



NOTICE OF EXEMPTION

To: Office of Planning and Research From: The Trustees of The California State University
P.O. Box 3044, Room 113 401 Golden Shore
Sacramento, CA 95812-0344 Long Beach, CA 90802-4210

Project Title: McCarthy Hall Fire Safety Upgrades Project

Project Applicant: California State University, Fullerton

Project Location-Specific:

The project site is located on the California State University, Fullerton (CSUF) campus in the eastern portion of the City of Fullerton, California. The CSUF campus encompasses 240 acres and the main campus is bounded by Yorba Linda Boulevard to the north, Nutwood Avenue to the south, State Route 57 to the east, and North State College Boulevard to the west. Within the CSUF campus, the project site is located in the southern portion of the campus. The project site is bounded by the Joseph A. W. Clayes Performing Arts Center and a paved and landscaped campus quadrangle to the north, the Central Plant Complex and a surface parking lot to the west, Dan Black Hall to the south, and the hardscaped entrance to Gordon Hall to the east.

Project Location – City: Fullerton **Project Location – County:** Orange

Description of Nature, Purpose, and Beneficiaries of Project:

The McCarthy Hall Fire Safety Upgrades Project (proposed project) would upgrade the fire/life safety systems at the existing McCarthy Hall, which is 65 years old and one of the oldest buildings on campus, to meet current fire/life safety code requirements.

Built in 1963, McCarthy Hall was the first permanent building on campus, and requires intensive renovation to correct seismic deficiency, address fire/life safety, deferred maintenance, building infrastructure, energy efficiency, and general code compliance. In the Memorandum of Understanding (MOU) signed by the Office of the State Fire Marshal, CSUF, and California State University (CSU) Capital Planning, Design and Construction, dated June 15, 2020, a plan of correction was outlined in the MOU for bringing the existing McCarthy Hall building into compliance with the 2019 California Building Code in phases. Some of the corrections have already been completed such as the renovation of the second floor of the building as part of the McCarthy Hall Renovation Phase 1 Project. The proposed project would correct the remaining fire/life safety issues identified in the MOU.

The proposed project would upgrade the fire/life safety system for the basement, first, third, fourth, fifth, and sixth floors of McCarthy Hall. The proposed project would install sprinkler systems to meet the National Fire Protection Association's standard and addressable fire alarm devices throughout the building, which would include transitioning the building's fire alarm system to the recently installed addressable fire alarm control panel. Additionally, the proposed project would address existing life safety code deficiencies such as penetrations in rated construction features. The proposed project would utilize an existing fire pump installed as part of the McCarthy Hall Renovation Phase 1 Project.

The proposed project would also install new flooring, ceiling tiles, and LED lighting with daylight saving sensors in the main corridors for the first, third, fourth, fifth, and sixth floors.

McCarthy Hall is currently an operational building with occupants. The proposed renovations would not displace occupants; instead, the contractor would work after hours and in limited areas to complete the renovations.

Name of Public Agency Approving Project: California State University Board of Trustees

Name of Person or Agency Carrying Out Project: California State University, Fullerton

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:

As discussed in CEQA Guidelines Section 15301, a Class 1 exemption 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 types of “existing facilities” itemized below are listed in CEQA Guidelines Section 15301 as types of projects that fall within Class 1, and are applicable to the project.

- a) Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances.

- 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.

The proposed project would include maintenance and minor alterations to McCarthy Hall, an existing public facility owned by the CSU, to upgrade the fire/life safety system to meet fire life safety code requirements. The proposed project would involve interior alterations to basement, first, third, fourth, fifth, and sixth floors of McCarthy Hall to install sprinklers and addressable fire alarm devices throughout the building. Additionally, the interior alterations would address existing life safety code deficiencies such as penetrations in rated construction features. Minor alterations to the building include the installation of new flooring, ceiling tiles, and LED lighting in the main corridors for the first, third, fourth, fifth, and sixth floors. The proposed project would not involve any expansion of use. Once the alterations have been completed, McCarthy Hall would continue being used as an academic facility.

Due to the age of the building, McCarthy Hall requires intensive renovation to correct seismic deficiency, address fire/life safety, deferred maintenance, building infrastructure, energy efficiency, and general code compliance. The proposed project would be implemented to help the building meet current standards of public health and safety by bringing the building into compliance with the 2019 California Building Code through the upgraded fire/life safety system.

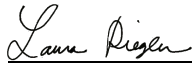
Additionally, the proposed project would not trigger any exceptions to Categorical Exemptions under CEQA Guidelines Section 15300.2. Criteria (a) – Location, under Section 15300.2. does not apply to the proposed project based on the type of exemption. The proposed project would not result in cumulative impacts (Section 15300.2. Criteria (b) – Cumulative Impact) or a significant effect on the

environment (Section 15300.2. Criteria (c) – Significant Effect) due to the nature of the proposed project involving minor interior alterations to an existing building. No scenic highways or occur on or near CSUF, and as such, the proposed project would not result in impacts to scenic highways (Section 15300.2. Criteria (d) – Scenic Highways). The proposed project is also located within an existing building within CSUF and is not located on a hazardous waste site (Section 15300.2. Criteria (e) – Hazardous Waste Sites). Lastly, while McCarthy Hall is a contributor to the potentially eligible CSUF Campus Core Historic District under Criteria A/1 and C/3 of the National Register of Historical Places and California Register of Historical Resources, the proposed project would not involve any alterations to the exterior of the building nor would it change the siting of the building in relation to other buildings within the historic district. Therefore, the proposed project would not change the status of the CSUF Campus Core Historic District (Section 15300.2. Criteria (f) – Historical Resources).

Therefore, the proposed project qualifies for the Class 1 Existing Facilities Categorical Exemption.

Lead Agency

Contact Person: Laura Riegler **Area Code/Telephone:** (657) 278-3615

Signature:  **Date:** 07/25/2023

Title: Director
Planning, Design, and Construction Management

Signed by Lead Agency

Date Received for filing at OPR: _____