

## **Notice of Exemption**

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

**From:** The Trustees of The California  
State University 401 Golden Shore  
Long Beach, CA 90802

**County of:** Monterey  
Salinas, CA 9390  
168 W Alisal Street, 1<sup>st</sup> Floor

**Project Title:** Building 53 Air Handling Unit Replacement

**Project Applicant:** California State University, Monterey Bay (CSUMB)

**Project Location - Specific:** CSUMB Building 53 Chapman Hall located on 6th Avenue and A Street. Assessor's Parcel Numbers (APN) 031101006000

**Project Location – City:** City of Seaside

**Project Location County:** Monterey

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

The proposed project requires the replacement of nine gas-electric air handling units on the rooftop of Building 53. Replacement of the units will include the installation of new heating and chilled water circulation pumps mounted to a concrete slab at the base of the south west wall of the building.

The new air handling units will be supplied with new heating hot water and chilled water piping connecting from the circulation pumps tied into existing campus heating and chilled water supply and return piping located in the existing vault in Parking Lot 19.

Because the new heating hot water and chilled water piping connects from the circulation pumps to the existing vault, ground disturbance will be required. Ground disturbance will include the excavation of an 80 foot long by 4 foot wide by 3 foot deep trench extending from the vault in Parking Lot 19 to the south west wall of the building.

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

**Name of Person or Agency Carrying Out Project:** CSUMB

**Exempt Status (check one):**

- **Ministerial**
- **Declared Emergency**
- **Emergency Project**
- **Categorical Exemption.** State type and section number: Section 15301(Existing Facilities), 15302(Replacement and Reconstruction), 15304(Minor Alterations to Land)
- **Statutory Exemptions.**
- **Common Sense Exemption**

**Reasons why the project is exempt:**

The project consists of the replacement of gas-electric air handling units, heating and chilled water circulation pumps and the installation of heating hot water and chilled water piping for the purposes of utility maintenance and operation. Work would occur on the rooftop of the building and in the landscaped area at the ground level. The project is limited in scope to these areas and would not require extensive site preparation beyond the necessary trenching to lay pipe.

- Section 15301(a): Interior or exterior alterations to existing facilities involving such things as interior partitions, plumbing and electrical conveyances;
- Section 15301(b): Existing facilities of both investor and publicly owned utilities used to provide electric power, natural gas, sewerage, or other public utility services;
- Section 15301(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 earthquakes, landslides, or a flood;
- Section 15302(c): Replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity;
- Section 15304(f): Minor trenching and backfilling where the surface is restored;
- Under CEQA Guidelines section 15061(b)(2), Review for Exemption (14 CCR Sec. 15061(b)(2)), the project is exempt pursuant to the above-named categorical exemptions and the application of the categorical exemptions is not barred by one of the exceptions set forth in Section 15300.2.

The project is designed to avoid special status species, specifically Monterey spineflower (*Chorizanthe pungens* var. *pungens*), previously identified in the area. The campus will implement all appropriate mitigation measures outlined in the 2022 Master Plan Environmental Impact Report Mitigation Monitoring and Reporting Program.

The proposed project would not have a significant effect on the environment due to unusual circumstances; would not result in damage to scenic resources within a Scenic Highway; is not located on a hazardous waste site pursuant to Sec. 65962.5 of the Government Code; would not cause a substantial adverse change in the significance of a historical resource; and would not result in cumulative impacts.

**Lead Agency Contact Person:** Julie Wyrick, CSUMB Director of Campus Planning and Development

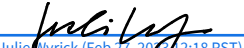
**Area Code/Telephone/Email:** 831.582.5219/jwyrick@csumb.edu

**If filed by applicant:**

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project?

Yes  No

**Signature:**

  
Julie Wyrick (Feb 27, 2023 12:18 PST)

02/27/2023

Signed by Lead Agency  Signed by Applicant

Authority cited: Public Resources Code Section 21083 and 21110, Public Resources code.

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.