

# EXECUTIVE SUMMARY

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This Draft Environmental Impact Report (EIR) evaluates the environmental impacts that might result from the proposed implementation of the Occidental College Specific Plan (proposed project or Specific Plan), on the Occidental College Campus, an approximately 120-acre site in the City of Los Angeles (City) at Occidental. The City, as the Lead Agency, has the authority to prepare this Draft EIR and, after the comment/response process, certification of the Final EIR and approval of the proposed project. The City and responsible agencies have the authority to make decisions on discretionary actions relating to the development of the proposed project. This EIR is intended to serve as an informational document to be considered by the City and the responsible agencies during deliberations on the proposed project to evaluate the proposed project's impact on environmental and public health.

This Draft EIR has been prepared in conformance with state and City of Los Angeles Environmental Policy Guidelines for the implementation of California Environmental Quality Act (CEQA).

This section provides an overview of the proposed project and its objectives, and summarizes the potential impacts anticipated as a result of project implementation. The Summary Table (**Table ES-2**) included at the end of this section identifies these impacts and lists the mitigation measures recommended to reduce significant adverse impacts. Alternatives to the proposed project are also briefly described.

For a full description of the proposed project, its impacts, and alternatives, the reader is referred to Chapters 2, 3, and 4 of this EIR.

## Project Overview

The Specific Plan vision for Occidental College describes an approach to the long-term physical configuration of the campus that would be implemented through a variety of projects that address architecture, landscape, traffic and parking, sustainability, historic preservation, and neighborhood compatibility. These projects are organized under programs that include the renovation of existing facilities, the construction of new facilities, and infrastructure improvements. Some of the expansion and rehabilitation projects would require the demolition of existing buildings.

The long-term goal of the Specific Plan is to map future building development opportunity sites and identify development guidelines for these sites to minimize environmental impacts at the college to the year 2028 and beyond. The Specific Plan addresses the facilities necessary to accommodate strategic changes to the physical layout of the campus to accommodate modern academic programs and provide modern facilities.

Prior to the Specific Plan preparation, Occidental College undertook a comprehensive Master Planning process to address not just the physical plan for the College but also its educational plan. The Master Plan process included the participation of students, faculty, staff, and alumni, and public outreach to Eagle Rock and Highland Park residents, business owners, and other community leaders. The Specific Plan analyzed in this EIR is the physical development envelope component of the Master Plan. The Specific Plan provides guidelines for development rather than specific building plans because it is anticipated that as funds become available, the trustees and benefactors will identify programs and designs that meet the needs of students and faculty at the time. Thus, the Specific Plan allows flexibility in location and design (but not massing or height) at the selected building opportunity sites.

## Project Description

The actions contemplated by the Specific Plan would not increase the number of students<sup>1</sup> nor would it increase substantially the number of faculty and staff at Occidental College. Rather, the Specific Plan would better accommodate existing and projected students, faculty, and staff by providing much needed and improved facilities such as improved and new on-campus housing. The proposed changes would also not expand any of the academic programs or the extra-curricular activities offered by the college. The alterations would not increase the number of off-campus visitors to the college nor increase the demand for on-site parking. In fact, the Specific Plan includes the net removal of 390 parking spaces, since there is an excess current and projected parking capacity.

The Specific Plan divides the Occidental College campus into three subareas characterized by specific land uses distinct to that subarea. A total of 29 Building Opportunity Sites are identified, that include development of new faculty/staff housing, student housing, academic buildings, athletic fields/facilities, and administrative facilities. Future development would be within the footprint of the proposed Building Opportunity Site.

Seven specific land uses have been identified by the Specific Plan within the Specific Plan area: Academic (AC); Adaptive Reuse; Administrative Facilities (AD); Arts (AR); Athletic (AT); Common (C); and Residential (R). As defined by the Specific Plan, “[a]ny adaptive reuse of one of Myron Hunt’s original buildings retaining the historic features of the buildings is permitted in

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<sup>1</sup> This is a conservative approximation of the student population at the time the Notice of Preparation was published; the actual number was 1,825 in Fall 2006. This student population is used for the existing condition for the traffic impact analysis, as well as for all other sections of this EIR. Student population fluctuates over time; the 2008 student population is approximately 1,877. Current permits allow Occidental up to 2,000 students. This project would not increase this number nor is any increase planned; because it would facilitate an increase to 2,000 students and therefore this EIR analyzes a theoretical increase in students to 2,000.

any Entitlement Area” (Appendix A, *Occidental College Specific Plan*, p. 13). Residential use includes faculty/staff multi-family housing and/or student housing. All uses would be permitted in Subarea 2, including both faculty/staff housing and student housing. Subarea 1 would not include student housing; and no Academic (AC), Adaptive Reuse, Administrative/Facilities (AD), Arts (AR), or student housing land uses would be permitted in Subarea 3. In addition, no Common (C) buildings greater than approximately 1,000 feet would be permitted in Subarea 3.

**Table ES-1** summarizes existing building square footage in each subarea, along with proposed net new development entitlement and the Base Allowable Development for each subarea.

**TABLE ES-1  
NET NEW DEVELOPMENT ENTITLEMENT BY SUB AREAS  
(SQUARE FEET AREA SUMMARY)**

Subarea	Existing Building (Gross SF)	Proposed Maximum Net New Development Allowed in Each Subarea*	Proposed Maximum Development by Subarea* (Total of Existing Plus Proposed Maximum Net New Development)
1	126,302 sf	211,980 sf	338,282 sf
2	1,021,742 sf	550,250 sf	1,571,992 sf
3	N/A	95,450 sf	95,450 sf
<b>Maximum Total Entitlement</b>	<b>1,148,044 sf</b>	<b>550,250 sf</b>	<b>1,698,294 sf</b>

\* Totals are based on calculations outlined in Section 8.D of the *Draft Occidental College Specific Plan*, which applies a total combined maximum development of 550,250 sf maximum on new development, a total of 1,148,044 sf of existing building space, and a base allowable development of 1,698,294 sf. (The maximum total Net New Development campus-wide is not a summation maximum allowable in each subarea, rather the intent is to allow flexibility on where development occurs but to impose a campus-wide cap.)

SOURCE: *Draft Occidental College Specific Plan*, 2008.

Development proposed under the Specific Plan would also be limited by floor area. New residential facilities for both students and employees would take the largest share of the new development; while new administrative/facilities would take the smallest share. **Table ES-2**, provides a summary of net new proposed square footage by campus land use type.

Existing structures that are inefficient and obsolete with respect to the physical requirements for current facilities would be demolished. The accommodations are small, and, as an example, the Psychology Laboratory is insufficient in size, layout, and infrastructure. The replacement building would be a state-of-the-art facility with adequate accommodations.

The Specific Plan contains design guidelines that limit building height; establish required setbacks and lot coverage requirements; and establish guidelines for landscaping, lighting, walkways, parking structures, street and driveway improvements, and parking standards. In addition, Occidental College proposes to incorporate sustainable building standards into its new development, and proposes to design buildings to a Silver rating standard, as established by the U.S. Green Building Council’s Energy and Environmental Design Green Building Rating System for New Construction and Major Renovations (LEED-NC). LEED standards would be used for

erosion and sedimentation control, storm water management, the reduction of any heat island effects, the reduction of light pollution, the use of water efficient landscaping and innovative

**TABLE ES-2  
PROPOSED NET NEW DEVELOPMENT BY CAMPUS LAND USE TYPE**

<b>Proposed Land Use</b>	<b>Proposed Maximum Net New Area</b>	<b>Existing Square Footage</b>	<b>Proposed Maximum Net Area</b>
Academic (AC)	134,268 sf	282,092 sf	416,360 sf
Administration/Facilities (AD)	38,830 sf	94,922 sf	133,752 sf
Arts (AR)	169,160 sf	92,138 sf	261,298 sf
Athletic (AT)	126,110 sf	79,137 sf	205,247 sf
Common (C)	62,647 sf	201,113 sf	263,760 sf
Residential (R)	289,274 sf	398,642 sf	687,916 sf
<b>Maximum Allowable Total Entitlement (Square Footage)</b>	<b>550,250 sf</b>	<b>1,148,044 sf</b>	<b>1,698,294 sf</b>

\* The Maximum Allowable Total is not the sum of the columns but the maximum combined total that would be allowed for all of the land uses listed above. As in Table 2-1, the Specific Plan allows for flexibility in how the campus wide allowed total of 550,250 net new square feet.

SOURCE: *Draft Occidental College Specific Plan, 2008.*

wastewater technologies, water use reduction, and other measures, such as the use of local and regional building materials, carbon dioxide (CO<sub>2</sub>) monitoring, the use of low-emitting materials, and control of indoor chemical and pollutant sources.

The Specific Plan states that outdoor lighting for plazas, parking areas, walkways, and other outdoor pedestrian areas would conform to existing Building Code standards. All such lighting would be directed downward and shielded so that no glare or light illuminates adjacent off-campus residential properties. Lighting plans for proposed illuminated landscaped areas would require review by the Department of City Planning. No permanent sports field/facility lighting would be allowed in Subarea 3; temporary lighting would be allowed in Subareas 2 and 3.

Infrastructure improvements are also contemplated on campus, including, for example a berm around Johnson Hall to prevent flooding (that has happened in the past).

## Parking

With the opening of the Rangeview residence hall the campus provides 1,576 on-campus parking spaces, which exceeds usage by approximately 498 spaces. As a result, the college anticipates removing approximately 390 parking spaces (allowing an additional ten percent of its unused spaces to remain). The parking supply would be increased if employee housing is built in Subarea 3, which parking spaces would be provided at a rate of two parking spaces per unit.

It is the intent of the Specific Plan to encourage alternative transportation modes by faculty, students, and staff with incentive programs. The Specific Plan establishes the initial on-campus parking supply at 1,371 stalls, which is considered by the Plan to be a level that allows the initial “pedestrianization” of the center of the campus. Stalls would be removed on an annual basis following annual parking surveys. The Specific Plan establishes an annual parking survey program coordinated with the City of Los Angeles to “establish parking levels at no more than 110% of measured use. This annual monitoring of parking may allow the College to proceed with an incremental reduction of its parking supply of the campus, and the transformation of road and parking infrastructure into paths, gardens and landscape. The monitoring system shall not only include annual utilization surveys of the on-campus parking supply, but shall also consider campus-generated on-street demands and the possibility of increased future demand if the number of enrolled students at the time of the survey is below the 2,000-student cap” (p. 28) The parking survey will consider on-street parking along the campus on Campus Road as part of the parking supply.

On Building Opportunity Site 5 Occidental College proposes to develop either faculty/staff housing or a sports field. If Building Opportunity Site 5 were developed as faculty/staff housing, Avenue 50 would remain a cul-de-sac. All ingress and egress would be from Townsend Avenue. The existing gate at the corner of Eaton and Avenue 50 would remain available for emergency use only. If Building Opportunity Site 5 were developed as a playfield access would be internal via a golf cart road between the upper and lower soccer fields. To do this the upper field (which is already non-regulation) would be narrowed slightly.

## Potential Historic District

The restoration and reuse of the college’s historic buildings would be the first priority to meeting future program needs for facilities. This effort acknowledges the existence of a potential historic district which would require the maintenance of many of the original campus buildings designed by Myron Hunt. Densification of the existing campus, particularly in Subarea 2, would offer the social benefit of concentrating the relatively small campus population in the center of the college and reinforcing the interactive nature of campus life, while still conforming to the intent of the original Myron Hunt Master Plan.

## Landscape Plan

The landscape plan for the campus is based on a series of new projects that would significantly enhance and reuse existing places. The Occidental College campus has a pastoral setting in terms of the landscape and grounds and unique elevated location at the edge of the existing City neighborhood and districts. The college’s approach to education includes a longstanding intention to serve as a place of dialogue and the home for a close-knit academic community.

The Specific Plan would require a minimum of 50 percent planted area in all open space areas, a minimum of 70 percent planted area within all setback area, and a minimum of 40 percent planted area in all plazas. The Specific Plan would provide tree specifications and require approval by the

City Street Tree Division. In addition, all surface parking lots would be required to provide one canopy tree for every four net new surface parking spaces. At maturity, these trees would be required to have a crown of 30 feet to 50 feet.

## Project Objectives

The objectives of the proposed project are:

- To remodel, reconfigure, remove, or replace dysfunctional buildings or buildings that do not support the character, scale, quality, function, or safety of the campus because they are badly located, poorly designed, or are functionally and physically outmoded. Projects could include the restoration and rehabilitation of existing buildings, construction of new buildings, creation of well-defined open space, landscape, sustainability, transportation and/or utility projects, as necessary.
- To permit, encourage and facilitate the preservation, renovation, and ongoing maintenance of historically and architecturally significant buildings.
- Provide regulatory controls and incentives for the systematic execution of the relevant portions of the Northeast Los Angeles Community Plan, and to provide for public needs, convenience, and general welfare as the development of such area necessitates.
- Provide sufficient parking to serve the demonstrated need and demand for parking at Occidental College without development of excessive or unnecessary parking on the campus.
- Improve pedestrian accessibility on the campus to discourage excessive automobile trips and parking in residential areas, while at the same time creating a more pedestrian-friendly campus environment.
- Establish development criteria to lessen the visual impacts of building masses and hardscape to create an aesthetically pleasing built environment with the effective use of open space, landscaping, landscaped setbacks, buffering and screening.
- Limit the impacts of development on nearby residential areas.
- Develop criteria that promote a consistent architectural form on campus that reinforces the style of the original Myron Hunt design.
- Develop well-defined landscaped areas throughout the campus; and
- Permit the development of on-campus faculty and student housing.

## Areas of Controversy

Section 15123(b)(2) of the *CEQA Guidelines* requires that an EIR summary identify areas of controversy known to the Lead Agency, including issues raised by other agencies and the public.

For the proposed project this includes: traffic impacts attributable to the proposed project on Eaton Street and Avenue 50, and aesthetic concerns related to interference with views of Fiji Hill, and spill light at proposed new athletic facilities that could affect nearby homes and views from Fiji Hill.

## Environmental Impacts

Chapter 3 of this DEIR considers the environmental impacts associated with the following issue areas: aesthetics, air quality, biological resources, historic and cultural resources, geology and soils, hydrology and water quality, land use and planning, noise, recreation, and traffic, circulation, and parking. Table ES-3, included at the end of this chapter, summarizes the impacts and recommended mitigation measures associated with the proposed project. As shown in Table ES-3, if an underground parking structure is constructed on Building Opportunity Site 28, localized significant and unavoidable impacts would occur along two neighborhood streets segments: (1) Alumni Avenue between Avenue 46 and Campus Road, and (2) Campus Road between York Boulevard and Stratford Road. Implementation of neighborhood traffic management measures would likely reduce the impacts on Alumni Avenue and Campus Road to less-than-significant impacts. However, because Occidental College cannot unilaterally impose these measures, implementation of these neighborhood traffic management measures cannot be prescribed as mitigation measures. As a result, the impacts on Alumni Avenue and Campus Road would be significant and unavoidable. This impact would require the adoption of a Statement of Overriding Considerations during project approval.

## Alternatives to the Project

CEQA requires that “an EIR shall describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project...” (*CEQA Guidelines*, Section 15126.6 (a)). The discussion must focus on alternatives to the project or its location which are capable of lessening significant impacts, even if these alternatives would impede to some degree the attainment of project objectives, or be more costly (Section 15126.6 (b)). The EIR is required to briefly describe the rationale for selecting the alternatives to be discussed and also identify any alternatives that were considered by the Lead Agency, but rejected as infeasible during the scoping process.

The “No Project” alternative must be evaluated along with its impacts. If the “No Project” alternative is determined to be the environmentally superior alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives.

Alternatives analyzed in the EIR include the following:

- **No Project/No Build Alternative:** The proposed project would not be constructed and the project site would remain developed as educational land composed of 1,148,044 square feet of building area. There would not be the removal of 390 parking spaces. The buildings on

the project site are currently old, underdeveloped and would continue to be underused in the absence of an approved development and redevelopment program. However, students would still be able to increase from the current approximately 1,800 students up to the cap of 2,000 students. This alternative would have no impacts, but would also meet none of the project objectives.

- **Less Dense Alternative:** This alternative would reduce proposed project development by 25 percent. Under this alternative, the Master Plan would result in the net addition of approximately 412,688 square feet to the existing 1,148,044 square feet of building area instead of the 550,250 square feet proposed under the project. This alternative would be configured to avoid impacts on neighborhood streets that could occur under the project if 232 parking spaces were built on BOS 28. This alternative would meet most of the project objectives except that reduced new development would mean that less space would be developed and project objectives may not all be fully met.
- **No Development in Sub Area 3:** This alternative would prohibit development in Sub Area 3. Building Opportunity Sites 1 through 6 would not be developed. This alternative could still result in the same amount of development as the project (a net increase of 550,250 sf), and impacts associated with construction would still occur. No multi-family housing would be developed across from single family housing in an R-1 zone. The potential impact associated with the development of 232 parking spaces on BOS 28 could still occur. There would be no development along N. Avenue 50 and Townsend Avenue. This alternative would not meet project objectives to provide faculty and staff housing as no suitable sites would be available.

### **Environmentally Superior Alternative**

Based on a comparison of the alternatives with the proposed project, the Less Dense Alternative would be the environmentally superior alternative. The Less Dense Alternative would be configured to avoid significant impacts on neighborhood streets.

**TABLE ES-3  
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Description of Impact	Mitigation Measures	Level of Significance After Mitigation
<b>3A. Aesthetics</b>		
<p>The project would not damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, or other locally recognized desirable aesthetic natural feature.</p>	<p>None required. (See Mitigation Measures 3C.10 through 3C.18 for measures related to oak trees and other protected trees.)</p>	<p>Less than significant.</p>
<p>The proposed project could substantially degrade the existing visual character or quality of the site and its surroundings.</p>	<p><b>Measure 3A.1:</b> Prior to submittal of building plans to the Los Angeles Department of Building and Safety, the applicant shall obtain a Project Permit Compliance Review from the Director of City Planning or his/her designee as required by the Occidental College Specific Plan to ensure that the proposed building is consistent with the development standards and regulations of the Specific Plan. The Director (or designee) may request that the plans be reviewed by the City Planning Urban Design Studio and that the Design Studio make recommendations to the Director regarding design compatibility with the adjacent community.</p> <p><b>Measure 3A.2:</b> All open areas not used for buildings, driveways, parking areas, recreational facilities or walk ways shall be left in their natural condition (Subarea 3) or attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect.</p> <p><b>Measure 3A.3:</b> During construction, the applicant shall install and maintain a solid security fence, which shall be a minimum of eight feet tall, around the perimeter of development sites under construction. The construction site shall be kept clean from weeds, trash and other forms of debris.</p>	<p>Less than significant.</p>
<p>The proposed project could result create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.</p>	<p><b>Measure 3A.4:</b> Buildings and any parking lots within the project area shall include glare shields/down lighting for safety and lighting intended to highlight building elements. Lighting shall be designed so as to confine all direct rays within the recreational facility perimeter. This state of the art lighting would be used to minimize light and glare impacts caused by the new sources of light.</p> <p><b>Measure 3A.5:</b> The exterior of proposed buildings shall be constructed of materials such as high-performance tinted non-reflective glass and pre-cast concrete or fabricated wall surfaces.</p> <p><b>Measure 3A.6:</b> Prior to issuance of a building permit, the project applicant shall submit a lighting plan prepared by a qualified lighting engineer or architect demonstrating compliance with the following requirements, subject to approval of the Building official:</p> <ul style="list-style-type: none"> <li>• All new outdoor lighting shall be designed and installed with shielding, so that the light source cannot be seen from adjacent residential properties.</li> <li>• New recreational lighting shall be required to be aimed down and focused on recreational facilities and arranged as to reflect away from surrounding land uses. Furthermore, cutoff fixtures shall be utilized by athletic facilities to mitigate light spillover and glare to adjacent residential neighborhoods.</li> <li>• A licensed Electrical Engineer shall measure light levels annually before the start of nighttime athletic activities with all lights lit to comply with a value of 0.50fc.</li> </ul>	<p>Less than significant.</p>

**TABLE ES-2  
SUMMARY OF IMPACTS AND MITIGATION MEASURES (cont.)**

Description of Impact	Mitigation Measures	Level of Significance After Mitigation
	<p>Readings that are greater should be addressed and corrected by Occidental College with special attention given to residences west (near Building Opportunity Site 24) and east of the project site (near Building Opportunity Site 7), the lower soccer field.</p> <p><b>Measure 3A.7:</b> No sports field lighting shall be permitted at Building Opportunity Site 5.</p>	
<b>3B. Air Quality</b>		
<p>The proposed project could violate an air quality standard or contribute substantially to an existing or projected air quality violation.</p>	<p><b>Measure 3B.1:</b> Reduce construction equipment emissions. Prior to approval of grading plans for surface areas that will be actively disturbed, the following notes shall be required on the contractor specifications: "To reduce construction equipment emissions, the following measures shall be implemented when feasible." And the following measures shall be included in the contractor specifications:</p> <ul style="list-style-type: none"> <li>• Use low emission mobile construction equipment. Each individual project applicant shall comply with CARB requirements for heavy construction equipment.</li> <li>• All construction equipment shall be properly tuned and maintained in accordance with manufacturer's specifications.</li> <li>• General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions. Construction activities shall be phased and scheduled to avoid emissions peaks and discontinued during second-stage smog alerts.</li> <li>• Use low sulfur fuel for stationary construction equipment.</li> <li>• Configure construction parking to minimize traffic interference.</li> <li>• Minimize obstruction of through-lanes. When feasible, construction should be planned so that lane closures on existing streets are kept to a minimum.</li> <li>• Schedule construction operations affecting traffic for off-peak hours.</li> <li>• Develop a traffic plan to minimize traffic flow interference from construction activities.</li> <li>• Use aqueous diesel fuel where feasible and reasonably commercially available.</li> <li>• Use cooled exhaust gas recirculation where feasible and reasonably commercially available.</li> <li>• Use construction equipment with a Diesel Oxidation Catalyst with a control efficiency ranging up to 50 percent when feasible.</li> </ul> <p><b>Measure 3B.2:</b> Reduce fugitive emission. Prior to approval of grading plans for surface areas that will be actively disturbed, the following notes shall be included on the contractor specifications: "To reduce fugitive emissions from construction, the following measures shall be implemented when feasible." And the following measures shall be included in the contractor specifications:</p> <ul style="list-style-type: none"> <li>• All paved access roads, parking areas, and staging areas shall be swept daily using</li> </ul>	<p>Less than significant.</p>

**TABLE ES-2  
SUMMARY OF IMPACTS AND MITIGATION MEASURES (cont.)**

Description of Impact	Mitigation Measures	Level of Significance After Mitigation
	<p>SCAQMD Rule 1186 certified water sweepers or recommended water sweepers using reclaimed water.</p> <ul style="list-style-type: none"> <li>• Traffic speeds on unpaved roads shall be limited to 15 miles per hour (mph) or less.</li> <li>• Cease grading during periods when winds exceed 15 mph and install truck and tire wash facilities as needed to reduce off-site transport of fugitive dust from all unpaved staging areas and unpaved road surfaces.</li> <li>• Cover all trucks hauling soil, sand, and other loose materials, or require all trucks to maintain at least two feet of freeboard.</li> <li>• Pave, water (three times daily), cover, or apply non-toxic soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites.</li> <li>• Sweep streets daily with water sweepers if visible soil material is carried onto adjacent public and private streets within the project area.</li> <li>• Hydroseed or apply non-toxic stabilizers to inactive construction areas</li> <li>• Enclose, cover, water (twice daily) or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.)</li> <li>• Install sandbags or other erosion control measures to prevent silt runoff to public and private roadways within the project area during rain season construction (November through April).</li> <li>• Replant vegetation in disturbed areas as quickly as possible.</li> <li>• Heavy-duty trucks shall be prohibited from idling in excess of five minutes. In addition, the project site shall contain signs posted, and provide driver education, regarding the adverse health effects associated with diesel inhalation..</li> </ul>	
	<p><b>Measure 3B.3:</b> Reduce emissions related to coating and paving activities, the following notes shall be included on the contractor specifications: "To reduce emissions from construction, the following measures shall be implemented when feasible." And the following measures shall be included in the contractor specifications:</p> <ul style="list-style-type: none"> <li>• Architectural coatings and solvents shall have an ROG content of 75 grams per liter or lower.</li> <li>• Minimize the amount of painting each day to a limited level.</li> <li>• Minimize the amount of paint used by using pre-coated, pre-colored and naturally colored building materials.</li> <li>• Use water-based and LOW-VOC coatings with VOC contents less than those required by SCAQMD Rule 1113.</li> <li>• Use high transfer efficiency painting methods such as High Volume Low Pressure sprayers and brushes/rollers where possible.</li> </ul>	<p>Less than significant.</p>

**TABLE ES-2  
SUMMARY OF IMPACTS AND MITIGATION MEASURES (cont.)**

Description of Impact	Mitigation Measures	Level of Significance After Mitigation
	<ul style="list-style-type: none"> <li>• The applicant shall utilize building materials that do not require painting, as feasible.</li> <li>• The applicant shall utilize pre-painted construction material, as feasible.</li> <li>• Construction workers shall be required to handle and process, as feasible, construction activity that could cause offensive odors off-site before coming onto the project area.</li> </ul>	
The proposed project would not expose sensitive receptors to substantial pollutant concentrations.	See Measures 3B.1 and 3B.2, above.	Less than significant.
The project would contribute incrementally to greenhouse gas emissions and global warming.	<p><b>Measure 3B.4:</b> The following sustainable and energy efficient measures would reduce greenhouse gas emissions from project implementation:</p> <ul style="list-style-type: none"> <li>• Design buildings to take advantage of passive solar heating and cooling, and design buildings to take advantage of prevailing winds, landscaping and sun screens to reduce energy use for heating and cooling.</li> <li>• Install water-efficient landscaping and other water use reduction measures (see measure 3F.2).</li> <li>• Install on-site renewable energy systems (solar power) to provide power for campus uses.</li> <li>• Install self-closing trash enclosures that encourage recycling of waste materials; all receptacles shall be at least 50 feet from the property line of any adjacent residential property.</li> <li>• Make use of local and recycled materials in construction of new buildings.</li> <li>• Install efficient lighting and lighting control systems (including compact fluorescent light bulbs and LED lights) and use daylight as an integral part of lighting systems in buildings.</li> <li>• Install high albedo (high reflectivity) light colored "cool" roofs, cool pavements, and strategically placed shade trees.</li> <li>• Install energy efficient (e.g. Energy Star or equivalent) heating and cooling systems, appliances and equipment, and control systems.</li> <li>• Install light emitting diodes (LEDs) for traffic, street and other outdoor lighting.<sup>6</sup></li> <li>• Reuse and recycle construction and demolition waste (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard).</li> <li>• Provide interior and exterior storage areas for recyclables and green waste and adequate recycling containers located in public areas.</li> </ul>	The project would address relevant CARB strategies and would not conflict with State AB 32 goals.

**TABLE ES-2  
SUMMARY OF IMPACTS AND MITIGATION MEASURES (cont.)**

Description of Impact	Mitigation Measures	Level of Significance After Mitigation
	<ul style="list-style-type: none"> <li>• Provide education and publicity about reducing waste and available recycling services.</li> <li>• Promote ride sharing programs e.g., by designating a certain percentage of parking spaces for ride sharing vehicles, designating adequate passenger loading and unloading and waiting areas for ride sharing vehicles, and providing a web site or message board for coordinating rides.</li> </ul> <p><b>Measure 3B.5:</b> To reduce GHG emissions associated with new construction resulting from the Specific Plan and to ensure energy efficient design, the construction of any new building over the thresholds of the Green Building Ordinance will comply with the provisions of this ordinance.</p>	
<p>The project would not violate an air quality standard or contribute to an existing or projected air quality standard (including indoor standard), nor would the project result in odors</p>	<p><b>Measure 3B.6:</b> The following measures would reduce any potential operational odor impacts and any potential impact from air pollutants on future project occupants:</p> <ul style="list-style-type: none"> <li>• Install self-closing trash enclosures.</li> <li>• All trash receptacles shall be at least 50 feet from the property line of any adjacent residential property.</li> <li>• As may be necessary (based on review by the Department of Building and Safety) new buildings shall include air filtration with filters meeting or exceeding ASHRAE Standard 52.2 Minimum Energy Efficiency reporting Value (MERV) of 12, to the satisfaction of the Department of Building and Safety.</li> </ul>	<p>Less than significant.</p>
<p>The proposed project would not result in a cumulatively considerable net increase of criteria pollutants for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors).</p>	<p>None required.</p>	<p>Less than significant.</p>
<b>3C. Biological Resources</b>		
<p>The proposed project could have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service?</p>	<p><b>Measure 3C.1:</b> To address the potential presence of nesting birds and raptors, no more than 30 days prior to initiation of any grading or excavation, Occidental College shall have a qualified biologist conduct a pre-construction bird and raptor nesting survey. The biologist must be qualified to determine the status and stage of nesting efforts by all locally breeding raptor and migratory bird species without causing intrusive disturbance. This survey shall cover all reasonably potential nesting locations for the relevant species on or closely adjacent to the project site.</p> <p>If an active nesting effort is confirmed or considered very likely by the biologist, no construction activities shall occur within at least 500 feet of the nesting site until measures to address the constraint are agreed to by the project applicant, USFWS, and CDFG personnel. If there are</p>	<p>Less than significant.</p>

**TABLE ES-2  
SUMMARY OF IMPACTS AND MITIGATION MEASURES (cont.)**

Description of Impact	Mitigation Measures	Level of Significance After Mitigation
	<p>clear and present human safety risks due to any project delay, it would be important to quickly apprise agency personnel so that they can address the issue expeditiously.</p> <p>Measures available as options to address this constraint are dependent on the species and any other protections afforded it, details of the nest site, the nest stage, types and levels of ongoing disturbances, the relevant project actions, and distances involved. Potentially appropriate measures to take may include one or more of the following as authorized by the USFWS: (1) delaying work at the nest site location until either the nest has failed (for non-project-related reasons) seven days after the last young leaves the nest, or (2) taking the young nestlings to a qualified wildlife rehabilitation center. Note that in the latter situation, it would normally be necessary for the biologist retrieving the young to be properly experienced and permitted for the specific work required.</p> <p>In some cases both the USFWS and CDFG would waive the regulatory constraint based on the type of species nesting and the urgency of the project.</p> <p><b>Measure 3C.2:</b> Despite the low probability of occurrence of the federally-threatened coastal California gnatcatcher, this species nevertheless could be present in Occidental's disturbed coastal scrub habitat. If as a result of Measure 3C.1 it is determined that there is the potential for gnatcatcher to be present in the vicinity of any proposed construction activity, focused surveys to prove presence or absence shall be undertaken.</p> <p>Surveys shall follow the USFWS Coastal California Gnatcatcher (<i>Poliophtila californica californica</i>) Presence/Absence Survey Guidelines (USWFS, 1997), which require a minimum of six breeding season surveys from March 25 through June 30, or a minimum of nine non-breeding surveys from July 1 through March 14.</p> <p>Surveys shall be completed by permitted biologists where there is coastal sage scrub, alluvial fan scrub, chaparral, or intermixed or adjacent areas of grassland and riparian habitats, as well as in a 500-foot buffer area around this habitat. No more than 80 acres shall be surveyed per biologist per day.</p> <p>Results of focused surveys will be forwarded to the USFWS.</p> <p>If coastal California gnatcatcher nests are detected near or within 500 feet of proposed construction activity, no disturbance will be allowed until all of the young have fledged or the nest fails. A take permit would be required for any currently or previously occupied habitat.</p> <p><b>Measure 3C.3:</b> Occidental College shall have a qualified bat biologist perform a roosting survey for bats species prior to renovations or demolitions to existing buildings.</p> <p><b>Measure 3C.4:</b> If bat species are found during the survey, modification or removal of buildings shall occur during the period least likely to impact the bats, as determined by a qualified bat biologist (generally from February 15 through October 15 if there are winter hibernacula, and from August 15 through April 15 if there are active maternity roosts found during the survey). Also, a no-disturbance buffer acceptable in size to CDFG shall be created around any roosts in the area (roosts that will not be destroyed by the project but are within the project vicinity) during the breeding season (April 15 through August 15). Bat roosts initiated during</p>	

**TABLE ES-2  
SUMMARY OF IMPACTS AND MITIGATION MEASURES (cont.)**

Description of Impact	Mitigation Measures	Level of Significance After Mitigation
	<p>construction are presumed to be unaffected, and no buffer is necessary.</p> <p><b>Measure 3C.5:</b> If a bat roosting habitat is destroyed during building demolition or alteration activities, artificial bat roosts shall be constructed in an undisturbed area of the property, at least 200 feet from any project activities. The design and location of the artificial bat roost(s) shall be determined by a qualified bat biologist.</p>	
<p>The proposed project could have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in the City or regional plans, policies, regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service.</p>	<p><b>Measure 3C.6:</b> Prior to the commencement of any construction activity in Building Opportunity Site 5, written documentation shall be obtained from the Corps that no permit would be required for construction activities in the area of the swale. Should a permit be required, all the terms and conditions of the Corps permit shall be implemented.</p> <p><b>Measure 3C.7:</b> Prior to the commencement of any construction activity in Building Opportunity Site 5, written documentation shall be obtained from the California Department of Fish and Game that no agreement would be required for construction activities in the area of the swale. Should an agreement be required, all the terms and conditions of the CDFG Streambed Alteration Agreement shall be implemented.</p> <p><b>Measure 3C.8:</b> Prior to the commencement of any construction activity in Building Opportunity Site 5, written documentation shall be obtained from the Los Angeles Regional Water Quality Control Board that no Waste Discharge Requirement (WDR) permit would be required for construction activities in the area of the swale. Should a permit be required, all the terms and conditions of the WDR permit shall be implemented.</p> <p><b>Measure 3C.9:</b> For construction activities that results in temporary impacts of native habitat, these areas will be revegetated to pre-disturbance conditions. Occidental College will provide for annual monitoring of revegetated areas for a period three years, to ensure the viability of the revegetation.</p>	<p>Less than significant.</p>
<p>The proposed project could conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance (e.g., oak trees or California walnut woodlands).</p>	<p><b>Measure 3C.10:</b> Development of each Building Opportunity Site shall prioritize tree preservation. "Protected Trees" as defined by the City of Los Angeles shall receive the highest priority for preservation. Healthy trees not directly protected by City of Los Angeles Los Angeles Municipal Code with a diameter of 12 inches at breast height (dbh) should be preserved in place to the maximum extent feasible.</p> <p><b>Measure 3C.11:</b> A Tree Report shall be prepared by a Tree Expert (as defined by the City of Los Angeles) and submitted to the Department of City Planning and Urban Forestry Division prior to development on <b>each</b> Building Opportunity Site. The Tree Report shall include information on <b>all</b> trees on the Building Opportunity Site and any trees off-site within 30 feet of the construction zone (if none a simple letter indicating that no trees would be impacted shall be prepared). If Protected Trees are present see Measure 3C.12.</p> <p><b>Measure 3C.12:</b> Construction on a Building Opportunity Site that has the potential to impact (the tree drip-line is within 30 feet of the construction zone) "Protected Trees" as defined by the City of Los Angeles Protected Tree Ordinance shall prepare a Protected Tree Report (PTR) in accordance with City of Los Angeles, Urban Forestry Division Guidelines. Any protected tree removal(s) shall be subject to the approval of the Board of Public Works and an Urban Forestry Division issued protected tree removal permit.</p>	<p>Less than significant.</p>

**TABLE ES-2  
SUMMARY OF IMPACTS AND MITIGATION MEASURES (cont.)**

Description of Impact	Mitigation Measures	Level of Significance After Mitigation
	<p>The Urban Forestry Division requires all PTRs be submitted by a "Tree Expert" as defined in Los Angeles Municipal Code (LAMC) Section 17.02:</p> <ul style="list-style-type: none"> <li>• A Registered Consulting Arborist as provided by the American Society of Consulting Arborists</li> <li>• A California licensed Landscape Architect who is also a Certified Arborist (CA) as provided by the International Society of Arboriculture (ISA)</li> <li>• A California licensed Pest Control Advisor who is also a Certified Arborist (CA) as provided by the International Society of Arboriculture (ISA)</li> </ul> <p>A PTR shall contain the following minimum information: 1) By whom the PTR is prepared; 2) For whom the PTR is prepared; 3) PTR location address with short geographic description; 4) Date PTR is prepared; 5) Date of PTR field inspection; 6) PTR purpose; 7) Table of Contents; 8) Project narrative: a. Project Description and background; b. Field observations; c. Findings; d. Recommendations; e. Mitigation (City of Los Angeles proscribes mitigation for any protected tree removal approval); f. Protected tree construction impact guidelines; 9) Matrix (spreadsheet) summarizing field observations of all protected tree(s) on subject property and any offsite protected trees that may be impacted by project by number (trees to be field tagged) (provide code for offsite trees (e.g. OS#1), tree species, tree height, diameter, spread, physical condition (e.g. declining, drought stressed, twig dieback, etc.), suggested treatment, tree rating, any other related information; 10) Matrix of proposed protected tree removals; 11) Matrix of proposed protected trees to remain; 12) Color photographs of all proposed protected tree removals (multiple trees may be shown on a photo if there is some method to differentiate between individual trees). Additional photos of remaining protected trees preferred; 13) Topographical map with all protected trees plotted (as close to real positions as possible, survey not required). Trees shall be color-coded, either highlighted or CAD as follows: Quercus spp - yellow, Platanus racemosa – blue, Umbellularia californica – green, Juglans californica – orange. All proposed protected tree removals shall be circled in red. Approximate canopy spread should also be included. Included on the plan shall be the footprint of any proposed buildings, walls, patios, pools, etc. Also to be included on plan is lot and proposed building(s) square footage; 14) Verification of current licenses and certifications; 15) Any further information that preparer opines is pertinent to the project.</p> <p>Protected tree removal mitigation shall be minimum 4:1, 15-gallon tree stock minimum; actual mitigation requirements shall be determined based on the value of the removed trees.</p> <p><b>Measure 3C.13:</b> The plot plan for each Building Opportunity Site shall contain measures recommended by the tree expert for the preservation of as many trees as possible (both protected and non-protected trees). Mitigation measures for non-protected trees, such as replacement by a minimum of 24-inch box trees, on a 1:1 basis, shall be required for the unavoidable loss of desirable trees (those with a dbh of 12 inches or greater, and determined to be in good health by a tree expert) to the satisfaction of the City Planning Department and/or the Urban Forestry Division.</p>	

**TABLE ES-2  
SUMMARY OF IMPACTS AND MITIGATION MEASURES (cont.)**

Description of Impact	Mitigation Measures	Level of Significance After Mitigation
	<p><b>Measure 3C.14:</b> As appropriate trees should be treated promptly for insect infestation (such as western sycamore borer) and monitored in the months before construction begins.</p> <p><b>Measure 3C.15:</b> A tree expert shall be present during demolition phase of construction to prevent any unnecessary root damage.</p> <p><b>Measure 3C.16:</b> Crown and/or root pruning of all protected and desirable trees shall be overseen by a Tree Expert.</p> <p><b>Measure 3C.17:</b> All trees with a drip-line within 30 feet of a construction site shall be evaluated for appropriate care and irrigation prior to construction to ensure that they are able to withstand the stresses of construction.</p> <p><b>Measure 3C.18:</b> Development of each Building Opportunity Site shall incorporate landscaping and a canopy of trees on the campus roadways in order to help absorb new sources of glare resulting from the introduction of new lighting sources.</p> <p><b>Measure 3C.19:</b> If it is determined that "protected trees" require removal as a result of project activities, then, prior to removal, the proposed project shall apply for and obtain a permit from the Board of Public Works or its designated officer or employee.</p> <p><b>Measure 3C.20:</b> All trees to be removed shall be processed to provide mulch for open space areas on the campus.</p> <p><b>Measure 3C. 21:</b> Construction sites shall be fenced to protect trees.</p>	
<b>3D. Cultural Resources</b>		
<p>The proposed project could cause a substantial adverse change in significance of a historical resource as defined in State CEQA §15064.5.</p>	<p><b>Measure 3D.1:</b> All modification, restoration, and rehabilitation, and new construction, must conform to the Secretary of the Interior's Standards and Guidelines.</p> <p>Prior to the issuance of any permit for any modification, restoration, or rehabilitation of any affected buildings in the historic district a Qualified Historic Preservation Consultant, as defined in 36 CFR Part 61, shall prepare a detailed report/survey for any building to be included in the construction. This report shall be submitted to the Department of City Planning, Office of Historic Resources for review and comment.</p> <p>Environmental impacts may result from project implementation on Historic resources located on the project site. However, the potential impact will be mitigated to a level of insignificance by following the Secretary of the Interior's Standards for Historic Resources as approved by the Department of Cultural Affairs.</p> <ul style="list-style-type: none"> <li>• A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.</li> <li>• The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces shall be avoided.</li> </ul>	<p>Less than significant.</p>

**TABLE ES-2  
SUMMARY OF IMPACTS AND MITIGATION MEASURES (cont.)**

Description of Impact	Mitigation Measures	Level of Significance After Mitigation
	<ul style="list-style-type: none"> <li>• Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other buildings, shall not be undertaken.</li> <li>• Most properties change over time; those changes that have acquired significance in their own right shall be retained and preserved.</li> <li>• Distinctive features, finishes and construction techniques or examples of skilled craftsmanship which characterize an historic property shall be preserved.</li> <li>• Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive historic feature, the new feature shall match the old in design, color, texture, and other visual qualities, and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.</li> <li>• Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used on historic buildings. The surface cleaning of historic structures, if appropriate, shall be undertaken using the gentlest means possible.</li> <li>• New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.</li> </ul>	
<p>The proposed project could cause a substantial adverse change in significance of an archaeological resource pursuant to State CEQA §15064.5.</p>	<p><b>Measure 3D.2:</b> If buried cultural resources, such as chipped or ground stone, historic debris, building foundations, or human bone, are inadvertently discovered during ground-disturbing activities, work shall cease in that area and within 100 feet of the find until a qualified archaeologist can assess the significance of the find and, if necessary, develop appropriate treatment measures in consultation with Occidental College, the City, and other appropriate agencies. Treatment measures typically include development of avoidance strategies, capping with fill material, or mitigation of impacts through data recovery programs such as excavation or detailed documentation.</p>	<p>Less than significant.</p>
<p>The proposed project could disturb human remains, including those interred outside of formal cemeteries.</p>	<p><b>Measure 3D.3:</b> If any archaeological materials are encountered during the course of the project development, the project shall be halted, and the services of an archaeologist shall be secured by contacting the Center for Public Archaeology - Cal State University Fullerton, or a member of the Society of Professional Archaeologist (SOPA) or a SOPA-qualified archaeologist to assess the resources and evaluate the impact. Copies of the archaeological survey, study or report shall be submitted to the South Central Coastal Information Center (SCCIC) at Cal State Fullerton. A covenant and agreement reflecting this measure shall be recorded prior to obtaining a grading permit.</p> <p>Any potentially significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.</p>	<p>Less than significant.</p>

**TABLE ES-2  
SUMMARY OF IMPACTS AND MITIGATION MEASURES (cont.)**

Description of Impact	Mitigation Measures	Level of Significance After Mitigation
	<p>In the event of discovery or recognition of any human remains on the site, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of Los Angeles County has been contacted, per Section 7050.5 of the California Health and Safety Code. If the coroner determines that the human remains are of Native American origin, it is necessary to comply with state laws relating to the disposition of Native American burials, which fall within the jurisdiction of the Native American Heritage Commission (Public Resources Code Section 5097). If any human remains are discovered or recognized in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until</p> <ul style="list-style-type: none"> <li>a. The coroner of the County has been informed and has determined that no investigation of the cause of death is required; and</li> <li>b. If the remains are of Native American origin,               <ul style="list-style-type: none"> <li>1. The descendants of the deceased Native Americans have made a recommendation to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98, or</li> <li>2. The Native American Heritage Commission was unable to identify a descendant or the descendant failed to make a recommendation within 24 hours after being notified by the commission.</li> </ul> </li> </ul>	
<p>The proposed project could directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</p>	<p><b>Measure 3D.4:</b> If any paleontological materials are encountered during the course of the project development, the project shall be halted, and the services of a paleontologist shall be secured by contacting the Center for Public Paleontology - USC, UCLA, Cal State Los Angeles, Cal State Long Beach, or the Los Angeles County Natural History Museum to assess the resources and evaluate the impact. Copies of the paleontological survey, study or report shall be submitted to the Los Angeles County Natural History Museum. A covenant and agreement reflecting this measure shall be recorded prior to obtaining a grading permit.</p>	<p>Less than significant.</p>
<p><b>3E. Geology and Soils</b></p>		
<p>The proposed project could exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving :</p> <ul style="list-style-type: none"> <li>i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.</li> </ul>	<p><b>Measure 3E.1:</b> To minimize the effects of ground shaking from a significant earthquake on new and renovated structures, each building shall have a California certified engineering geologist or geotechnical engineer prepare a soils and geologic engineering report for each Building Opportunity Site as they are proposed for development. This report shall include analysis of all geologic hazards and soil conditions and shall be submitted for review and approval by the City of Los Angeles. All construction shall adhere to all recommendations advanced in the City approved report.</p> <p><b>Measure 3E.2:</b> Construction and/or renovation of all structures shall be required to meet California Building Code design and construction standards.</p>	<p>Less than significant.</p>

**TABLE ES-2  
SUMMARY OF IMPACTS AND MITIGATION MEASURES (cont.)**

Description of Impact	Mitigation Measures	Level of Significance After Mitigation
ii. Strong seismic ground shaking? iii. Seismic-related ground failure, including liquefaction? iv. Landslides?		
The proposed project would not be subject to unstable slopes and/or would not result in substantial soil erosion or the loss of topsoil.	<p><b>Measure 3E.3:</b> The applicant shall include the recommendations related to slope stability made in all the geotechnical investigations prepared for the site as part of the proposed project. These recommendations include oversight of earthwork operations, temporary shoring, and final site grading which shall be conducted by a California Certified Engineering Geologist or Registered Professional Geotechnical Engineer.</p> <p><b>Measure 3E.4:</b> The applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP) for the site in accordance with National Pollution Discharge Elimination System (NPDES) requirements and comply with erosion and sediment control measures therein. The SWPPP shall identify Best Management Practices (BMPs) for implementation during construction activities to reduce the potential for soil erosion. The SWPPP shall be incorporated into project specifications.</p> <p><b>Measure 3E.5:</b> The applicant shall obtain a haul route approval for export/import in excess of 1,000 cubic yards prior to submittal of grading permits to the Department of Building and Safety grading. All haul route hours shall be limited to off-peak hours as determined by Board of Building &amp; Safety Commissioners.</p> <p><b>Measure 3E.6:</b> Environmental impacts may result due to the proposed project's location in an area with liquefaction potential. However, these potential impacts will be mitigated to a level of insignificance by the following measures:</p> <ul style="list-style-type: none"> <li>• The project shall comply with the Uniform Building Code Chapter 18, Division 1 Section 1804.5 Liquefaction Potential and Soil Strength Loss, which requires the preparation of a geotechnical report. The geotechnical report shall assess potential consequences of any liquefaction and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration.</li> <li>• Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.</li> </ul> <p><b>Measure 3E.7:</b> Environmental impacts may result from the project's hauling operations and shall be reduced to a less than significant level by the implementation of the following mitigation measures:</p> <ul style="list-style-type: none"> <li>• Los Angeles Department of Building and Safety (LADBS) shall assign specific haul route hours of operation based upon hours of operation of schools in the</li> </ul>	Less than significant.

**TABLE ES-2  
SUMMARY OF IMPACTS AND MITIGATION MEASURES (cont.)**

Description of Impact	Mitigation Measures	Level of Significance After Mitigation
	<p>area.</p> <ul style="list-style-type: none"> <li>• The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector and the hauling or general contractor.</li> <li>• The developer shall install appropriate traffic signs around the campus to ensure pedestrian and vehicle safety.</li> <li>• LADBS shall require the applicant to have all employees park their personal vehicles on campus.</li> <li>• LADBS shall stagger haul trucks based upon a specific area's capacity, as determined by LADOT, and the amount of soil proposed to be hauled to minimize cumulative traffic and congestion impacts.</li> <li>• The City of Los Angeles Department of Transportation (LADOT) shall recommend to the Building &amp; Safety Commission Office the appropriate size of trucks allowed for hauling, best route of travel, the appropriate number flag people.</li> <li>• Trucks having no current hauling activity shall not idle but be turned off.</li> <li>• All construction staging shall be on-campus.</li> <li>• No parking shall be permitted on City streets during Red Flag Days in compliance with the "Los Angeles Fire Department Red Flag No Parking" program.</li> <li>• In order to preserve adequate access for emergency vehicles, all construction material shall be stored on-campus and not on the street during hauling operations.</li> <li>• The applicant shall provide a soils and/or geotechnical report to LADBS (reports needed to be determined by LADBS) for review and approval that shall include measures to mitigate impacts related to grading.</li> <li>• Fences shall be constructed around each construction site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.</li> </ul>	
<b>3F. Hydrology and Water Quality</b>		
<p>The proposed project would not violate water quality standards or wastewater discharge requirements; and/or substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner</p>	<p><b>Measure 3F.1:</b> On-site drainage plans shall be designed to retain, capture and convey increased runoff in accordance with the City of Los Angeles' design standards to mitigate or avoid flood hazards.</p>	

**TABLE ES-2  
SUMMARY OF IMPACTS AND MITIGATION MEASURES (cont.)**

Description of Impact	Mitigation Measures	Level of Significance After Mitigation
which would result in flooding on- or off-site.		
<b>3G. Land Use</b>		
The proposed project would not physically divide an established community.	None required.	Less than significant.
The proposed project would not conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.	None required.	Less than significant.
The proposed project would not conflict with an applicable habitat conservation plan or natural community conservation plan.	None required.	Less than significant.
<b>3H. Noise</b>		
The proposed project could cause exposure of persons to or generation of noise in levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.	<p><b>Measure 3H.1:</b> The proposed project shall comply with City of Los Angeles Noise Ordinance such that construction activities shall be performed in accordance with the applicable City of Los Angeles noise standards. The construction contract shall specify that no noise intensive construction or repair work be performed between the hours of 9:00 PM and 7:00 AM on any weekday, or before 8:00 AM or after 6:00 PM on and Saturday or national holiday, or at any time on Sundays.</p> <p><b>Measure 3H.2:</b> The proposed project shall require all construction equipment, stationary and mobile to be equipped with properly operating and maintained muffling devices.</p> <p><b>Measure 3H.3:</b> During construction activities, construction managers and inspectors shall serve as the contact persons in the event that noise levels become disruptive to local residents. A sign will be posted at the construction site with contact phone number, at all times.</p> <p><b>Measure 3H.4:</b> The proposed project shall provide advanced notification to adjacent residences where construction will take place by posting notices adjacent to the project area with regard to the schedule of construction activities. The notice shall include contact numbers of the construction managers and inspectors.</p> <p><b>Measure 3H.5:</b> The proposed project shall require stationary construction equipment and vehicle staging areas to be placed such that noise is directed away from sensitive receptors.</p> <p><b>Measure 3H.6:</b> The proposed project shall erect a temporary sound barrier such that the line-of-sight between sensitive receptors located within 100 feet of construction activities and construction activity is blocked. This wall shall extend along the southeastern and southwestern borders of the project area.</p>	Less than significant.

**TABLE ES-2  
SUMMARY OF IMPACTS AND MITIGATION MEASURES (cont.)**

Description of Impact	Mitigation Measures	Level of Significance After Mitigation
	<b>Measure 3H.7:</b> Heavy equipment shall be located as far away from sensitive receptors as possible.	
The proposed project would not expose persons to or generate excessive groundborne vibration or groundborne noise levels.	None required.	Less than significant.
The proposed project would not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.	See Mitigation Measures 3H.1 through 3H.7, above.	Less than significant.
The proposed project would not result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.	See Mitigation Measures 3H.1 through 3H.7, above.	Less than significant.
<b>3I. Recreation</b>		
The proposed project would not require the construction or expansion of recreational facilities that could have an adverse physical effect on the environment.	See Mitigation Measures identified in Sections 3A-3H, and 3J.	Less than significant.
<b>3J. Traffic</b>		
The proposed project could result in inadequate parking capacity.	<p><b>Measure 3J.1:</b> Transportation Demand Management. To reduce the demand for parking to minimal possible levels, to the greatest extent feasible the following Transportation Demand Management measures shall be implemented:</p> <ul style="list-style-type: none"> <li>• <u>Education.</u> Occidental College shall provide education and awareness training and materials to students and employees regarding the TDM program, availability of transit, alternatives to single occupancy vehicles (SOV) and the motivation for participating in the TDM program.                             <ul style="list-style-type: none"> <li>○ Post in areas on campus information for students about MTA (B-TAP, EZ, and student) passes, transit routes and times, and information on alternative transportation and commuting options.</li> </ul> </li> <li>• <u>Commuting Alternatives.</u> Occidental College shall support alternatives to commuting and shall support transit, biking, walking, carpooling and vanpooling.</li> <li>• <u>Staff Trip reduction.</u> For employees, Occidental College shall subsidize MTA passes (B-TAP or EZ Pass) and/or provide other compensation, prizes, or awards to ride-sharers, and shall provide guaranteed rides home.</li> <li>• <u>Provide adequate, secure bike racks and showers for those using bicycles.</u></li> <li>• Occidental College shall provide preferential parking to high occupancy vehicles and shuttle services. Also, Occidental College shall designate ample car pool and/or van</li> </ul>	Less than significant.

**TABLE ES-2  
SUMMARY OF IMPACTS AND MITIGATION MEASURES (cont.)**

Description of Impact	Mitigation Measures	Level of Significance After Mitigation
	<p style="text-align: center;">pool parking to more than meet demand.</p> <ul style="list-style-type: none"> <li>• Occidental College shall follow applicable City of Los Angeles TDM regulations (LAMC 12.26.J3).</li> </ul> <p><b>Measure 3J.2:</b> Long-term Stage 2 parking removals shall not occur unless it is determined through ongoing monitoring of the parking system that the parking spaces to be removed are excess spaces beyond the established campus parking demand plus 10 percent. Therefore, the projected shortfall would not result in a parking impact since the spaces would not be removed if the need could not be accommodated. To ensure that the spaces would not be needed, however, the monitoring system should not only include annual utilization surveys of the campus but should also consider campus-generated on-street demands and should allow for the possibility of increased demands if the number of enrolled students at the time of the survey is below the 2,000 student cap.</p> <p><b>Measure 3J.3:</b> During special events, Occidental College shall adopt all of the following measures:</p> <ul style="list-style-type: none"> <li>• Develop and implement a special event management plan for the largest events such as commencement, whereby arrangements are made to ensure that utilization of all available spaces on campus is maximized, to encourage carpooling, and to park attendees on surrounding streets. Parking attendees at remote locations with connecting shuttle service could also be considered for the largest events.</li> <li>• Develop and implement a special event management plan for weeknight and weekend events to ensure that utilization of all available spaces on campus is maximized and, if necessary, restrict attendance. The special event management plan for weeknight and weekend events shall address potential options such as valet parking, and/or arrangements for the use of parking lots off-campus and the use of shuttle service from off-campus locations to events.</li> <li>• Limit daytime events to the size supported by the available parking capacity.</li> </ul>	
<p>The proposed project could cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to ratio capacity on roads, or congestion at intersections)?</p>	<p><b>Measure 3J.4:</b> Occidental College shall implement one of the following mitigation measures:</p> <p>(a) Occidental College shall control the multi-family faculty/staff housing driveway approach to Townsend Avenue with a stop sign and re-stripe Townsend Avenue to provide a left-turn storage pocket. With this control, the stop-controlled movements on the driveway approach are projected to operate at LOC C during the AM peak hour and LOS B during the PM peak hour, while the through movements on Townsend Avenue would be uncontrolled.</p> <p style="text-align: center;">- OR -</p> <p>(b) Occidental College shall install stop-signs controlling all three following approaches (i.e., the two Townsend Avenue approaches as well as the driveway approach). This would be similar to other existing intersections along Townsend Avenue, such as Townsend Avenue/Avenue 51 to the southeast and Townsend Avenue/Grove Drive</p>	<p>Although Measure 3J.6 is feasible, Occidental College cannot unilaterally impose a neighborhood Traffic management Plan, and the measure cannot be assured, therefore this EIR considers the impact on two neighborhood street segments (Alumni Avenue between York Boulevard and Campus Road and Campus Road between York Boulevard and Stratford Road) to remain significant and unavoidable if BOS 28 is developed with 232 parking spaces. All other traffic impacts would be less than</p>

**TABLE ES-2  
SUMMARY OF IMPACTS AND MITIGATION MEASURES (cont.)**

Description of Impact	Mitigation Measures	Level of Significance After Mitigation
	<p>to the north and would be consistent with Townsend Avenue’s classification in the City of Los Angeles General Plan as a collector street. With all-way stop control, a left-turn pocket would not be necessary on Townsend Avenue. With this control, the intersection is projected to operate at LOS B during both the AM and PM peak hours.</p> <p><b>Measure 3J.5:</b> The driveways near faculty/staff single-family housing shall be designed with off-street turnaround capability located between the vehicle parking area and the street so that the potential for backing maneuvers onto Townsend Avenue is minimized. In addition, sufficient off-street parking area should be provided at each residence (not including the turnaround area) for both resident and guest vehicles, since on-street parking is prohibited on the Townsend Avenue grade.</p> <p><b>Measure 3J.6:</b> If 232 parking spaces are developed on BOS 28, Occidental College shall work with LADOT and the neighboring community to implement a Neighborhood Traffic Management Plan that shall include traffic calming measures. If the neighbors agree that these solutions are workable, the improvement(s) would be installed on a trial basis. Once the improvements have been in place for a sufficient trial (usually six months), and the neighbors approve, the improvements would be installed permanently.</p>	<p>significant.</p>
<b>3K. Water</b>		
<p>The project would incrementally increase demand for water.</p>	<p><b>Measure 3K.1:</b> Occidental College shall implement water conservation measures in new development that shall include but not be limited to the following:</p> <ul style="list-style-type: none"> <li>• Installation of high-efficiency toilets (1.28 gallons per flush or less, includes dual flush.</li> <li>• High-efficiency urinals (0.5 gallons per flush includes waterless)</li> <li>• Restroom faucet flow rate of 1.5 gallons per minute or less</li> <li>• Public restroom self-closing faucets</li> <li>• Showerhead flow rate of 2 gallons per minute or less</li> <li>• Limit of one showerhead per shower stall</li> <li>• High efficiency clothes washers (water factor of 6.0 or less)</li> <li>• High efficiency dishwashers (Energy Star rated)</li> <li>• Domestic water heating system located in close proximity to point(s) of use, as feasible; use of tankless and on-demand water heaters as feasible</li> <li>• Cooling towers must be operated at a minimum of 5.5 cycles of concentration</li> <li>• Install on-site water recycling as feasible</li> <li>• Use of recycled water (if available) for appropriate end uses (irrigation, cooling towers, sanitary)</li> <li>• Single pass cooling shall be prohibited (e.g. any vacuum pumps or ice machines)</li> <li>• Irrigation shall include; <ul style="list-style-type: none"> <li>✓ Weather-based irrigation controller with rain shutoff</li> <li>✓ Flow sensor and master valve shutoff (for large landscaped areas)</li> <li>✓ Matched precipitation (flow) rates for sprinkler heads</li> <li>✓ Drip/microspray/subsurface irrigation where appropriate</li> <li>✓ Minimum irrigation system distribution uniformity of 75%</li> </ul> </li> </ul>	<p>Less than significant.</p>

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SUMMARY OF IMPACTS AND MITIGATION MEASURES (cont.)**

Description of Impact	Mitigation Measures	Level of Significance After Mitigation
	<ul style="list-style-type: none"><li>✓ Proper hydro-zoning, turf minimization and use of native/drought tolerant plant materials</li><li>✓ Use of landscape contouring to minimize precipitation runoff</li></ul>	