

May 6, 2020

## NOTICE OF AVAILABILITY

**To:** Responsible Agencies, Trustee Agencies, Stakeholders and Interested Parties

**From:** California State University, Long Beach  
1331 Palo Verde Avenue, Long Beach, CA 90815

**Project:** Housing Expansion Phase 1 – Housing Administration and Commons Building Project

**Subject:** **Notice of Availability of a Draft Supplemental Environmental Impact Report (EIR) to the Campus Master Plan Update EIR (SCH# 2007061092)**

**Notice of Availability.** California State University, Long Beach (CSULB) has prepared a Draft Supplemental Environmental Impact Report (EIR) to the Campus Master Plan Update EIR (State Clearinghouse #2007061092), which was certified by the California State University Board of Trustees in May 2008. CSULB is requesting input from responsible and trustee agencies, stakeholders, and other interested parties regarding the content of the environmental analysis and information included in the Draft Supplemental EIR.

*For residential recipients of this notice:* You are being provided with this notice because of your property's proximity to the project site and North Bellflower Boulevard at Beach Drive. North Bellflower Boulevard will serve as the construction haul route between the project site and the San Diego Freeway (I-405) and short-term construction-related traffic may be noticeable in this immediate area.

**Background.** The 2008 Campus Master Plan proposed demolition of the existing Hillside Office/Commons building and, in its place, the construction of a new dining hall in a building that would also include a coffee house, convenience store, and new, expanded commons area, in the Hillside College residential complex on the campus. Since Master Plan approval, other new facilities have been constructed elsewhere on campus that now house some of the uses originally contemplated for the Hillside College dining hall building in the approved Campus Master Plan, eliminating the need for a dining hall as originally described and evaluated in the 2008 Campus Master Plan Update EIR. As a result of these projects, a new dining hall within the Hillside complex is no longer necessary. However, the campus still has the need for a new HRL office building to replace the Parkside complex housing administration building which was recently demolished, as well as to expand the commons area and associated space for support services for Hillside College residents. As such, CSULB has prepared a Draft Supplemental EIR to evaluate the potential environmental effects of constructing a new HRL building and a new commons building.

**Project Description.** The Housing Expansion Phase 1 – Housing Administration and Commons Building Project (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 covered central courtyard that would serve both, and the main entrances to the two buildings would face each other across the courtyard. Five one- and two-bedroom apartments and an outdoor terrace would be provided on the second floor of the proposed commons building to replace and augment 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, and up to 55 replacement trees and new landscaping would be installed. The proposed buildings would incorporate energy- and water- efficiency features and practices, source reduction of solid waste, and other sustainability and resiliency features that would achieve the 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. Following construction, the 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.

The Earl Warren Drive median in front of the existing Hillside Office/Commons building would be removed to accommodate the proposed building footprints. Additionally, the existing northern and southern medians would be shortened. Changes to parking would not occur and project operation is not expected to generate additional vehicle trips since the buildings would serve existing students.

**Project Location.** 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. As shown in Figure 1, 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.

**Summary of Significant Environmental Effects.** Pursuant to Section 15163 of the CEQA Guidelines, the Supplemental EIR need only contain the information necessary to analyze project modifications, changed circumstances, or new information that triggered the need for additional environmental review. Therefore, this Supplemental EIR evaluates environmental resources on which the proposed project was determined to have the potential for new or substantially more severe significant direct, indirect, and/or cumulative environmental effects compared with the 2008 Campus Master Plan Update EIR. The Draft Supplemental EIR analysis concluded that the proposed project would result in a significant unavoidable impact to cultural resources (built historical resources); impacts on tribal cultural resources would be mitigated to a less than significant level; and impacts related to energy and greenhouse gas emissions would be less than significant.

**Public Review Period/Comment Period.** The Draft Supplemental EIR will be circulated for a 45-day public review period, commencing on May 6, 2020, and concluding on June 19, 2020. All written comments on the adequacy of the Supplemental Draft EIR must be received by mail, or email, no later than 5:00 P.M. on June 19, 2020. For comments submitted by email, please include "Housing Administration and Commons Building Project Comments" in the subject line. Please direct all comments to:

Martin Grant, Program Manager, Capital Construction  
California State University, Long Beach  
Office of Design + Construction Services  
1331 Palo Verde Avenue, MS#5805  
Long Beach, California 90815  
E-mail: [Martin.Grant@csulb.edu](mailto:Martin.Grant@csulb.edu)

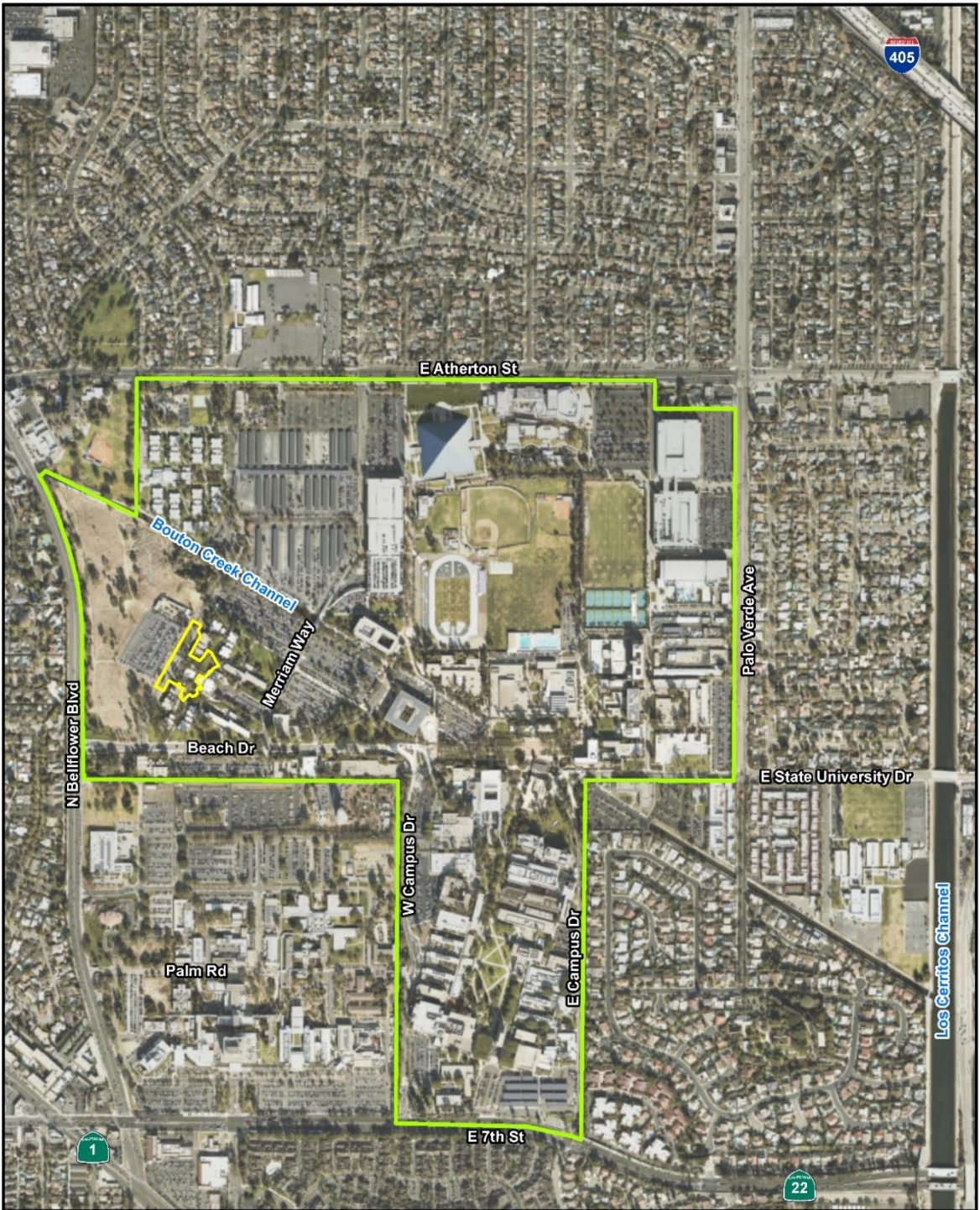
This notice will be filed with the Los Angeles County Clerk's office for a period of not less than 45 days, and will be published in a newspaper of general circulation.

**Online Presentation.** An online video will be made available at the following link during the Draft Supplemental EIR public review period: <https://www.csulb.edu/beach-building-services/supplemental-eir-2020>. The purpose of the video is to provide an overview of the proposed project, identified environmental impacts, required mitigation measures, and alternatives to the project that were evaluated. In addition, the video will provide an overview of the CEQA process and the project timeline for environmental review. The online video will be accessible to reviewing parties and the public until the close of the public review period.

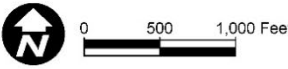
**Reviewing Locations.** The Draft Supplemental EIR, along with the 2008 Campus Master Plan Update EIR, may be accessed online through the CSULB website at <https://www.csulb.edu/beach-building-services/supplemental-eir-2020>. In addition, a limited number of flash drives containing the Draft Supplemental EIR and hardcopies of the Draft Supplemental EIR can be provided to persons who are unable to access the online version of the Draft Supplemental EIR. Please contact Mr. Martin Grant at (562) 985-7382 to request this accommodation.

**Hazardous Substances.** The general mailing address of the CSULB Campus is 1250 Bellflower Boulevard. This address is not listed on hazardous substances databases/lists enumerated under Section 65962.5 of the Government Code.





Source: Esri, 2020.



- CSULB Boundary
- Project Site

**Figure 1**  
**Project Location**