Campus Planning
100 Campus Center, Bldg 37
Seaside, CA 93955-8001

Notice of Exemption

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

From:
The Trustees of The California State University
401 Golden Shore
Long Beach, CA 90802

County of: Monterey
168 W Alisal Street, 1st Floor
Salinas, CA 93901

Project Title: Building 201 Gavilan Hall Housing Renovation Project

Project Applicant: California State University, Monterey Bay (CSUMB)

Project Location - Specific: Gavilan Hall, Building 201, California State University, Monterey Bay, Seaside, CA 93955. Southeast corner of Inter Garrison Road and 6th Avenue. Assessor's Parcel Numbers 031-101-003-000.

Project Location – City: Seaside

Project Location County: Monterey

Description of Nature, Purpose and Beneficiaries of Project:

The proposed project involves the renovation of Gavilan Hall, a three-story, 39,000 GSF building originally constructed in the 1970s, to convert existing office and program space into a modern student residence hall. The project will provide 246 student beds within the existing building footprint and square footage. Improvements will include upgrades to seismic safety, accessibility (ADA), HVAC, plumbing, fire/life safety, lighting, and other essential building systems.

Interior reconfiguration will incorporate restrooms, shared kitchens, social/study lounges, and other community and support spaces. The project also includes minor improvements to the adjacent one-story annex building to accommodate shared amenities such as a multipurpose room and kitchen. Limited site improvements to the existing courtyard and pathways will be made to enhance student life and outdoor use.

The project expands housing within existing facilities and does not change the building footprint. By addressing seismic, ADA, and infrastructure deficiencies, this renovation supports campus housing needs, reduces deferred maintenance, and provides additional affordable on-campus housing in response to limited off-campus rental availability and high local housing costs.

Name of Public Agency Approving Project: The Trustees of The California State University

Name of Person or Agency Carrying Out Project: California State University, Monterey Bay

Exempt Status (check one):

- ☐ **Ministerial** (Sec. 21080(b)(1); 15268);
- ☐ **Declared Emergency** (Sec. 21080(b)(3); 15269(a));
- ☐ **Emergency Project** (Sec. 21080(b)(4); 15269(b)(c));
- ☒ **Categorical Exemption**. State type and section number: Sections 15301(a) and (b), 15302(c), 15314
- ☐ **Statutory Exemptions**. State code number:
- ☒ **Common Sense Exemption** (Sec. 15063(b)(3))

Reasons why the project is exempt:

The project consists of renovation of an existing facility with negligible expansion of use, restores the building to its prior residential use with substantially the same capacity and it constitutes a minor addition to campus housing capacity. Work would occur in areas of previous ground disturbance, does not expand the building footprint, is limited in scope, and would not require extensive site preparation. Furthermore, pursuant to CEQA Guidelines Section 15063(b)(3), the project does not have the potential for a significant effect on the environment, and therefore no Initial Study is required.

A Built Environment Inventory and Evaluation Report (BEIER) was prepared by Dudek in November 2025 for the Gavilan Hall (Building 201) Renovation Project. The BEIER was conducted in accordance with the California Environmental Quality Act (CEQA) and Public Resources Code (PRC) Section 5024 to assess potential historic significance of state-owned resources. The report concluded that Building 201 is ineligible for listing in the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), and the California Historical Landmarks (CHL) program, and therefore does not qualify as a historical resource under CEQA or PRC Section 5024. Accordingly, Gavilan Hall is not considered a historic resource, and the proposed project would not cause a substantial adverse change in the significance of a historical resource.

- Section 15301(a) and (b): Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances; Existing facilities of both investor and publicly owned utilities used to provide electric power, natural gas, sewerage, or other public utility services.
- Section 15302(c): Replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity.
- Section 15314: Consists of minor additions to existing schools within existing school grounds where the addition does not increase original student capacity by more than 25% or ten classrooms, whichever is less.

- Under CEQA Guidelines section 15061(b)(3), Review for Exemption (14 CCR Sec. 15061(b)(3)), activities are exempt from, and otherwise not subject to, CEQA under the "common sense" exemption where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

The proposed project would not have a significant effect on the environment due to unusual circumstances; would not result in damage to scenic resources within a Scenic Highway; is not located on a hazardous waste site pursuant to Sec. 65962.5 of the Government Code; is not a historic structure and would not cause a substantial adverse change in the significance of a historical resource; and would not result in cumulative impacts. Furthermore, none of the exceptions to the use of categorical exemptions set forth in CEQA Guidelines Section 15300.2 apply to this project.

Lead Agency Contact Person: Matthew McCluney, CSUMB Director of Campus Planning and Development

Area Code/Telephone/Email: 831-582-4721/mmccluney@csumb.edu

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project?

☑ Yes ☐ No

Signature: 

☑ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Public Resources Code Section 21083 and 21110, Public Resources code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.