



NOTICE OF EXEMPTION

To: Office of Planning and Research

P.O. Box 3044, Room 113
Sacramento, CA 95812-0344

From: The Trustees of The California State
University

401 Golden Shore
Long Beach, CA 90802-4210

Project Title: Center for Leadership, Erhard Library for Leadership Studies 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 southeastern portion of the campus. The project site is bounded by paved surface parking lots to the north and west, Folino Drive to the east, and Mihaylo Hall to the south.

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

Description of Nature, Purpose, and Beneficiaries of Project:

The proposed project would involve the construction of a new 19,319 gross square feet (GSF) building, the Center for Leadership Erhard Library for Leadership Studies building (Center for Leadership), on the northeast corner of Mihaylo Hall. The new Center for Leadership would be a tri-level building and would not extend beyond the existing parcel boundaries or off-campus. The proposed building would include an auditorium, library, conference room, and faculty and staff offices that could accommodate center initiatives, including visiting speakers, awards ceremonies and professional consulting. The first floor of the new building would include lobby seating for 40 people and an auditorium for 200 people. The second floor would include the library, a conference room for 15 people, and office/collaboration space. The third floor of the building would include offices, a training room for 70 people, and additional support space. The building would also include a 1,000-square-foot outdoor terrace.

The proposed project would comply with the California Green Building Code, which requires sustainability features such as low-energy LED lighting design, high-performance glazing, high-efficiency HVAC equipment, and low-flow plumbing fixtures for water use reduction. Additionally, the proposed project would adhere to CSU standards requiring that the building is a minimum of 20 percent above the California Energy Code. The proposed project would seek to attain a Leadership in Energy and Environmental Design rating of Silver or equivalent. Drought-tolerant landscape and low-flow irrigation would be installed, where applicable.

Once constructed, the proposed project would serve the community through providing a space that encourages leadership knowledge, dialogue, and development through different campus initiatives. The Center for Leadership would be part of a broader vision for the College of Business and

Economics as it continues to serve the community through transformative education, research and engagement.

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 15332 Class 32

Reasons why project is exempt:

As discussed in CEQA Guidelines Section 15332, a Class 32 exemption consists of a project characterized as in-fill development meeting the following conditions:

- a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- c) The project site has no value as habitat for endangered, rare, or threatened species.
- d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- e) The site can be adequately served by all required utilities and public services.

The proposed building is an infill project on the existing CSUF campus, on an approximately 0.3 acre site that is developed with a landscaped plaza with a grove of ornamental orange trees, benches, and picnic tables. The project site is designated as School under the Fullerton General Plan and is currently zoned for Public Land uses. The proposed Center for Leadership would be consistent with the existing General Plan designation and zoning at the project site, as well as the CSUF Campus Master Plan. The project site is located in an urban environment within the boundaries of the CSUF campus in the City of Fullerton, and is surrounded by CSUF facilities on the north, south, east, and west.

The project site does not contain any sensitive biological resources. No native vegetation, riparian habitat, or other sensitive natural community or habitat is present on the project site that could support endangered, rare, or threatened species. Additionally, the project site does not contain any watercourse, greenbelt, or open space for wildlife movement.

The proposed project would serve existing CSUF students, faculty, and staff, and the campus community. While the Center for Leadership would provide a space for the community to convene through its auditorium, training room, conference room, and outdoor patio, the proposed project would not permanently increase the campus population. Additionally, as the proposed project would not increase the campus population, it would not result in a sustained increase in traffic trips and related air quality emissions.

The proposed project is not anticipated to increase ambient noise because of the proposed building's location within the interior of campus, away from noise-sensitive receptors. However, the proposed project would be required to implement Mitigation Measure N-2, based on the Mitigation Monitoring and Reporting Program for the CSUF Master Plan Update Environmental Impact Report (EIR), for HVAC noise reduction measures, which applies to all projects with HVAC units within the campus. Furthermore, although not anticipated due to the size of the proposed project, should pile driving be

needed for construction of the building, the proposed project would be required to implement Mitigation Measure N-1, which applies to all projects within the campus. Additionally, the proposed project would comply with CSUF's campus-wide Storm Water Management Program, which includes best management practices that address stormwater and water quality standards for operational and maintenance activities for the campus.

The proposed project would require the installation of utility infrastructure for the proposed building, including water, sewer, electricity, and telephone lines, which would connect to the existing utility system that serves the CSUF campus. The proposed project would result in a net increase in utility demand and usage; however, the proposed project would implement sustainable design features to comply with the California Green Building Code, and adhere to CSU standards requiring that the building is a minimum of 20 percent above the California Energy Code. Additionally, the proposed project would seek to attain a Leadership in Energy and Environmental Design (LEED) rating of Silver or equivalent. These sustainable design features would reduce the use of utilities, including energy. Additionally, since the project site is located within the CSUF campus, it is served by existing public services providers. As the proposed project would not induce population growth, and as it would serve the existing campus population and is consistent with the Campus Master Plan, no increase in the demand on public services would occur. As such, the proposed project would be adequately served by all required utilities and existing public services.

The proposed project would also implement the following mitigation measures based on the adopted Mitigation Monitoring and Reporting Program for the CSUF Master Plan Update EIR, as necessary, which applies to all projects within the campus: Mitigation Measure CUL-5, for the unanticipated discovery of cultural and tribal cultural resources; Mitigation Measure CUL-6, for discovery of unknown human remains; Mitigation Measure GEO-1, to perform site specific geotechnical investigations; Mitigation Measure GEO-2, to retain a qualified paleontologist; Mitigation Measure GEO-3, for a paleontological worker environmental awareness program; Mitigation Measure GEO-4, for paleontological monitoring; Mitigation Measure GEO-5, for fossil discovery, preparation, and curation; and Mitigation Measure GEO-6, for a final paleontological mitigation report.

As shown, the proposed project is consistent with criteria (a) through (e) and as such, qualifies for the Class 32 Urban In-Fill Categorical Exemption.

Lead Agency

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

Signature:  **Date:** 10/16/2023

Title: Director
Planning, Design, and Construction Management

Signed by Lead Agency

Date Received for filing at OPR: _____