



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: Anna W. Ngai Alumni Center Project

Project Applicant: California State University, Long Beach

Project Location-Specific:

The project site is located on the CSULB campus in the eastern portion of the City of Long Beach, California. 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. Within the CSULB boundary, the project site is located south of Beach Drive in the western portion of the campus. The project site is bounded by Beach Drive to the north, the Department of Family and Consumer Sciences Building to the east, a paved surface parking lot within the U.S. Department of Veterans Affairs (VA) Long Beach Healthcare System property to the south, and the School of Nursing Building to the west.

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

Description of Nature, Purpose, and Beneficiaries of Project:

The proposed project would involve the demolition of the existing, red-tagged Soroptimist House and construction of the new Anna W. Ngai Alumni Center (Alumni Center). Similar to the existing building, the new Alumni Center would be a single story and would not extend beyond the existing parcel boundaries or off-campus. The new building would be approximately 5,460 square feet and the remainder of the parcel would include approximately 11,480 square feet of landscaping, 10,062 square feet of concrete pavement, and 4,857 square feet of asphalt pavement. The architecture of the new Alumni Center would be similar to the existing Soroptimist House and would include sloped roofs, exposed wood beams, and sky lights. The entrance of the new building fronting Beach Drive would include a covered porch entry, while the rear of the building would open onto a large open terrace with new landscaping and lighting. Exterior elements would include a large front yard and other landscaped areas throughout the project site, which would be landscaped with plants from the CSULB campus plant palette. The proposed project would include the installation of catch basins and other new drainage infrastructure to collect stormwater before conveying it to an underground infiltration dome. The new stormwater collection and infiltration infrastructure would be installed to comply with CSULB's Low Impact Development, or LID, requirements.

It is anticipated that, during normal business hours between 8:00 am and 5:00 pm, the new Alumni Center would primarily be used for office space of up to 5 full-time and 3 part-time staff. Other activities at the new Alumni Center would include quarterly board meetings of up to 35 people, and two events per quarter of up to 150 people. Daily users of the new building could include small (2-3 people) meetings or occasional groups of up to 35 people for casual information exchanges. It is also anticipated that the new Alumni Center would be used regularly by students, faculty, staff, and other individuals to study or use the seating areas for informal social gatherings.

Construction of the proposed project is anticipated to take approximately 10 months to complete, commencing in October 2020 and concluding in August 2021.

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 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 project site is designated as Regional Service Facility under the Long Beach General Plan and is currently zoned for Institutional uses. The proposed new Alumni Center would be consistent with the existing General Plan designation and zoning at the project site, as well as the CSULB Campus Master Plan. The project site is located in an urban environment within the boundaries of the CSULB campus in the City of Long Beach, and is surrounded by CSULB facilities on the west, north, and east, and uses associated with the VA property to the south. 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 the existing CSULB students, faculty, and staff, that used the Soroptimist House when it was operable, and operation of the new Alumni Center is not anticipated to result in an increase in traffic trips, ambient noise levels, or air quality emissions. Additionally, the proposed project would exceed Title 24, Part 6, of the California Code of Regulations in accordance with CSULB sustainability plans. The proposed sustainable features would increase energy and water efficiency, which would decrease air quality emissions, water usage, and wastewater generation over the operating conditions of the Soroptimist House. Furthermore, the proposed project would include the installation of new stormwater collection and infiltration infrastructure to comply with CSULB's LID requirements, which would result in beneficial impacts to water quality.

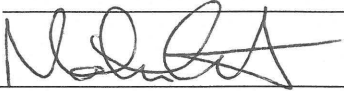
The proposed project would require relocation of existing utility infrastructure, including water, sewer, electricity, and telephone lines. Additionally, the new Alumni Center building would occupy a larger footprint than the existing Soroptimist House, which could result in a net increase in utility demand and usage. However, the proposed project would exceed Title 24, Part 6, of the California Code of Regulations in accordance with CSULB sustainability plans. The proposed sustainable features would increase energy and water efficiency, which would decrease the demand for these utilities. Additionally, as the proposed project would not induce population growth, either directly or

indirectly, 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.

As shown, the proposed project is consistent with criteria a through e under CEQA Guidelines Section 15332. As such, the proposed project qualifies for the Class 32 Urban In-Fill Categorical Exemption.

Lead Agency

Contact Person: Martin Grant **Area Code/Telephone:** (562) 985-7382

Signature:  **Date:** 2-19-2020

Title: Program Manager, Capital Construction

Signed by Lead Agency **Governor's Office of Planning & Research**

FEB 19 2020

Date Received for filing at OPR: **STATE CLEARINGHOUSE**