

CHAPTER 4

Corrections and Additions

CEQA Guidelines section 15088.5 requires:

- (a) A lead agency is required to recirculate an EIR when significant new information is added to the EIR after public notice of its availability . . . "Significant new information" requiring recirculation include, for example, a disclosure showing that:
 - (1) A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.
 - (2) A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance.
 - (3) A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the environmental impacts of the project, but the project's proponents decline to adopt it.
 - (4) The draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.
- (b) Recirculation is not required where the new information added to the EIR merely clarifies or amplifies or makes insignificant modifications in an adequate EIR.
- (c) If the revision is limited to a few chapters or portions of the EIR, the lead agency need only recirculate the chapters or portions that have been modified.
- (d) Recirculation of an EIR requires notice pursuant to Section 15087, and consultation pursuant to Section 15086.
- (e) A decision not to recirculate an EIR must be supported by substantial evidence in the administrative record.

In response to public comments received as well as directives from City staff, Corrections and Addition have been made to the Draft EIR. Also, additional information has been suggested in comments to the Draft EIR and responded to in Chapter 3 of this Final EIR. All of the public comments to the Draft EIR as well as the Additions and Corrections to the Draft EIR have been carefully reviewed to determine whether recirculation of the Draft EIR is required. All of the new information in Corrections and Additions to the Draft EIR and in the comments and in the responses to comments merely clarify or amplify or make insignificant modifications in an adequate Draft EIR. Therefore, the Draft EIR need not be recirculated prior to certification.

Measure 3J.4 part b. (in both the Executive Summary and the Traffic section, pp. ES-24 and 3J-21), the reference to Townsend Avenue/Grove Drive is changed to Townsend Avenue/Oak Grove Drive.

Figure 2.2 on page 2-3 is replaced with a revised Figure 2.2 (additional buildings were labeled) following.

Footnote #4 on page 2-6 is revised to read (new text is underlined):

Building Opportunity Sites are defined by the Specific Plan as “all of the areas on the Campus which have been deemed feasible for development including (a) the numbered areas outlined and designated by number on Figure 4 of this Specific Plan and (b) the footprint of all Existing Buildings. These building opportunity sites are portions of the Campus where new projects may be developed. These building opportunity sites are not intended to identify any specific project or building, but rather the envelope or perimeter of the land area within which specific projects may be developed.”

The following sentence is added to the end of the first partial paragraph on p. ES-7:

In comments on the Draft EIR additional areas of controversy were identified indicating that past performance by the College warrants careful monitoring by the City to assure compliance with mitigations measures, particularly with regard to the following: 1) flood control management; 2) Transportation Demand Management to reduce auto-dependence; 3) historic resource protection and sensitivity to Myron Hunt architecture.

The following is added after the first (partial) paragraph on p. 3A-16.

Coringa Drive is elevated about 50 to 75 feet above the playing field of Anderson Field; approximately five homes on Coringa Drive could have views of the lights; two homes on Coringa Drive have decks that overlook the field. Nighttime views from these homes and decks when Anderson Field is in use would change from that of a dark field to that of a brightly lit field with activity. For those used to a dark environment the change in views on nights with play (approximately 117 nights per year) could be annoying. The lights would also be visible from other homes in the area.

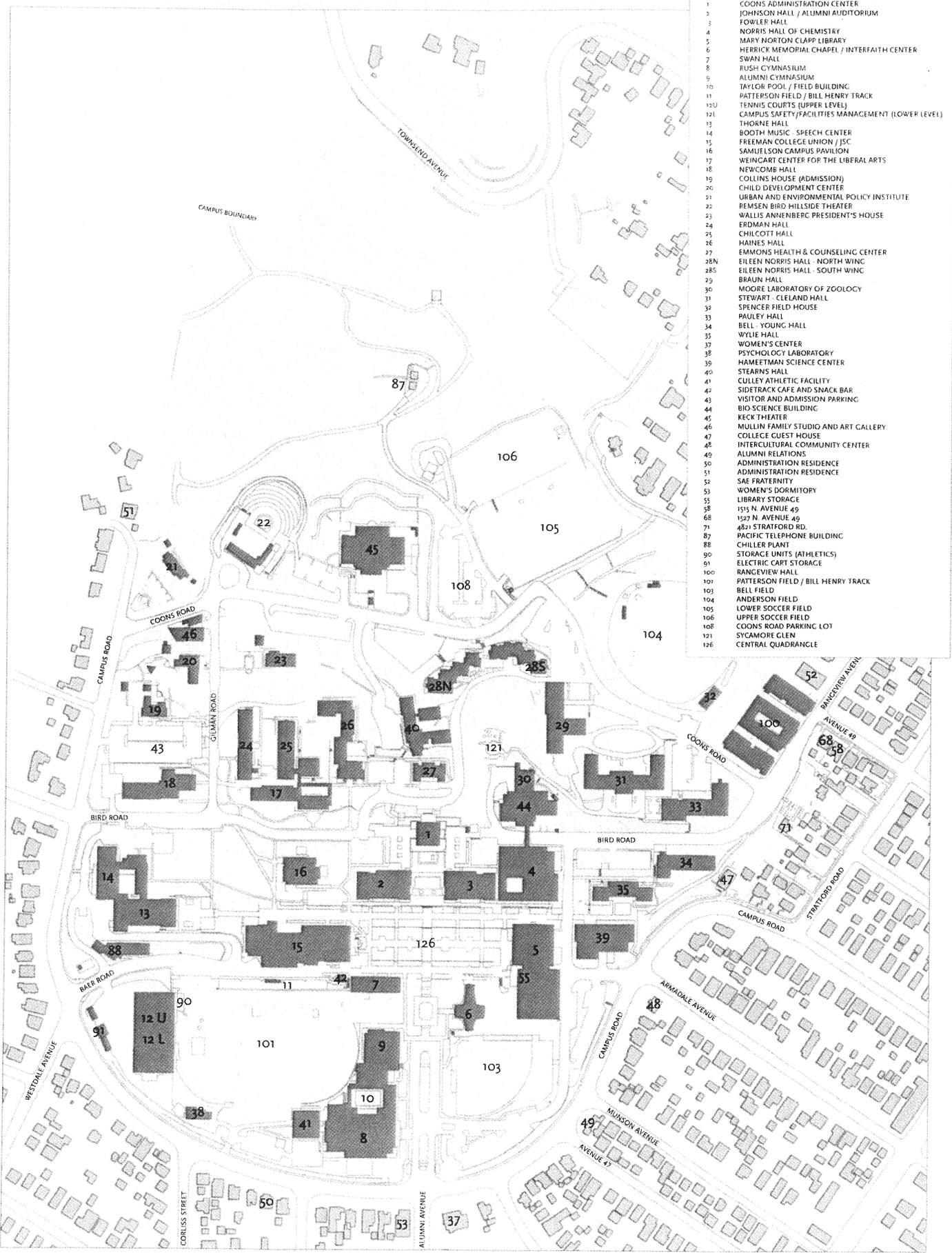
The following mitigation measure is added to the summary and Aesthetics chapter:

Measure 3A.8: *At the option of homeowners along Coringa Drive and as feasible, street trees (subject to approval by the City according to its street tree regulations) shall be planted along Coringa Drive, possibly on the hillside, that would be expected to grow to screen views of lights and the lighted field.*

The second sentence of the last paragraph on p. 3E-9 is revised to read:

All or portion of the site is located within a potentially liquefiable area per the State of California Seismic Hazard Zones Map—Los Angeles and Pasadena Quadrangles.

- 1 COONS ADMINISTRATION CENTER
- 2 JOHNSON HALL / ALUMNI AUDITORIUM
- 3 FOWLER HALL
- 4 NORRIS HALL OF CHEMISTRY
- 5 MARY NORTON CLAPP LIBRARY
- 6 HERRICK MEMORIAL CHAPEL / INTERFAITH CENTER
- 7 SWAN HALL
- 8 RUSH GYMNASIUM
- 9 ALUMNI GYMNASIUM
- 10 TAYLOR POOL / FIELD BUILDING
- 11 PATTERSON FIELD / BILL HENRY TRACK
- 12U TENNIS COURTS (UPPER LEVEL)
- 12L CAMPUS SAFETY/FACILITIES MANAGEMENT (LOWER LEVEL)
- 13 THORNE HALL
- 14 BOOTH MUSIC SPEECH CENTER
- 15 FREEMAN COLLEGE UNION / JSC
- 16 SAMUELSON CAMPUS PAVILION
- 17 WEINGART CENTER FOR THE LIBERAL ARTS
- 18 NEWCOMB HALL
- 19 COLLINS HOUSE (ADMISSION)
- 20 CHILD DEVELOPMENT CENTER
- 21 URBAN AND ENVIRONMENTAL POLICY INSTITUTE
- 22 REMSEN BIRD HILLSIDE THEATER
- 23 WALLIS ANNENBERG PRESIDENT'S HOUSE
- 24 ERDMAN HALL
- 25 CHILCOTT HALL
- 26 HAINES HALL
- 27 EMMONS HEALTH & COUNSELING CENTER
- 28N EILEEN NORRIS HALL - NORTH WING
- 28S EILEEN NORRIS HALL - SOUTH WING
- 29 BRAUN HALL
- 30 MOORE LABORATORY OF ZOOLOGY
- 31 STEWART - CLELAND HALL
- 32 SPENCER FIELD HOUSE
- 33 PAULEY HALL
- 34 BELL - YOUNG HALL
- 35 WYFIE HALL
- 37 WOMEN'S CENTER
- 38 PSYCHOLOGY LABORATORY
- 39 HAMEETMAN SCIENCE CENTER
- 40 STEARNS HALL
- 41 CULLEY ATHLETIC FACILITY
- 42 SIDETRACK CAFE AND SNACK BAR
- 43 VISITOR AND ADMISSION PARKING
- 44 BIO-SCIENCE BUILDING
- 45 KECK THEATER
- 46 MULLIN FAMILY STUDIO AND ART GALLERY
- 47 COLLEGE GUEST HOUSE
- 48 INTERCULTURAL COMMUNITY CENTER
- 49 ALUMNI RELATIONS
- 50 ADMINISTRATION RESIDENCE
- 51 ADMINISTRATION RESIDENCE
- 52 SAE FRATERNITY
- 53 WOMEN'S DORMITORY
- 55 LIBRARY STORAGE
- 58 155 N. AVENUE 49
- 68 1527 N. AVENUE 49
- 71 4821 STRATFORD RD.
- 87 PACIFIC TELEPHONE BUILDING
- 88 CHILLER PLANT
- 90 STORAGE UNITS (ATHLETICS)
- 91 ELECTRIC CAB STORAGE
- 100 RANGEVIEW HALL
- 101 PATTERSON FIELD / BILL HENRY TRACK
- 103 BELL FIELD
- 104 ANDERSON FIELD
- 105 LOWER SOCCER FIELD
- 106 UPPER SOCCER FIELD
- 108 COONS ROAD PARKING LOT
- 121 SYCAMORE GLEN
- 126 CENTRAL QUADRANGLE



SOURCE: Moule & Polyzoides Architects and Urbanists

Occidental College . 205278

Figure 2.2
Existing Building Map

Mitigation Measure 3E-1 is revised as follows (new language is underlined, deleted text is shown in strikeout):

***Measure 3E.1:** 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 ~~site as each~~ Building Opportunity Site as they are proposed for development. This report shall include analysis of all geologic hazards and soil conditions and shall address potential soil contamination from lead, organochlorine pesticides and PCB's, and shall recommend appropriate steps to protect workers, and the public as necessary. ~~The report 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.*

The last sentence of the first (partial) paragraph on p. 3H-13 is revised as follows (new language is underlined, deleted text is shown in strikeout):

Less than significant impacts are anticipated from proposed new activities on BOS 5 and extended hours of play on Anderson Field and BOS 5 ~~and 7~~.

The following is added to p. 3H-13, after the first (partial) paragraph before the subheading 'Groundborne Vibration:'

Existing noise levels along Avenue 50 and Coringa Drive are low (i.e. 47 dBA to 50 dBA from 3:00 pm to 3:30 pm) and are less than along Campus Drive (58 dBA). Therefore, residents along these streets (up to 10 homes along Coringa, two of which are owned by the College and two of which have exterior decks that front Anderson Field, and approximately 6 homes along N. Avenue 50) are more sensitive to potential increases in noise, having less prior experience of noise.

Noise measurements of informal soccer practice (taken on the upper multi-use field January 28, 2009) indicate time averaged (over 5 to 10 minutes) noise levels of about 51 dBA (approximately 3 dBA greater than ambient) at 50 feet from the players. In general this modest level of noise is not a significant increase above the ambient noise level. However, occasional, louder calls from players and fans could be disturbing to residents relaxing in gardens immediately adjacent to play (e.g. along N. Avenue 50 adjacent to a potential field on BOS 5). Currently, soccer practice at night requires the use of generators to power the six sets of temporary lights; this noise would be eliminated with permanent lighting.

Noise measurements of informal soccer practice (taken on the upper multi-use field January 28, 2009) indicate time averaged (over 5 to 10 minutes) noise levels of about 51 dBA (approximately 3 dBA greater than ambient) at 50 feet from the players. In general this modest level of noise is not a significant increase above the ambient noise level. However, occasional, louder calls from players and fans could be disturbing to residents relaxing in gardens immediately adjacent to play (e.g. along N. Avenue 50 adjacent to a potential field on BOS 5). Currently, soccer practice at night on the lower soccer field (about 20 nights per year) requires the use of generators to power the six sets of temporary lights; this noise would be eliminated with permanent lighting on

the lower soccer field. Generator powered lights on the upper soccer/multi-use field will continue as at present to be used for nighttime sport activities of various types.

With simultaneous play on the lower soccer field and Anderson Field, people in gardens on Coringa (two homes have exterior decks that overlook Anderson Field – 10 to 13 feet above the grade of Coringa Drive) would be able to hear play on both fields. The noise levels resulting from play on the lower soccer field would average approximately 55 dBA (measured at 100 feet from the field and 300 feet from the bleachers – a conservative estimate). The noise levels resulting from play on Anderson Field are anticipated to average 55 dBA at the property line of homes on Coringa (also a conservative estimate given measurements). The resultant additive effect of simultaneous play on both fields would be a combined noise level of 58 dBA for short periods of time and this peak noise level would be experienced at up to 10 homes. Similarly, noise levels resulting from practice on the upper soccer field combined with noise levels resulting from simultaneous play on both the lower soccer field and Anderson Field would likely result in a combined noise level of 59 dBA for short periods of time and this peak noise level would be experienced at up to 5 homes. The typical ambient noise levels along Coringa are 45 dBA to 50 dBA, when no activity is occurring on any of the sports fields. As described above, the existing noise levels from play on either the lower soccer field or Anderson Field is anticipated to average 55 dBA at homes along Coringa Drive. As further discussed above, the combined noise level of simultaneous play on both fields would be 58 dBA (compared to 55 dBA with play on one field alone). Therefore, the possible net increase in peak noise for between 5 and 10 homes on Coringa that could result from the combined noise sources of play on two fields at once would be approximately 3 dBA above that for play on a single field, and that for short periods of time.

Generally a difference in noise level of 3 dBA is not perceptible to the average human ear, so the incremental increase in noise above the noise level that occurs from the existing use of the campus resulting from simultaneous play on several fields would not be substantial. The number of disturbing noises (calls to team mates, crowd noise) would be greater and could be annoying to some residents who are in their gardens in the evenings, especially the two homes on Coringa with decks that overlook Anderson Field.

Observed instantaneous peak noise levels (i.e. not sustained or time-averaged noise levels) at 50 feet from typical noise sources associated with sports are as follows: use of public address system -- 55 dBA to 68 dBA; metal bats hitting balls – 63 dBA to 75.3 dBA; fans cheering 64 dBA. Use of an air horn (as required by the NCAA rules to signal end of play) could reach 105 dBA. Point source noise levels decrease 6 dBA for every doubling of distance. So at 200 feet from a point noise source, noise levels would decrease 12 dBA compared to noise at 50 feet.

Noise inside homes would be 15 dBA less than exterior noise levels with windows open and 25 dBA less with windows closed. Therefore, other than the occasional loud voice, people inside homes with windows closed would not be able to hear sports activities, on sports fields, even when there would be simultaneous play on multiple fields. People in homes on N. Avenue 50 with open windows would be able to hear the occasional shout and whistles from play on any sports field at BOS 5, and other particularly loud noises, but the noise generated by the games would not be expected to significantly affect daily time averaged noise levels (CNEL) that are typically used as a guide to assess noise impacts. Similarly, residents on Coringa Drive would be able to

hear play on the soccer fields and Anderson Field, especially individual loud noises (individual calls, cheers, bat hitting balls, air horn at the end of play, whistles), during the evening hours, which is later than such noises are occurring now. However, the noise generated by the games would not substantially affect daily time averaged noise levels (CNEL) for residents on Coringa Drive.

The following new mitigation measures are added to the Noise Section (and Summary):

Measure 3H.8: *At the option of the neighbors along N. Avenue 50 that border BOS 5, and subject to the review and approval of the City, if an athletic field is constructed on BOS 5, Occidental College will also construct an 8 foot tall wall, appropriately landscaped, along the field or along that portion of the field where spectators would be located, that would block line of sight between the neighbors' homes and the location of spectators and reduce noise levels measured at the exterior wall of such residences by 8 to 10 dBA.*

Measure 3H.9: *If BOS 5 is developed as a sports field, Occidental College shall ensure that the slopes of Fiji Hill (including any cut faces created as a result of constructing the field) that face the sports field are landscaped in such a way as to minimize noise reflection (i.e. no "hard" surfaces such as concrete shall remain).*

The following new mitigation measures are added to the Transportation Section (and Summary) of the EIR:

Measure 3J.7: *As buildings are proposed for construction, Occidental shall develop a construction plan that identifies: ingress, egress and haul route (that shall minimize travel time on residential streets), as well as other measures to address potential construction impacts, including the placement of flag men at vehicle entry and exit points as may be needed to ensure safety.*

Measure 3J.8: *Project design of multi-family housing shall include a sidewalk along the south side of Townsend Avenue adjacent to the multi-family housing and easterly to the Occidental College property line to connect to the existing sidewalk; in addition an outdoor play area shall be provided away from the street as part of the multi-family housing. In addition, appropriate engineering studies will be conducted as part of the multi-family housing for any access from Townsend to ensure the access is designed to allow for proper sight distance.*

Measure 3J.9: *The plans for any new multi-family residential buildings shall provide one short-term parking space (located reasonably proximate to such multi-family residential building) for each thirty dwelling units contained in such building.*

Measure 3J.10: *Pedestrian access from N. Avenue 50 or Eaton Street to the sports field on BOS 5 shall be restricted through the gates in the fence that will be locked, if necessary, on days that games (or other activities that are likely to cause persons using or visiting the sports field to park in the adjacent community) are scheduled for the sports field. If necessary to discourage persons from parking in the neighborhood and then walking onto the Campus to use or visit the sports field for the game or other activity, the gates in the fence would be locked for up to two*

hours before the scheduled start of the game or activity, during the game or activity, and for up to two hours after the end of the game or activity.

The draft of the Occidental College Specific Plan included in the Draft EIR is superseded by a new draft of the Specific Plan, which is available in full at the City. The Specific Plan has been refined and some items clarified since the publication of the Draft EIR. The refined version of the Specific Plan follows (additions are indicated with underlined text and deletions with strike-throughs).

The following list of changes can be used as a guide to reviewing the material changes to the Specific Plan, when compared to the version included in the Draft EIR. The following list is not intended to be an exhaustive list of the changes and the reader should review the entire text of the revised Specific Plan for the entirety of the Occidental College Specific Plan.

Unless otherwise defined below, all capitalized terms have the meanings indicated in the first version of the Specific Plan. For ease of reference, the first version of the Specific Plan presented in the Draft EIR is referred to as SPv1, and the second version (following this list) is referred to as SPv2.

1. SPv2 includes a new Section 1.2 that clarifies the relationship of the Specific Plan to the Los Angeles Municipal Code (“LAMC”). The text regarding conflicts between the Specific Plan and the LAMC was moved to Section 4 of SPv2.
2. SPv2 includes a new Section 1.3 that clarifies the relationship of the Specific Plan to the General Plan Framework.
3. SPv2 includes a new Section 1.4 that clarifies the relationship of the Specific Plan to the Northeast Los Angeles Community Plan.
4. SPv2 includes a new Section 1.5 that clarifies the relationship of the Specific Plan to the California Environmental Quality Act.
5. Section 4 of SPv2 was revised to include text regarding conflicts between the Specific Plan and the LAMC, including specific references to sections of the LAMC from which Projects under SPv2 will be exempt.
6. Section 6 (Definitions) of the SPv2 was revised to include nine new defined terms (that are used in other clarifying inserts to SPv2 that are discussed below), delete nine unused defined terms, and clarify eighteen terms.
7. Section 8.A.2 of SPv2 was revised to clarify the description of Subarea 2.
8. Sections 8.B.1(b), 8.B.2(a) , and 8.B.2(b) of SPv2 were revised to clarify that the Specific Plan allows Contributing Buildings to be used for an Adaptive Reuse purpose.
9. Section 8.D of SPv2 was revised to clarify the relationship between Additional Floor Area, Existing Floor Area and Maximum Specific Plan Floor Area.
10. Sections 8.E.1 through 8.E.6 of SPv2 were revised to clarify the relationship between Additional Floor Area and Existing Floor Area for each Use type.

11. SPv2 includes a new Section 8.G regarding Building Opportunity Site 15. This section was added to clarify the requirement that such BOS must be legally subdivided prior to a Project being constructed on BOS 15.
12. Section 8.H (Accounting of Floor Area) of SPv2 was renumbered from the old Section 8.G and was revised to clarify the method for accounting for Gross Floor Area and confirming compliance with Sections 8.D and 8.E.
13. SPv2 includes a new Section 8.H.3 regarding the method for calculating Floor Area credits after demolition of Existing Buildings. This section makes it clear that Floor Area within an Existing Building may be replaced in a new building in the same Sub Area if an Existing Building is demolished.
14. SPv2 includes a new Section 8.H.4 regarding the right of Occidental College to repair or rebuild any Existing Buildings that may be damaged or destroyed.
15. Sections 9.B and 9.C (Design Guidelines) of SPv2 has numerous textual changes to replace many references in such section with the new defined terms included in Section 6 of SPv2. (See Item 6 above in this list of changes)
16. Section 9.D of SPv2 was revised to clarify the method for calculating lot coverage for the entire Specific Plan Area.
17. Section 9.F.5(c)(ii) of SPv2 was revised to clarify that a parking structure will have a roof surface that is either used for parking and drive aisles or is to be landscaped to the extent feasible.
18. Section 9.G of SPv2 was revised to clarify that (unlike other new non-residential Buildings) if an Existing Building is damaged and then replaced, the new building does not require a Walkway plot plan approval.
19. Section 10.A.2 of SPv2 was revised to clarify the relationship between new Projects in Subarea 3 and the network of internal Campus walkways. Section 10.A.2 was revised to add a requirement for the installation of new fencing between the Campus and neighboring streets if a sports facility is added to Subarea 3, so that such fencing can act as a barrier to pedestrian access to the Campus from such streets related to the use of the sports facility.
20. Section 10.A.5 of SPv2 was revised to clarify under what circumstances a new traffic study may be required for certain Projects within Subarea 1.
21. Section 11.A through 11.D (Parking) of SPv2 were completely rewritten to describe the parking requirements for the Specific Plan Area. In addition new Sections 11.C through 11.E were added to SPv2 to provide a description of and a method for calculating the number of parking spaces that must be maintained on the Campus. These sections are written to provide a methodology for compliance with the parking requirements described in the Draft Environmental Impact Report.
22. Section 11.E (Parking For New Employee Housing) of SPv1 was deleted in the SPv2. Section 11.E was surplusage, as the requirements for multi-family parking will be subject to the parking space requirements in LAMC Section 12.21.A.4.
23. Section 13 (Acknowledgement of Limitation) of SPv1 was deleted as unnecessary.

24. A new Appendix “A” was added to SPv2. Appendix A includes a list of the Existing Buildings within the Specific Plan Area so that there will be certainty as to what buildings within the Specific Plan Area fall under the definition of Existing Buildings. (*See* Item 6 above in this list of changes). Appendix A also includes a list of the parking spaces now located on the Campus. This list includes all of the parking spaces described in the Draft EIR and creates a framework for future compliance with parking requirements described in Section 11 of SPv2. (*See* Item 21 above in this list of changes). Appendix A also includes a large-scale map that depicts the location of Existing Buildings and parking areas. This exhibit is on file and available for review at the City Planning Department, City Hall.

Insert Specific Plan Version 2 comparison to version 1.