpose trails and hiking trails, allowing for active and passive recreational opportunities. This system will also provide links to the academic core campus, where additional recreational opportunities include large ball fields, a gymnasium and a pool. The secondary neighborhood parks are anticipated to be completed along with adjacent residential uses.

The Site Authority will be responsible for constructing the community park, secondary neighborhood parks, and community center. The Site Authority will also be responsible for operating and maintaining the facilities. The Pleasant Valley Recreation and Parks District may offer services at these facilities in the future, such as recreational programs.

IMPLEMENTATION PLAN

IMPLEMENTATION PLAN

General Provisions

CSUCI SITE AUTHORITY RESPONSIBILITIES AND LIMITATIONS

The Site Authority Legislation, Government Code 67470, established the Site Authority to facilitate and provide financing for the transition of the entire Camarillo State Hospital to a campus of the California State University system and compatible uses. The Act provides for the creation of a board composed of representatives of the Trustees of the California State University, the County of Ventura, and one city and sets forth the authority and duties of the board in developing the site. It also establishes the California State University, Channel Islands Site Authority Fund in the State Treasury, and appropriates funds to the Site Authority for the purpose of developing the site. The Site Authority is required to provide a specific reuse plan for, and to finance the transition of, the property from its former use to a University and other compatible uses. This is the Specific Reuse Plan for the CSUCI campus.

In addition, the Site Authority has powers and duties under the Community Redevelopment Law, acting as a redevelopment agency in several capacities. In particular, the Site Authority is similar to a redevelopment agency in its ability to use specified tax revenues, and create the Low and Moderate Income Housing Fund in the State Treasury. It also may exercise any power common to the County of Ventura and the Trustees necessary to carry out the Act, including the power to issue bonds, notes and other debt instruments.

The following are some of the specific powers and responsibilities that have been granted to the Site Authority:

- *Receive and accept gifts, grants, loans or donations.*
- *Determine the location and character of any project or educational facility and acquire, construct, renovate, maintain, manage, repair, operate, sell, or lease the project.*
- *Acquire land, structures, property, rights, rights-of-way, franchises, easements, and other interests in property.*
- *Make loans to, or purchase loans from, another institution to finance a project or provide working capital, or refinance indebtedness, in a project or property.*
- *Lease a project and collect rent.*
- *Invest monies in eligible securities,*
- *Use property tax revenues for the benefit or support of the development, including the mitigation of onsite and offsite environmental impacts of the project.*
- *Receive all of the local government share of sales and use tax revenues until the 2030-31 fiscal year.*
- *Deposit at least 20 percent of all taxes allocated to the Site Authority into a separate Low and Moderate Income Housing Fund, to be created in the State Treasury. The Fund will be administered by the Site Authority to increase, improve, and preserve housing for faculty, staff, and students and to low and moderate income families.*

SITE AUTHORITY AND CSU EXCLUSIVE JURISDICTION

The Site Authority Legislation gives the Site Authority the responsibility to develop the reuse plan campus site and "other compatible uses." Because all uses planned for the Community Development Area

promote the academic mission of the university as intended by the Site Authority Legislation, the Site Authority is the local government agency with jurisdiction over the reuse plan, and its implementation.

The Ground Lease between the Authority and the CSU, allows CSU as the land owner, to have approval rights over the schematic design of buildings in the Community Development Area, to be the agency to assure building code compliance, and to be the Site Authority's delegated agent to undertake the day to day management of the redevelopment project. Otherwise, the Site Authority is the government agency with regulatory jurisdiction over the Community Development Area and this reuse plan. As the agency that is statutorily responsible for the reuse plan, the Site Authority will be the agency to approve maps subdividing the property into various parcels for sub ground lease purposes.

Site plan review and approval shall be administered by the Site Authority. All site plans must be consistent with the details provided in Chapter 2, *Land Use Planning and Regulatory Provisions*, as approved by the Site Authority.

Financing Strategy

The Site Authority intends to finance the Backbone Infrastructure servicing the East Campus Residential Community using Mello-Roos bond financing. All the rental housing and infrastructure in the Community development area may be financed with tax-exempt bond financing using the tax increment, sales tax revenue, and project cash flow as a source of repayment. The retail and Business campus facilities may be financed the same way.

The for-sale housing, and possibly the retail and Business campus facilities, may be constructed under the authority of the Site Authority using conventional third-party financing.

SPECIFIC REUSE PLAN AMENDMENT PROCEDURES

The Specific Reuse Plan may be amended as often as deemed necessary by the Site Authority. An adjustment to the regulations contained in this Specific Reuse Plan may be granted by the Site Authority to allow a deviation from a regulation governing development standards of the Specific Reuse Plan (e.g., setbacks, landscaping, lot coverage). Variances may not be granted to authorize a use or activity that is not otherwise expressly authorized by the Specific Reuse Plan.

ENFORCEMENT

Responsibility for the enforcement of the Specific Reuse Plan resides with the Site Authority. The Plan will receive regular and ongoing review through its use as a development administration tool. Similarly, the Campus Master Plan FEIR (1998) and Specific Reuse Plan Supplemental EIR (2000) will be used to verify that environmental issues related to planned development are appropriately analyzed.

Capital Improvement Program

ESTIMATED COSTS OF INFRASTRUCTURE AND PUBLIC WORKS

Prior to the initiation of individual phases of the Specific Reuse Plan, the Master Site Developer shall develop site-specific infrastructure design plans including detailed cost analyses for each infrastructure component. All design plans and construction specifications shall meet the requirements of the CSUCI Site Authority.

INFRASTRUCTURE AND PUBLIC WORKS FINANCING MEASURES AND RESPONSIBLE ENTITIES

Development costs, including financing for all infrastructure improvements shall be the responsibility of the Site Authority. Maintenance costs for all infrastructure facilities shall be the responsibility of the Site Authority.

Water **and** Sewer Systems

The potable and recycled water and sewer services within the Community Development Area may be the responsibility of Camrosa Municipal Water District (CMWD) as described herein. The ultimate acceptance of responsibility will be according to applicable laws and regulations and via a negotiated agreement between the Site Authority and CMWD. Any changes in responsibility will not require an amendment to the Specific Reuse Plan.

The Site Authority will be responsible for the financing and construction of the potable water and recycled water and sewer system improvements necessary to support the development proposed with the Community Development Area. Pursuant to the Agreement negotiated between the CSU and CMWD, the Site Authority may dedicate and/or construct, as applicable, or provide surety for such dedication and/or construction of that portion of the potable water system which is required to serve the Community Development Area.

Storm Drain System

The governance of the flood control/drainage system within the Community Development Area will be the responsibility of the Site Authority and CSU. The ultimate acceptance of responsibility will be according to applicable laws, regulations, and agreements. Any changes in responsibility will not require an amendment to the Specific Reuse Plan.

Certain facilities within the Storm Drain System fall under multiple agency jurisdictions. A summary of those elements and jurisdictions follows.

FACILITY	JURISDICTION
Long Grade Canyon Creek	COE, CDFG
LGCC Debris Basin	COE, CDFG

The Site Authority will be responsible for the financing and construction of the Backbone Drainage System improvements necessary to support development proposed within the Community Development Areas.

Phasing Program

LAND USE PHASING PLAN

A formal Master Land Use Phasing Plan has not yet been completed and actual phasing of implementation will depend upon a number of factors, including market conditions and other development planning and processing steps. The following table summarizes the anticipated phasing for Specific Reuse Plan implementation.

Residential Density Type	2002	2003	2004	2005	Total
Low to Low-Medium	**34**	**84**	**54**	**3**	175
Medium High to High	**18**	330	**12**	**0**	360
Low-Medium to Medium High	**65**	**192**	**84**	**24**	365
TOTAL	**117**	**606**	**150**	**27**	**900**

R&D	GSF
Phase 1 (1999-2005)	150,000
Phase 2 (2010-2015)	200,000
TOTAL	**350,000**

It is noted that the phasing for the implementation of the Specific Reuse Plan is expected to occur over the next four to five years. The full development of the CSUCI campus is expected to continue to develop over the next 25 years with the campus reaching Master Planned enrollment capacity by the year 2025.

INFRASTRUCTURE PHASING PLAN

All infrastructure phasing shall occur such that adequate infrastructure systems are in place and fully operational prior to the occupancy of any new development. The timing and specific phasing of all infrastructure systems will be identified in site-specific development plans, approved by the Site Authority and CSU, and will be the responsibility of the Master Site Developer. Phasing of all infrastructure systems shall be subject to the review and approval of the Site Authority, CSU, and the utility/public service provider, as appropriate.

Subsequent Development Entitlements

Once the Specific Reuse Plan is approved by the Site Authority and CSU, the Site Authority will administer matters related to development, redevelopment and maintenance of the campus, as long as they are consistent with the Specific Reuse Plan.

Under State law, the Site Authority and CSU may conduct all design, development, and construction review and approval. Discretionary permits often associated with similar type developments are not required for the Community Development Area. Therefore, all functions involving compliance with building and planning laws[1] will be performed by the Site Authority or its agent.

[1] The Subdivision Map Act does not apply to State property. The Site Authority is provided with planning authority under the Site Authority legislation.

Other Programs

AFFORDABLE HOUSING AND UNIVERSITY-AFFILIATE HOUSING PREFERENCE PROGRAMS

Under the Site Authority Legislation, at least 20% of all ad valorem real property taxes received by the Site Authority shall be placed into a separate Low and Moderate Income Housing Fund, to be created in the State Treasury. The Fund will be administered and used by the Site Authority to increase, improve, and preserve housing for faculty, staff, and students and for low and moderate-income families.

To preserve the ability of staff, faculty, and students to live in the new housing and to assure its continued affordability, all sales and leasing will be subject to a priority system administered by the Site Authority giving first priority to persons associated with the University, including faculty, staff, and students. Also, all resales of housing will be subject to resale price limitations administered by CSU or . the Site Authority.

OFF-SITE TRAFFIC IMPACT MITIGATION CONTRIBUTIONS

Basis for Contribution

Government § 67478(a) requires that this Re-Use Plan provide for the use of ad valorem property tax revenues for, among other things, "the mitigation of project-specific and cumulative on-site and off-site environmental impact attributable to the development of the campus as follows:

1. As identified in the environmental impact report for the long term development of the campus.
2. As determined by the Trustees and the County of Ventura, pursuant to an agreement under Article 2.5 of Chapter 4 Division 1 of Title 7 [Development Agreement].

The EIR for the campus development identified the following traffic impacts, not resolved by the installation of the roadway improvements to University Drive and the future entry roads:

a. Lewis Road to University Drive widening to four lanes to 101.
b. Cawelti Road Las Posas to Lewis Road widening to four lanes.
c. Pleasant Valley Road - Lewis to Pancho Road widening.

Since the Site Authority has sole jurisdiction for the project, no Development Agreement is anticipated. However, the County has determined that a Development Agreement would have identified an additional impact that tax revenues need to be used to mitigate, which is the general impact of Campus Traffic on the County wide road system. That impact otherwise would have been dealt with by way of the payment of Traffic Mitigation Fees supported by traffic studies done by the County.

Impact Mitigation Contributions

As to the Lewis Road, Pleasant Valley Road and Cawelti Road improvements, the following analysis applies:

1. Each improvement will be required only at such time as the County determines the Average Daily Trips ("ADT") from the campus and the County in general requires the improvement. That is anticipated in each case to occur in 2004 or later.

2. The Site Authority will pay to the County from tax revenues a share of the road improvement cost equal to the ADT generated by the campus versus the total ADT from the campus and overall County growth as of 2010, which is the last date for which any County growth projections are available, based on the 2010 planning horizon of the County General Plan.
3. The County, using the mitigation contribution from the Site Authority required to be made under this plan shall be the responsible agency for the road improvements at such time as the road improvement is needed and the County's share of the cost is available.
4. The ADTs for each roadway generated by the campus development and overall as of 2010 per the Supplemental EIR, the Site Authority pro rata share, the total current estimated improvement cost generated by the County for each improvement and the Site Authority's impact contribution is shown on Appendix 5. The total is$5,554,290.

The contribution to mitigate the impact on County wide roads, by the Site Authority shall be the amount of $1,080,540. This is based on the ADT created by all the residential and R&R development within the Community Development Area covered by this Re-Use Plan (as identified in the Supplemental EIR), based on the current County adopted and approved mitigation contribution amount of $135/ADT.

Since the amounts of the contributions provided for above are calculated based on current County construction cost estimates, the contributions when ultimately paid shall be increased by 2.7% per annum commencing on the date this Re-Use Plan is adopted, until paid. Such escalation reflects the average annual increase in the Construction Cost Index published by the Engineering News Report 1989-1999.

Payment of these impact mitigation contributions shall be made as residential and R&D buildings are completed and occupied, based on an allocation procedure established by the Site Authority, designed to assure payment of the appropriate share of the total cost as the impact attributable to such development occurs.

Appendix 1
Credits and Acknowledgements

CALIFORNIA STATE UNIVERSITY, CHANNEL ISLANDS
COMMUNITY DEVELOPMENT AREA SPECIFIC REUSE PLAN

Credits and Acknowledgements

Sponsor: California State University and the CSU Channel Islands Site Authority

CSU Channel Islands Oversight Committee

Art Flores, Agent for Site Authority
David Rosso, Capital Planning, Design, and Construction
William G Knight, University and Site Authority Counsel
George P. Dutra, Associate Vice President, CSUCI

Michael Bobrow, Bobrow Thomas Associates, Campus Architect
Kenneth M. High, Jr., Nordman, Cormany, Hair & Compton, Special Counsel
William Quinby, Julian Studley, Inc.
Michael Curzan, Unidev
Lyle Defenbaugh, MetWest Financial

McLarand Vasquez Partners - *Site Planning*
Ken Nilmeier, Architect

Ridge Landscape Architects - *Landscape Design*
Jim Ridge, Principal

ASL Consulting Engineers - *Civil Engineering*
Marc Haslinger, Sr. Managing Engineer

Rincon Consultants, **Inc.** -*Planning and Environmental Review*
Stephen Svete, Principal
Allison Cook, Associate
Kate Parrot, Associate

Appendix 2
Plant Palettes

Appendix 2
Plant Palettes

NEIGHBORHOOD PLANT PALETTE

The residential neighborhoods are characterized by plantings associated with the Spanish Colonial architectural style.

For Sale Housing

Trees:

Jacaranda mimosifolia / Jacaranda
Tipuana tipu/ Tipu Tree
Pistache chinensis / Chinese Pistache
Platenus Racemosa / California Sycamore
Quercus ilex / Holly Oak
Robinia 'Idahoensis' /Idaho Locust

Shrubs:

Agave spp. / Agave
Aloe spp. / Aloe
Baccharis spp. / Coyote Brush
Ceanothus spp. / Wild Lilac
Cistus spp. / Rockrose
Lavandula dentata / French lavender
Mahonia spp. / Oregon Grape
Myrtus communis 'Compacta' / Dwarf Myrtle

Rosmarinus spp. / Rosemary
Strelitzia reginae / Bird-of-Paradise

Ground Cover:

Arctostaphylos hookeri / Monterey Carpet
Bougainvillea spp. / Bougainvillea
Ceanothus griseus horizontals / Prostrate Wild Lilac
Helictotrichon sempervirens / Blue Oat Grass
Pennisetum cupreum / Dwarf Fountain Grass
Rosmarinus spp. / Rosemary
Sedum spp. / Stonecrop
Wisteria chinensis / Chinese Wisteria

Rental Housing

Trees:

Arecastrum romanzoffianum / Queen Palm
Eucalyptus nicholii /Nichol's Willow-Leafed Peppermint
Geijera parviflora / Australian Willow
Koelreuteria bipinata / Golden Rain Tree
Meleleuca Teucadendron / Capejut Tree
Olea europea / Fruitless Olive
Pinus eldarica / Model Pine
Rhus lancea / African sumac
Tristania conferta / Brisbane Box
Washington robusta / Mexican Fan Palm

Shrubs:

Agave spp. / Agave
Aloe spp. / Aloe
Eleagnus pungens / Silveberry
Escallonia fradesi / Escallonia
Lavandula spp. / Lavender
Pittosporum spp. / Mock Orange
Rhaphiolepis indica spp. / Indian hawthorne
Strelitzia spp. / Bird-of-Paradise

Ground Cover:

Bougainvillea spp. / Bougainvillea
Helictotrichon sempervirens / Blue Oat Grass
Pennisetum cupreum / Dwarf Fountain Grass
Rosmarinus spp. / Rosemary
Sedum spp. / Stonecrop
Senecio cineraria / Dusty Miller
Trachelopspermum jasminoides / Star Jasmine

Vines:

Bougainvillea spp. / Bougainvillea
Wisteria chinensis / Chinese Wisteria

COMMUNITY PLANT PALETTE

The rural landscape character of the roadways and greenways is established through the use of the following plant palette:

Trees:

Alnus rhombifolia / White Alder
Platanus racemosa / California Sycamore
Populus fremontii / Western Cottonwood
Quercus agrifolia / Coast Live Oak
Quercus lobata / Valley Oak
Salix lasiolepis / Arroyo Willow
Schinus molle / California Pepper
Cercidium floridum / Blue Palo Verde
Pinus Coulteri / Coulter Pine
Pinus torreyana / Torrey Pine

Shrubs:

Baccharis spp. / Coyote Brush
Ceanothus 'Julia Phelps' / Wild Lilac
Cercis occidentalis / Western Red Bud
Cistus spp. / Rockrose
Deergrass
Heteromeles arbutifolia / Toyon
Prunus ilicifolia / Catalina Cherry
Rhamnus californica / California Coffee Berry
Rhus integrifolia / Lemonade Berry
Ribes spp. / Gooseberry

Ground Cover:

Achillea spp. / Yarrow
Arctostaphylos hookeri / Monterey Carpet
Atriplex semibaccata / Creeping Saltbrush
Ceanothus griseus horizontalis / Prostrate Wild Lilac
Eschscholzia californica / California Poppy
Helictotrichon sempervirens / Blue Oat Grass
Lupinus spp. / Lupine
Pennisetum cupreum / Dwarf Fountain Grass

WILDFIRE BUFFER ZONE PLANT PALETTE

Trees:

Cercis occidentalis / Western Redbud
Platanus racemosa / California Sycamore
Prunus ilicifolia / Hollyleaf Cherry
Umbellularia californica / California Laurel

Shrubs:

Cistus spp. / Rockrose
Opuntia littoralis / Coast Prickly Pear
Rhamnus californica / Coffeeberry

Ground Cover:

Achillea tomentosa / Woolly Yarrow
Artemisia caucasica/ Silver Spreader
Atriplex semibaccata / Australian Saltbush
Cerastium tomentosum / Snow-in-Summer
Rosmarinus officinalis prostratus / Prostrate Rosemary
Salvia sonomensis / Creeping Sage
Sedum spp. / Stonecrop

Appendix 3
Physical Master Plan
Bound under separate cover

Appendix 4
CSCUCl Park and Recreation Master Plan

California State University, Channel Islands

Park and Recreation Master Plan

Prepared for
CSUCI Site Authority

TABLE OF CONTENTS

Introduction

The purpose of this report is to evaluate and define the park and recreational needs for the new residential community associated with the developing campus of California State University, Channel Islands. The campus and adjacent non-academic community is to be developed in an area that was the site for Camarillo State Hospital. Located in Ventura County adjacent to the city of Camarillo the setting is one of natural beauty with rugged hillsides, agricultural land and attractive buildings representative of the Spanish Colonial style.

The report is based on the philosophy that recreation facilities and open space are essential components of the community, enhancing the physical and mental health and well being of its residents and enriching their lives. Providing for the needs of the developing community while preserving the established aesthetics, natural resources and historical reference of the site is the ultimate goal of the park and recreation master plan. The recreational needs of the University population shall be met by onsite facilities and should not present any undue burden on existing County park and recreational facilities.

Following is the statistical data and calculations illustrating compliance with Ventura County standards for required regional and local park facilities based on the projected population of the full buildout of the Campus Master Plan.

Approach and Methodology

Park Land Requirements

Table 2 estimates the number of local park acres required for the CSUCI East Campus Community based on County of Ventura Ordinance No. 3680 pertaining to dedication of land for park and recreation facilities appurtenant to residential subdivisions. Projected population is calculated using the population density factors as described in the county ordinance (Sec. 8297-4.3). Utilizing the projected population figures we are able to determine the number of acres of local park required based on the county's requirement of *"five acres of neighborhood and community parks for each one thousand members of the county's population"* (Sec. 8297-4.2). The end result is a total community requirement of 12.73 local park acres.

Park Land Credit

The county's requirement of five acres of local park per thousand inhabitants specifically excludes;

- School lands, even if a cooperative use arrangement is in effect;
- Regional park facilities.

No credit is given to private open space within a subdivision, unless approved by the Planning Division of the Board of Supervisors for Ventura County. If approved, a maximum of 50% credit for private open space and recreation facilities acreage will be allowed.

The Ventura County ordinance provides standards for private open space that must be met in order to be credited toward the subdivision local park requirements. It is not clear in the ordinance whether these same standards apply to public open space but for our purposes we will assume that to be true.

The next step is to determine how much creditable local park Sand is proposed for the community. The Ventura County Ordinance does not clearly define what is creditable park land. Therefore, we have prepared the following table that assigns different values to the various types of proposed recreation facilities. We have given a range of values for each type of facility to allow for the subjective nature of this value system. The proposed park facilities are mapped by valuation type with gross acreage indicated in Exhibit 1. Table 3 compiles this data and calculates park land credit for proposed facilities. Credited acreage is determined for both the lowest values and the highest values. The total credited park land for the Non-Academic Community would be a low of 19.25 acres and a high of 28.93 acres. This is in conformance with the Ventura County Ordinance requirement of 12.73 park acres based on the projected population figures for the Non-Academic Community.

TABLE 1: Park Land Credit Valuation Table

No.	Description	Examples	Value *
A	Flat, useable land and active areas	Play fields, courts, tot lots	100%
B	Specialized Activities	Pool, community center	50-100%
C	Natural Resources	Interpretive center, trailhead, native / natural open space	0-10%
D	Trails and Bike Paths	Biking and hiking trails	10-25%
E	Offsite Facilities	Athletic fields	10-25%

* Percent of acreage to be credited.

Goals and Objectives

Following are the goals and objectives for parks and recreation for the University and adjacent residential community;

1. Preserve and provide connections to Natural Resources on-site
2. Academic / intellectual Setting
3. Cultural heritage
4. Weather coastal climate

5. Historical perspective-agricultural and hospital uses
6. Regional recreational amenity

Facilities Descriptions

East Campus Community Park and Recreation Plan Components

1. Open Space / Meadow
   A natural meadow occurs at the project entry along the east edge of University Drive. Non-native, invasive plant material would be cleared and new plantings would be native varieties for meadow restoration and enhancement. A bike / pedestrian trail would be constructed at the edge of the meadow near the roadway.

2. Joint Use Community Park
   A park facility which including athletic fields, picnic facilities, a Chumash Interpretive Center and Therapeutic Demonstration Gardens would be used jointly by the adjacent elementary school.

3. Community Center / Pool
   A community swimming pool and community building centrally located for easy access by residents.

4. Santa Monica Mountain Trail Staging Area
   Located at the edge of the Community Park, the staging area facilitates use of the existing hiking trails within the adjacent Santa Monica Mountains and provides access to the surrounding natural areas.

5. Community Paseo & Bike Trail
   A network of bike and pedestrian trails / walkways linking the community to the university campus, off-site bike trails and existing hiking trails in the adjacent open space.

6. Campus Green / University Park
   A small open space element providing an entry statement for visitors to the campus and adjacent community.

7. Offsite Trail System
   A trail system along the eastern perimeter of the site will provide a link between the Santa Monica Mountain Trailhead and additional existing trails at the north end of the site

8. Campus Athletic Fields
   ' Access to campus athletic fields will be available to the non-academic community.

9. Neighborhood Internalized Paseo
   A link between the central campus pedestrian corridor and adjacent rental housing for students and faculty.

10. Campus / Community Recreation Center

11. East Ridge Natural Resources Open Space
    The surrounding hills and natural open space is to be preserved.

12. Round Mountain Natural / Cultural Resource Area
    Round Mountain located along Potrero Road is a Chumash Indian summer solstice shrine site and known cultural resource which is to be preserved with limited access to the public,

13. Long Grade Canyon Creek Greenway
    The natural riparian habitat of the creek wiil be enhanced with native plantings. A bike / pedestrian trail will follow the creek to connect to the Santa Monica Mountain Trailhead at the Community Park.

14. Upper Creek Greenway
    The natural riparian corridor at the north end of the site will be enhanced with native plantings and accommodate a hiking trail that will connect to the surrounding hills and natural open space and existing trails.

Maintenance Responsibility and Projected Phasing

AH proposed facilities of this park and recreation master plan would be maintained, operated and owned by either the CSUCI Site Authority or the Community Home Owners Association (refer to Table 4, Maintenance and Phasing of Proposed Facilities). Development of facilities will be phased along with housing development and construction and projected completion dates are presented in Table 4, Maintenance and Phasing of Proposed Facilities.

TABLE 2:

ESTIMATE OF VENTURA COUNTY LOCAL PARK REQUIREMENTS
FOR
CSU, CHANNEL ISLANDS EAST CAMPUS COMMUNITY

AREA	GROSS **ACREAGE**	**DWELLING UNITS**	**VENTURA COUNTY PARK FACTORS**		L
			Persons per Unit	**Projected Population**	
Family Rental	9.00	200	3.21	642	
Single/Young Family Rental	14.00	290	**3.21**	931	
Detached Homes (Low Density)	8.00	**70**	3.21	225	
Paired Homes (Medium Density	10.00	**84**	2.20	185	
Town Homes (Medium Density)	9.50	155	2.20	341	
Town Homes (Medium Density)	5.00	100	2.20	220	
University House - Retreat	2.00	**1**	3.21	3	
subtotal	57.50	900		2,546	

Ventura County Population Estimates:
Single Family Dwelling: 3.21 persons / unit
Multi-Family Dwelling: 2.2 persons / unit

Note: Ventura County's requirement is "five acres of neighborhood and community parks for each one thousand members of the county's population" (Sec. 8297-4.2). Calculation: Projected Population /1000 x 5.

TABLE 3:

PARK LAND VALUATION OF PROPOSED FACILITIES
FOR
CSU, CHANNEL ISLANDS EAST CAMPUS COMMUNITY

NO.	FACILITY DESCRIPTION	LOCATION	ACREAGE	VALUE TYPE	RANGE of VALUE %	CREDITED ACREAGE-LOW	
1	Open Space / Meadow	N/W Edge	10.00	C	0-10		
2	Joint Use Community Park	East Edge	5.00	A	100		
3	Community Center Area / Pool	Rincon Drive	2.00	B	50-100		
4	Santa Monica Mtn. Trail Staging Area	S/E Corner	1.00	C	0-50		
5	Community Paseo & Bike Trail	Rincon Drive	3.50	D	10-25		
6	Campus Green University Park	University & Rincon Drive	1.50	A	100		
7	Offsite Trail System	Perimeter Slopes	2.50	D	10-25		
8	Campus Athletic Fields	West Campus	30.00	E	10-25		
9	Neighborhood Internalized Paseo	South Housing Area	1.50	D	10-25		
10	Campus / Comm. Rec. Center	S/W Corner	1.50	B	50-100		
11	East Ridge Natural Resources	East Ridge	25.00	C	0-10		
12	Round Mountain Natural / Cultural	West Campus	80.00	**C**	0-10		
13	Long Grade Canyon Creek Greenway	Creekbed	11.00	D	10-25		
14	Upper Creek Greenway	Creekbed	5.50	D	10-25		
	TOTAL						

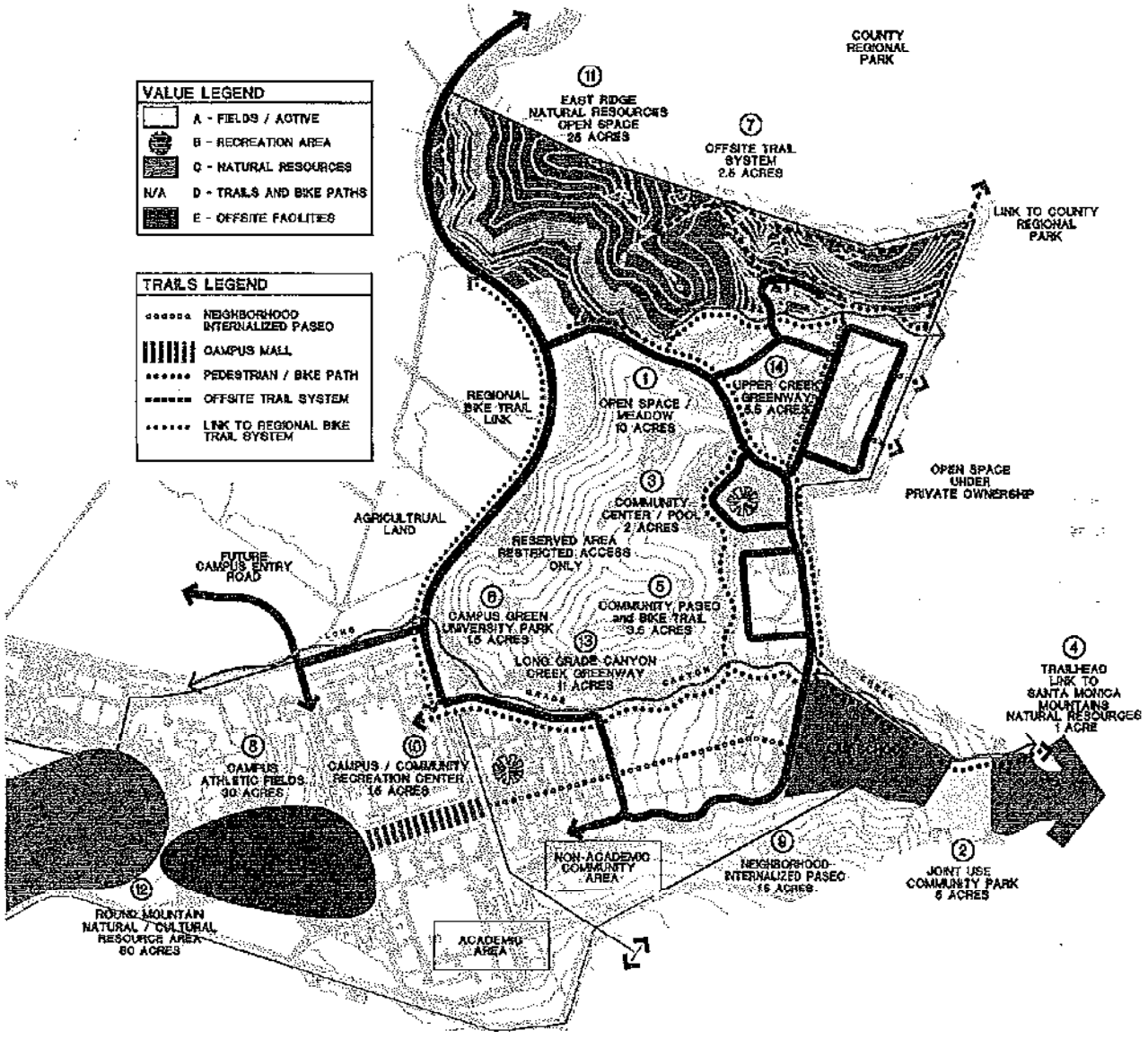
TABLE 4:

MAINTENANCE AND PHASING OF PROPOSED FACILITIES
FOR
CSU, CHANNEL ISLANDS EAST CAMPUS COMMUNITY

NO.	FACILITY DESCRIPTION	MAINTENANCE OPERATIONS / OWNERSHIP	PROJECTED DA
1	Open Space / Meadow	CSUCI Site Authority	
2	Joint Use Community Park	Community H.O.A.	
3	Community Center Area / Pool	Community H.O.A.	
4	Santa Monica Mountain Trail Staging Area	CSUCI Site Authority	
5	Community Paseo & Bike Trail	CSUCI Site Authority	
6	Campus Green University Park	CSUCI Site Authority	
7	Offsite Trail System	CSUCI Site Authority	
8	Campus Athletic Fields	CSUCI Site Authority	
9	Neighborhood Internalized Paseo	Community H.O.A.	
10	Campus / Comm. Rec. Center	CSUCI Site Authority	
11	East Ridge Natural Resources	CSUCI Site Authority	
12	Round Mountain Natural / Cultural	CSUCI Site Authority	
13	Long Grade Canyon Creek Greenway	CSUCI Site Authority	
14	Upper Creek Greenway	CSUCI Site Authority	

EXHIBIT 1

Park Land Valuation



AUGUST 31, 1999
OCTOBER 13, 19999
FEBRUARY 28, 2000

EAST CAMPUS COMMUNITY PLAN

CALIFORNIA STATE UNIVERSITY, CHANNEL ISLANDS

C.S.U.C.I. AUTHORITY • CATELLUS • ASL ENGINEERS • SASAKI • LAUTBRBACH • RIDGE LANDSCAPE ARCHITECTS

Appendix 5
Design Guidelines

Bound under separate cover

Appendix 6
Impact Contribution Agreement

CSUCI
OFF SITE COUNTY ROAD PROJECTS
IMPACT MITIGATION CONTRIBUTION

PROJECT	ECC* (1999 S)	EXPENDITURES 2000-2010	EXISTING FUNDING	TO PAY To 2010	COUNTY GENERAL PLAN BUILDOUT - ADT	CSUCI ACADEMIC** BUtLDOUT- ADT	CSUCI NON-ACADEMIC- BUILDOUT - ADT	TOTAL ADT	ACADEMIC FAIR SHARE COST/%	CSUCI NON-ACADEMIC FAIR SHARE COST/%		
LEWIS ROAD (6.65 million)												
Caltrans Project to Pleasant Valley Road	$3,075,898	$3,075,898	$3,075,890	$O	18,000	10,506	2.S41	31,147	$0	$0		
Pleasant Valley Road to Caweli Road	$5.829.880	$5,829,880	$5,829,880	$0	14,000	15,624	5,203	34,827	$0	$0		
Cawelti Road to University Road	$3,547.680	$3,547,880	$896,847	$2,650,823	13,000	22,359	8,883	42,242	$1,403.100/52.93%	$431,930/16.3%		
CAWELTI ROAD [4.32 miles)												
Las Posas Road to LEWIS Road (after Bike Lone Installed by County)	S2,500,000	52.500.000	$O	$2,500,000	4.000	6,735	1,581	12,416	S1,357,500	S337		
PLEASANT VALLEY ROAD [2.S5 miles)												
Lewis Road to Pancho Rood	$3,378,368	$3,378,368	SO	$3,378,368	18,000	4,578	2,401	24,980	$619,277 / 72.06%	$324.716		

CSUCI "FAIR SHARE" COSTS™ $3,378,377 $1,094,148

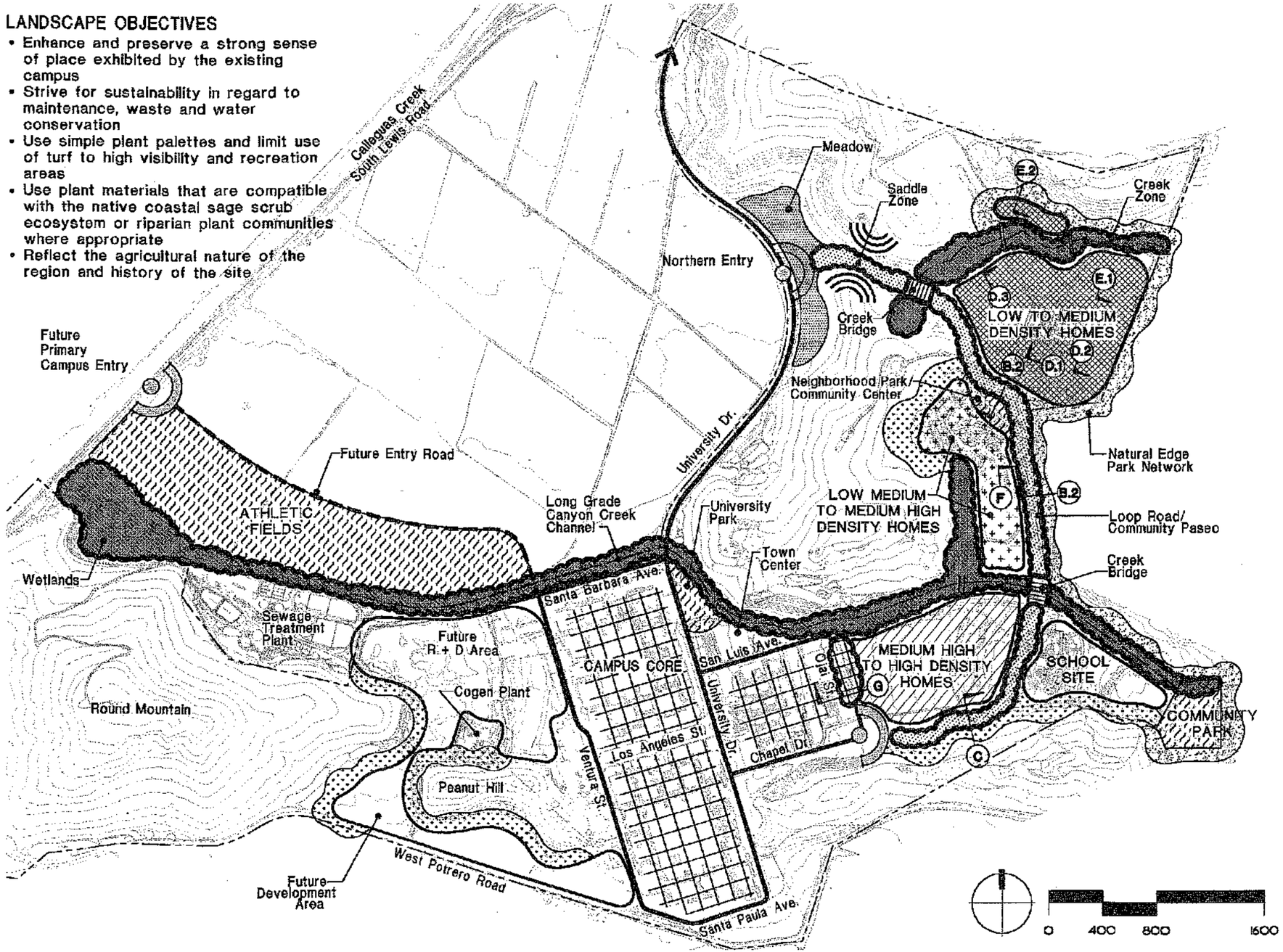
COUNTY "FAIR SHARE" COSTS—

* ECC Includes R/W and drainage

~ Includes trip reduction (actors

LANDSCAPE OBJECTIVES

- Enhance and preserve a strong sense of place exhibited by the existing campus
- Strive for sustainability in regard to maintenance, waste and water conservation
- Use simple plant palettes and limit use of turf to high visibility and recreation areas
- Use plant materials that are compatible with the native coastal sage scrub ecosystem or riparian plant communities where appropriate
- Reflect the agricultural nature of the region and history of the site



LEGEND

University Drive
- Protect and Enhance Existing Windrow

Loop Road/Community Paseo
- California Pepper, Sycamore and Oak Groves
- Native Drought Tolerant and Bioswale Ground Plane

Natural Edge Park
- Fire Resistant Planting
- Transitional Planting to Native Landscape
- Barrier Fence at Sensitive Areas

Neighborhood/Community Park
- Playfields
- Picnic Facilities
- Chumash Cultural Center

Fuel Modification Zone
- Fire Resistant Planting
- No Bike / Pedestrian Path

Open Space Meadow
- Poplar Grove at Base of Foothills Forms Backdrop to Meadow
- Restored Grassland Habitat

Greenways
- Riparian Habitat with Groves of Sycamore, Oaks and California Pepper
- Bioswale Plantings of Grasses Suitable for Decreasing Pollutants from Drainage Runoff
- Rural Character

Meadow Entry
- Drop Down into Meadow Landscape
- Rock Outcropping at Creek Terminus
- Wetland Habitat including Willows, Sedges, Crocus and Grasses in Sculpted Bowl Landform Fanning Out to Meadow Grassland Habitat

Saddle
- Native Coastal Sage Scrub on Contoured Slope

Academic Core
- Retain Existing Significant Trees
- Courtyard Landscape Supports People Places by Breaking Down Scale of Spaces, Providing Shade and Visual Interest

interface Academic / Non-Academic Areas
- Public Space that Links and Transitions the Landscape from the Academic to the Non-Academic Area
- Grid of California Sycamores in Turf Blends the Rural Character of the Non-Academic Area with the Structured Landscape Spaces of the Academic Area

Community Development Area
Landscape Framework Plan

Figure 2-8