



## NOTICE OF EXEMPTION

To: Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-0344

From: California State University, Long Beach  
1250 N. Bellflower Boulevard  
Long Beach, California 90815

**Project Title:** FO2 Window Replacement and Exterior Updates Project

**Project Applicant:** California State University, Long Beach

### Project Location-Specific:

The project site is located on the California State University, Long Beach (CSULB) campus, located at 1250 N. Bellflower Boulevard, Long Beach, California 90815. The CSULB campus encompasses 322 acres and is bounded by East Atherton Street to the north, Palo Verde Avenue to the east, East 7th Street to the south, and Bellflower Boulevard to the west. The Faculty Office 2 Building (FO2) is located in the southern portion of the campus, east of the Liberal Arts 4 building and west of the Central Quad. To the north is an additional faculty office building (FO3), and a Lecture Hall 150-151 is located to the south. FO2 is situated between the north-south running axes of West Campus Drive and East Campus Drive. The latitude/longitude of the project location is: 33° 46' 43.104" N, -118° 6' 50.1114" W.

**Project Location – City:** Long Beach **Project Location – County:** Los Angeles

### Description of Nature, Purpose, and Beneficiaries of Project:

CSULB is pursuing minor renovations and replacement projects throughout campus, including the proposed project to replace the existing windows and repaint the exterior of FO2. The proposed project entails the removal of approximately 2,577 square feet of windows on the east and west façades and installation of new, energy efficient metal windows. The new windows would be installed within existing openings and would not require any dimensional changes to the building's fenestration patterns; they would feature low emissivity glazing in order to improve energy efficiency. The proposed project also entails patching and painting the exterior stucco walls with white paint; the existing brick veneer would remain unpainted. Interior window walls would also be patched and painted as part of the proposed project. The proposed project would improve the building's energy efficiency, which would be accomplished with the installation of new energy efficient windows; and refresh the building exterior and render it compatible with the campus's standard color scheme, which would be accomplished with the application of new exterior paint.

**Name of Public Agency Approving Project:** The Trustees of the California State University

**Name of Person or Agency Carrying Out Project:** California State University, Long Beach

**The project is exempt from CEQA under the following authority:**

**Categorical Exemption. State type and section number:** Section 15301 (Class 1)

**Reasons why project is exempt:**

The proposed project would include window replacements and exterior renovations of the existing FO2 in order to improve the building's insulation as well as update the building's exterior appearance to align with other buildings on campus.

The proposed project is categorically exempt under Class 1 Existing Facilities, having met the qualifying criteria provided under CEQA Guidelines Section 15301. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. Section 15301 provides some, but does not limit project scope to, examples of such projects, including interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances. The key consideration is whether the project involves negligible or no expansion of use. As detailed above, the proposed project would be categorized under this description.

In addition, with adherence to existing regulations and Best Management Practices that are employed on campus, the construction of the proposed project would not result in impacts to environmental resources. As such, the proposed project would be considered minor alteration to an existing facility and would be exempt under a Class 1 Categorical Exemption.

**Lead Agency**

**Contact Person:** Melissa Soto **Area Code/Telephone:** (562) 985-5127

**Signature:** Melissa Soto **Date:** 3/1/2022

**Title:** Program Planner, Capital Construction

Signed by Lead Agency

Date Received for filing at OPR: \_\_\_\_\_

## Notice of Exemption – Backup Documentation

Date:	March 1, 2022
Project:	CSULB FO2 Window Replacement and Exterior Updates Project
To:	Anne Collins-Doehne, Office of the Chancellor Melissa Soto, CSULB
From:	Jane Chang, AECOM

### 1. Project Background

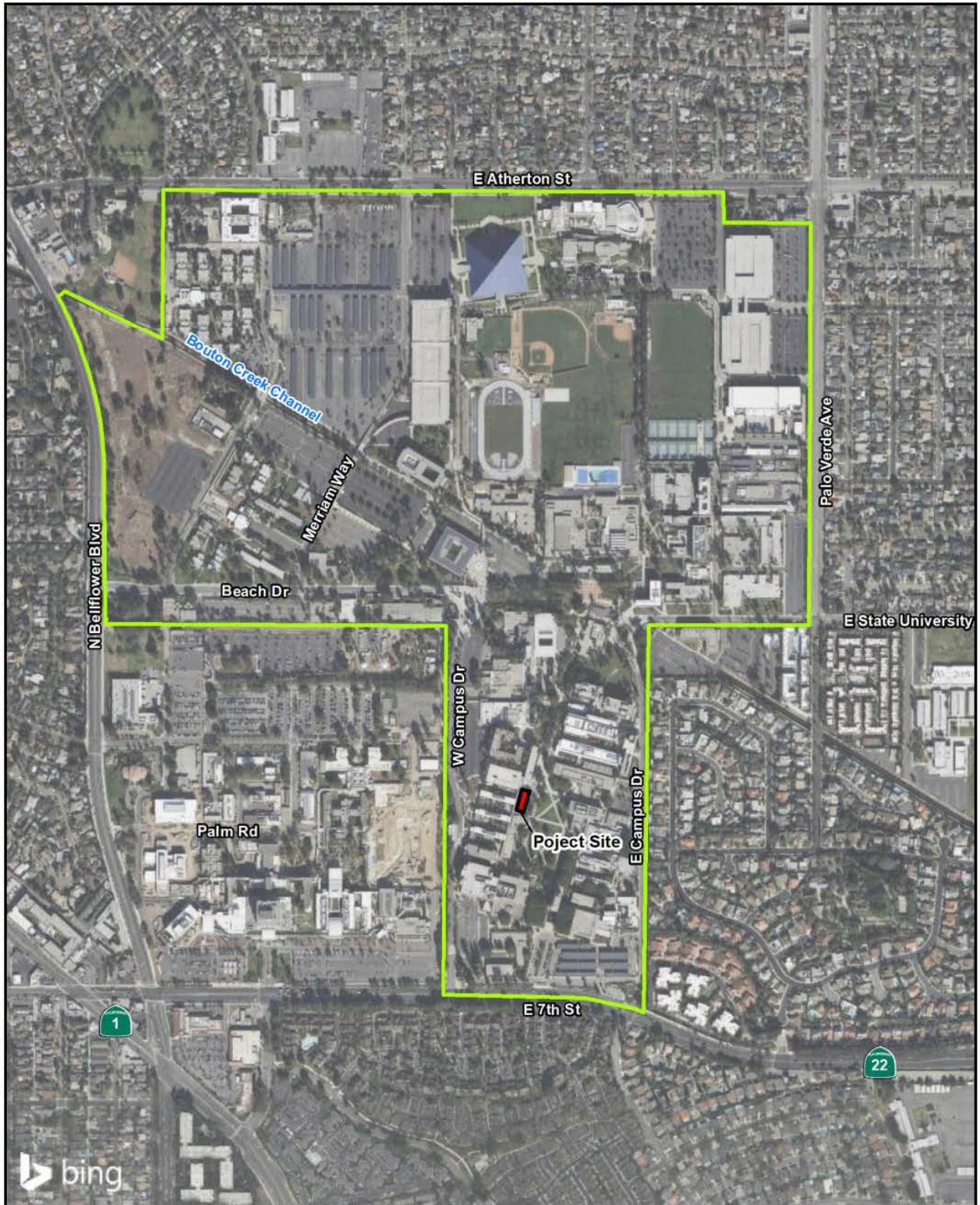
California State University, Long Beach (CSULB) proposes to implement the CSULB Faculty Office 2 (FO2) Window Replacement and Exterior Updates Project (proposed project), a minor renovation and replacement project to improve the FO2 building by removing and replacing all existing exterior windows and applying new exterior paint.

### 2. Project Description

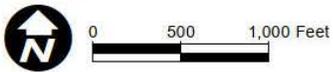
#### 2.1 Project Location and Setting

The project site is located on the CSULB campus, at 1250 N. Bellflower Boulevard, Long Beach, California 90815. The CSULB campus encompasses 322 acres and is bounded by East Atherton Street to the north, Palo Verde Avenue to the east, East 7th Street to the south, and Bellflower Boulevard to the west. Faculty Office 2 (FO2) is situated in the southern portion of the campus, east of Liberal Arts 4 (LA4) and west of the Central Quad. To the north is an additional faculty office building (FO3), and a Lecture Hall 150-151 is located to the south. FO2 is situated between the north-south running West Campus Drive and East Campus Drive.

Figure 1 shows the location of FO2 within the CSULB campus.



Source: Esri, 2022.



 CSULB Campus Boundary

**Figure 1**  
**Project Site**

## 2.2 Project Overview

CSULB is pursuing minor renovations and replacement projects throughout campus, including the proposed project to replace the existing windows and repaint the exterior of FO2. The proposed project entails the removal of approximately 2,577 square feet of windows on the east and west façades and installation of new, energy efficient metal window frames. The new windows would be installed within existing openings and would not require any dimensional changes to the building's fenestration patterns and would feature low emissivity glazing in order to improve energy efficiency. The proposed project also entails patching and painting the exterior stucco walls with white paint and the existing brick veneer will remain unpainted. Interior window walls would also be patched and painted as part of the proposed project.

The renovation would occur over the summer of 2022, employ 6 to 8 personnel daily, and require construction equipment consisting of scaffolding and scissor lifts. Construction personnel would utilize East Campus Drive through campus to arrive at the project site, with designated parking in Lot E10. As the proposed project would both commence and be completed in the summer months, outside of the traditional school year, surge spaces for faculty, staff, and students would not be required; adequate space within other campus buildings would be provided should those who typically meet in FO2 require operational space. No road closures are anticipated for this renovation.

Following the renovation, typical operational maintenance of FO2 would include periodic paint and stucco touch-ups of the building's exterior.

## 2.3 Project Objectives

The objectives of the proposed project are as follows:

- To improve the building's energy efficiency, which would be accomplished with the installation of new energy efficient windows; and
- To refresh the building exterior and render it compatible with the campus's standard color scheme, which would be accomplished with the application of new exterior paint.

## 3. CEQA Regulatory Setting

The California Environmental Quality Act (CEQA) applies to proposed projects initiated by, funded by, or requiring discretionary approvals from state or local government agencies. CEQA Guidelines apply generally to discretionary actions by agencies which may have a significant effect on the environment. However, where it can be seen with certainty that there is no possibility that an activity may have a significant effect on the environment, and if the activity meets the conditions for a Categorical Exemption, it is considered exempt from the provisions of CEQA.

State CEQA Guidelines Sections 15301 through 15333 describes 33 classes of projects that are categorically exempt from the provisions of CEQA, also known as Categorical Exemptions. It has been determined that the proposed project qualifies for a Categorical Exemption, Class 1 Existing Facilities. This memorandum has been prepared to review the proposed project and assess the potential for the proposed project to have an impact on the environment. To fulfill the purposes of CEQA, this memorandum provides documentation to support the determination that the proposed project qualifies for a Class 1 Categorical Exemption.

Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The key consideration is whether the

project involves negligible, or no expansion of use. Examples of this exemption include, but are not limited to:

- (a) *Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances;*
- (b) *Existing facilities of both investor and publicly owned utilities used to provide electric power, natural gas, sewerage, or other public utility services;*
- (c) *Existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities (this includes road grading for the purpose of public safety), and other alterations such as the addition of bicycle facilities, including but not limited to bicycle parking, bicycle-share facilities and bicycle lanes, transit improvements such as bus lanes, pedestrian crossings, street trees, and other similar alterations that do not create additional automobile lanes);*
- (d) *Restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety, unless it is determined that the damage was substantial and resulted from an environmental hazard such as earthquake, landslide, or flood;*
- (e) *Additions to existing structures provided that the addition will not result in an increase of more than:*
  - (1) *50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less; or*
  - (2) *10,000 square feet if:*
    - (A) *The Project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and*
    - (B) *The area in which the Project is located is not environmentally sensitive.*
- (f) *Addition of safety or health protection devices for use during construction of or in conjunction with existing structures, facilities, or mechanical equipment, or topographical features including navigational devices;*
- (g) *New copy on existing on and off-premise signs;*
- (h) *Maintenance of existing landscaping, native growth, and water supply reservoirs (excluding the use of pesticides, as defined in Section 12753, Division 7, Chapter 2, Food and Agricultural Code);*
- (i) *Maintenance of fish screens, fish ladders, wildlife habitat areas, artificial wildlife waterway devices, streamflows, springs and waterholes, and stream channels (clearing of debris) to protect fish and wildlife resources;*
- (j) *Fish stocking by the California Department of Fish and Game;*
- (k) *Division of existing multiple family or single-family residences into common-interest ownership and subdivision of existing commercial or industrial buildings, where no physical changes occur which are not otherwise exempt;*

(l) *Demolition and removal of individual small structures listed in this subdivision:*

- (1) *One single-family residence. In urbanized areas, up to three single-family residences may be demolished under this exemption.*
- (2) *A duplex or similar multifamily residential structure. In urbanized areas, this exemption applies to duplexes and similar structures where not more than six dwelling units will be demolished.*
- (3) *A store, motel, office, restaurant, or similar small commercial structure if designed for an occupant load of 30 persons or less. In urbanized areas, the exemption also applies to the demolition of up to three such commercial buildings on sites zoned for such use.*
- (4) *Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.*

(m) *Minor repairs and alterations to existing dams and appurtenant structures under the supervision of the Department of Water Resources.*

(n) *Conversion of a single family residence to office use.*

(o) *Installation, in an existing facility occupied by a medical waste generator, of a steam sterilization unit for the treatment of medical waste generated by that facility provided that the unit is installed and operated in accordance with the Medical Waste Management Act (Section 117600, et seq., of the Health and Safety Code) and accepts no offsite waste.*

(p) *Use of a single-family residence as a small family day care home, as defined in Section 1596.78 of the Health and Safety Code.*

#### **4. Environmental Review**

The project site is located on the CSULB campus. CSULB is a large 322-acre university campus, accommodating 80 buildings, offering sports, recreation, and educational facilities. Since the campus' inception in 1949, the site has undergone numerous upgrades over the years to bring it to its current configuration and capacity. With a student population of approximately 38,000, the campus is considered to be a highly developed landscape, characterized by built features such as parking lots, access roads, large buildings, walkways, sporting facilities, paved courtyards, landscaped gardens, and maintained fields and lawns.

The FO2 building is developed with walkways, hardscaping, and landscaping. No native vegetation, riparian habitat, or other sensitive natural community or habitat that could support endangered, rare, or threatened species are present at the project site. Additionally, the project site does not contain any watercourse, greenbelt, or open space for wildlife movement. As such, the project site is not considered to be an area of biological sensitivity. As the proposed project includes the replacement of existing windows and repainting of the exterior of FO2, it is not anticipated that any trees would need to be removed to complete the proposed project.

The project site is located in a seismically active area, as is most of southern California. The proposed project would be designed and constructed in accordance with all applicable federal, state, and local codes relative to seismic criteria. Compliance with existing regulations would ensure a less than significant impact related to fault rupture. Additionally, the proposed project is consistent with current land uses in a university environment and are not expected to result in any impacts to aesthetics or land use and planning.

The proposed project would generate air pollutants as a result of construction emissions, specifically short-term construction equipment emissions and fugitive dust emissions during demolition and replacement of the existing windows and fuel emissions from vehicles used for haul trips and construction personnel. Given the project's location within the South Coast Air Basin (SCAB), all construction would comply with South Coast Air Quality Management District (SCAQMD) Rule 403 for Fugitive Dust, which includes providing positive means to prevent air-borne dust from dispersing into atmosphere. Measures could include the use of water mist, temporary enclosures, and other suitable methods to limit the spread of dust. A regular watering program would be initiated to adequately control the amount of fugitive dust. All positive dust control measures would hold airborne dust to a factor no greater than Step 1 on the Ringleman Scale. Trucks hauling debris to and from the site would be covered in accordance with applicable state and local requirements. To reduce exhaust emissions, unnecessary idling of construction vehicles and equipment would be avoided. The project contractor would be required to select construction equipment used on site based on low emission factors and high energy efficiency and would ensure that all construction equipment be tuned and maintained in accordance with the manufacturer's specifications.

Due to the limited size of the proposed project, compliance with the provisions and best management practices propagated by Rule 403 would minimize impacts associated with air pollutant emissions during construction. The construction contractor would also be required to ensure that activities comply with SCAQMD Rules 401 (Visible Emissions) and 402 (Nuisance) to prevent the occurrence of public nuisances and visible dust plumes traveling off-site. As the proposed project would only require a maximum of eight construction personnel, it is not anticipated that emissions from vehicle trips would deviate from existing conditions on campus. The proposed project would not result in long-term air quality impacts during operation as it is intended for passive uses and would serve the existing users of the campus and site.

The proposed project would not include ground-disturbing activities, and therefore would not result in the potential for erosion. Storm events occurring during the construction phase could have the potential to carry spilled substances from construction activities off-site to nearby receiving waters; however, no sensitive waterways are located within the immediate vicinity of the project site.

The proposed project may generate increased noise levels during window demolition and replacement activities. Construction activities shall be scheduled as necessary to comply with the City of Long Beach Noise Ordinance. Construction activities are limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday. No residential uses are located within the immediate vicinity of the project site. Additionally, such activities would be short term and temporary. Having complete control of the proposed project, CSULB has the ability to adjust construction activities to avoid disrupting academic activities on campus. If construction noise were to disrupt activities at nearby instructional buildings, CSULB would work with the construction contractor to reduce noise levels. The actions may include avoiding heavy-duty equipment use during academic instruction hours and temporarily relocating affected uses. However, as the construction phase would occur during the summer and not during the regularly scheduled school year, minimal disruption is expected.

Given that the proposed project does not include ground disturbing activities and given the high level of past ground disturbance and development in the area, it is unlikely that the construction of the proposed project is expected to result in any impact to cultural resources.

If human remains are discovered, work in the immediate vicinity of the discovery will be suspended and the Los Angeles County Coroner contacted per existing regulations. If the remains are deemed Native American in origin, the Coroner will contact the Native American Heritage Commission and identify a Most Likely Descendant pursuant to Public Resources Code Section 5097.98 and CCR Section 15064.5. Work may be resumed at the university's discretion but will only commence after consultation

and treatment have been concluded. Work may continue on other parts of the project site while consultation and treatment are conducted. Compliance with existing regulations would ensure no impact to human remains would occur.

## 5. Findings

As discussed in Section 3, CSULB intends to pursue a Class 1 Existing Facilities Categorical Exemption for the proposed project. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. Section 15301 provides some, but does not limit project scope to, examples of such projects. The proposed replacement and renovation project, including the demolition and replacement of existing windows and repainting of the FO2 building's exterior, could be categorized under examples provided in Section 15301 such as:

- (a) *Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyance;*
- (d) *Restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety, unless it is determined that the damage was substantial and resulted from an environmental hazard such as earthquake, landslide, or flood; or*
- (e) *Additions to existing structures provided that the addition will not result in an increase of more than:*
  - (1) *50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less; or*
  - (2) *10,000 square feet if:*
    - (A) *The Project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and*
    - (B) *The area in which the Project is located is not environmentally sensitive.*

The key consideration is whether the project involves negligible or no expansion of use. The proposed project would replace the existing operable windows of FO2 with a like-for-like system, as well as paint the building's exterior to match the campus color scheme. FO2, which was built in 1957, is utilized as faculty office space. The purpose of the window replacement and renovation project is to update the exterior appearance of FO2 as well as improve the building's heating and cooling with more efficient insulation. Approximately 2,577 square feet of windows will be replaced with Glazing Solarban 70XL Low E Glass Arcadia Windows. The building's exterior will be painted white with a stucco finish, similar to other buildings on campus. Following completion of the renovation, FO2 would return to its existing operational function as a faculty office. The proposed project would involve no expansion of use. As such, the proposed project would be considered a repair and/or minor alteration to an existing facility and would be exempt under a Class 1 Categorical Exemption.

Additionally, the proposed project cannot be found to meet any of the following conditions for Exceptions listed within Section 15300.2 of the CEQA Guidelines.

- a) *Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the Project is to be located – a Project that is ordinarily insignificant in its impact on the environment may in a*

*particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the Project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.*

This exception is not applicable to a Class 1 Categorical Exemption.

- b) *Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive Projects of the same type in the same place, over time is significant.*

The purpose of the proposed project is to improve building insulation by replacing existing windows in the FO2 building, as well as repaint the building's exterior to update its appearance and ensure it blends with the campus's current color scheme. Maintenance of the proposed project would ensure that additional projects of the same type would not be necessary for the foreseeable future. As such, the proposed project would not contribute to cumulative impacts that would qualify as an exception to make the exemption inapplicable.

- c) *Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*

As detailed in Section 4, given the location, scope, and purpose of the proposed project, there would be no significant impacts or effects on environmental resources during construction or operation. It is not anticipated that any unusual circumstances exist on the project site that would result in significant impacts or increase the severity of any less than significant impacts.

- d) *Scenic Highways. A categorical exemption shall not be used for a Project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.*

There are no designated scenic highways adjacent to or near the project site. The project site does not offer views of any scenic resources and views of the project site would not be considered scenic. Therefore, the proposed project would not have a substantial adverse effect on a scenic vista or damage scenic resources within a scenic highway.

- e) *Hazardous Waste Sites. A categorical exemption shall not be used for a Project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.*

There are no hazardous materials sites listed within or near the project site. The project site is not listed in the State Water Resources Control Board GeoTracker system which includes leaking underground fuel tank sites and spills, leaks, investigations, and cleanups sites; or the Department of Toxic Substances Control EnviroStor Data Management System which includes CORTESE sites, or the Environmental Protection Agency's database of regulated facilities.

- f) *Historical Resources. A categorical exemption shall not be used for a Project which may cause a substantial adverse change in the significance of a historical resource.*

A campus-wide historic resources survey identified a potential historic district called the Upper Campus Historic District, which anchors the south end of the CSULB campus and consists of 28 buildings in addition to associated site and landscape features. The district was determined to be eligible for listing in the National Register of Historic Places (National Register) and the

California Register of Historical Resources (California Register). FO2 was found to be a contributor to the Upper Campus Historic District but was not found eligible for individual listing. In instances where the potential impacts of a project are being considered in the context of a historic district, the “historical resource” evaluated for purposes of CEQA is the district as a whole. In this instance, the historical resource being evaluated is the Upper Campus Historic District.

The patching and painting of exterior stucco walls on the FO2 building would not result in a substantial adverse change to the historic district. This scope of work constitutes routine building maintenance and will help to retain and preserve the building’s exterior stucco walls. The proposed paint color – white – is consistent with the building’s existing color scheme. The Norman brick veneer on the building exterior would continue to be unpainted. This is consistent with the prevailing aesthetic and color scheme of buildings within the historic district.

The replacement of existing windows on the east and west façades would not result in a substantial adverse change to the historic district. The replacement windows would be installed in existing openings and would not require the resizing of any openings. The building’s fenestration pattern – which is defined by continuous bands of glazing that stretch across the length of the façade – would continue to read as it currently does. Like the existing windows, which are metal, the replacement windows would also be metal, and similar to existing conditions the replacement windows will have a combination of fixed and operable sashes.

The muntin pattern of the replacement windows would deviate somewhat from that of existing windows. Whereas existing muntins are uniform and ascribe to a rational grid, some of the replacement muntins would project outward to create a “shadow box” effect. This would result in some changes to the appearance of the building as depth and dimension would be introduced where they did not originally, and do not currently, exist. However, since other components of the replacement window system largely replicate existing conditions and are compatible with the aesthetic character of the historic district, this change, in and of itself, would not result in changes so great as to where the significance of the district would be impaired.

Therefore, the proposed project would not result in impacts to historical resources. Patching and painting the exterior stucco walls of the FO2 building and replacing its existing windows with new windows of similar dimensions and materials, would not impair the significance of the Upper Campus Historic District and would not result in a substantial adverse change to the historical resource as defined by the CEQA Guidelines.

As such, the list of Exceptions does not apply to the proposed project and the proposed project qualifies for a Class 1 Existing Facilities Categorical Exemption under CEQA Guidelines Section 15301.

## 6. References

- Architectural Resources Group, CSULB Historic Preservation Memorandum – FO2 Renovation, 2022.
- California Department of Conservation, Division of Oil, Gas, and Geothermal Resources, Wellfinder, available at: <https://maps.conservation.ca.gov/doggr/wellfinder/#openModal/-118.94276/37.10257/6>
- California Department of Toxic Substances Control. EnviroStor Database. Available at: <https://geotracker.waterboards.ca.gov/map/>
- California Department of Transportation (Caltrans), Scenic Highway Systems List, available at: <https://dot.ca.gov/-/media/dot-media/programs/design/documents/od-county-scenic-hwys-2015-a11y.pdf>
- California Geological Survey, Data Viewer, Search by Location, available at: <https://maps.conservation.ca.gov/cgs/DataViewer/>
- California State Water Resources Control Board. Geotracker Database. Available at: <https://geotracker.waterboards.ca.gov/map/>
- City of Long Beach Development Services Department, City of Long Beach General Plan Conservation Element, 1973, available at: <http://www.longbeach.gov/globalassets/lbds/media-library/documents/planning/advance/general-plan/1973-conservation-element>
- City of Long Beach Development Services Department, Zoning and Land Use GIS Map, available at: <https://longbeachca.maps.arcgis.com/apps/webappviewer/index.html?id=17b68e7082ef4a4ea8ba6b0d04729758>
- CSULB, Campus Master Plan Environmental Impact Report, 2008, available at [https://www.csulb.edu/sites/default/files/groups/physical-planning-and-facilities-management/PP/csulb\\_feir\\_final\\_pdf.pdf](https://www.csulb.edu/sites/default/files/groups/physical-planning-and-facilities-management/PP/csulb_feir_final_pdf.pdf)
- U.S. Environmental Protect Agency. Envirofacts Database. Available at: <https://enviro.epa.gov/>



## Memorandum

**To:** Jane Chang  
Environmental Planner, IAP Practices  
AECOM  
999 Town & Country Road, Orange, CA 92868  
[jane.chang@aecom.com](mailto:jane.chang@aecom.com)

**Project:** CSULB Historic Preservation Consulting Services | FO2 Renovation

**Project No.:** 190626

**Date:** March 1, 2022

**Via:** E-mail

Dear Ms. Chang:

Architectural Resources Group, Inc. (ARG) has reviewed project documents related to a forthcoming renovation project (the Project) on the campus of California State University, Long Beach (CSULB). The purpose of our review is to determine whether the Project has the potential to result in impacts to historical resources. Our findings are summarized in this memorandum.

### Project Description

The Project entails improvements to the exterior of the Faculty Office 2 (FO2) building, an administrative office building that was constructed in 1957.<sup>1</sup> The proposed scope of work includes (1) removal and replacement of existing windows, and (2) application of new exterior paint.

Existing windows are original to the building, and consist of fixed and awning metal windows that are arranged in horizontal bands. The Project entails the removal of all existing windows on the east and west façades and installation of new, energy efficient metal windows. The replacement windows would be installed within existing openings and would not require any dimensional changes to the building's fenestration. The replacement windows would feature both fixed and operable sashes and would have a black anodized finish. Portions of the window frame would project out in a staggered pattern across each façade, resulting in a "shadow box" effect. The replacement windows would feature low emissivity glazing in order to improve energy efficiency.

Exterior walls are currently clad in brick veneer and stucco. The Project entails patching and painting the exterior stucco walls with white paint. The brick veneer would remain unpainted, as it currently is. Interior window walls would also be patched and painted as part of the Project.

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<sup>1</sup> Construction date obtained from records provided by the CSULB Office of Physical Planning and Sustainability.

The purpose of the Project is twofold: (1) to improve the building's energy efficiency, which would be accomplished with the installation of new energy efficient windows; and (2) to refresh the building exterior and render it compatible with the campus's standard color scheme, which would be accomplished with the application of new exterior paint.

#### Identified Historical Resources

A campus-wide historic resources survey of CSULB was completed in 2019. This document identified a potential historic district called the Upper Campus Historic District, which anchors the south end of the CSULB campus and consists of 28 buildings in addition to associated site and landscape features. The district was determined to be eligible for listing in the National Register of Historic Places (National Register) and the California Register of Historical Resources (California Register) under Criterion A/1, for its association with campus master planning, and under Criterion C/3 as an intact concentration of buildings and site features that are demonstrative of Mid-Century Modern architecture. The period of significance for the identified district is 1952-1972.<sup>2</sup>

Through this survey the subject building, Faculty Office 2/FO2, was found to be a contributor to the Upper Campus Historic District. It was assigned the corresponding status codes of 3D ("appears eligible for the National Register as a contributor to a National Register-eligible district through survey evaluation") and 3CD ("appears eligible for the California Register as a contributor to a California Register-eligible district through survey evaluation").<sup>3</sup> The building was not found eligible for individual listing.<sup>4</sup>

#### CEQA and Historical Resources

Enacted in 1970, the California Environmental Quality Act (CEQA) is the principal statute mandating environmental assessment of land use and development projects in California. The primary goal of CEQA is to (1) evaluate a project's potential to have an adverse impact on the environment, and (2) minimize these impacts to the greatest extent feasible through the analysis of project alternatives and, if needed, implementation of mitigation measures. Historical resources are considered to be a part of the environment and are subject to review under CEQA.

Section 21084.1 of the California Public Resources Code states that under CEQA, "a project that may cause a substantial adverse change in the significance of a historical resource is a project that

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<sup>2</sup> "California State University Long Beach Campus-Wide Historic Resources Survey Report," prepared by Architectural Resources Group for the CSULB Office of Physical Planning and Sustainability, Dec. 6, 2019, 35.

<sup>3</sup> For more information about the California Historical Resource Status Codes and their application, refer to <https://ohp.parks.ca.gov/pages/1069/files/chrstatus%20codes.pdf>.

<sup>4</sup> The Department of Parks and Recreation (DPR) Series 523 forms for the district and FO2 are included as attachment to this memorandum.

may have a significant effect on the environment.”<sup>5</sup> Substantial adverse change is defined as “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.”<sup>6</sup>

The significance of a historical resource is materially impaired when a project:

- Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, the California Register of Historical Resources; or
- Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project by a preponderance of evidence that the resource is not historically or culturally significant; or
- Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for the purposes of CEQA.<sup>7</sup>

#### Summary of Project Impacts

In instances where the potential impacts of a project are being considered in the context of a historic district, the “historical resource” evaluated for purposes of CEQA is the district as a whole. In this instance, the historical resource being evaluated is the Upper Campus Historic District.

The patching and painting of exterior stucco walls on the FO2 building will not result in a substantial adverse change to the historic district. This scope of work constitutes routine building maintenance and will help to retain and preserve the building’s exterior stucco walls. The proposed paint color – white – is consistent with the building’s existing color scheme. The Norman brick veneer on the building exterior would continue to be unpainted. This is consistent with the building’s original color palette and the prevailing aesthetic and color scheme of buildings within the historic district.

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<sup>5</sup> California Code of Regulations, Title 14, Chapter 3, Section 15064.5.

<sup>6</sup> CEQA Guidelines, Section 15064.5.

<sup>7</sup> CEQA Guidelines, Section 15064.5

The replacement of existing windows on the east and west façades will not result in a substantial adverse change to the historic district. The replacement windows will be installed in existing openings and will not require the resizing of any openings. The building's overall linear fenestration pattern – which is defined by continuous bands of glazing that stretch across the length of the façade – will continue to read as it currently does. Like the existing windows, which are metal, the replacement windows will also be metal, and similar to existing conditions the replacement windows will have a combination of fixed and operable sashes.

The muntin pattern of the replacement windows will deviate from that of existing windows. Whereas existing muntins ascribe to a uniform grid, some of the replacement muntins will project outward in a staggered pattern to create a “shadow box” effect. This will result in some changes to the appearance of the building as depth and dimension will be introduced where they did not originally, and do not currently, exist. However, since other components of the replacement window system largely replicate existing conditions and there are no other proposed changes to the building, this change, in and of itself, will not result in changes so great as to where the building would no longer be a contributor to the historic district. Since the building will remain a contributor, the significance of the historic district as a whole will be materially unimpaired by the project.

#### Conclusion

ARG has reviewed the proposed Project and concludes that it will not result in impacts to historical resources as defined by CEQA. Patching and painting the exterior stucco walls of the FO2 building, and replacing its existing windows with new windows of similar dimensions and materials, will not alter the building in such a way that it will no longer be able to convey its essential character and be a contributor to the district. The historic district will retain the same number of contributing buildings as it had before the Project. Therefore, the Project will not materially impair the significance of the Upper Campus Historic District and will not result in a substantial adverse change to the historical resource as defined by the CEQA Guidelines.