

**NOTICE OF INTENT TO ADOPT A TIERED MITIGATED NEGATIVE DECLARATION
FOR THE PETERSON HALL 1 REPLACEMENT BUILDING PROJECT**

DATE: May 27, 2022

SUBJECT: Notice of Intent to Adopt a Tiered Mitigated Negative Declaration for the Peterson Hall 1 Replacement Building Project

In accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, the California State University (CSU) is the Lead Agency for the Peterson Hall 1 (PH1) Replacement Building Project (proposed project). Based on the information contained in the Initial Study prepared for the proposed project, CSU has prepared a tiered Mitigated Negative Declaration (MND) pursuant to CEQA and the State CEQA Guidelines. The CSU is distributing this Notice of Intent (NOI) to agencies that have permit authority over the proposed project, interested groups, and organizations in accordance with CEQA.

For residential recipients of this notice: You are being provided with this notice because of your property's proximity to the project site.

BACKGROUND: The 2008 Campus Master Plan included new infill development to accommodate for the projected growth by replacing existing aged, obsolete, and inefficient facilities. The proposed improvements include up to approximately 1.2 million square feet in new or replacement facilities. In addition, area plans on campus were identified for more detailed development, including the Student Services Addition, PH1 and Peterson Hall 2 (PH2) Replacement, the Liberal Arts Complex, Student Housing, and the Soccer Field and Sports Buildings. Many of these have been completed since the adoption of the 2008 Campus Master Plan.

The 2008 Environmental Impact Report (EIR) (approved project) analyzed environmental impacts associated with the maximum growth that could occur on the campus with implementation of the 2008 Campus Master Plan. Specifically, the 2008 EIR analyzed impacts associated with the PH1 and PH2 Replacement project, which anticipated the demolition of PH1, PH2, and Faculty Office 5 (FO5), and in their place, construction of two new buildings totaling 150,500 gross square feet (GSF) in the same locations. In the time since the 2008 EIR, CSU has determined that project modifications or changed circumstances have occurred and/or new information has become available following the previous discretionary approval, and these changes trigger the need for additional environmental review. Therefore, preparation of an Initial Study is required, which would determine whether there is substantial evidence that a project may have a significant effect on the environment. If the Initial Study concludes that the project, with incorporation of mitigation, may have a significant effect on the environment, an EIR should be prepared; otherwise, the lead agency may adopt an MND. Pursuant to State CEQA Guidelines Section 15152(a), "tiering" refers to using the analysis of general matters contained in a broader EIR (such as one prepared for a general plan or policy statement) with later EIRs and negative declarations on narrower projects; incorporating by reference the general discussions from the broader EIR; and concentrating the later EIR or negative declaration solely on the issues specific to the later project." Further, as supported by State CEQA Guidelines 15152(d), the analysis should be limited to effects which: "(1) were not examined as significant effects on the environment in the prior EIR; or (2) are susceptible to substantial reduction or avoidance by the choice of specific revisions in the [project, by the imposition of conditions, or other means." As such, CSU has prepared an Initial Study to tier from the analysis in the 2008 EIR.

PROJECT LOCATION: The project site is located on the California State University Long Beach (CSULB) campus in the City of Long Beach, California. The project site is generally bound by the Shakarian Student Success Center building (formerly PH 2) to the north, pedestrian pathways to west, the Fine Arts 3 and Fine Arts 4 buildings to the south, and surface parking lots E7 and G15 to the east.

PROJECT DESCRIPTION: Similar to the approved project, the current proposed project involves demolition of the existing PH1 building and temporary FO5 building as well as construction of a new building. In the time since the 2008 EIR, PH2 has undergone a renovation, which included a small addition, rather than the originally contemplated replacement of the PH2 building. As such, PH2 would remain in use and is not part of the current proposed project. The 2008 Campus Master Plan proposed two new buildings of approximately 88,000 GSF and 62,500 GSF to accommodate replacement lecture and laboratory space as well as approximately 170 faculty offices. Instead of constructing two new replacement buildings as contemplated in the 2008 EIR, the proposed project would construct one new 137,072-GSF, three-story building. The proposed building would include lecture and lab space as well as faculty offices, similar to the approved project. Temporary surge space to accommodate faculty offices and classroom space displaced by demolition of PH1 would be provided in modular buildings to be located elsewhere on campus.

In addition, the proposed project would include uses not originally contemplated in the 2008 EIR, including a public clinic to be operated in cooperation with a local Clinical Healthcare provider partner, under a teaching clinic model. Finally, the proposed project would require demolition of the Faculty Office 4 temporary building to accommodate a surface parking lot to serve the clinic, which was not originally contemplated for the approved project. The proposed project would incorporate sustainable design features that would be consistent with the current CSU sustainability policy, which was adopted in March 2022. All applicable mitigation measures from the 2008 EIR would be applicable to the proposed project and, therefore, are incorporated by reference into this tiered MND.

DOCUMENT AVAILABILITY: This document is available at: <https://www.csulb.edu/beach-building-services/physical-planning/california-environmental-quality-act-ceqa-compliance>. In addition, a limited number of flash drives containing the tiered MND can be provided to persons who are unable to access the online version of the document. Please contact Ms. Melissa Soto at (562) 985-5127 to request this accommodation.

PUBLIC REVIEW PERIOD: May 27, 2022 to June 27, 2022 (30 days)

COMMENTS: Please submit any written comments on this document to:

Melissa Soto, Program Planner, Capital Construction
Design & Construction Services, California State University, Long Beach
1331 Palo Verde Avenue,
Long Beach, CA 90815

Please submit emails to Melissa.Soto@csulb.edu and include "Peterson Hall 1 Replacement Building Project" in the subject line.

HAZARDOUS SUBSTANCES: The general mailing address of the CSULB Campus is 1250 Bellflower Boulevard. This address is not listed on hazardous substances databases/lists enumerated under Section 65962.5 of the Government Code.