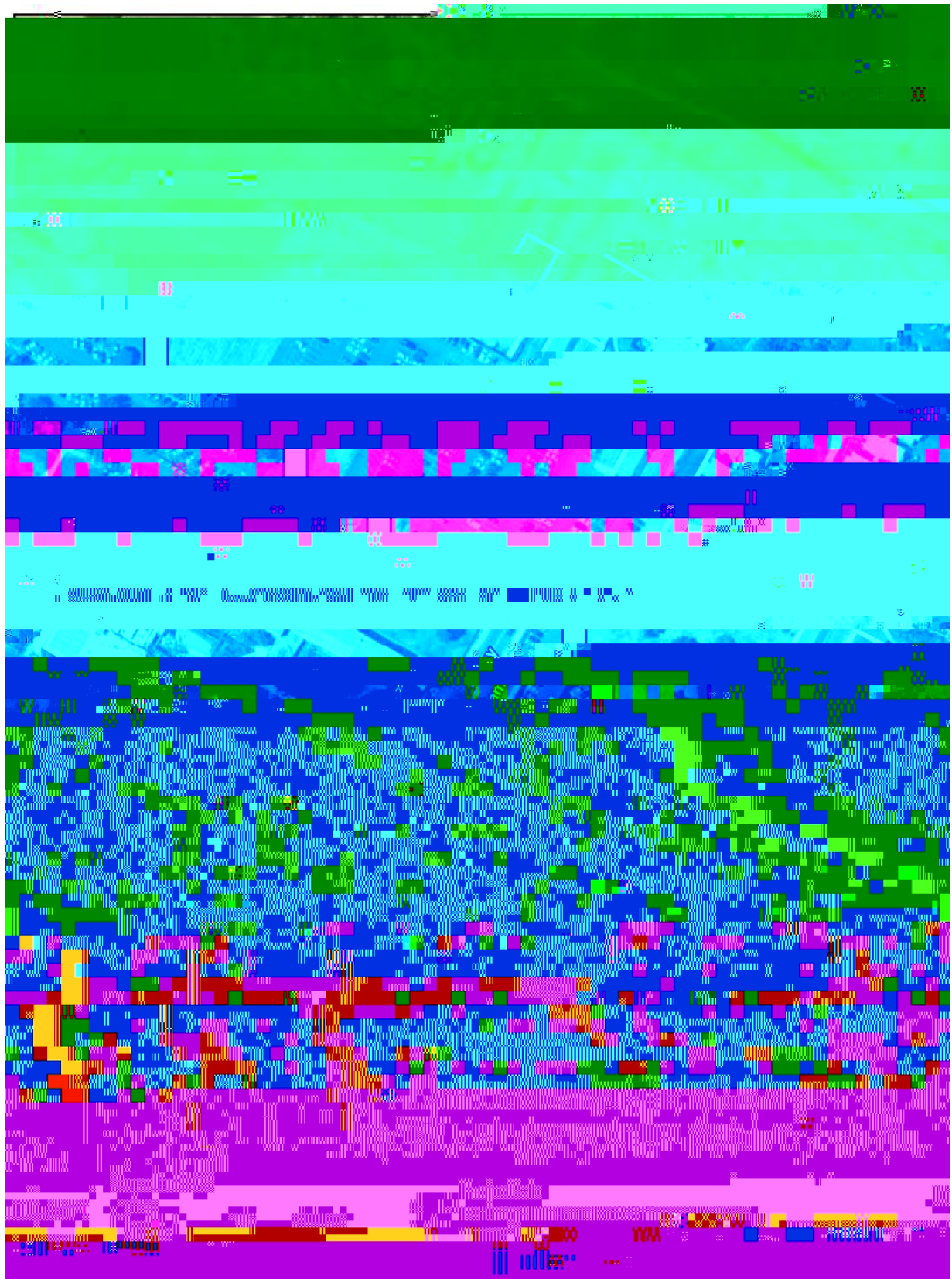


hardscape, and landscape that comprise the historic district, as well as to maintain the building's presence and accessibility along Earl Warren Drive.

- Site the proposed HRL office building and commons building within the Hillside College Complex in a way that best utilizes existing parking that is convenient and accessible for campus students, employees and visitors.
- Provide a centralized and accessible HRL office building and commons building for students in the Hillside and Parkside College Complexes, to provide a safe and comfortable living environment for students.
- Provide high-quality programming services for students that includes adequate space for commons, administration, and HRL staff.
- Provide open space for students to recreate and socialize.
- Be consistent with campus-wide sustainability policies to achieve net-zero/net-positive goals.
- Ensure that the new HRL office building and commons building are consistent with the 2008 Master Plan's site and architectural guidelines.

In order to fulfill the project objectives, several alternatives to the proposed project have been considered, including alternative designs, to accommodate the programming required for the project. The design alternatives include renovation of the existing Hillside Commons/Office building; demolition of the existing building and construction of a new building; and a split program option that would include renovation of the existing building to accommodate some uses and construction of a new building to accommodate the remainder of the uses.

Additionally, Section 15126.6(f)(2) of the CEQA Guidelines requires that an EIR consider alternative locations to the project



- No Project Alternative
- Renovation of Existing Building Alternative
- New Building at Corner Site Alternative
- New Building at Beach Drive Site with Renovation of Existing Building Alternative

According to CEQA Guidelines Section 15126.6(e)(3)(B), the No Project Alternative is defined as the circumstance under which the proposed project does not proceed. The impacts of the No Project Alternative shall be analyzed by projecting what would reasonably be expected to occur in the foreseeable future if the proposed project were not approved, based on current plans and consistent with available infrastructure and community services. Pursuant to CEQA Guidelines Section 15126.6(e)(1), the purpose of describing and analyzing the No Project Alternative is to allow decision makers to compare the impacts of approving the proposed project with the impacts of not approving the proposed project.

Under the No Project Alternative, the existing Hillside Office/Commons building would not be demolished and would remain on the site in its existing condition, and the new commons building and new HRL office building would not be constructed. Additionally, Earl Warren Drive would remain in its existing configuration, and no new pedestrian pathways would be constructed at the project site under the No Project Alternative.

Operation under the No Project Alternative would be the same as under existing conditions. The existing building would continue to operate as a Central Customer Services Office and limited common space for Hillside College residents. The office currently provides limited services including mail distribution, checkout of games, vacuums, and recreational equipment, and contains a study area for use by residents during regular office hours. The Hillside Office/Commons also has two single apartments for HRL staff. Under the No Project Alternative, no additional space would be provided to support the desired programming and no new common spaces would be provided either indoors or outdoors. The HRL office uses would not be relocated to the site, and adequate space for commons, administration, and HRL staff would not be provided. Additional apartments for HRL staff would not be provided under the No Project Alternative.

Impact Analysis

Cultural Resources

As discussed in Section 3.1, Cultural Resources, demolition of the existing Hillside Office/Commons building under the proposed project would diminish the integrity of the historic district in such a way that the district would no longer be eligible for listing in the NRHP or CRHR, resulting in a significant and unavoidable impact. The No Project Alternative would avoid the significant and unavoidable impact to the historical resource as no demolition would occur. Therefore, impacts to cultural resources under the No Project Alternative would be less than the proposed project.

technology, and sustainability goals would persist under this alternative. Additionally, no new or updated open space opportunities would be provided under this alternative. As no improvements or renovations are occurring as part of the No Project Alternative, adherence to the 2008 Master Plan's site and architectural guidelines would not occur, including coordinating buildings with the open spaces of the campus, provide for enhanced pedestrian circulation patterns, and feature broad and welcoming entrances. For these reasons, the No Project Alternative would not meet the following project objectives:

- Replace existing residential support facilities that are too outdated and undersized to support the full range of needed support services.
- Provide high-quality programming services for students that includes adequate space for commons, administration, and HRL staff.
- Provide open space for students to recreate and socialize.
- Be consistent with campus-wide sustainability policies to achieve net-zero/net-positive goals.
- Ensure that the new HRL office building and commons building are consistent with the 2008 Master Plan's site and architectural guidelines.

The No Project Alternative would not provide the space necessary to accommodate the support services proposed for the project, including the HRL office services. Additionally, the No Project Alternative would not provide any additional common open space. The 2008 Master Plan identified the need to expand its residential offerings to serve their growing enrollment numbers

The new second story would be constructed only over the southern portion of the building, and would include one conference room and space for several offices. The renovations under option 2 would include approximately 5,340 SF of additional space.

- Option 3: Under option 3, the western-facing portion of the existing Hillside Office/Commons building facing Earl Warren Drive would be reconfigured to accommodate offices, conference rooms, and a break room. Additionally, the existing restrooms on the first floor would be renovated. A new second story would be constructed

As the HRL office building and its services would not be sited at the existing Hillside Office/Commons building, and therefore not be centrally-located, this alternative would not meet the following project objectives:

- Provide high-quality programming services for students that includes adequate space for commons, administration, and HRL staff.
- Site the proposed HRL office building and commons building within the Hillside College Complex in a way that best utilizes existing parking that is convenient and accessible for campus students, employees and visitors; and
- Provide a centralized and accessible HRL office building and commons building for students in the Hillside and Parkside College Complexes, to provide a safe and comfortable living environment for students.

This alternative would not provide new common open space areas, and would continue the operation of the existing Hillside Office/Commons building, which does not include features that achieve LEED or NZE requirements. As such, the Renovation of Existing Building Alternative would not meet the following objectives:

- Provide open space for students to recreate and socialize.
- Be consistent with campus-wide sustainability policies to achieve net-zero/net-positive goals.

The Renovation of Existing Building Alternative would not provide the space necessary to site the HRL office services at the existing Hillside Office/Commons building. Additionally, the Renovation of Existing Building Alternative would not provide any additional common outdoor open space. The 2008 Master Plan identified the need to expand its residential offerings to serve their growing enrollment numbers, and while the Renovation of Existing Building Alternative does provide additional indoor common space for student use and would renovate the existing building, it would not provide adequate space to support the needed HRL student support services in a central, accessible location within the Hillside College complex. Although the Renovation of Existing Building Alternative avoids the significant and unavoidable impact to historical resources identified for the proposed project, it only partially meets three of the eight objectives of the proposed project.

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The New Building at Corner Site Alternative would provide a space for the HRL office to be located, but would rely on the existing Hillside Office/Commons building to provide the student

Energy

The need to develop a new site to accommodate parking would result in construction activities occurring at two sites, thereby increasing the project footprint, which would result in increased energy usage during construction when compared to the proposed project. Although the new building under this alternative would be constructed to incorporate energy efficient, sustainable, and resilient features that achieve LEED or NZE requirements, the existing Hillside Office

complex students, and the HRL office building being located at the Corner Site. The commons space in the Hillside Office/Commons building does not adequately serve the existing and projected residential population of the Hillside College complex. Therefore, this alternative only partially meets the following objective:

- Provide high-quality programming services for students that includes adequate space for commons, administration, and HRL staff.

The New Building at Corner Site Alternative would adhere to the 2008 Master Plan's site and architectural guidelines to a certain extent by meeting all current accessibility codes; however, certain guidelines would not be implemented, including coordinating the building with the open spaces of the campus, provide for enhanced pedestrian circulation patterns, and featuring broad and welcoming entrances. For these reasons, the New Building at Corner Site Alternative would partially meet the following objective:

- Ensure that the new HRL office building and commons building are consistent with the 2008 Master Plan's site and architectural guidelines.

The New Building at Corner Site Alternative would replace existing residential support facilities with a new expanded location for the HRL offices and the existing Hillside Office/Commons building would remain at its existing location. However, the Corner Site location is not centrally-located and is not easily accessible by students. Due to size constraints, the programming would be split between two physically separated locations, with the limited commons space in the existing Hillside Office/Commons building remaining as the main commons area for the Hillside College complex students. For these reasons, the New Building at Corner Site Alternative would not meet the following project objectives:

- Site the proposed HRL office building and proposed commons building in the an2 792 reWc4mmm

California State University, Long Beach Housing Expansion Phase 1
Housing Administration and Commons Building

- Provide high-quality programming services for students that includes adequate space for commons, administration, and HRL staff.

The New Building at Beach Drive Site with Renovation of Existing Building Alternative would adhere to the 2008 Master Plan's site and architectural guidelines to a certain extent by meeting all current accessibility codes; however, certain guidelines would not be implemented, such as providing for enhanced pedestrian circulation patterns. For these reasons, the New Building at Beach Drive Site with Renovation of Existing Building Alternative would partially meet the following objective:

- Ensure that the new HRL office building and commons building are consistent with the 2008 Master Plan's site and architectural guidelines.

The New Building at Beach Drive Site with Renovation of Existing Building Alternative would result in the desired programming being split between two buildings and would necessitate the construction of additional parking facilities to serve the new building. In addition, the alternative would continue the operation of the existing Hillside Office/Commons building, which does not meet include features that achieve LEED or NZE requirements, the New Building at Beach Drive Site with Renovation of Existing Building Alternative would not meet the following objectives:

- Site the proposed HRL office building and proposed commons building in the same location as the existing, original Hillside Office/Commons building, to maintain the historic spatial relationship to the existing Hillside College Complex residential buildings, hardscape, and landscape that comprise the historic district, as well as to maintain the building's presence and accessibility along Earl Warren Drive; and
- Site the proposed HRL office building and commons building within the Hillside College Complex in a way that best utilized existing parking that is convenient and accessible for campus students, employees, and visitors;
- Provide a centralized and accessible HRL office building and commons building for students in the Hillside and Parkside College Complexes to provide a safe and comfortable living environment for students; and
- Be consistent with campus-wide sustainability policies to achieve net-zero/net-positive goals.

As discussed above, the New Building at Beach Drive Site with Renovation of Existing Building Alternative would necessitate development of a new site to accommodate parking, construction activities would occur at three sites, which would result in increased construction activities over the proposed project. Construction on this site would limit this area as a recreational open space option for students, resulting in an additional impact not identified for the proposed project. In addition, traffic conflicts may arise with the location of this alternative, as student vehicles are not currently permitted to park along Earl Warren Drive or Beach Drive in the vicinity of the Corner Site location. Although the New Building at Beach Drive Site with Renovation of Existing Building Alternative would avoid the significant and unavoidable impact to historical resources identified for the proposed project, it would result in additional impacts not identified for the proposed project and does not meet four of the eight objectives of the proposed project.

The Renovation of Existing Building Alternative would result in increased impacts related to operational energy usage and greenhouse gas emissions as the existing Hillside Office/Commons building does not meet NZE building requirements. 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.

