

1. INTRODUCTION

This Supplemental Environmental Impact Report (EIR) analyzes the potential environmental impacts associated with the implementation of the Housing Expansion Phase 1 – Housing Administration and Commons Building Project (proposed project) on the California State University, Long Beach (CSULB) campus. 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, necessitating the preparation of additional environmental analysis and documentation in conformance with the California Environmental Quality Act (CEQA) Guidelines. The project's background and the legal basis for preparing a Supplemental EIR are described below.

1.1 BACKGROUND

Established in 1949, CSULB is the largest campus in the CSU system. With 63 academic programs, CSULB enrolls approximately 33,034 full-time equivalent students or FTES (38,776 head count)¹ as of Fall 2019. In 2017, CSULB received the most applications for admission of any campus in the CSU system, and enrollment of CSULB is expected to grow in the coming years. To accommodate the growth in student enrollment, the 2008 Campus Master Plan provided a framework for land use, open space, development, and circulation for the campus. The intent of the 2008 Campus Master Plan was to provide new infill development to accommodate for the projected growth by replacing existing aged, obsolete, and inefficient facilities. The proposed improvements include up to approximately 1.2 million square feet in new or replacement facilities. Since the adoption of the 2008 Campus Master Plan, many of the proposed facilities have already been renovated or constructed.

The 2008 EIR was prepared as a Program EIR and analyzed the impacts associated with implementation of the 2008 Campus Master Plan. According to Section 15168(a) of the CEQA Guidelines, a Program EIR may be prepared for a series of actions that can be characterized as one large project. According to Section 15168(b) of the CEQA Guidelines, the advantages of a Program EIR are that it can: (1) provide for a more exhaustive consideration of effects and alternatives than would be practical in a CEQA document on an individual action; (2) ensure consideration of cumulative impacts that might be slighted in a case-by-case analysis; (3) avoid duplicative reconsideration of basic policy considerations; (4) allow the lead agency to consider alternative and programmatic mitigation measures early in the planning process; and (5) allow for reduction in paperwork. Furthermore, Section 15168(d)(3) of the CEQA Guidelines states that a Program EIR can be used to simplify the task of preparing environmental documents on later activities in the program and focus an EIR on a later activity to permit discussion solely of new environmental effects which had not been considered before.

The 2008 EIR analyzed environmental impacts associated with the maximum growth that could occur on the campus with implementation of the 2008 Campus Master Plan. Specifically, the 2008

¹ A full-time undergraduate student within the CSU system is expected to enroll in 15 units each term. One FTES is defined as one student taking 15 course units, and therefore one student for purposes of headcount. Two part-time students, each taking 7.5 course units, also would be considered one FTES, but two headcount students. Therefore, the total student headcount enrollment is higher than the FTES enrollment. As average course loads vary, so does the relationship between FTES and headcount.

EIR analyzed impacts associated with the provision of additional student housing and associated student support facilities, including replacing the existing Hillside Office/Commons building, as described in the following paragraph. Environmental impacts were evaluated in the 2008 EIR to the extent possible and at an appropriate level of detail given the level of project information available in the 2008 Campus Master Plan. Additionally, appropriate programmatic mitigation measures were developed to reduce the impacts of 2008 Campus Master Plan implementation to a less than significant level, where feasible.

The 2008 Campus Master Plan evaluated seven projects in greater detail for anticipated near-term development, including the campus's Hillside College residence hall complex (referred to in the 2008 EIR as the Residential Commons Housing complex). The 2008 Campus Master Plan proposed demolition of the existing Hillside Office/Commons building within the Hillside College complex as part of Phase 1 of the provision of new student housing and support facilities. In its place, the 2008 Campus Master Plan proposed the construction of a new dining hall in a building that would also include a coffee house, convenience store, and new, expanded commons area that would include an activity room, a housing office for the Hillside College, arts and crafts room, two residence coordinator apartments, and 35 flex residential units (approved project). Since the adoption of the 2008 Campus Master Plan, a dining hall, convenience store, and coffee house have been expanded or built in other parts of the campus as part of separate projects, and the Hillside College complex no longer needs to accommodate those uses as was envisioned in the 2008 EIR.

1.2 PROPOSED CHANGES TO THE PROJECT

Similar to the approved project, the proposed project involves demolition of the existing Hillside Office/Commons building in the Hillside College residence hall complex and construction of a new Housing and Residential Life (HRL) office building. The proposed project would include similar uses to the approved project, including a housing office, activity room, and residence coordinator apartments. However, the proposed project would no longer include a dining hall, convenience store, and coffee house since, as previously noted, those uses have already been constructed in other parts of the CSULB campus. The proposed project would be used for housing administration serving the CSULB campus and commons space for the student residents of the Hillside College residence hall complex. The proposed project would include modifications to Earl Warren Drive, which were not originally contemplated for the approved project. Additionally, the proposed project would incorporate sustainable design features that would be consistent with CSU sustainability policies adopted after the 2008 EIR was prepared. All applicable mitigation measures from the 2008 EIR would also be applicable to the proposed project and, therefore, are incorporated by reference into this Supplemental EIR.

1.3 CEQA UPDATES SINCE CERTIFICATION OF THE 2008 EIR

The 2008 EIR was prepared pursuant to the current State CEQA Guidelines, Article 7, Sections 15086-15087, and the California Public Resources Code Section 21153. Since 2008, Appendix G, the Environmental Checklist Form, was updated to address the analysis and mitigation of greenhouse gas emissions (March 18, 2010) and include questions related to impacts to tribal cultural resources (September 27, 2016). On December 28, 2018, a comprehensive update to the State CEQA Guidelines became effective, which addressed legislative changes to the CEQA statute, clarified certain portions of the existing CEQA Guidelines, and updated the CEQA Guidelines to be consistent with recent court decisions, including but not limited to the incorporation of energy as new topic addressed by the CEQA

Guidelines. As such, the thresholds and analyses contained in this Supplemental EIR reflect the latest CEQA Guidelines.

1.4 PURPOSE, SCOPE, AND LEGAL AUTHORITY

The Lead Agency has determined that project modifications or changed circumstances have occurred and/or new information has become available following the previous discretionary approval, and these changes trigger the need for additional environmental review. Pursuant to the State CEQA Guidelines, a Lead Agency must prepare a Subsequent EIR for a previously-certified EIR when any of the following criteria set forth in CEQA Guidelines Section 15162(a)(1-3) would occur:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known or could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the proposed proponents decline to adopt the mitigation measure or alternative.

As the result of a historic resources assessment, the Hillside College Residence Hall Complex (excluding Los Cerritos Hall, Los Alamitos Hall, and the International House) was found potentially eligible for inclusion in the National Register of Historic Places and California Register of Historical Resources (ARG 2020). As such, Section 15162(a)(3)(A) of the State CEQA Guidelines applies to the proposed project because it “will have one or more significant effects not discussed in the previous EIR [...]”.

However, as stated in Section 15163 of the State CEQA Guidelines, a Lead Agency may choose to prepare a Supplemental EIR when conditions that require preparation of a Subsequent EIR are met and “only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation” (Section 15163(a)(1-2)). As the proposed

project requires only minor modifications to the 2008 Campus Master Plan and 2008 EIR, as described in Section 1.2, the Lead Agency determined that a Supplemental EIR is the appropriate documentation for the proposed project.

The purpose of a Supplemental EIR is to provide the additional information necessary to make the previously certified EIR adequate for the project as modified. Accordingly, pursuant to Section 15163 of the CEQA Guidelines, the Supplemental EIR need contain only the information necessary to analyze the project modifications, changed circumstances, or new information that triggered the need for additional environmental review. Information and analysis from the 2008 EIR that is relevant to the analysis of the project modifications is briefly summarized or described rather than repeated. This Supplemental EIR is intended to:

- Supplement the 2008 EIR and address project modifications, changed circumstances, or new information that was not known and could not have been known with the exercise of reasonable diligence at the time the prior document was certified, as required under CEQA Guidelines Section 15163;
- Address new or substantially more severe significant environmental effects related to proposed project modifications;
- Recommend mitigation measures to avoid or lessen impacts associated with any new or substantially more severe significant environmental effects; and
- Update the impact analysis and mitigation measures where conditions have changed since the certification of the 2008 EIR.

An analysis was conducted to compare the proposed project with the project analyzed in the 2008 EIR in order to assess the proposed project's consistency with the project analyzed in the 2008 EIR and determine which environmental topics warranted further analysis in this Supplemental EIR (see Table 4-1 in Chapter 4, Other CEQA Topics). This Supplemental EIR evaluates the following environmental resource areas, in which the proposed project was determined to have the potential for new or substantially more severe significant direct, indirect, and/or cumulative environmental effects:

- **Cultural Resources:** At the time the 2008 Campus Master Plan was prepared, the existing Hillside Office/Commons building did not meet the age threshold for a potential historical resource. The building, which is proposed to be demolished, is now 50 years old and was therefore evaluated in terms of potential historical significance. As discussed previously, the Hillside College residence hall complex (excluding Los Cerritos Hall, Los Alamitos Hall, and the International House) was found potentially eligible for inclusion in the National Register of Historic Places and California Register of Historical Resources, and therefore is considered a historical resource that requires evaluation pursuant to CEQA. In addition, potential impacts on known significant archaeological sites located in the vicinity of the proposed project are evaluated.
- **Energy:** At the time the 2008 Campus Master Plan was prepared, specific details related to energy use were not available and environmental impacts were evaluated in the 2008 EIR to the extent possible given the level of project information available at the time. The Master Plan's potential impacts related to energy were not previously analyzed in detail in the Program EIR. Therefore, this Supplemental EIR addresses the projected energy consumption related to construction and operation of the proposed project.

- **Greenhouse Gas Emissions:** The 2008 EIR did not address potential impacts to greenhouse gas emissions because it was prepared prior to the 2010 amendment to the State CEQA Guidelines pertaining to greenhouse gas emissions. Therefore, this Supplemental EIR addresses potential impacts related to greenhouse gas emissions.
- **Tribal Cultural Resources:** The 2008 EIR did not address potential impacts to tribal cultural resources because it was prepared prior to the 2016 amendment to the State CEQA Guidelines pertaining to tribal cultural resources. Therefore, this Supplemental EIR analysis addresses potential project-level and cumulative impacts on tribal cultural resources.

1.5 LEAD, RESPONSIBLE, AND TRUSTEE AGENCIES

The CEQA Guidelines defines the “lead” agency as the public agency which has the principal responsibility for carrying out or approving a project (Section 15367). The Lead Agency for the proposed project is the California State University, Long Beach. The approving governing body is the CSU Board of Trustees.

A “responsible agency” is a public agency which proposes to carry out or approve a project, for which a Lead agency is preparing or has prepared an EIR or Negative Declaration. For the purposes of CEQA, this includes all public agencies other than the Lead Agency which have discretionary approval over the project (Section 15381). No responsible agencies have been identified for the proposed project.

A “trustee agency” is a state agency with jurisdiction by law over natural resources affected by a project which are held in trust for the people of the State of California (Section 15386). No trustee agencies have been identified for the proposed project.