

# VENTURA COUNTY COMMUNITY COLLEGE DISTRICT



## RESOLUTION NO. 2016.04

### BOARD OF TRUSTEES RESOLUTION

Determination that the District Administrative Center Relocation Project is  
Exempt from California Environmental Quality Act ("CEQA")  
October 11, 2016

- WHEREAS, the Ventura County Community College District ("District") desires to relocate the District Administrative Center from 255 West Stanley Avenue, Ventura to a better suited property, centrally located within the District's service territory;
- WHEREAS, on or about April 21, 2016, the District entered into negotiations to purchase property located at 761 East Daily Drive, Camarillo, California 93010 ("Property") to relocate its District Administrative Center (the relocation of the Administrative Center to the Property is referred to herein as the "Project"); and
- WHEREAS, the Property is an office building of approximately 38,893 square feet; located in a business park, which is bordered by East Daily Drive and the 101 Freeway; and surrounded by office uses to the immediate east, west, and north; and
- WHEREAS, the purchase of the Property involving a change in ownership without any change to the environment does not constitute a "project" as defined in the California Environmental Quality Act ("CEQA") Guidelines (Cal. Code of Regs., tit. 14 § 15000 et seq.) section 15378; and
- WHEREAS, the relocation of the District Administrative Center would cause a direct or indirect environmental change, and thus constitutes a "project," as defined in the CEQA Guidelines section 15378; and
- WHEREAS, CEQA Guidelines section 15301 Existing Facilities (Class 1) exempts projects consisting of the operation, leasing, licensing or minor alterations of existing facilities involving negligible or no expansion of use beyond that at the time of the lead agency's determination. For example, CEQA Guidelines section 15301 Existing Facilities (Class 1) describes interior or exterior alterations involving such things as interior partitions, plumbing and electrical conveyances; and
- WHEREAS, the Property was formerly used as a credit union headquarters office with approximately 65 - 70 employees; and
- WHEREAS, the Project would relocate the District Administrative Center to the Property with approximately 70 employees; and

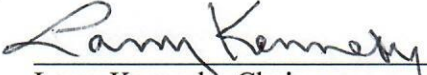
WHEREAS, the Project would involve only minor interior alterations of the existing building and no exterior alterations are contemplated; and

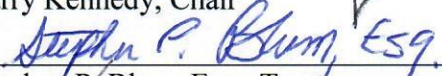
WHEREAS, CEQA Guidelines 15300.2(c) provides that if unusual circumstances exist, an otherwise categorically exempt project would be disqualified from being exempt; and

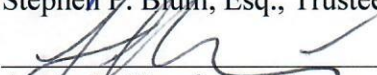
THEREFORE, BE IT RESOLVED, AND DETERMINED, BY THE BOARD OF TRUSTEES OF THE VENTURA COMMUNITY COLLEGE DISTRICT THE FOLLOWING:

- Section 1: The "relocation" of the District Administrative Center constitutes the Project, as defined in the CEQA Guidelines section 15378; and
- Section 2: The Project's similar occupancy and minor interior alterations of the Property would involve only negligible or no expansion of use of the Property; and
- Section 3: The purchase or pure change in ownership of the real property located at 761 East Daily Drive, Camarillo, California 93010 is not subject to CEQA review since it is not a project; and
- Section 4: The Project meets the definition of the Existing Facilities Class I Categorical Exemption under CEQA Guidelines section 15301; and
- Section 5: No unusual circumstances are known that would disqualify the Project from being categorically exempt from CEQA; and
- Section 6: That the Project is categorically exempt from CEQA; and
- Section 7: That the Project is approved and can be carried out forthwith; and
- Section 8: Staff shall file a Notice of Exemption with the Ventura County Clerk.


Adopted October 11, 2016:


  
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Larry Kennedy, Chair

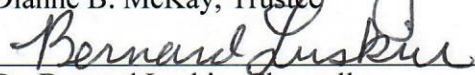
  
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Stephen P. Blum, Esq., Trustee

  
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Arturo D. Hernández, Trustee

**NOT PRESENT**

  
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Bernardo M. Pérez, Vice Chair

  
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Dianne B. McKay, Trustee

  
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Dr. Bernard Luskin, Chancellor