

EXECUTIVE SUMMARY

This Supplemental Environmental Impact Report (EIR) has been prepared by the California State University, Long Beach (CSULB) to analyze the potential environmental impacts associated with the implementation of the Housing Expansion Phase 1 – Housing Administration and Commons Building Project (proposed project). This Supplemental EIR has been prepared in conformance with the California Environmental Quality Act of 1970 (CEQA) statutes (California Public Resources Code Section 2100 et. seq., as amended) and its implementing guidelines (California Code of Regulations, Title 14, Section 15000 et. seq., 2018). The California State University (CSU) is identified as the lead agency for the proposed project under CEQA. The approving governing body is the CSU Board of Trustees.

The existing Hillside Office/Commons building within the Hillside College residence hall complex was proposed for demolition and replacement in the Campus Master Plan and Campus Master Plan Update EIR (State Clearinghouse #2007061092), certified by the CSU Board of Trustees in May 2008 (2008 EIR). CSULB now proposes to implement this project with minor modifications compared to its original description in the 2008 Campus Master Plan.

Lead Agency

The California State University
Office of the Chancellor
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Long Beach, California 90802-4210

Applicant

California State University, Long Beach
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ES.1 PROJECT LOCATION AND SETTING

The project site is centrally located within the campus's Hillside College residence hall complex, on the CSULB campus in the City of Long Beach, California. The project site is bound by Beach Drive to the south, Earl Warren Drive to the west, the Bouton Creek channel to the north, and Merriam Way to the east. The project site includes the existing Hillside Office/Commons building, which fronts Earl Warren Drive, and is generally bound by a surface parking lot (Lot G2) to the west, Hillside residence halls to the north and south, and the Hillside Dining Hall to the east. The existing one-story building was constructed in 1969 in a Mid-Century Modern style, which is characterized by wood or steel framing, rectilinear building forms, open interior planning, flat or low-pitched roofs, and integration of building and landscape. The building is irregularly shaped with a brick exterior and features a flat roof which extends into a covered walkway that connects the building to the dining hall to the east. The existing Hillside Office/Commons building serves as a Central Customer Services Office and common space for Hillside College residents. The Hillside Office/Commons building also has two single apartments for Housing and Residential Life (HRL) staff.

ES.2 PROJECT DESCRIPTION

The proposed project would demolish the existing 5,700-square-foot (SF) Hillside Office/ Commons building and construct two new buildings in its place: a two-story, 8,000-SF commons building and a single-story, 4,500-SF HRL office building. The two buildings would flank a canopy-covered central courtyard that would serve both, and the main entrances to the two buildings would face each other. Five one- and two-bedroom apartments and an outdoor terrace would be provided on the second floor of the proposed commons building to replace two one-bedroom apartments that would be lost to demolition of the existing Hillside Office/Commons building. A total of approximately 400 solar photovoltaic (PV) panels would be installed on the roofs of the two buildings and the central courtyard canopy. Existing building-serving utilities, including storm drain, electrical, and water and wastewater, would be removed and replaced to appropriately serve the new buildings. Up to 55 landscape trees would be removed within the project area to allow for construction. New landscaping would also be installed as part of the project. The proposed buildings would incorporate energy efficient, sustainable, water and waste efficient, and resilient features to achieve U.S. Green Building Council's Leadership in Energy and Environmental Design Platinum Rating, Net Zero Energy (NZE) Rating, and Full Living Building Challenge Certification.

Concrete in pathways surrounding the existing Hillside Office/Commons building would be removed and replaced to appropriately serve the proposed buildings. The median on Earl Warren Drive in front of the existing Hillside Office/Commons building would be removed to accommodate the proposed buildings which extend farther west than the existing building. Additionally, the existing northern and southern medians would be shortened for the section of road along the project site where the curb is shifted.

Following construction, the proposed project would generally serve the same function as the existing Hillside Office/Commons building currently does, providing office space and a location for students to study and lounge. Changes to parking would not occur and the proposed project is not expected to generate additional vehicle trips during operation since the buildings would serve existing students.

ES.3 ALTERNATIVES

The Supplemental EIR considered four alternatives to the proposed project: (1) No Project Alternative; (2) Renovation of Existing Building Alternative; (3) New Building at Corner Site Alternative; and (4) New Building at Beach Drive Site with Renovation of Existing Building. All four alternatives would avoid the significant and unavoidable impact to the historical resource associated with the proposed project, as they would not include demolition of the existing Hillside Office/Commons building. The No Project Alternative would result in reduced construction impacts overall when compared to the proposed project, as no development would occur. The three build alternatives would result in comparable impacts to cultural (archaeological) resources and tribal cultural resources during construction activities and operation. Both the New Building at Corner Site Alternative and the New Building at Beach Drive Site with Renovation of Existing Building Alternative would require the construction activities at multiple sites and would necessitate the construction of additional parking facilities, resulting in increased construction impacts when compared to the proposed project. Additionally, since the existing Hillside Office/Commons building does not meet NZE building requirements, all four alternatives would result in increased impacts related to operational energy usage and greenhouse gas emissions. Although the long term impacts related to operational energy and greenhouse gas emissions under the Renovation of Existing Building Alternative would be greater than the proposed project,

this alternative would avoid the significant and unavoidable impact associated with the proposed project and would result in the fewest new impacts among the three build alternatives. Therefore, the Renovation of Existing Building Alternative would be considered the environmentally superior alternative. However, the Renovation of Existing Building Alternative would only partially meet three of the project's objectives, and does not meet five of the eight objectives of the proposed project.

ES.4 SUMMARY OF IMPACTS AND MITIGATION MEASURES

An analysis of the environmental impacts caused by the proposed project has been conducted and is contained in this Supplemental EIR. Four issue areas are analyzed in detail and presented in Chapter 3 of this EIR. Table ES-1 provides a summary of the potentially significant environmental impacts that would result during construction and operation of the proposed project, mitigation measures that would lessen potential environmental impacts, and the level of significance of the environmental impacts that would remain after implementation of the proposed mitigation, if necessary. The Supplemental EIR identifies potentially significant impacts requiring mitigation for cultural resources (Section 3.1) and tribal cultural resources (Section 3.4). The required programmatic mitigation measures from the 2008 EIR, Mitigation Measures CR-1 through CR-5, are derived from the 2008 EIR and applicable to the proposed project. Additional project-specific mitigation measures have been identified to reduce impacts to tribal cultural resources to a less than significant level. Impacts related to cultural resources (historic resources) would be significant and unavoidable. Demolition of the existing Hillside Office/Commons building would result in a substantial change to the historical resource that could not be reduced. Therefore, construction of the proposed project would result in a significant and unavoidable cultural resources impact to the historical resource. The Supplemental EIR identified less than significant impacts for energy (Section 3.2) and greenhouse gas emissions (Section 3.3).

A Mitigation Monitoring and Reporting Program ~~will be~~ has been prepared as a separate document that ~~will be~~ is available for public review at ~~CSULB~~ <https://www.csulb.edu/beach-building-services/supplemental-eir-2020> prior to the CSU Board of Trustees' decision on the project.

**Table ES-1
 Summary of Environmental Impacts and Mitigation Measures**

Environmental Impact	Significance Determination	Mitigation Measure	Significance After Mitigation
CULTURAL RESOURCES			
<p>CR-1: Would the project cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines Section 15064.5?</p>	<p>Potentially Significant</p>	<p>CR-6: Prior to project commencement and the demolition of any buildings or site features within the eligible historic district, CSULB shall ensure that documentation of the property is completed in the form of a documentation that shall comply with the <i>Secretary of the Interior's Standards for Architectural and Engineering Documentation</i> (NPS 1990). The documentation shall generally follow the HABS Level III requirements and include digital photographic recordation of the Hillside College Residence Hall Complex, a detailed historic narrative report, and compilation of historic research. As part of this process, the as-built plans and associated documents that remain on the property shall be scanned digitally and incorporated into the final documentation package.</p> <p>Photographic documentation shall include:</p> <ul style="list-style-type: none"> • General views of the site and landscape as a whole • Photographs of each exterior elevation of all eight buildings in the complex • Photographs of the interior of the building to be demolished (existing Hillside Office/Commons) <p>The documentation shall be completed by a qualified architectural historian or historian who meets the Secretary of the Interior's Professional Qualification Standards for History and/or Architectural History (NPS 1983). The original archival-quality documentation shall be offered as donated material to the following entities: Library of Congress, South Central Coastal Information Center at CSU Fullerton, CSULB Special Collections and University Archives, University of California, Santa</p>	<p>Significant and Unavoidable</p>

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		<p>Barbara Special Collections, Long Beach Heritage, and the Los Angeles Conservancy. Completion of this mitigation measure shall be monitored and enforced by the lead agency.</p> <p>CR-7: CSULB shall prepare and implement interpretive program for the Hillside College Historic District. The interpretive program shall focus on the historic district’s architectural and developmental legacy, and shall feature interpretive/commemorative materials:</p> <ul style="list-style-type: none"> • On-site display of historic photographs, historic architectural plans and drawings, historic narrative, and other interpretive materials as available and deemed appropriate. These materials will be installed in a publicly-accessible space in the new HRL office or commons building. • Online display of historic photographs, historic architectural plans and drawings, historic narrative, and other interpretive materials as available and deemed appropriate. These materials will be publicly accessible on the CSULB website, on an existing page dedicated to the history of the University. • Incorporation of commemorative materials and historical information into regular on-campus orientation and tours for educational purposes. <p>Completion of this mitigation measure shall be overseen by a qualified architectural historian or historian who meets the Secretary of the Interior’s Professional Qualification Standards for History and/or Architectural History (NPS 1983), and monitored and enforcement by the lead agency.</p>	

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<p>CR-2: Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?</p>	<p>Potentially Significant</p>	<p>CR-1: All earth moving construction activity will be monitored by a professional archaeologist and Native American monitor. The archaeological monitor will conduct on-site cultural resources sensitivity training (crew education) as outlined below. If subsurface cultural materials are uncovered, construction work in the immediate vicinity will be halted and the emergency discovery procedures described below will be implemented.</p> <p>CR-2: Prior to the beginning of the earth moving construction activities (including initial grading of vegetation removal), the construction crew shall be informed of the cultural resources values involved and of the regulatory protections afforded those resources. The crew shall also be informed of procedures relating to the discovery of unanticipated cultural resources (as outlined below). The crew shall be cautioned not to collect artifacts, and asked to inform a construction supervisor and the onsite archaeological monitor in the event that cultural remains are discovered during the course of construction. The onsite archaeological and Native American monitor shall administer supplement briefing to all new construction personnel, prior to their commencement of earth moving construction activities.</p> <p>CR-3: In the event an archaeological resource is unearthed during excavation activities associated with the project, work shall be stopped immediately and the discovery shall be evaluated by a qualified archaeologist, pursuant to the procedures set forth at CEQA Guidelines Section 15064.5.</p> <p>CR-4: In an event that a previously unknown archaeological resource is discovered and disturbance</p>	<p>Less than Significant</p>

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		<p>to such a resource cannot be avoided, a Phase-III, or "data recovery," phase of investigation will be required, pursuant to CEQA Guidelines Section 15064.5. The Phase-III study will generally consist of a limited scale program of archaeological excavation, radiocarbon dating of organic materials -such as shell midden and faunal remains, laboratory analysis, and report writing designed to assess the importance of the resource in question. Any resources recovered will be properly curated, as appropriate. The Phase III or data recovery plan shall be prepared in consultation with SHPO.</p> <p>CR-5: If human skeletal remains are found at the project site during earth moving activities such as grading or trenching, work shall be suspended and the Los Angeles County Coroner's Office shall be notified. Standard guidelines set by California law provides for the treatment of skeletal material of Native American origin (California Public Resources Code, Sections 5097.98 et seq.; Health and Safety Code, Section 7050.5 and others). Procedures to be employed in the treatment of human remains are found in, "A Professional Guide for the Preservation and Protection of Native American Remains and Associated Grave Goods," published by the California Native American Heritage Commission.</p> <p>CR-8: A project-specific cultural resources monitoring and discovery plan (CRMDP) shall be prepared, which shall specify monitoring methods, personnel, and procedures to be followed in the event of a discovery. The monitoring plan shall identify what activities require monitoring, describe monitoring procedures, and outline the protocol to be followed in the event of a find. Criteria shall be outlined, and triggers identified when further consultation is required for the treatment of a find. Key</p>	

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		<p>staff shall be identified, and the process of notification and consultation shall be specified within the CRMDP. A curation plan shall also be outlined within the CRMDP. All work shall be conducted under the direction of a qualified archaeological Principal Investigator who meets the Secretary of the Interior's standards for archaeology.</p> <p>CR-9: Archaeological monitoring shall be conducted by a qualified archaeological monitor who is working under the guidance of an archaeologist who meets the SOI Professional Qualification Standards for Archaeology (48 Federal Register 44738). Native American monitoring shall be conducted by a qualified Native American monitor representing the tribe or tribes traditionally and culturally affiliated with the geographic area of the proposed project. It is recommended that the tribal cultural monitor maintain logs of all activities monitored, and that this documentation be made available to all consulting Native American parties. Ground-disturbing activities include, but are not limited to, geotechnical boring, boring, trenching, grading, excavating, and the demolition of building foundations. The archaeological monitor shall observe ground-disturbing activities in all areas with potential to contain significant cultural deposits. If discoveries are made during ground disturbing activities, additional work may be required in accordance with the terms specified in CRMDP.</p> <p>CR-10: After demolition of the existing facilities and prior to construction of the proposed facilities, a limited geoarchaeological trenching program shall be prepared and implemented in order to verify the stratigraphy conclusions of the Extended Phase I study (that the</p>	

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		project area is situated on an uplifted Pleistocene marine landform with substantial soil development at the surface; this landform is capped with imported fill and disturbed/redeposited native sediments of variable depths, but generally between 30 and 100 cm deep; this disturbed fill includes shell and a small quantity of out-of-context historic and prehistoric artifacts). If intact archaeological deposits are encountered during the geoarchaeological testing, additional work may be required in accordance with the terms specified in the CRM DP.	
CR-3: Would the project disturb any human remains, including those interred outside of formal cemeteries?	Potentially Significant	CR-5	Less than Significant
ENERGY			
ENERGY-1: Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	Less than Significant	No mitigation measures are required.	Less than Significant
ENERGY-2: Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	Less than Significant <u>No Impact</u>	No mitigation measures are required.	Less than Significant <u>No Impact</u>
Greenhouse Gas Emissions			
GHG-1: Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Less than Significant	No mitigation measures are required.	Less than Significant

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GHG-2: Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	No Impact <u>Less than Significant</u>	No mitigation measures are required.	No Impact <u>Less than Significant</u>
TRIBAL CULTURAL RESOURCES			
TCR-1: Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)	Less than Significant	No mitigation measures are required.	Less than Significant
TCR-2: Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object	Potentially Significant	CR-1, CR-2, CR-3, CR-4, CR 5, CR-8, and CR-9 TCR-1: In order to identify and treat tribal cultural resources inadvertently uncovered during the course of construction-related excavations, a project-specific CRMDP shall be developed. The monitoring plan will identify what activities require archaeological and Native American monitoring, describe monitoring procedures, and outline the protocol to be followed in the event of a find. Criteria thresholds will be outlined, and triggers	Less than Significant

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with cultural value to a California Native American Tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of the Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?		identified for when further consultation is required for the treatment of a find. Key staff and tribal contacts will be identified, and the process of notification and consultation will be specified within the CRMDP. A plan for the final disposition of artifacts will also be outlined within the CRMDP.	