II. Project Description

1. Introduction

The Project Applicant, Harvard-Westlake School (School), is proposing to repurpose a site currently occupied by a private nine-hole, 27-par golf course and tennis facility, for use as an athletic and recreational facility for its students, employees and the general public (Project).

The School is a middle school and high school with two campuses located in the City. The School's Upper Campus (grades 10 through 12) is located on Coldwater Canyon Avenue in Studio City, 0.35 mile (as the crow flies) to the southwest of the Project Site or 1.20 driving miles. The middle school campus, located at 700 North Faring Road in Holmby Hills, 4.25 miles (as the crow flies) to the south of the Project Site or 8.2 driving miles, serves grades 7 through 9.

The area proposed for the Project consists of a 16.1-acre (701,428-square-foot) parcel, owned by the School (Property) located at 4047, 4141, and 4155 N. Whitsett Avenue and 12506, 12600, and 12630 W. Valley Spring Lane; and a 1.1-acre (47,916-square-foot) parcel the School leases from the Los Angeles County Flood Control District (Leased Property) (portion of Assessor Parcel Number [APN] 2375-018-903), which collectively comprise the 17.2-acre (749,344-square-foot) project site (Project Site). The Property consists of one parcel generally bounded by Bellaire Avenue to the west, Valley Spring Lane to the north, the Los Angeles River and Valleyheart Drive to the south, Whitsett Avenue to the east, and Los Angeles Fire Department (LAFD) Fire Station 78 to the southeast. The Leased Property is located between the Property and the Los Angeles River.

The Project would implement an extensive tree planting and landscaping program that would remove 240 of the existing 421 inventoried on- and off-site trees (four of which are deemed dead and, therefore, excluded from mitigation requirements), and plant 393 trees, resulting in a net increase of 153 trees beyond existing conditions (or a 36 percent increase). The Project would include a 1 million-gallon stormwater capture and reuse system for water conservation and treatment purposes. The Project would also provide approximately 5.4 acres (235,224 square feet) of publicly-accessible open space and landscaped trails connecting to the adjacent Zev Yaroslavsky Los Angeles River Greenway (Zev Greenway), an improved public trail along the northern edge of the Los Angeles River, and on-site landscaped areas, water features, and recreational facilities.

The Project would include two athletic fields, with Field A located in proximity to Whitsett Avenue in the southeastern portion of the Project Site, and Field B, located in proximity to Valley Spring Lane and Bellaire Avenue, in the western portion of the Project Site. Field houses for maintenance and storage are proposed at each field.

The Project would include an 80,249-square-foot multi-purpose gymnasium, located in the southern portion of the Project Site; a 52-meter swimming pool with 2,200 square feet of locker and meeting room space and bleacher seating in the north-central portion of the Project Site; and eight tennis courts with seating located to the east of the pool area. The Project would include a below-grade parking structure located in the eastern portion of the Project Site, with approximately 503 automobile parking spaces. Access to the parking structure would be via a two-way driveway on Whitsett Avenue. A second driveway to access the parking structure would be via a drop-off and roundabout from Valleyheart Drive at the southeastern corner of the Project Site. This vehicle entrance area would also accommodate 29 surface parking spaces. The Project would also provide three security kiosks: a 180-square-foot ground-level security kiosk to the south of the tennis courts off of the north Whitsett Avenue pedestrian entrance, a 97-square-foot underground kiosk in the parking structure, and a 70-square-foot kiosk located in proximity to the roundabout and the at-grade parking.

The original, on-site Weddington Golf & Tennis clubhouse, including its café, is located on the northeastern portion of the Project Site and would remain as part of the Project. An existing putting green to the northeast of the clubhouse, six existing golf ball-shaped light standards and poles, and the low brick retaining wall along the northeastern edge of the Property would also remain.

It is anticipated that School-related practices and game competition would occur in the afternoons and early evenings, with approximately 5.4 acres (235,224 square feet) of proposed water features, benches, wooded areas, and natural spaces open to the public from 7:00 a.m. to 9:00 p.m., seven days a week. Landscaped, publicly-accessible trails, which would circumnavigate the Project Site and cover a distance of approximately 0.75 mile, would allow dog walking, recreation, relaxation, and observation of the natural setting and biodiversity around the Project Site. A new Americans with Disabilities Act (ADA) compliant trail would connect to the existing Zev Greenway, and a trail through the center of the Project Site starting at Whitsett Avenue would lead from the street to the tennis courts.

Off-site from the Project, the Project would also provide improvements to the segment of Valleyheart Drive south of LAFD Fire Station 78 and to portions of the Zev Greenway adjacent to the Project Site and would install an ADA-compliant accessible pedestrian ramp leading to the Zev Greenway at Coldwater Canyon Avenue (Coldwater Canyon Avenue Riverwalk Path Ramp).

2. Project Location and Surrounding Uses

a) Project Location

The Project Site is located at 4141 Whitsett Avenue in the Studio City community, which is within the Sherman Oaks–Studio City–Toluca Lake–Cahuenga Pass Community Plan

Area of the City.[1] The Project Site, which is located immediately to the north of the Los Angeles River, is shown from a regional and local perspective in Figure II-1, Regional and Local Map. Figure II-2, Project Vicinity Map, provides an aerial view of the Project Site and its surroundings). The Project Site (collectively including the Property and Leased Property) is generally bounded by Bellaire Avenue to the west, Valley Spring Lane to the north, the Los Angeles River and Valleyheart Drive to the south, Whitsett Avenue to the east, and LAFD Fire Station 78 to the southeast.

b) Existing Site Background

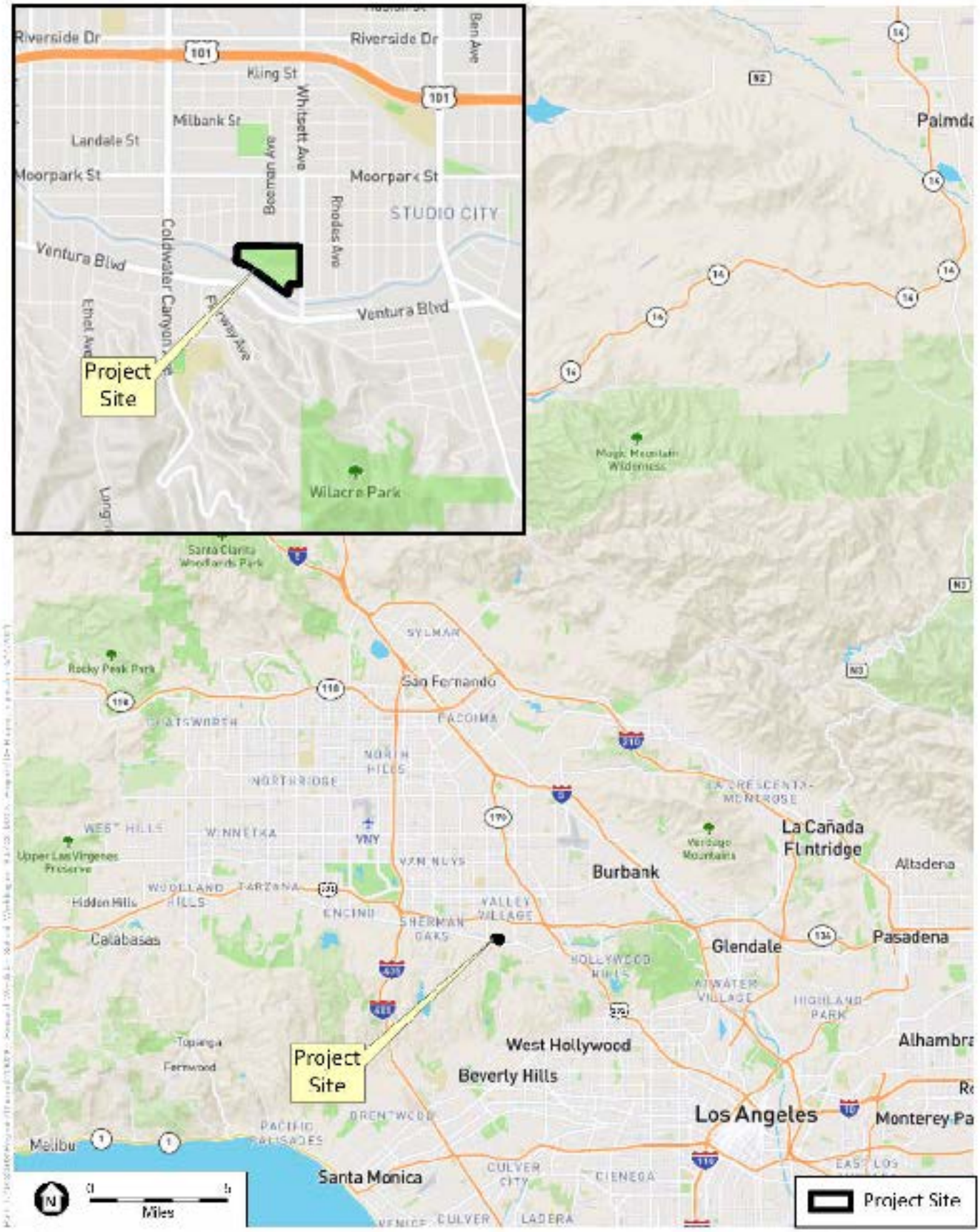
The Project Site has operated as a private recreational facility and golf course since 1956. The Weddington Golf & Tennis parcel was purchased by the School in December 2017, and the School has continued to operate it primarily for public golf and tennis uses. The School's uses, following the acquisition, have consisted of tennis team practices and tournaments on a portion of the tennis courts and occasional use of the driving range and golf course by the School's golf teams and summer camp. Reconfiguration of three golf course holes took place in October 2018 in order to accommodate the installation of additional netting by the Los Angeles County Flood Control District along most of the southern length of the Leased Property. Such netting, reaching a height of 30 feet in certain sections, was necessary following the reopening of the Zev Greenway in 2017 and the need to protect pedestrians in that area from being struck by errant golf balls.

c) Project Site

(1) Existing On-Site Conditions

Existing on-site facilities include the 2,700-square-foot clubhouse with a 10-seat café, a 799-square-foot tennis shack, and 16 tennis courts with approximately 128 court lights that reach a height of 22 feet. Two modular, metal sheds are located to the south of the tennis courts and are used to store maintenance supplies and tools. A nine-hole, 27-par golf course (with Frisbee golf), comprising approximately 426,000 square feet, a 25-stall driving range with a 2,300-square-foot golf canopy, and a putting green are also located on the Project Site. The driving range features net fencing, reaching a maximum height along certain sections of approximately 100 feet. The driving range is lit by six golf ball-shaped light standards positioned between the driving range stalls and the surface parking lot. The Weddington Golf & Tennis site also includes 89 surface parking spaces. Landscaping, including non-native turf grass, also occurs at various areas within the Project Site.

[1] The full set of addresses for the Project Site are 4047, 4141, and 4155 N. Whitsett Avenue; 12506, 12600, and 12630 W. Valley Spring Lane, Studio City, CA 91604; and a portion of APN 2375-018-903.



SOURCE: Open Street Map, ESA, 2020

Harvard-Westlake River Park Project

Figure II-1
Regional and Local Map

SOURCE: ESA, 2020.

Harvard-Westlake River Park Project

Figure II-2
Project Vicinity Map

The hours of daily operation for Weddington Golf & Tennis are from 7:00 a.m. to sunset for golf, 7:00 a.m. to 11:00 p.m. for the driving range, and 7:00 a.m. to 10:00 p.m. for the tennis courts. Lights for the driving range (six golf ball-shaped light standards, plus additional floodlights installed on the north end of the driving range canopy) and tennis courts (128 lights) are turned on, daily, at sunset and remain on for up to 30 minutes following the closing of the driving range and tennis courts in order to allow for cleaning and maintenance at the end of the day. During 2019, lights were in use for approximately 1,600 hours and 2,000 hours for the tennis courts and driving range, respectively.

Existing facilities, including tennis courts and golf course are illustrated in **Figure II-3,** *Existing Project Site*. With the exception of the existing clubhouse, golf ball-shaped light standards, putting green, and low brick retaining wall, the tennis shack, tennis courts, court lighting, driving range features, golf course features, paved areas, and certain areas of landscaped open space would be removed. The topography of the tennis courts, surface parking areas, driving range and clubhouse is generally flat, while the topography of the golf course varies slightly with the various golf course features, including small mounds scattered throughout the golf course.

The Tree Report prepared for the Project evaluated a total of 421 trees, located both on the Project Site and off-site surrounding areas. Of the 421 trees inventoried and evaluated, 258 trees are located on-site (Property and Leased Property) and 163 trees are located off-site (public right-of-way and Zev Greenway area).[2] The off-site trees include 87 trees located in the public rights-of-way along Valleyheart Drive, Bellaire Avenue, Valley Spring Lane, and Whitsett Avenue; and, 76 trees located in the off-site Zev Greenway area. As discussed in Section IV.C, *Biological Resources*, the Project Site (Property and County Leased Property) and the off-site improvement areas comprise the Biological Study Area. The inventoried trees are generally concentrated along the western and northern boundaries of the Project Site and along the Los Angeles River, as well as scattered throughout the golf course. Non-protected tree species vary and include cedar, olive, palm, pine, and gum trees, among others. Fan palms (174), Aleppo pine (56) and blue gum eucalyptus (42) make up more than half of all 421 the inventoried trees. There are no species of trees considered protected by the City located on the Project Site. The lone significant, protected, off-site tree, a coast live oak, is located on the Zev Greenway and would be preserved by the Project.

[2] City of Los Angeles Tree Report Harvard-Westlake Campus, Carlberg Associates, October 2020. Included as an appendix to the Biological Resources Technical Report, which is included in Appendix D of this Draft EIR.

SOURCE: ESA, 2020.

Harvard-Westlake River Park Project

Figure II-3
Existing Project Site

Figure II-4, *Views of the Project Site from Surrounding Streets and Zev Yaroslavsky Greenway*, illustrates the existing vegetation and trees along the street edges of the Project Site. As shown in these photos, much of the Project Site along Valley Spring Lane and Bellaire Avenue is bordered by a 6-foot-tall chain link fence, located immediately adjacent to the curbline, and mature trees. **Figure II-5**, *Views Within the Project Site*, illustrate existing facilities, including the clubhouse, the parking lot and golf ball-shaped light standards, tennis court area, and the segment of Valleyheart Drive located to the south and behind the adjacent (off-site) LAFD Fire Station 78.

(2) Existing Land Use and Zoning Designations

The Project Site is located within the Sherman Oaks–Studio City–Toluca Lake–Cahuenga Pass Community Plan Area, one of 35 community plan areas in the City. The City's 35 community plans collectively comprise the Land Use Element of the General Plan and serve as the official guide to the future development of the City. Under the Community Plan Land Use Map, the Project Site is identified as "Weddington Golf Course" and designated as "Open Space."

Corresponding zones under this designation are OS (Open Space) and A1 (Agricultural). The Project Site is zoned A1-1XL-RIO. The "A1" zone, which allows one-family dwellings, parks, golf courses, and farming among other uses, also permits a school use with a conditional use permit.[3] The "1XL" designation indicates a height restriction of 30 feet and a floor area ratio (FAR) of 3:1. The "RIO" designation indicates a River Improvement Overlay (RIO) District[4] related to the Project's location in proximity to the Los Angeles River. Also, due to the adjacency of the Project Site to the river, the Project Site is located within the Inner Core of the RIO District. The purpose of the RIO District is to support the goals of the Los Angeles River Revitalization Master Plan, which subjects the Project Site to specific development regulations related to landscaping, fencing, river access, and lighting. The Project Site is also located within an Urban Agriculture Incentive Zone,[5] which encourages community gardens throughout the Studio City area but is not a mandatory land use designation.

[3] Los Angeles Municipal Code (LAMC) Section 12.05.A (A1 Zone defined uses).

[4] Zoning Information (ZI 2358), RIO Improvement Overlay District

[5] Los Angeles Administrative Code (LAAC), Chapter 17, Div. 19 (Ord. No. 185022).

PHOTOGRAPH 1: South-facing view of the existing Weddington Golf &Tennis property from the intersection of Whitsett Avenue and Valley Spring Lane.

PHOTOGRAPH 2: West-facing view along Valley Spring Lane. The existing Weddington Golf & Tennis property is visible at the fence line in the right of the photograph.

PHOTOGRAPH 3: North-facing view from the intersection of Bellaire Avenue and Valley Spring Lane. The existing Weddington Golf & Tennis property is visible in the left of the photograph and single-family homes are visible in the right of the photograph.

PHOTOGRAPH 4: West-facing view along the Zev Yaroslavsky Greenway. The Los Angeles River is visible in the left and the existing Weddington Golf & Tennis property is visible in the right of the photograph.

D190284.00

SOURCE: ESA 2020

Harvard-Westlake River Park Project

Figure II-4

Views of the Existing Project Site from Surrounding Streets and Zev Yaroslavsky Greenway

PHOTOGRAPH 1: The existing Weddington Golf & Tennis Clubhouse, which will remain as part of the River Park Project.

PHOTOGRAPH 2: Existing Weddington Golf & Tennis parking lot, with “golf-ball” light fixtures and netting for the driving range visible in the right of the photograph.

PHOTOGRAPH 3: Existing tennis shack. Tennis court fencing is visible in the right of the photograph.

PHOTOGRAPH 4: Segment of Old Valleyheart Road along the southern edge of the Weddington Golf & Tennis property. Existing tennis court fencing and light are visible in the right of the photograph.

D190284.00

SOURCE: ESA, 2020

Harvard-Westlake River Park Project

Figure II-5
Views within the Project Site

d) Surrounding Land Uses

The Project Site is adjacent to residential neighborhoods to the north, east, and west. These include multi-family neighborhoods in the R3 zone along the east side of Whitsett Avenue directly east of the Project Site and along both the east and west sides of Whitsett Avenue to the north of Valley Spring Lane. Single-family residential neighborhoods in the R1 zone are located to the north of Valley Spring Lane. Along the north side of Valley Spring Lane, single-family homes are oriented along (facing) the streets intersecting with Valley Spring Lane, including Babcock Avenue, Beeman Avenue, Teesdale Avenue, and Bellaire Avenue, and, therefore, do not directly face the Project Site along Valley Spring Lane (though the Project Site may be visible from certain vantage points). Two single-family homes in the R1 zone are located to the west of the Project Site on Bellaire Avenue, facing Bellaire Avenue and the Project Site. The surrounding residential neighborhoods are developed, with residential neighborhoods continuing north to the nearest commercial uses along Moorpark Avenue, approximately 0.25 mile north of the Project Site. Adjoining the southeastern corner of the Project Site, LAFD Fire Station 78 is located at the west side of Whitsett Avenue, at the intersection of Whitsett Avenue and Valleyheart Drive.

To the south, the Project Site adjoins the Zev Greenway, the longest river greenway in the San Fernando Valley, which follows the north side of the Los Angeles River for approximately 0.5 mile between Whitsett Avenue on the east and Coldwater Canyon Avenue on the west.[6] It is also part of the Los Angeles River Greenway, which connects various communities along the river edge, including Los Feliz, Silver Lake, Elysian Valley, and Downtown Los Angeles. The Los Angeles River Greenway trail is a publicly-accessible paved/unpaved trail for pedestrians and bicyclists. There is an entry gate to the Zev Greenway south of Valleyheart Drive near the southeastern corner of the Project Site.

The channelized Los Angeles River is located to the south of the Zev Greenway. The area along the southern edge of the river is improved with a bicycle path. Commercial uses in the C1.5-IVL-RIO zone are located to the south of the river and oriented to face Ventura Boulevard, approximately 0.1 mile south of the Project Site. The C1.5 zone (Limited Commercial) allows retail, theater, hotel, parks, playgrounds, and medium density multi-family residences. The Project vicinity is highly urbanized and generally built out. The north side of Ventura Boulevard directly to the south of the Project Site is developed with retail uses. These uses are served by large surface parking lots, including parking areas between the commercial buildings and the Los Angeles River. Retail and office uses are also located along the south side of Ventura Boulevard, and, because Ventura Boulevard is located at the edge of the rising Santa Monica Mountains, residential neighborhoods in the hillside areas begin immediately to the south of this commercial strip.

6 The Planning Report, Zen Yaroslavsky LA River Greenway Trail: The Valley's 'Missing Link', October 30, 2014, https://www.planningreport.com/2014/10/30/zev-yaroslavsky-la-river-greenway-trail-valleys-missing-link, accessed July 2, 2020.

e) Existing Transportation System

Access to the Project Site is provided via adjacent roadways, including Whitsett Avenue, Valley Spring Lane, and Bellaire Avenue. Immediate access to the Project Site is provided via one inbound and one outbound driveway on Whitsett Avenue, one service driveway on Valley Spring Lane, and a second service driveway at the end of Valleyheart Drive.

The Project Site is served by a network of regional transportation facilities that provide access to the Studio City community and the greater metropolitan area. As shown in Figure II-1, regional access is provided by the Ventura Freeway (US-101/SR-134), located approximately 0.7 mile to the north of the Project Site. Streets connecting the Studio City area to the freeway are Coldwater Canyon Avenue and Laurel Canyon Boulevard. Coldwater Canyon Avenue is a Major Highway Class II (Avenue II)[7] located approximately 0.5 mile to the west of the Project Site, and Laurel Canyon Boulevard is a Major Highway Class II (Avenue I) located approximately 0.5 mile to the east of the Project Site. The Project Site is located approximately 1.8 miles to the west of the junction of SR-134 with the Hollywood Freeway (SR-170) and 3.6 miles to the east of the junction of US-101 with the San Diego Freeway (I-405).

Per the General Plan Mobility Element, Mobility Plan 2035, local area east-west access is provided by Ventura Boulevard, a Class II Major Highway (Boulevard II), located approximately 0.1 mile to the south of the Project Site, and Moorpark Street, a Major Highway Class II (Avenue II), located approximately 0.2 mile to the north of the Project Site. Direct north-south access to the Project Site between Moorpark Street and Ventura Boulevard is provided by Whitsett Avenue, a Major Highway Class II (Avenue II), which is adjacent and takes direct access to the Project Site. The other adjacent streets to the Project Site, including Bellaire Avenue, Valley Spring Lane, and Valleyheart Drive, are classified as Local Streets.[8]

The Project Site is located in an area well-served by public transportation. Several transit providers operate service within the immediate vicinity, including the City of Los Angeles Department of Transportation's (LADOT) DASH Van Nuys/Studio City bus and the Los Angeles County Metropolitan Transportation Authority's (Metro) Local Line 167, with stops at Whitsett Avenue/Valley Spring Lane adjacent to the Project Site and at Whitsett Avenue/Ventura Boulevard, approximately 0.1 mile to the south. Transit service also includes Metro Bus Rapid Transit Line 750 and Local Lines 150/240 on Ventura Boulevard, which provide connection to the Metro B Line Universal City/Studio City Station, approximately 2.5 miles to the east. The Project Site is also 2.3 miles southwest of the Metro B Line North Hollywood Station, which also serves the Metro G Line.

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7 The 2035 Mobility Element includes five arterial road types (Boulevard I, II, Avenue I, II, and III) to reflect a range of street dimensions and to allow many arterial streets to remain narrower than their respective designations under the 1999 Transportation Element would permit. Source: Los Angeles Department of City Planning, Mobility Plan 2035, June 23, 2016, page 18.

8 Los Angeles Department of City Planning, Mobility Plan 2035, Map A2, June 23, 2016.

3. Project Objectives

Section 15124(b) of the CEQA Guidelines states that a project description shall contain "a statement of the objectives sought by the proposed project," and further states that "the statement of objectives should include the underlying purpose of the project."

The underlying purpose of the Project is to supplement the School's athletic and recreational facilities, and provide Harvard-Westlake School a campus that can fulfill its educational mission and athletic principles now and in the future. The Project's specific Project Objectives are as follows:

1. Develop a state-of-the-art indoor and outdoor athletic and recreational facility to support the School's existing athletic programs and co-curricular activities, including basketball, soccer, football, track and field, tennis, swim, water polo, volleyball, fencing, weight training, dance, yoga, physical fitness, and wrestling programs.
2. Provide opportunities for shared use of a variety of types of recreational facilities and activities for the community.
3. Provide opportunities for academic use of the Project Site through science labs and outdoor classes, bird watching, and other non-athletic school activities.
4. Create new publicly-accessible open space with a broad array of recreational facilities in a safe and secure environment for the surrounding community and the public to use similar to a City-owned park, while also providing a community room, café, and indoor and outdoor areas for public gatherings, performances, and occasional special events.
5. Increase public access to and enhance the adjacent Los Angeles River and Zev Greenway through a network of publicly-accessible pathways, a new direct connection to the Zev Greenway, and a landscape plan that would restore native plant communities, create habitat for various species, and support the goals of the Los Angeles River Improvement Overlay District Ordinance, the Los Angeles River Revitalization Master Plan, and the Los Angeles River Master Plan Landscaping Guidelines and Plant Palettes.
6. Implement a tree planting program that substantially increases the number of trees on the Project Site with native and RIO-compliant tree species, while removing invasive exotic and non-RIO compliant tree species.
7. Promote compatibility with the surrounding neighborhood through a design that (1) includes mature trees and extensive landscaping along the northern edge of the Project Site; (2) reduces off-site noise effects through placement of recreational facilities internal to the Project Site, use of landscaped walls and berms, and use of canopy structures adjacent to pool and playfield areas; (3) limits light spillover and glare through use of field lights with light-emitting diode (LED) technology, timer controls, and shields that comply with LAMC and RIO requirements; (4) provides ample on-site parking and prohibits off-site parking; and (5) maximizes public safety through 24-hour, seven-day a week on-site security, monitored points of entry, and enforcement of a prohibition on off-site parking.

8. Incorporate sustainable and green building design through such features as a stormwater capture and on-site reuse system to improve water quality by treating runoff from the Project Site and adjacent areas that now flows directly to the Los Angeles River; a landscape plan featuring native and RIO-compliant plant species with low to medium water demand; elimination of turf and use of artificial grass to reduce water demand and use of pesticides; solar voltaic panels and energy efficient building design; electric vehicle charging stations; and bike facilities.
9. Retain and rehabilitate the existing clubhouse with café, associated putting green, low brick retaining wall, and golf ball-shaped light standards for public use and leisure to convey their historic value as character defining features of the Historic-Cultural Monument, the Studio City Golf and Tennis Club (now Weddington Golf & Tennis), as a post-World War II recreational facility and as an important local example of Ranch style architecture.

4. Description of the Project

a) Project Facilities

(1) Project Overview

The Project would repurpose the Project Site for use as an athletic and recreational facility to supplement the School's existing, space-constrained athletic facilities, and to provide open space and recreational facilities to community members in a manner that is inspired by and appropriately models the City's objectives for River-associated developments. **Table II-1**, *Summary of Major Project Components*, lists the facilities that would be developed within the Project Site. The layout of the proposed improvements on the Project Site is illustrated in **Figure II-6**, *Harvard-Westlake School Athletic and Recreational Facilities Conceptual Site Plan*.

TABLE II-1
SUMMARY OF MAJOR PROJECT COMPONENTS

Component	Size (acreages and square feet are approximate)
Public plazas, water features, landscaped areas	Approximately 5.4 acres (approximately 7 acres with tennis courts)
Field A (playing surface)	1.87 acres (81,457 square feet)
Field A Ancillary Structures:	
Locker and meeting rooms	4,200 square feet
Visitor locker rooms	523 square feet
Three restrooms:	1,462 square feet
Field A Seating	488 bleacher seats
Field B (playing surface and Running Track)	3.34 acres (145,490 square feet)
Field B Ancillary Structures:	

TABLE II-1
SUMMARY OF MAJOR PROJECT COMPONENTS

Component	Size (acreages and square feet are approximate)
Locker rooms (2 @ 1,200 square feet)	2,400 square feet
Field shed	720 square feet
Maintenance shed	700 square feet
Field restroom	460 square feet
Field B Seating	255 seats
Multi-purpose Gymnasium (2-story with basement)	80,249 square feet, including two courts, a community meeting room, team meeting rooms, weight room, flex room, team store, training room, lockers, showers, food service, and other gymnasium-related uses.
Gymnasium Seating	1,026 retractable bleacher seats
Fifty-two-Meter Pool	12,672 square feet
Pool Area Ancillary Structures	
Locker and meeting rooms	2,200 square feet
Restroom	460 square feet
Basement Level Chemical Storage Room	1,000 square feet
Pool Seating	348 bleacher seats
Eight Tennis Courts	67,569 square feet
Tennis Court Seating	100 seats
Clubhouse (original Golf &Tennis Facility)	2,700 square feet with existing 10-seat café
Below-Grade Parking[a] (below Field A and tennis courts)	503 spaces (223,580 square feet)
Bicycle Parking	72 short-term, 28 long-term spaces
Surface Parking	29 spaces
Security Kiosk (near tennis courts)	180 square feet
Security Kiosk (near roundabout)	70 square feet
Security Kiosk (in the parking structure)	97 square feet
Fences and Walls	Range between 3 feet and 11 feet in height
Light Poles	45 total light poles (range between 21 feet and 80 feet in height)

[a] The Parking Structure would be located primarily below Field A and the southern half of the Tennis Courts, extending west to the edge of the Gymnasium building.

SOURCE: Gensler, 2020

Harvard-Westlake River Park Project

Figure II-6

Harvard-Westlake School Athletic and Recreational Facilities Conceptual Site Plan

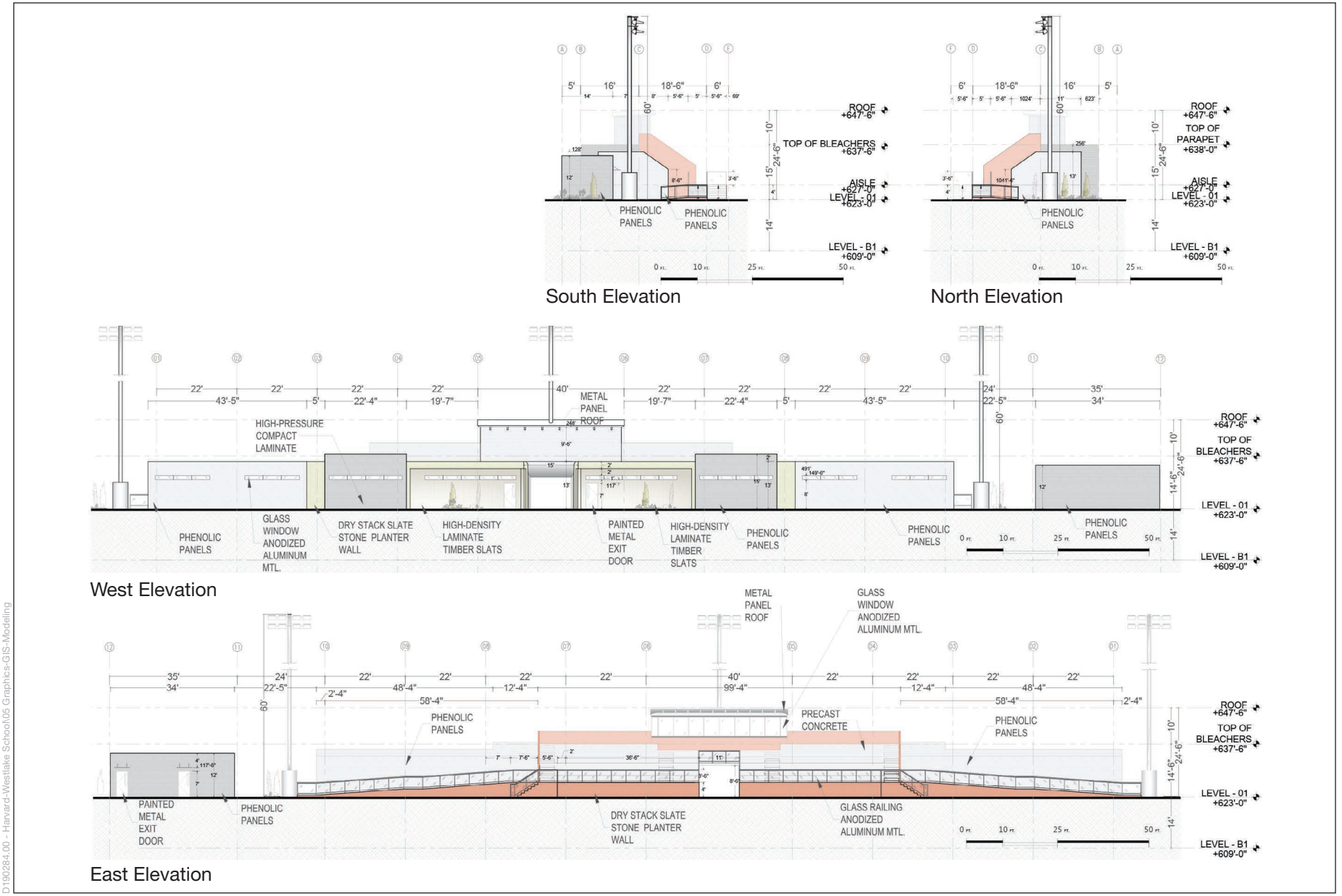
The Project would require the removal of the existing 799-square-foot tennis shack, 16 tennis courts with approximately 128 court lights, and tennis court fencing. The existing nine-hole, 426,000-square-foot golf course, including the 25-stall driving range and 2,300-square-foot golf canopy, and net fencing would be removed. In addition, the existing 89-space surface parking lot on Whitsett Avenue would be removed to allow for the Project's development.

(a) Athletic Fields

As shown in Figure II-6, the Project would incorporate two athletic fields consisting of Field A, comprising 2.7 acres (117,612 square feet), and Field B, comprising 4.12 acres (179,467 square feet). Field A is located along the eastern portion of the Project Site where the existing tennis courts are located, fronting a portion of Whitsett Avenue, and Field B is located in the northwestern portion of the Project Site fronting a portion of Valley Spring Lane and Bellaire Avenue. The fields would feature porous synthetic grass that would substantially reduce water consumption for irrigation compared to the current golf course while providing a year-round playing surface for soccer, field hockey, lacrosse, and track and field events, among other possible field-based athletic and recreational uses. Football games would not be permitted on the Project Site although football practices would be permissible. Field lights and those for the pool and tennis court areas would utilize shielded, LED, timer-controlled technology.

Field A would include bleacher seating for up to 488 spectators split between the east and west sides of the field, a 25-foot x 8-foot LED scoreboard, reaching a maximum height of 21 feet when combined with approximately 10-foot support poles and 3-foot-tall donor signage on top of the scoreboard,[9] and 6,185 square feet of ancillary structures reaching 10 feet in height, including a 4,200-square-foot locker and meeting room building at the west side of the field, as well as a visitor locker room, and three smaller restroom buildings. Although LED-based, the scoreboards would not display live video. The total Field A area, including ancillary structures and surrounding hardscaping and landscaping, would comprise 2.7 acres (117,612 square feet). Cross section views of Field A are illustrated in **Figure II-7**, *Playing Field A Elevations – North, South, East and West Views*.

[9] Note that locations of scoreboards and signage are depicted in Figure II-27, *Light and Signage Plan for the Project*, in this Chapter, below.



SOURCE: Gensler, 2020

NOTES:
1. Phenolic panels: Exterior ventilated facade cladding system.
2. High-density laminate timber slats: Exterior composite panel wood-look slat cladding.
3. High-pressure compact laminate: Exterior cladding that offers moisture protection and an integral colored surface.

Harvard-Westlake River Park Project

Figure II-7
Playing Field A Elevations – North, South, East and West Views

Field B would include a 400-meter (1,312-foot) six-lane, all weather synthetic running track around the field perimeter, which would be suitable for jogging, walking, and other physical fitness activity. Each lane would be 42 inches wide and the total width of the six lanes, combined, would be 21 feet and 10 inches. Fixed bleacher seating reaching four feet in height for 255 spectators would be provided at the northern edge of the field, centered on the midfield line. The same LED scoreboard as included for Field A would be installed along the west edge of Field B. A generally 8-foot-tall sound attenuation wall, with some sections as high as 11 feet above the track, would be located at the north and west of Field B to reduce noise levels in the surrounding neighborhood and separate Field B from public pathway areas. The top of the bleachers would be three feet above the level of the track, well below the wall height, and would include a canopy structure to shield noise from off-site areas to the north. Further, a landscaped berm varying in height between three and five feet would be located inside the existing line of trees along the Project Site periphery. Two facilities buildings, which include two 1,200-square-foot locker rooms reaching a height of 14 feet, a 720-square-foot field shed reaching a height of 12 feet, a 700-square-foot maintenance shed reaching a height of 10 feet, and a field restroom building reaching a height of 14 feet would also be provided for Field B. The total area for Field B, including the facilities building and surrounding hardscaping and landscaping, would comprise 4.12 acres (179,467 square feet).

(b) Multi-Purpose Gymnasium

(i) Gymnasium Facilities

The Project would include a two-story, 80,249-square-foot multi-purpose gymnasium including a basement level, located in the southern portion of the Project Site. Primary activities in the gymnasium would include volleyball, basketball, fencing, weight training, dance, yoga, physical fitness, and wrestling. The basement would house a strength training room, wrestling, fencing/flex space, restrooms, showers, uniform and equipment storage, and student and coaches' locker rooms. The ground floor would include the main building entry, a concession space/café, ticket office, athletic training room, athletic merchandise store, offices, visitors' locker rooms, visitors' restrooms, and visitors' showers. Accessible from the ground floor, the multi-purpose gymnasium would also include two courts, one with 1,026 retractable bleacher seats for spectators and players and one without fixed seating. The second level of the gymnasium would be dedicated to a terrace, dance/flex space, flex meeting space for team meetings and students to do homework, and additional food service areas. Each floor would be connected by secured centralized stairs and elevator. Atop the multi-purpose gymnasium, spanning the areas above the two courts, would be a south-facing photovoltaic array (solar panels) that would be used to partially offset electricity consumption during the Project's operation. The multi-purpose gymnasium would have a maximum height of 30 feet, consistent with the Property's A1-1XL-RIO zoning designation.

Cross section views of the gymnasium building are shown in **Figure II-8**, *Gymnasium Elevations – North and South Views*. Floor plans for the gymnasium building are illustrated in **Figure II-9**, *Gymnasium Basement Level*, **Figure II-10**, *Gymnasium Level 1*; **Figure II-11**, *Gymnasium Level 2*; and **Figure II-12**, *Gymnasium – Roof Plan*.

(ii) Gymnasium Building Community Room

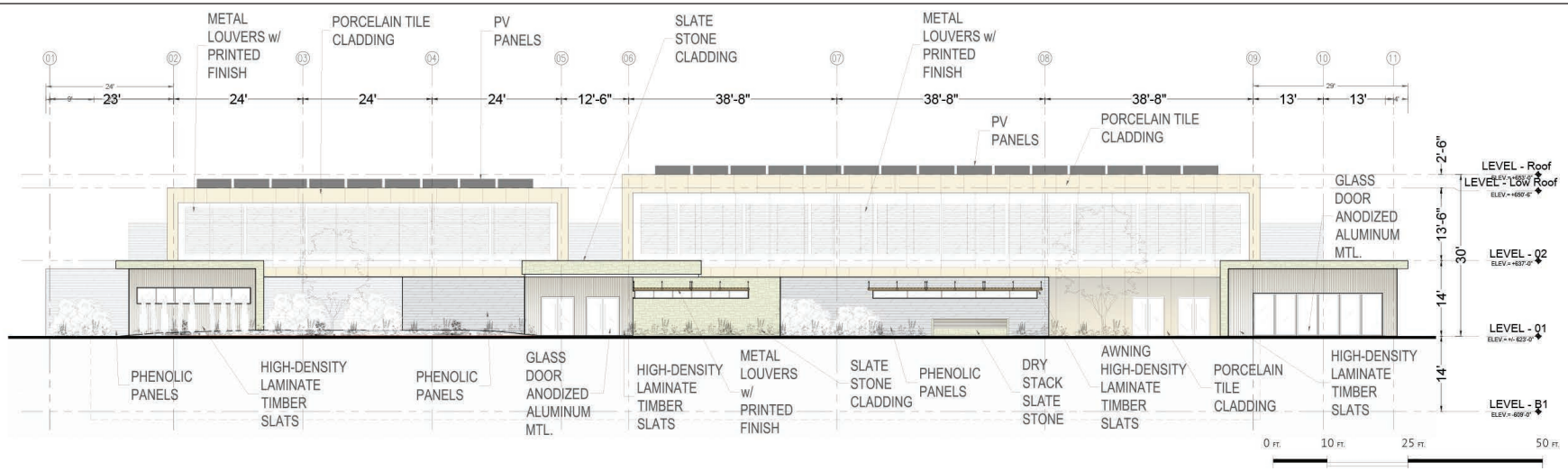
The gymnasium would also provide a ground-level community room available for public use by organizations. Available through a reservation system, the community-accessible meeting space would be located along the southwestern corner of the building. The main entrance would face the Los Angeles River and be located adjacent to newly-landscaped areas, benches, other seating, and walking trails. This area would further provide an overlook above the Los Angeles River and Zev Greenway.

(c) Swimming Pool

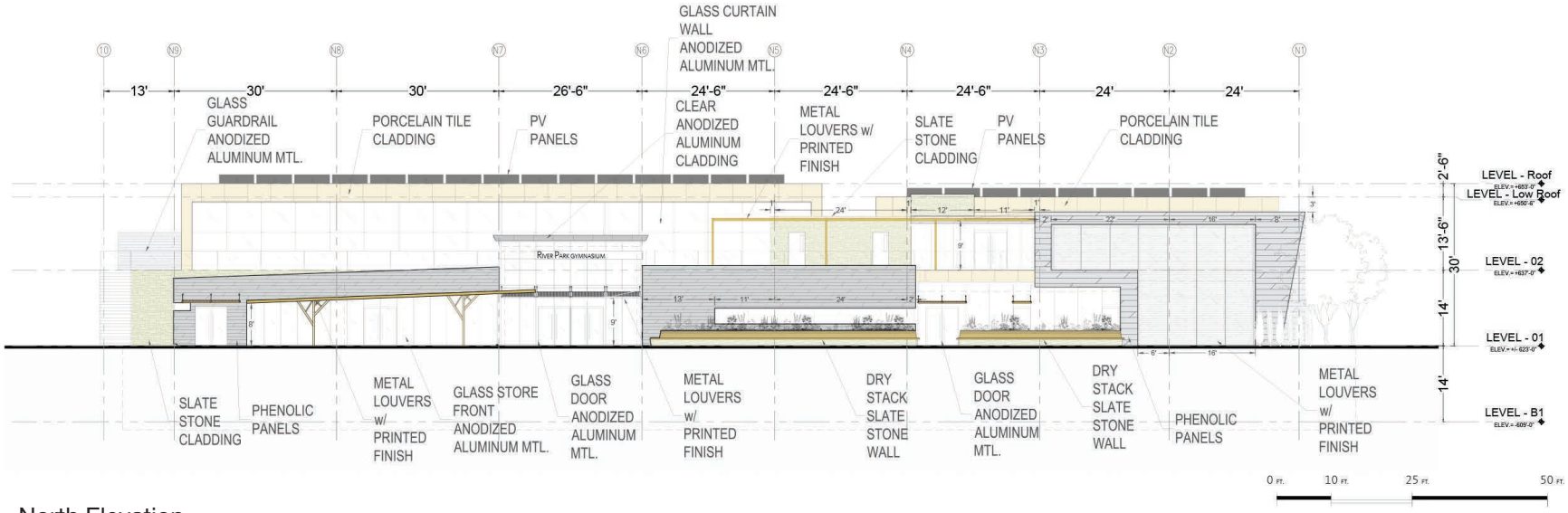
The Project would include a 52-meter swimming pool, which would occupy 12,672 square feet of the Project Site, and reach a maximum depth of eight feet, and a 2,200-square-foot locker and meeting room building that would reach a height of 14 feet. The pool deck and bleachers surrounding the pool would occupy 12,828 square feet of the Project Site. The total area for the pool, pool locker/meeting room building, and bleachers would be 27,700 square feet, The pool would include an acoustically treated shade canopy[10] reaching a maximum height of 30 feet along the southern edge of the canopy (due to its sloped nature, the canopy only reaches a maximum height of 26 feet along the northern edge). A landscaped berm would be located to the north/northwest of the pool area, and a 10-foot-tall wall would be located along the northern edge of the locker and meeting room building to reduce noise from traveling into the surrounding areas. The pool would be used for water polo, short- to long-form swimming, and one-meter and three-meter diving. The pool area would include fixed bleacher seating (10.5 feet in height) for up to 348 spectators. The locker rooms would provide dedicated showers, restrooms, and athletic storage. A separate 460-square-foot restroom building reaching a height of 10 feet would also be located in the pool area for use by spectators in the pool area. In addition, a 1,000-square-foot, pool chemical and equipment storage area would be located in this area and would reach 15 feet below grade. The southern edge of the pool area would also include a one-meter-high and a three-meter-high diving board. An 18-foot x 10-foot scoreboard at 12 feet above grade would be located underneath the pool canopy.[11] The scoreboard would reach a maximum height of 22 feet under the 26-foot-high northern section of the pool canopy. Cross sections of the swimming pool are illustrated in **Figure II-13**, *Swimming Pool Elevations – East and West Views*.

[10] The acoustically-treated shade canopy is made of sound and echo-reduction materials designed to reduce the transfer and reverberation of noise from the pool to the surrounding area.

[11] Note that locations of scoreboards and signage are depicted in Figure II-27, *Light and Signage Plan for the Project*, below in this chapter.



South Elevation



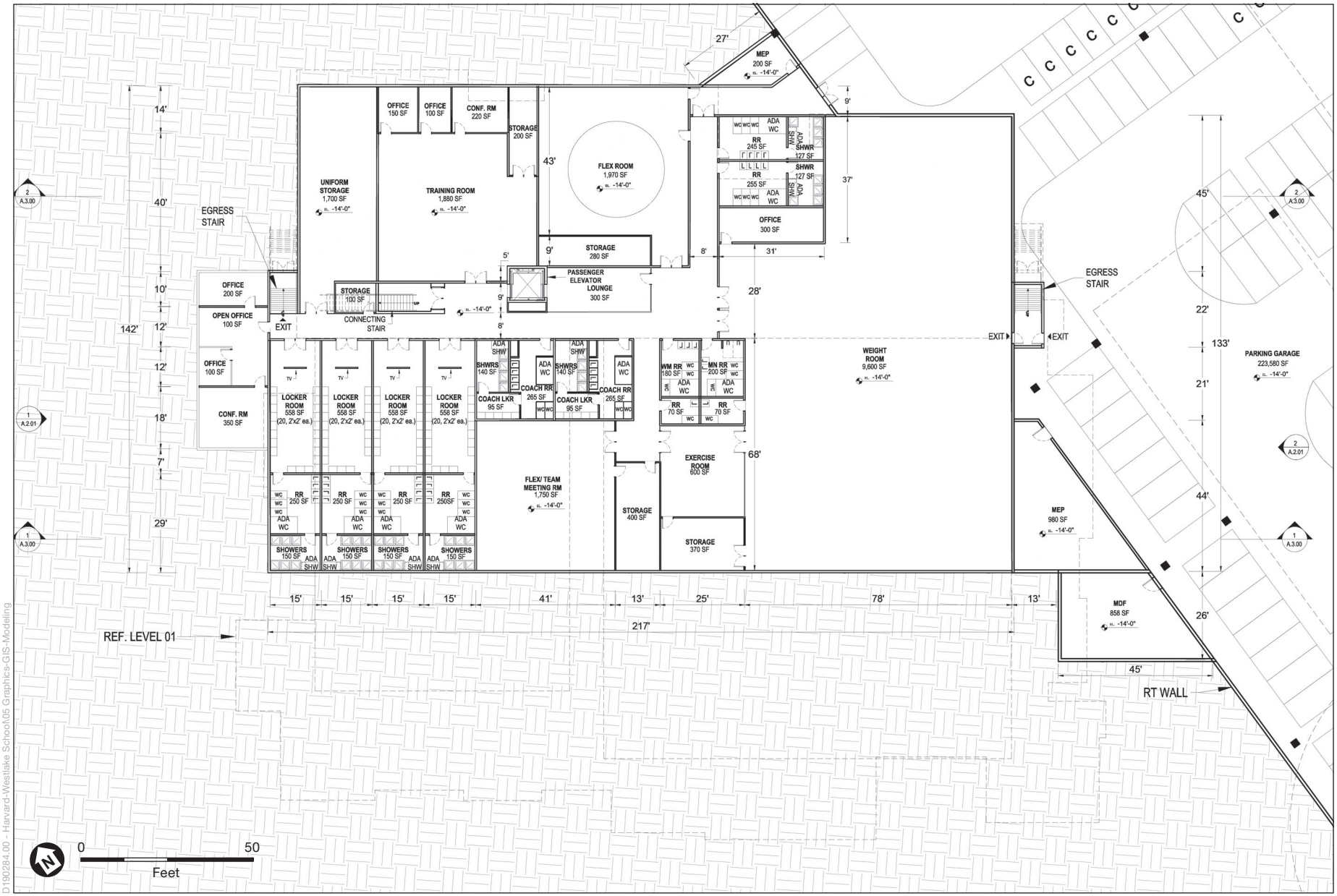
North Elevation

SOURCE: Gensler, 2020

NOTES:
1. Phenolic panels: Exterior ventilated facade cladding system.
2. High-density laminate timber slats: Exterior composite panel wood-look slat cladding.

Harvard-Westlake River Park Project

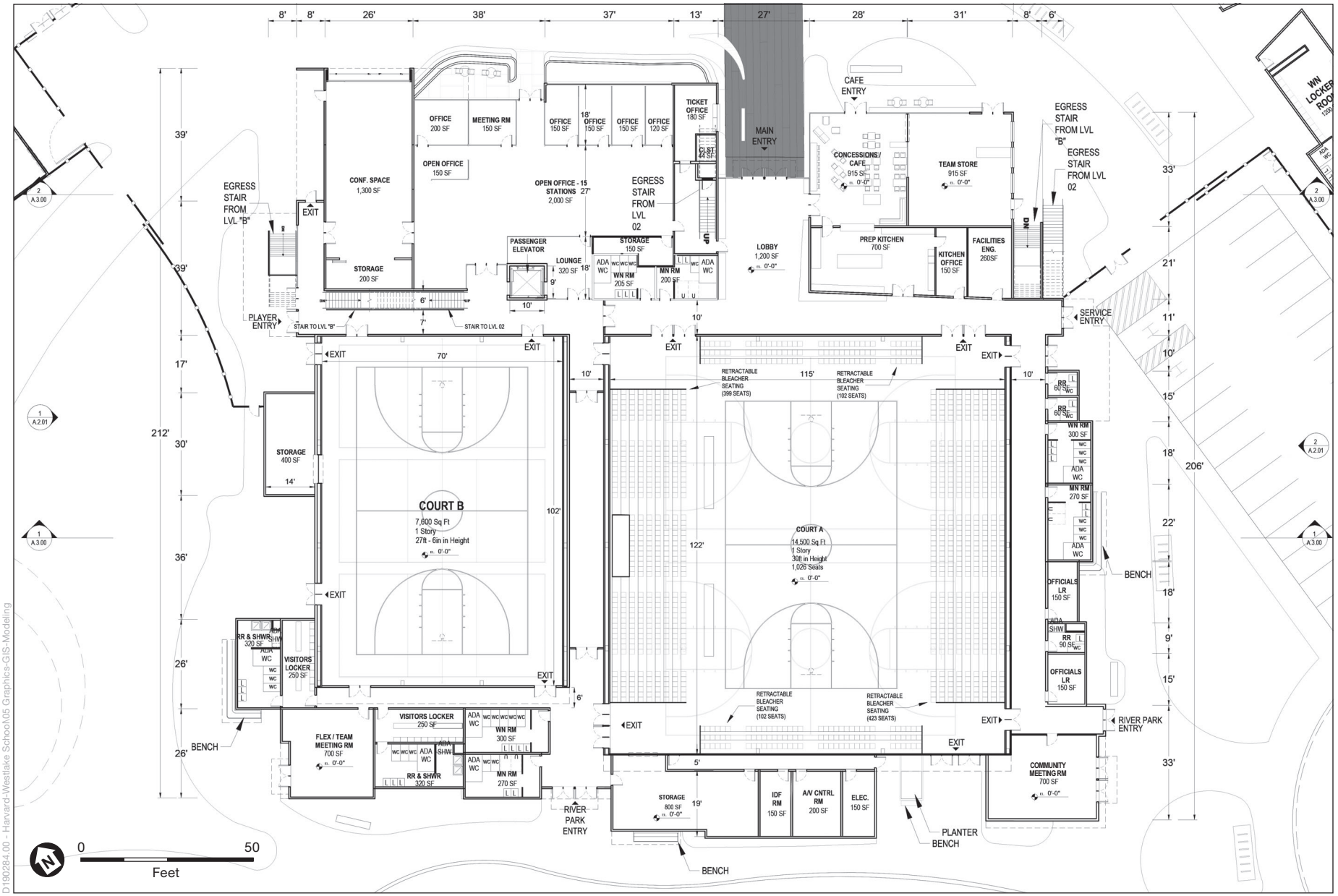
Figure II-8
Gymnasium Elevations – North and South Views



SOURCE: Gensler, 2020

Harvard-Westlake River Park Project

Figure II-9
Gymnasium Basement Level



SOURCE: Gensler, 2020

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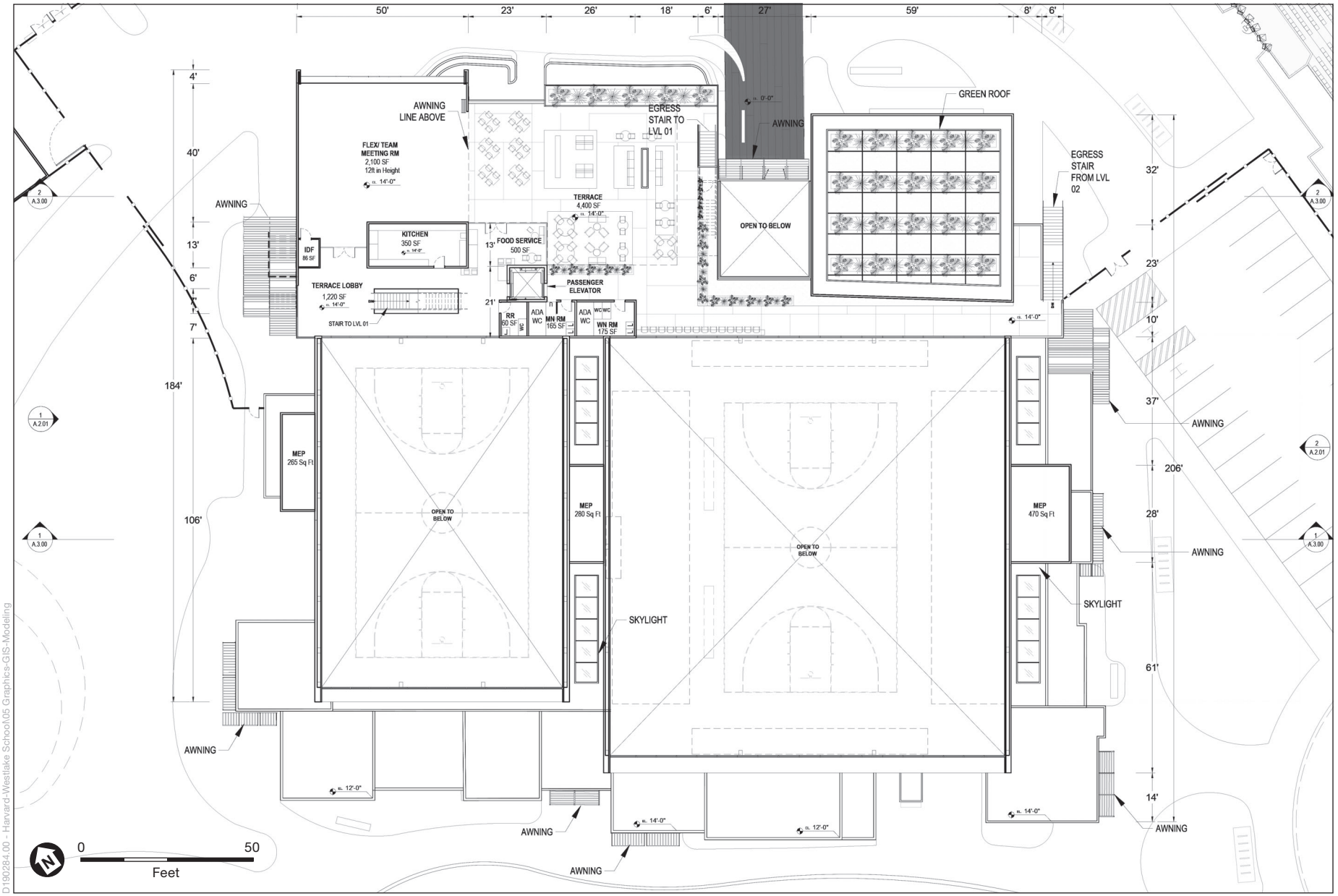
Figure II-10
Gymnasium Level 1



SOURCE: Gensler, 2020

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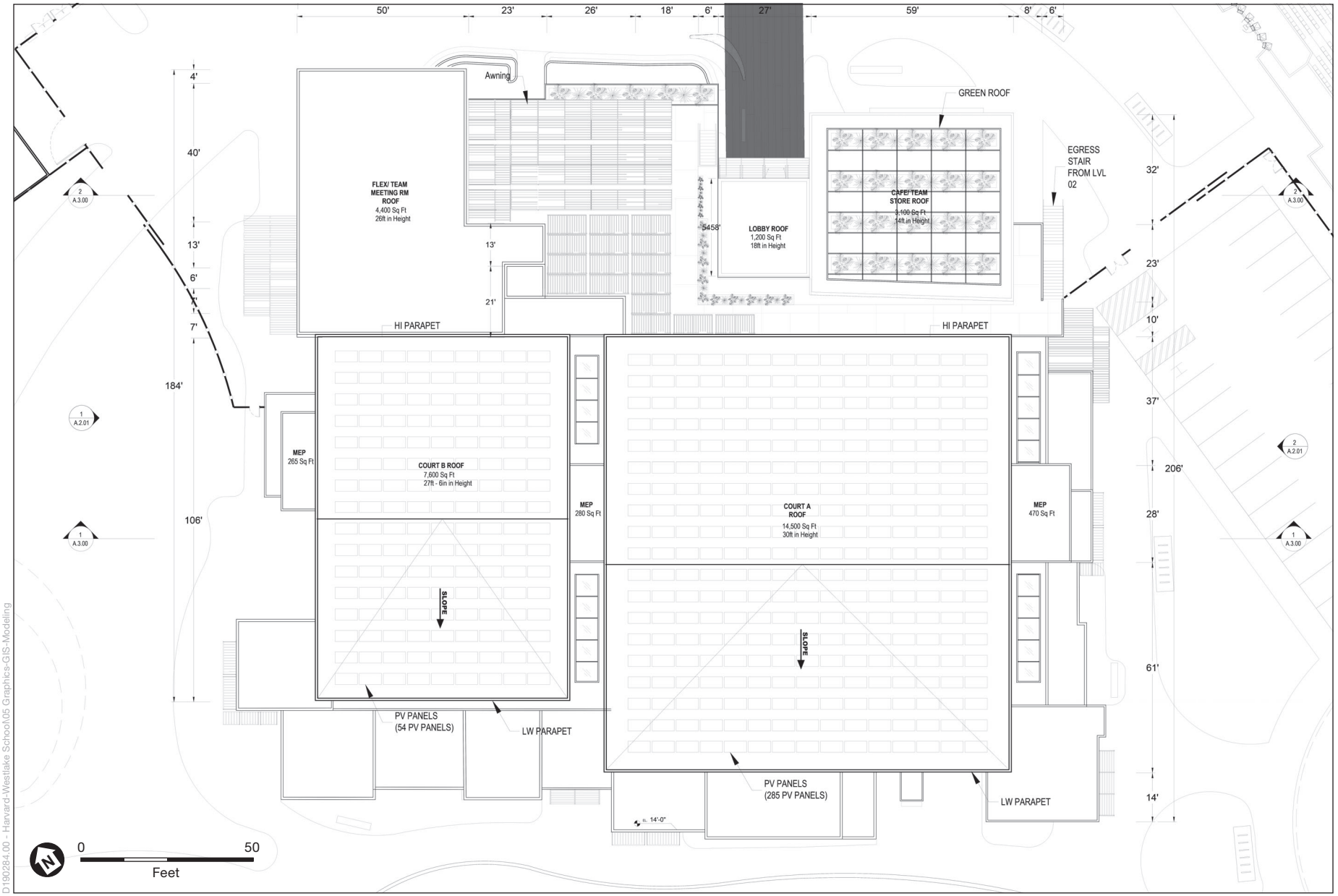
Figure II-11
Gymnasium Level 2



SOURCE: Gensler, 2020

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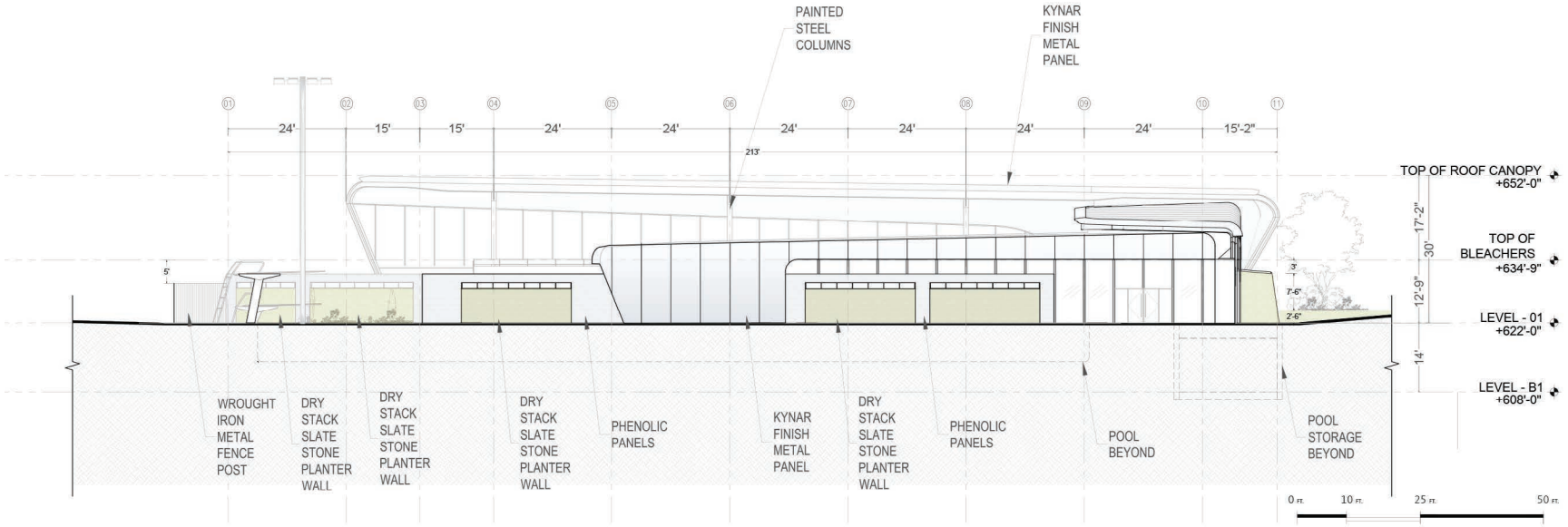
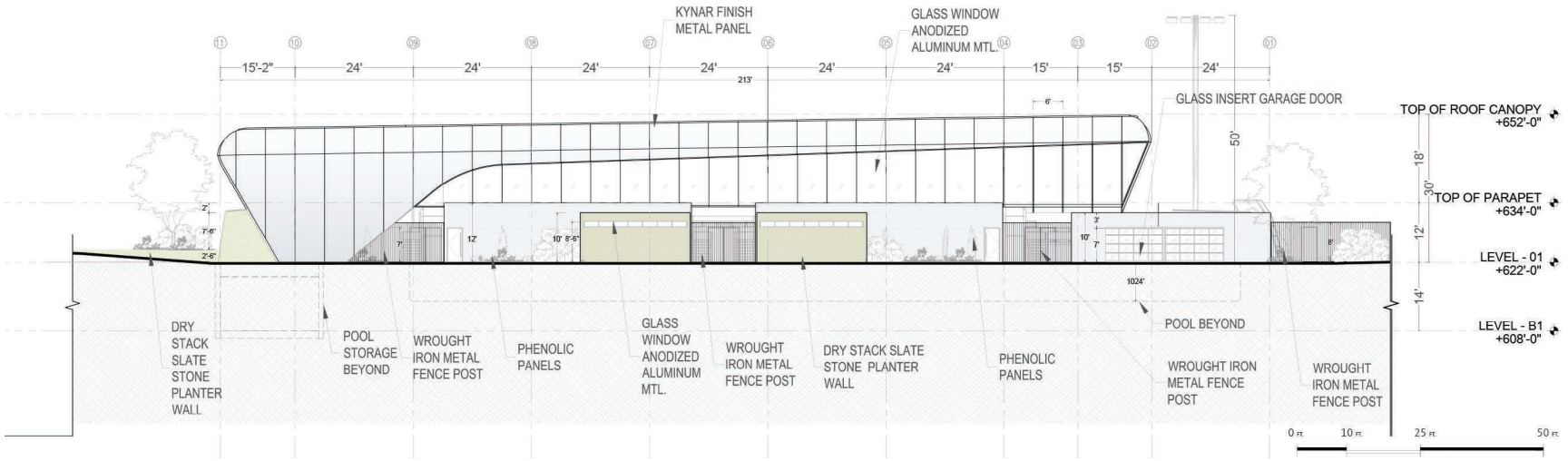
Figure II-12
Gymnasium – Roof Plan



East Elevation



West Elevation

SOURCE: Gensler, 2020

NOTES:
1. Phenolic panels: Exterior ventilated facade cladding system.
2. Kynar finish: A durable, UV resistant finish for metal mullions between glass panels.

Harvard-Westlake River Park Project

Figure II-13
Swimming Pool Elevations – East and West Views

(d) Tennis Courts

Eight new replacement tennis courts would be developed in the northeastern portion of the Project Site. The tennis area would include metal bleacher seating for the tennis courts reaching a height of 4 feet for up to approximately 100 spectators between the two sets of four courts. An eight- to 10-foot-tall wall to attenuate noise would be provided at the northern edge of the tennis courts, including a section where the eight-foot wall would be topped with four feet of chain-link fencing for the tennis courts. A 10-foot wall would also be provided along the south side of the tennis courts. The wall would be a combination of stacked stone cladding, chain link, and windscreen mesh.

(e) Fences and Walls

The Project would include an outer perimeter fence and an interior fence/wall for security purposes. These fences and walls, along with other security measures, would protect visitors and allow the School to monitor and direct visitor ingress and egress to a limited number of points and in a manner that would also help prevent visitor parking in the community. For instance, security personnel would direct visitors to available on-site parking, while also monitoring “walk-ins” who parked within the off-site neighborhood and are not confirmed to be residents living in the neighborhood or arriving via public transportation. Such walk-ins would be required to return to their vehicle and return to park within the Project Site.

The three-foot-tall metal outer fence, complemented by additional landscaping, would be constructed around the entire perimeter of the Project Site. The primary vehicle and pedestrian/bicycle entrance to the Project Site would be provided off Whitsett Avenue near the north vehicle entrance driveway. Additional pedestrian entrances would be provided along Whitsett Avenue near LAFD Fire Station 78, Valley Spring Lane, at the intersection of Bellaire Avenue and Along the Zev Greenway. These pedestrian entrances are described under the Access, Circulation, and Parking subsection below.

The pedestrian entrances would allow members of the public to access approximately seven acres (304,920 square feet) of walking paths, wooded areas, and tennis courts but would not provide direct access to the interior athletic facilities.

The public use area would be separated from the athletic facilities by the interior walls and fencing that would direct all pedestrian access to the athletic facilities through the main entrance located along Whitsett Avenue. The walls would also serve as a sound attenuation feature and a screen/buffer between the athletic facilities and the surrounding neighborhood. Walls would be located along the northern portion of the Project Site, to the north of Field B, the swimming pool, and the tennis courts. Walls would also be located to the south and east of Field A, to the east of Field B, to the south of the tennis courts, and along the border of the Project Site by LAFD Fire Station 78. Dependent on changes in grade and the locations and heights of landscaped berms, the walls would vary in height between eight feet and 11 feet at different points on the Project Site, with an eight-foot wall at the north side of the tennis courts topped with a four-foot fence. Where walls are

not provided, a connective metal fence varying in height between eight feet and 11 feet would surround the rest of the athletic facilities.

Perimeter security features are designed to have variation in scale, opacity, and material to ensure they are attractive and located at appropriate points to allow views into the Project Site interior. The walls would be designed and constructed of an organic stacked stone material and heavily landscaped. Vegetation growing on and around the fences and walls would help mask the built elements, complement the trees that would be maintained and planted on-site, and deter graffiti.

(f) Open Space and Trees

The Project, which includes approximately 5.4 acres (235,224 square feet) of publicly-accessible open space, is designed to be consistent with the RIO District Ordinance and the Los Angeles River Master Plan Landscaping Guidelines and Plant Palettes[12] (Landscaping Guidelines). The Project's landscape design focuses on (i) the creation of new publicly-accessible open space with access to the Los Angeles River; (ii) the maintenance and planting of healthy trees that are consistent with the RIO District and Landscaping Guidelines; (iii) the maintenance and enhancement of native habitat for wildlife; (iv) contribution to the environmental and ecological health of the City's watershed system; and (v) provision of features, such as signs, display boards, and artwork that support educational programming focused on the Los Angeles River and ecology/sustainability. These goals are also shared by the Los Angeles River Cooperation Committee (LARCC) in its evaluation of the Studio City neighborhood.[13] LARCC is a joint working group comprised of the Los Angeles County Flood Control District and the City of Los Angeles, which, in conjunction with the United States Army Corps of Engineers, was created to prioritize Los Angeles River projects by bringing multi-agency expertise and a collaborative implementation process. LARCC evaluates projects at an early phase and assists in ensuring projects are in compliance with major region-wide priorities, including the City's Los Angeles River Revitalization Master Plan and Landscaping Guidelines.

There are currently 421 inventoried and evaluated trees within the on-site areas (258 trees) contemplated for improvements and off-site areas (163 trees), including include 87 trees located in the public rights-of-way along Valleyheart Drive, Bellaire Avenue, Valley Spring Lane, and Whitsett Avenue, and 76 trees located in the off-site Zev Greenway area. Section IV.B, *Biological Resources*, of this Draft EIR, provides illustrations of the

[12] Los Angeles County Public Works, Los Angeles River Master Plan Landscaping Guidelines and Plant Palettes, January 2004.

[13] Los Angeles River Cooperation Committee (LARCC), Los Angeles River Master Plan Update – Steering Committee Meeting #6, June 26, 2019.

existing tree locations within the on- and off-site areas (see Figure IV.C-4, Tree Removal Plan). The public right-of-way is the City-owned property along the public sidewalk.[14]

Approximately one-half (51 percent) of the inventoried trees are either Mexican fan palms (174) or blue gum eucalyptus (42), which are considered invasive species by the U.S. National Park Service and/or the California Invasive Plant Council.

Design Guideline 7 of the Landscaping Guidelines explicitly identifies plant species that should not be planted along the Los Angeles River. Guideline 7 states:

> *"Despite recent efforts to restore native plant communities along the river, miles of riverside landscapes are currently dominated by exotic weedy plants. Many of these are "escapes" from landscape plantings, such as Mexican fan palm (Washingtonia robusta) and fountain grass (Pennisetum setaceum) that are adapted to disturbed soil conditions. Such species may be attractive to the uneducated eye, but their aggressive domination of riverside landscapes displaces opportunities for native plant species and the habitats they shape. The resultant simplification of riverside habitats reduces the diversity of plant and wildlife species that may be supported there. Aggressive exotic plant species shall not be allowed in new plantings and all new projects shall include measures to eradicate on-site weeds prior to planting and through follow-up maintenance."*[15]

The Project's tree removal and tree replacement program is outlined in **Table II-2,** *Tree Removal and Replacement Program,* below. As shown therein, 240 trees would be removed by the Project. The majority of the trees to be removed, 75 percent (179 trees), are non-RIO compliant (including 122 Mexican fan palms). Of the 240 trees to be removed, 209 are located on-site (Project Site), 31 trees (including 26 Mexican fan palms) are located off-site in the public right-of-way, and no trees would be removed within the Zev Greenway Area (off-site).The Project would increase the number of trees on-site from 258 to 383, a 49-percent increase. The Project would increase the number of off-site trees from 163 to 191, a 17-percent increase. Overall, the Project would plant 393 new trees, resulting in an overall net increase of 153 trees beyond existing conditions (or a 36 percent increase).

[14] Figure IV.C-4, *Tree Removal Plan*, in Section IV.C, *Biological Resources*, of this Draft EIR illustrates the boundary of the Project Site, the trees within the public right-of-way (the area outside of the Project Site boundary), and the number of on-site and off-site trees to be removed.

[15] Los Angeles County Public Works, Los Angeles River Master Plan Landscaping Guidelines and Plant Palettes, January 2004, page 38.

TABLE II-2
TREE REMOVAL AND REPLACEMENT PROGRAM

Area	No. of Existing Trees	Existing Trees to be Removed	New Trees to be Planted	Trees under Project Conditions	Net Change
Property (On-Site)	227	198	299	328	+101
Leased Property (On-Site)	31	11	35	55	+24
Zev Greenway (Off-Site	76	0	38	114	+38
Right-Of Way (Off-site)	87	31	21	77	-10
Totals	**421**	**240**	**393**	**574**	**+153**

SOURCE: ESA, 2021.

All invasive palms (i.e., the Mexican fan palm) removed would be replaced at a 1:1 minimum ratio with RIO-compliant trees and all other removed non-native trees would be replaced at a minimum 2:1 ratio with RIO-compliant trees. Street trees (trees within the public right-of-way) would also be replaced at a 2:1 ratio, as required by the City's Department of Public Works, Urban Forestry Division. The Project would construct walking paths, immediately adjacent to the Project Site, along Bellaire Avenue and Valley Spring Lane in lieu of concrete sidewalks in the public right-of-way in those areas (no such sidewalks currently exist). The existing sidewalk adjacent to the Project Site along Whitsett Avenue in the public right-of-way would be maintained by the Project, other than for temporary trenching associated with the installation of new utility lines.

All replacement trees would be RIO-compliant. The proposed tree species would be either native trees or species sourced from the Los Angeles River Master Plan Plant Landscaping Guidelines and Plant Palettes.[16]

The new RIO-compliant trees would be planted in locations that promote the restoration of native plant communities along the Los Angeles River, and habitat creation and canopy cover for various species. Introduction of climate-appropriate planting in these areas would also provide shelter and food sources for a myriad of bird and animal species around the Project Site and the Los Angeles River.

Complementing the variety and quantity of native or location-appropriate tree species that would be restored on the Project Site, the Project would include planting of shrubs, groundcover, and other understory species that would be similarly selected according to the RIO Ordinance and Los Angeles River Master Plan Landscaping Guidelines and Plant Palettes. Among such species are the eastwood manzanita, lemonade berry, California fuschia, and black sage. In addition to providing natural aesthetic for users of the Project

[16] Los Angeles County Public Works, Los Angeles River Master Plan Landscaping Guidelines and Plant Palettes, January 2004.

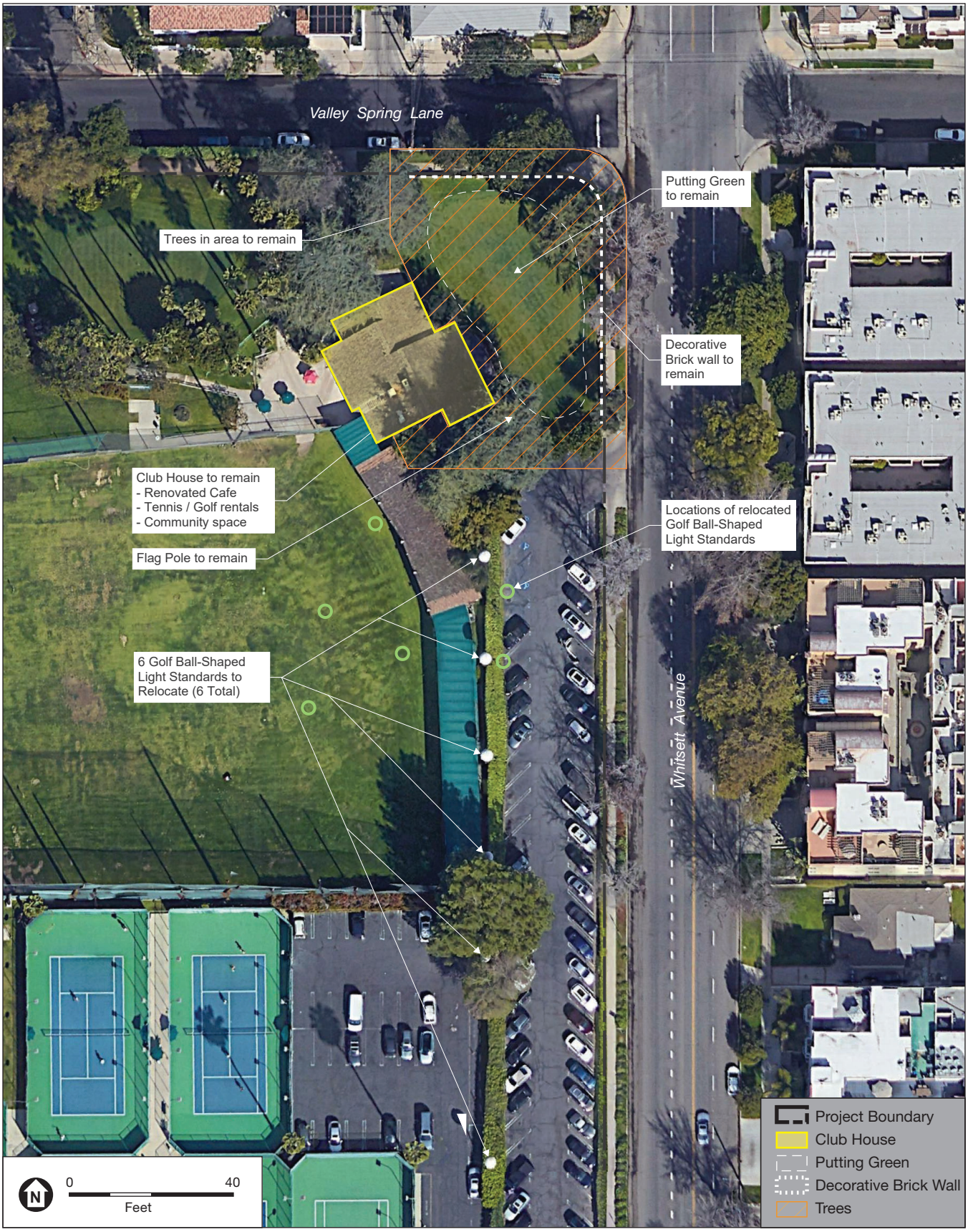
Site, the reinvigorated understory would provide shelter, habitat, and food sources for birds and small animal species, in contrast with existing site conditions that are comprised of non-native trees and resource-intensive turf grass.

(g) Golf Clubhouse, Putting Area, and Café

The Weddington Golf & Tennis clubhouse, with some interior renovations to address deferred maintenance and improve the visitor experience. Renovation work would primarily consist of expanding restroom capacity, increasing the percentage of the building occupied by the café, establishing an interpretive display of the Property's history, and bringing the building into compliance with ADA access requirements. As further described in Section IV.D, *Cultural Resources*, of this Draft EIR, the Project incorporates a Project Design Feature (PDF) (CUL-PDF-1), focused on preparation of a Rehabilitation Plan for the clubhouse to ensure and document compliance with the Secretary of the Interior's Standards for Rehabilitation (the Standards) and the City of Los Angeles Cultural Heritage Ordinance for properties that are designated Historic-Cultural Monuments (Los Angeles Administrative Code, Section 22.171.14).

An existing putting green to the northeast of the clubhouse would remain in its current location and be available for public use and enjoyment. The brick wall with weeping mortar around the putting green would also be retained. Distinctive materials, features, spaces, and spatial relationships that characterize the exterior of the Weddington Golf & Tennis clubhouse and the putting green would be retained, including the angled position facing Whitsett Avenue and Valley Spring Lane; low, horizontal massing; one-story height; wide street façade; moderately-pitched side gable roof with nested gables and wide overhanging rakes and eaves with exposed rafter tails; interior brick masonry chimney; mature trees; and the function of the putting green, as a lush landscape setback for the clubhouse while continuing to serve as a putting green. The six golf ball-shaped light standards on the Project would be retained and relocated to the northeastern portion of the Project Site, in proximity to the clubhouse and putting green. Following their relocation within the Project Site, the golf ball light standards would remain visible from the public right-of-way.

Visitors would check in at the clubhouse for tennis court reservations to use the putting green or to purchase a snack or meal at the café. A landscaped courtyard would be built with seating, tables, and shaded areas outside the clubhouse to the west and between the clubhouse and tennis courts. See **Figure II-14**, *Existing Structures/Elements to be Retained,* for an illustration of the existing structures and elements to be retained as part of the Project.



SOURCE: Google Earth, 2019; ESA, 2020

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Figure II-14
Existing Structures/Elements to be Retained

(2) Public Use of the Project Site

The Weddington Golf & Tennis facility has been, and continues to be, available to paying customers for the use of the golf and tennis facilities. The Project Site is currently separated from the Zev Greenway, even though the Zev Greenway is immediately adjacent to the entire southern border of the Property. Such isolation means that visitors to Weddington Golf & Tennis are not currently able to access the Zev Greenway or Los Angeles River environs from the Project Site, despite the proximity. As a primary objective of the Project, the School is committed to ensuring that members of the public would have access to the Project Site, as well as to the Zev Greenway and Los Angeles River environs, and to a broad array of recreational facilities, including substantial areas that are maintained and available without charge in the same fashion as a City-owned park.

Approximately seven acres (304,920 square feet) of the Project Site would be available as open space for public use and tennis recreation, daily from 7:00 a.m. to 9:00 p.m., including areas in which collected and treated stormwater and urban run-off would be used for bio-habitat water feature areas. An extensively planted, three-quarter mile long pedestrian path would be created to circumnavigate the perimeter of the Project Site, providing opportunities for cardiovascular exercise, shaded areas and bench seating for relaxation, bird watching, dog walking, and general enjoyment of the natural environment. The network of publicly-accessible pathways and landscaped areas would connect with the Zev Greenway via a new ADA-compliant ramp alongside the multipurpose gymnasium and would allow visitors to stroll between the putting green, tennis courts, and a new overlook area to observe the Los Angeles River and waterfowl that frequent the waterway.

Table II-3, *Public Use Days and Hours*, outlines the anticipated days and hours for access to facilities available to the public, recognizing that public use of the tennis courts and other athletic facilities would be by reservation when they are not in use by the School.

Providing a variety of accessible recreational opportunities, the Project would support field, pool, and gym-based sports by pre-approved community groups or swim program members when not in use by the School, continued playing of tennis on eight courts, as well as regular access to approximately 5.4 acres (235,224 square feet) of passive open space and a three-quarter mile long pedestrian path with a new connection to the Zev Greenway for casual exercise by individuals or families. The multi-purpose gymnasium would include a community room that could be used for meetings and gatherings by organizations. The School would make available such uses via a reservation system that would support an enjoyable and safe experience.

TABLE II-3
PUBLIC USE DAYS AND HOURS

Clubhouse, café, and putting green	
Daily	7:00 a.m. to 9:00 p.m.
Tennis Courts (when not in use by school)	
Daily	7:00 a.m. to 9:00 p.m.
Park Areas – Pedestrian paths, landscaped areas, water features	
Daily	7:00 a.m. to 9:00 p.m.
Gymnasium Community Room	
Daily (for pre-approved organizations)	7:00 a.m. to 9:00 p.m.
Gymnasium Courts (when not in use by school)	
Daily (for pre-approved organizations)	7:00 a.m. to 9:00 p.m.
Swimming Pool (when not in use by school)	
Weekdays (for members of pre-approved swim programs)	7:00 a.m. to 9:00 a.m.
Athletic Fields (when not in use by school)	
Daily (for pre-approved organizations)	9:00 a.m. to 8:00 p.m.
SOURCE: Harvard Westlake School, 2020	

To facilitate public uses of the Project Site, the School would preserve the existing clubhouse structure and café to function as a visitor center, where members of the public would check in for tennis court reservations, use of the putting green, and for other information. The clubhouse would also include an interpretive exhibit displaying the history of the property and its use as the Weddington Golf & Tennis facility. A staff person would be present in the clubhouse during business hours.

In addition to the school and public activities described below, the Project Site could be used for up to five special events per year for the public. Special events are defined as any non-athletic activity involving more than 100 persons. These events would be limited to Field A or the gymnasium and would be required to end by 10:00 p.m. Event types would be determined based on community interest; however, events in the gymnasium would include such activities as performances, lectures, or community meetings, with outdoor events on Field A including such activities as “Movies in the Park,” local concerts, or other performances. Events on Field A would include use of amplified sound systems located and calibrated based on input from an acoustical engineer such that the increase at neighboring residences does not exceed 5 decibels. The Project’s amplified sound system for special events at Field A would be installed and designed using a line-array speaker system, so as to not exceed a maximum noise level of 92 dBA (L_{eq}) at a distance of 50 feet from the amplified sound system. In addition, the stage for special events would be located at the north side of Field A, with the amplified sound system facing south in the opposite direction from the off-site

sensitive uses to the north of Field A, which would reduce speaker noise at the nearest off-site sensitive uses to the north and east of Field A.

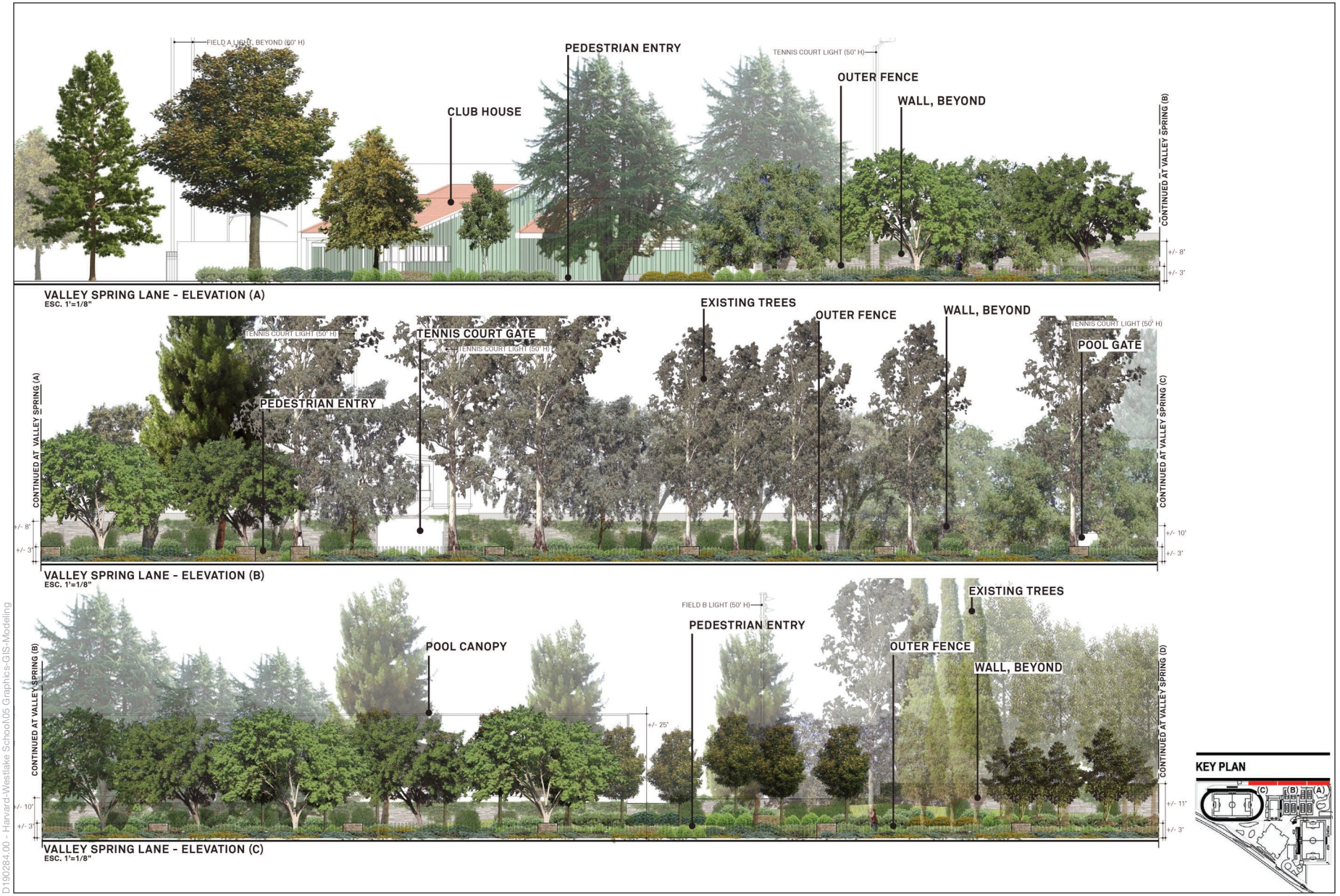
Although the size of the events would vary, public events held at either the gymnasium or Field A would not exceed 500 persons. Public events would be scheduled so they do not occur concurrently with school events.

(3) Project Elevations and Renderings

Figures II-11 through II-15 contain elevations of the future Project Site, as viewed from adjacent streets. As shown in **Figure II-15**, *Valley Spring Lane Elevations,* **Figure II-16**, *Valley Spring Lane and Whitsett Avenue Elevations,* **Figure II-17**, *Whitsett Avenue Elevations,* **Figure II-18**, *Bellaire Avenue and Zev Yaroslavsky Greenway Elevations,* and **Figure II-19**, *Zev Yaroslavsky Greenway Elevations,* views across the Project Site from adjacent streets and the Zev Greenway would be substantially obscured by existing and replacement trees.

Project renderings are provided in Figures II-20 through II-25. These include **Figure II-20**, *Rendering - View of the Project Site Entrance at Whitsett Avenue*, **Figure II-21**, *Rendering - View of the Project Site from Whitsett Avenue at Valley Spring Lane*, **Figure II-22**, *Rendering - View of the Project Site from Valley Spring Lane,* **Figure II-23***, Rendering - North-Facing View from Field B*, **Figure II-24**, *Rendering - View of the Project Site and Zev Yaroslavsky Greenway from the Southwest*, and **Figure II-25**, *Rendering of the Southwestern Corner of the Gymnasium and Community Room*.

As shown in these renderings (Figures II-20 through II-25) that depict the general nature of Project conditions at completion, the Project Site would not be highly visible from surrounding streets due to the retention of mature trees along the street frontages, extensive additional landscaping, the low profile of the bleachers, swimming pool canopy (maximum 30 feet in height at its southern edge), and the multi-purpose gymnasium that would not exceed 30 feet in height (all in conformance with the A1-1XL-RIO zone). The multi-purpose gymnasium would also be located within the southern portion of the Project Site, with the south façade facing the Zev Greenway and Los Angeles River. Although the tennis and field light fixtures would range in height from 50 to 80 feet, the fixtures, themselves, would be internal to the Project Site and screened from most direct proximate views by intervening trees, landscaping, walls/fencing, and other features.



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SOURCE: Gensler, 2020

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Figure II-15
Valley Spring Lane Elevations

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SOURCE: Gensler, 2020

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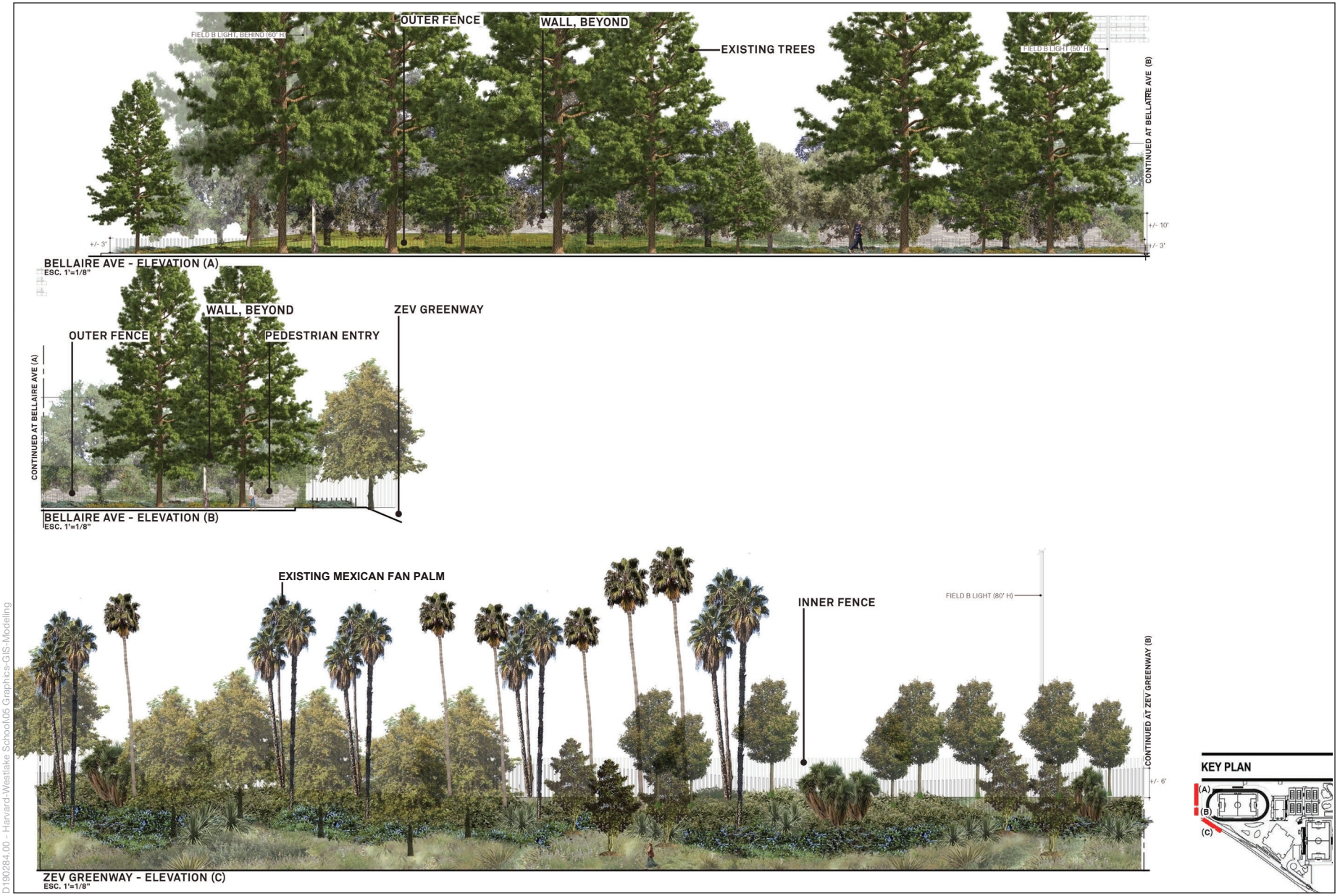
Figure II-16
Valley Spring Lane and Whitsett Avenue Elevations

D190284.00 - Harvard-Westlake School\05 Graphics-GIS-Modeling

SOURCE: Gensler, 2020

Harvard-Westlake River Park Project

Figure II-17
Whitsett Avenue Elevations

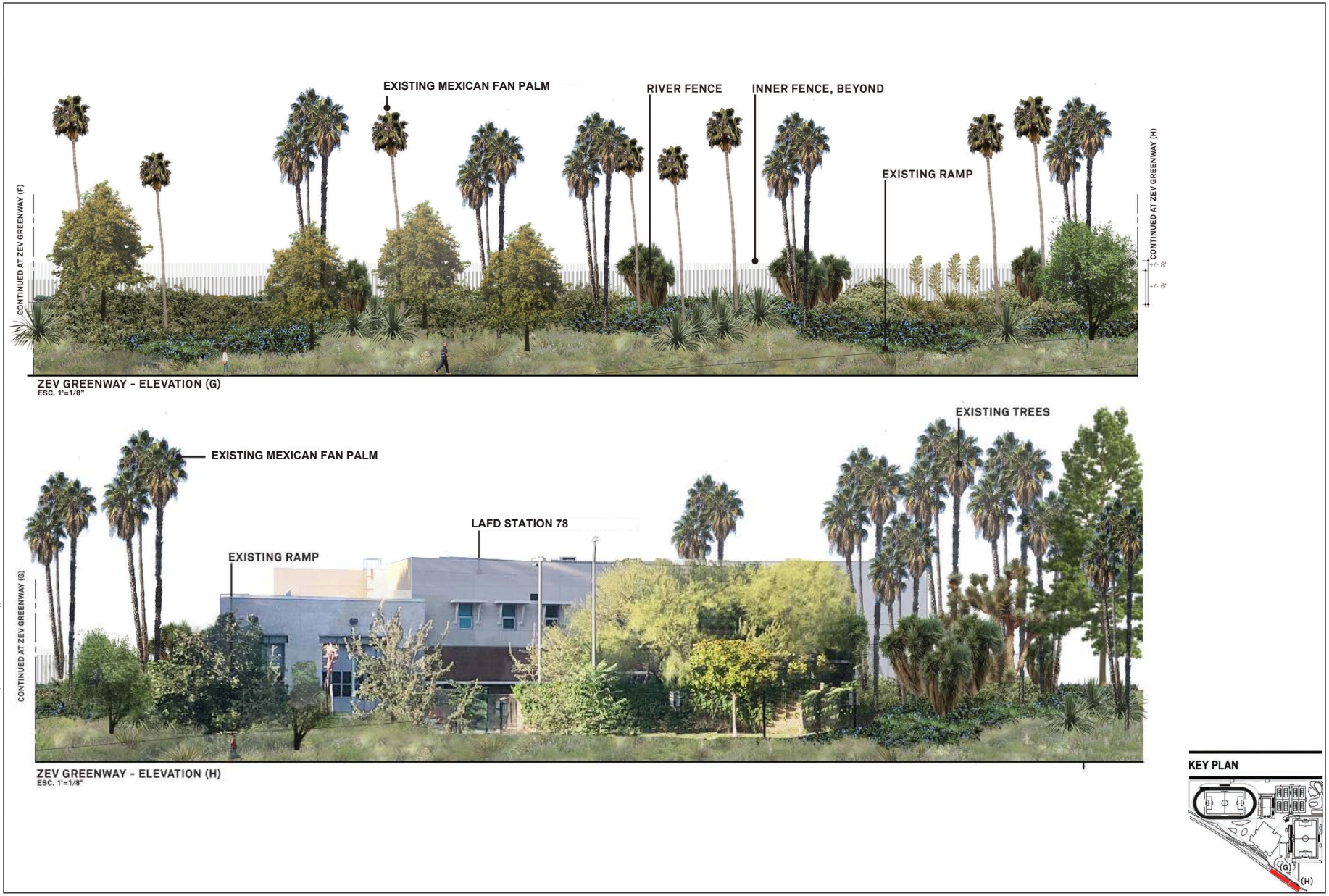


D190284.00 - Harvard-Westlake School\05 Graphics-GIS-Modeling

SOURCE: Gensler, 2020

Harvard-Westlake River Park Project

Figure II-18
Bellaire Avenue and Zev Yaroslavsky Greenway Elevations



D190284.00 - Harvard-Westlake School\05 Graphics-GIS-Modeling

SOURCE: Gensler, 2020

Harvard-Westlake River Park Project

Figure II-19
Zev Yaroslavsky Greenway Elevations

D190284.00 - Harvard-Westlake School\05 Graphics-GIS-Modeling

SOURCE: Gensler, 2020

Harvard-Westlake River Park Project

Figure II-20
Rendering - View of Project Site Entrance at Whitsett Avenue

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SOURCE: Gensler, 2020

Harvard-Westlake River Park Project

Figure II-21
Rendering - View of Project Site from Whitsett Avenue at Valley Spring Lane

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SOURCE: Gensler, 2020

Harvard-Westlake River Park Project

Figure II-22
Rendering - View of Project Site from Valley Spring Lane

D190284.00 - Harvard-Westlake School\05 Graphics-GIS-Modeling

SOURCE: Gensler, 2020

Harvard-Westlake River Park Project

Figure II-23
Rendering - North-Facing View from Field B

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SOURCE: Gensler, 2020

Harvard-Westlake River Park Project

Figure II-24
Rendering - View of the Project Site and Zev Yaroslavsky Greenway from the Southwest

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SOURCE: Gensler, 2020

Harvard-Westlake River Park Project

Figure II-25
Rendering of the Southwestern Corner of the Gymnasium and Community Room

b) School Operations at the Project Site

(1) Athletic and Recreational Activity

The athletic and sports program anticipated for the Project Site by the School would include a range of seasonal sports, with the nature and extent of activities generally corresponding to school year activities. The estimates of sport activities provided below are generally based on the School's 2018-2019 school year activities, with an event defined as any single game, practice, or athletic activity at the proposed athletic fields, such as field hockey, soccer, track meets, and lacrosse, as well as group activities at the pool, tennis courts and gym. No football games would occur at the Project Site although football practices may take place. Sports activities occurring at the gymnasium would include basketball, volleyball, wrestling, fencing, dance, and yoga, as well as sports conditioning and sports medicine (i.e., athletic trainers). The gymnasium would also be used for meetings, speakers for professional development and student assemblies, and other social gatherings, such as in the Community Room.

Most of the School's outdoor events, including those at the athletic fields, would occur in the late afternoons and would end between the hours of 4:45 p.m. to 7:45 p.m., with approximately 50 percent of school days containing no outdoor athletic activities after 5:30 p.m. Indoor activities in the gymnasium would end no later than 9:30 p.m. although indoor activities would generally cease by 7:30 p.m. Other than the tennis courts, members of the public would not have access to Project Site athletic facilities when they are in use by the School.

The general use of the Project Site by the School for athletic and recreational purposes is summarized as follows:

- **Monday through Friday during school year**
  - Students would generally begin to arrive after 3:00 p.m., after the academic day
  - Outdoor activities cease by 8:00 p.m., indoor activities by 9:30 p.m.
- **Monday through Friday during summer**
  - Combination of off-season school athletics and summer program (e.g., sports camps) 9:00 a.m. to 6:00 p.m.
- **Saturdays**
  - No sports activities before 9:00 a.m. or after 6:00 p.m., except for up to 10 Saturdays per year when outdoor athletic activities may take place up until 8:00 p.m. and indoor activities may take place up until 9:30 p.m.
- **Sundays**
  - No athletic activities (e.g., games or practices)

Non-athletic School activities, including incidental academic uses, such as science labs, bird watching, meetings, and classes at the Project Site on school days during the school year would not begin before 9:00 a.m. or take place later than 8:00 p.m. outdoors or 9:30 p.m. indoors, Monday through Friday. On federal holidays, no School activities, athletic or otherwise, would begin before 9:00 a.m. or take place later than 3:00 p.m.

By way of example, during the 2018-19 school year (August 1 to May 31 or 303 calendar days) there were 167 interscholastic home games, many of which occurred concurrently. While the School does not anticipate this level of activity at the Project Site, because some activities would still occur at the School's Upper Campus, this Draft EIR's analysis assumes the most conservative scenario that all interscholastic home games would take place at the Project Site. Including concurrent events, at least one sports event would occur on approximately 73 days during the school year, based upon the 2018-19 modeling period. Accordingly, interscholastic games would not occur on approximately 230 days of the 303 calendar days of the school year. Consistent with current scheduling practices, event schedules vary from year to year. However, the 2018-2019 model is typical of a standard school year level of activity.

Maximum attendance for athletic games can be estimated based on the School's 2018-19 sports schedule in which the maximum number of individuals during a day occurred with concurrent boys' basketball game and boys' soccer game. On such a day, there were 1,200 spectators, coaches, and participants, combined, during the peak hour from 6:00 p.m. to 7:00 p.m. More than seventy-five percent of the individuals on this day, during the peak hour, were spectators for junior varsity and varsity basketball games. Combined participant and spectator counts of this size were exceedingly infrequent with ninety percent of interscholastic games, including concurrent events (such as practices for other sports), involving fewer than 400 combined spectators and participants on-site at any given time. Given past experience, attendance of fewer than 200 spectators, employees, and participants can be anticipated fifty percent of the time, including attendance at concurrent activities. Based on prior scheduling and attendance patterns, the bulk of concurrent activities and higher attendance at the Project Site would occur prior to 6:00 p.m.

The schedule of activities in **Table II-4**, *Harvard-Westlake School Athletic Program*, outlines the School's 2018-19 school year which provides context for and is generally representative of the uses and hours of activity that could take place at the Project Site.

TABLE II-4
HARVARD-WESTLAKE SCHOOL ATHLETIC PROGRAM

Sport	Season [X = Competition Season]							
	Summer	Fall	Winter	Spring	Team Size	Average No. of Fans	No. of Home Games	Latest Game Ending (p.m.)
Field Hockey Freshman Girls	X	X		X	16	20	4	4:45
Field Hockey JV Girls	X	X		X	12	20	8	7:45
Field Hockey V Girls	X	X		X	21	30	10	7:15
Tennis JV Girls		X		X	13	20	7	6:30
Tennis V Girls		X		X	11	20	7	6:30
Volleyball Freshman Girls		X		X	10	30	5	5:30
Volleyball JV Girls		X		X	7	30	6	6:30
Volleyball V Girls		X		X	18	50	6	8:00
Football V Boys (practice only)	X	X	X	X	56	n/a	n/a	n/a
Water Polo JV Boys	X	X	X	X	11	20	6	6:00
Water Polo V Boys	X	X	X	X	11	50	13	8:00
Cross Country Coed	X	X			45	n/a	n/a	n/a
Soccer JV Girls		X	X		20	30	6	5:15
Soccer V Girls		X	X		26	50	7	7:30
Water Polo V Girls	X	X	X	X	14	30	10	6:30
Basketball V Girls		X	X	X	15	100	7	8:30
Cheer Girls		X	X		10	n/a	n/a	n/a
Soccer JV Boys	X	X	X		20	30	7	5:15
Soccer V Boys	X	X	X		21	50	7	7:30
Wrestling JV Boys		X	X	X	4	40	2	7:30
Wrestling V Boys		X	X	X	6	40	2	8:00
Basketball Freshman Boys		X	X	X	12	150	4	5:30
Basketball JV Boys		X	X	X	14	150	4	7:00
Basketball V Boys		X	X	X	13	300	4	8:45
Fencing Coed		X	X	X	50	n/a	n/a	n/a
Lacrosse V Girls (new)			X	X	20	50	5	5:30
Lacrosse JV Boys			X	X	17	30	5	5:30
Lacrosse V Boys			X	X	22	50	5	7:30
Tennis JV Boys			X	X	18	20	8	6:00
Tennis V Boys				X	15	20	8	6:30
Volleyball JV Boys			X	X	15	20	8	6:00
Volleyball V Boys			X	X	9	30	6	5:30
Track & Field Coed			X	X	14	30	6	6:30
Swimming & Diving Coed		X	X	X	106	50	3	6:30

SOURCE: Harvard Westlake School, 2020.

Table II-5, *Number of Days of Outdoor Activity*, shows the School's representative use of outdoor facilities during the school year at the Project Site, based upon the 2018-19 athletics calendar. While the School does not anticipate this level of activity at the Project Site, because some activities would still occur at the School's Upper Campus, this Draft EIR's analysis assumes the most conservative scenario that all interscholastic home games would take place at the Project Site. As shown in Table II-5, most activity at outdoor facilities would occur on Field A prior to 7:30 p.m., with the latest activity occurring approximately five times during the school year and only occasionally lasting until 8:30 p.m. Activity on Field B would terminate prior to 5:30 p.m. nearly 75 percent of the time and activity in the swimming pool area would all terminate prior to 7:30 p.m. Activity in the tennis court area would terminate prior to 6:30 p.m. Maximum outdoor attendance, based upon the 2018-19 athletics calendar and including all concurrent outdoor activities, consisted of approximately 700 participants, spectators, and employees. This maximum attendance took place once during the year between 3:00 p.m. and 4:00 p.m. when a boys and girls track meet, boys swim meet, boys lacrosse practice, and boys and girls tennis practices took place. As with maximum overall attendance, however, such level of concurrent usage and attendance is quite rare. Ninety percent of the time, during any given hour and including all concurrent outdoor activities, fewer than 300 participants, spectators, and employees were at such outdoor activities. On average, there were approximately 150 participants, spectators, and employees engaged in concurrent outdoor activities during any given hour.

TABLE II-5
NUMBER OF DAYS OF OUTDOOR ACTIVITY DURING SCHOOL YEAR

	Field A	Field B	Pool	Tennis Courts
Activities End On/Before 5:30 p.m.	81	131	45	159
Activities End On/Before 5:31- 6:30 p.m.	4	5	77	15
Activities End On/Before 6:31 – 7:30 p.m.	125	42	73	0
Activities End On/Before 7:31 – 8:30 p.m.	5	0	0	0
No. of days (Aug 1 to May 31) with no activities	88	125	108	129

SOURCE: Harvard-Westlake School, 2020, based on the School's 2018-2019 athletic calendar.

(2) Special Events

In addition to the school athletic and recreational activities described above, the Project Site could be used for up to 30 school-related special events per year, 27 of which are conservatively assumed to have up to 500 people and three with 2,000 people. These special events would include a maximum of 15 weekday events, 10 Saturday events and 5 Sunday events. Special events are defined as any non-athletic, non-recreational or non-regular academic activity involving more than 100 persons. These events would be limited

to Field A or the gymnasium and would be required to end by 9:00 p.m. if outdoors, or 10:00 p.m. if indoors. Events in the gymnasium would include activities, such as performances, lectures, or other school-related functions, with outdoor events on Field A, including alumni reunions, parent receptions, school meetings and parent association activities. Events on Field A would include use of amplified sound systems located and calibrated based on input from an acoustical engineer, such that the increase at neighboring residences does not exceed 5 decibels. As with public special events, the same amplified sound system for School-related special events at Field A would be installed and designed using a line-array speaker system, so as to not exceed a maximum noise level of 92 dBA (L_{eq}) at a distance of 50 feet from the amplified sound system. The stage for special events would also be located at the north side of Field A, with the amplified sound system facing south in the opposite direction from the off-site sensitive uses to the north of Field A, which would reduce speaker noise at the nearest off-site sensitive uses to the north and east of Field A. Special events would be prohibited when athletic event(s) attendance is expected to exceed 500 spectators.

(3) Staffing

The School's on-site employees would include security, custodial, landscaping, kitchen, team store, staff, athletic coaches, and athletic administration personnel. "Staff" refers to clubhouse cashiers, general maintenance, clerical, receptionist, and/or IT personnel. On a typical day in which no high attendance events (i.e., fewer than 300 spectators and participants) would take place, there would be a maximum of 80 employees. Approximately 30 employees would be present between 6:00 a.m. and 12:00 p.m., increasing gradually between noon and 2:00 p.m. The highest presence of employees would occur between 2:00 p.m. and 6:00 p.m. On days in which high attendance events do take place (i.e., greater than 300 spectators and participants) there would be a maximum of approximately 100 employees. Security personnel would be present on-site 24 hours per day every day of the year and range in numbers from two to as many as ten guards depending on the time of day and number of scheduled activities.

c) Landscaping

The Project's proposed landscape plan is consistent with RIO guidelines and includes the replacement of many of the non-native and invasive species that had been previously brought to the Project Site. Plant materials would include a combination of native plants and plants adapted to the Southern California climate that have low to medium water demand. The primary goals of the Project's landscape design are to (i) create a dense tree canopy for natural habitat and learning opportunities, (ii) provide a high level of visual quality with respect to adjacent residential neighborhoods and public enjoyment, and (iii) create a diverse and pleasant outdoor setting for public use and relaxation. The landscaping would also enhance the connection between the Project Site and the adjacent Zev Greenway.

The majority of trees within the on- and off-site areas (including the eucalyptus trees along Valley Spring Lane and the Aleppo and Canary Island pines along Bellaire Avenue) and

mature trees within the vicinity of the existing clubhouse would be retained. Because of the large number of existing trees throughout the golf course area within the area of proposed Field B, the gymnasium, and the northern edge of the proposed tennis courts, as well as a few existing trees within the area of proposed Field A, 240 trees would be removed and replaced (except for four trees that will be removed that are deemed dead and are, therefore, not subject to mitigation). Approximately 51 percent (122 trees) of the 240 trees to be removed are Mexican fan palms and, in total, 75 percent (179 trees) are not RIO-compliant and are considered invasive species. Other non-protected tree species that would be removed vary and include cedar, olive, palm, pine, and gum trees, among others. A single coast live oak, a significant-protected tree and located in the Zev Greenway, would remain in place. In addition, of the 240 trees to be removed, 31 trees would be removed from the public right-of-way (the majority of which are Mexican fan palms).

Removed Mexican fan palm species would be replaced at a 1:1 ratio, and other removed species would be replaced at a 2:1 ratio. In aggregate, the 240 removed trees would be replaced by 350 California native trees. The replacement trees would have a minimum 24-inch box size although many would be sourced at larger sizes. Native species would include California sycamore, coast live oak, Englemann oak, valley oak, velvet ash, toyon, and Manzanita big berry in the development area and white alder, velvet ash, California sycamore, Mexican elderberry, California laurel, and toyon in the river area. The Project also proposes three understory planting zones throughout the Project Site, resulting in tens of thousands of new shrubs and perennials located on the Property. Sample species include aloe, agave, desert broom, coyote brush, California field sedge, California buckwheat, black sage, and California lilac “Yankee Point.”

d) Access, Circulation, and Parking

(1) Pedestrian Access

The primary pedestrian/bicycle entrance to the Project Site would be provided off Whitsett Avenue near the northern vehicle entrance driveway. An additional pedestrian entrance gate would be located along Whitsett Avenue at the southern Project Site boundary, just north of LAFD Fire Station 78. Six additional exterior pedestrian entrance gates would be located along the Project Site perimeter. These include a pedestrian entry gate located along Valley Spring Lane near the corner of Whitsett Avenue; three additional pedestrian entry gates on Valley Spring Lane opposite Teesdale, Beeman, and Babcock Avenues, respectively; one exterior pedestrian entrance gate at Bellaire Avenue and Valleyheart Drive; and one exterior pedestrian entrance gate to the Project Site from the Zev Greenway. In total, there would be eight pedestrian entry gates along the perimeter of the Project Site that would provide access to the three-quarter mile path and 5.4 acres of landscaped areas. However, access to the interior of the Project Site and its recreational facilities would only be via the primary pedestrian entrance on Whitsett Avenue, south of the clubhouse. Attempted entry at points other than the designated pathways would be prevented by 3-foot-tall metal fencing and substantial, dense landscaping.

The Project also proposes new pedestrian access ramps between the Project Site and the Zev Greenway, as well as between Coldwater Canyon Avenue and the Zev Greenway. Both of the pedestrian ramps would be ADA-accessible.

(2) Vehicle Access and Parking

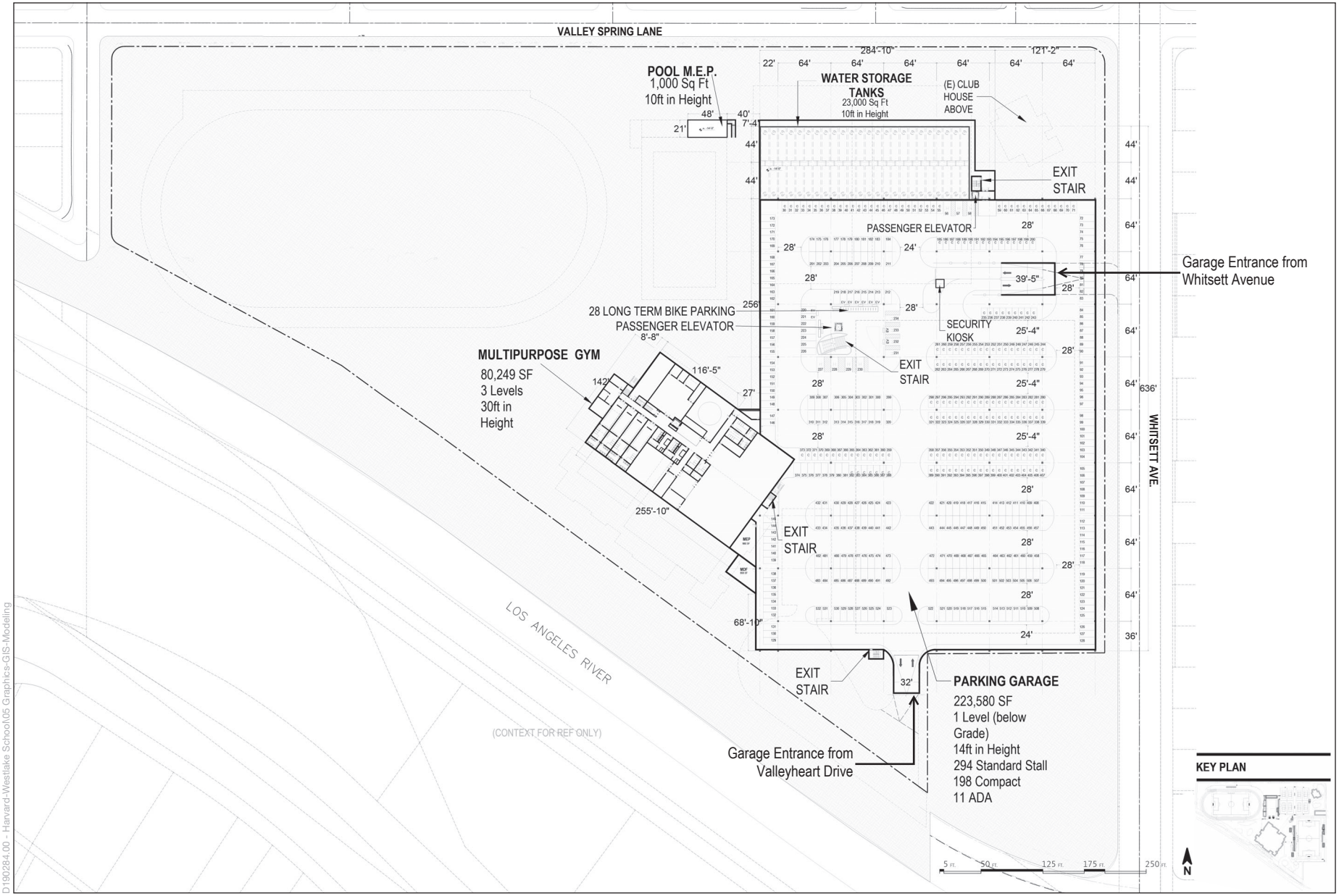
Vehicle parking would be provided in aboveground and underground parking areas located on the eastern portion of the Project Site. Vehicles would enter the Project Site on Whitsett Avenue via a driveway located several hundred feet south of Valley Spring Lane (to the north of Field A) (referred to as north driveway) and via a driveway at the paved portion of Valleyheart Drive located just south of LAFD Fire Station 78 (referred to as south driveway). Both driveways would provide access to the proposed single-level underground parking structure, as described below. No new driveways would be installed along Valley Spring Lane or Bellaire Avenue, and the existing service driveway on Valley Spring Lane would be removed, thus eliminating an existing potential conflict location.

The north driveway would be flat for at least 25 feet within the Project Site before it intersects with the Whitsett Avenue sidewalk. To reduce conflicts and enhance safety, a triangular median island would be provided on the north driveway configured to restrict turns into and out of the driveway to right-turns only.

The underground parking structure, which would contain 503 vehicle parking spaces, as well as 28 long-term bicycle parking spaces, is illustrated in **Figure II-26**, *Below Grade Plan for the Project*. An elevator from the parking structure and underground security kiosk would be located near the north Whitsett Avenue driveway entrance. Also, direct, underground access would be provided from the parking structure to the gymnasium.

A security kiosk would be prominently located in the underground parking structure and would be staffed whenever the parking structure is open. Security personnel would also be located at the primary, ground-level security kiosk south of the tennis courts and at the security kiosk located in proximity to the roundabout and at-grade parking. The security personnel would screen and direct vehicles and pedestrians. Security personnel and School staff would facilitate on-site parking access and direct any pedestrians inappropriately parked on the neighborhood streets to return to their vehicles.

The southern driveway via Valleyheart Drive would lead to both the below-grade parking structure and to a drop-off/pick-up roundabout area at the southeast corner of the Project Site. The south driveway would only allow entry into the subterranean garage, and all exits from the garage would be via the north driveway off Whitsett Avenue. The roundabout has been designed to accommodate buses, shuttles, and automobiles. The roundabout would lead to a 29-space, short-term surface parking lot near the parking structure's southern entrance. Rideshare vehicles would use the southern driveway (with roundabout) to access the surface parking lot. Visitors that are not affiliated with the School would be informed about preferred driving routes and neighborhood parking prohibitions via signage, the School's website, through the online athletic facility reservation system (i.e., tennis court reservation system), and information made available at the security kiosks.



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SOURCE: Gensler, 2020

Harvard-Westlake River Park Project

Figure II-26
Below Grade Plan for the Project

To minimize conflicts with emergency vehicles exiting LAFD Fire Station 78, a flashing red warning light(s) would be installed on the southern exit driveway within the Project Site at a point located before vehicles reach Valleyheart Drive that will hold back vehicles exiting the Project Site roundabout onto Valleyheart Drive. This warning light would be activated by a remote control button pressed by LAFD staff in the emergency vehicle when an emergency vehicle is approaching Valleyheart Drive from Whitsett Avenue or exiting from one of the two LAFD driveways on Valleyheart Drive. This feature is identified as Project Design Feature TRAF-PDF-2 in Section IV.M, *Transportation*, of this Draft EIR.

Bicycle parking, for a total of 100 spaces, would be provided at various locations within the Project Site, with 72 spaces at grade, and 28 spaces below grade within the underground parking structure.

On typical weekdays with after school programs occurring on the Project Site, the School would provide three shuttle buses to transfer students, coaches, and visitors between the Upper School campus and the Project Site between 2:30 p.m. to the end of the day's latest activity. Shuttles would have a rider capacity of 24 and service is anticipated every 5 to 10 minutes. On days in which event attendance is expected to surpass 300 spectators, including parents and other spectators, students would not be permitted to drive to the Project Site and would be required to use the shuttle service (see Project Design Feature TRAF-PDF-3 in Section IV.M, *Transportation*). The great majority of students would originate directly from the Upper School campus. Shuttles would follow a prescribed driving route, travelling northbound on Coldwater Canyon Avenue, turning right at Moorpark Street, and turning right onto Whitsett Avenue. Spectators would park on the Project Site. On days in which attendance is expected to surpass 300 spectators, tickets and parking passes would be required to enter the Project Site. Spectators without a parking pass would be directed to park on the Upper School campus and ride the School-provided shuttles to the Project Site. Parking in the neighborhood would not be permitted and would be enforced by security personnel, as discussed above.

LAMC Section 12.21 A.4 requires at least one automobile parking space for each five seats contained within any theatre, church, high school, college or university auditorium, or general auditorium, stadium or other similar place of assembly. **Table II-6**, *Required Parking Per LAMC Section 12.21 A.4*, provides a breakdown of the required parking for the Project. As shown in Table II-6, the Project would provide a total of 532 vehicle parking spaces, 88 spaces more than required.

TABLE II-6
REQUIRED PARKING PER LAMC SECTION 12.21 A.4

Building/Use	Number of Fixed Seats	Number of Automobile Parking Spaces Required
Multipurpose Gymnasium	1,026	205
Tennis Courts	100	20
Field A	488	98
Field B	255	51
Pool	348	70
Total Number of Seats and Parking Required	**2,217**	**444**

SOURCE: ESA, 2020.

By providing more parking spaces than required by the LAMC, the School would accommodate the parking needs of its students, employees, and visitors on-site, to ensure they do not park in the surrounding community. Off-site parking for the Project Site's users would be prohibited through the following measures:

- Security patrols present north of the Project Site on Valley Spring Lane during events to enforce no neighborhood or other off-site parking.
- Security guard placed at the pedestrian entrance on Whitsett Avenue to screen visitors for neighborhood parking and to return visitors to their car if inappropriately parked.
- On days in which event attendance is expected to surpass 300 spectators, tickets and parking passes would be required for visitors to enter the Project Site. This includes single events or combined events. For reference, attendance reached this level fewer than ten times during Harvard-Westlake School's 2018-2019 school year and is anticipated to be similarly infrequent at the Project Site. On ticketed days, visitors without parking passes would be directed to the upper school campus on Coldwater Canyon Avenue to utilize the shuttle service to the Project Site.
- Three shuttles are anticipated to transfer students, coaches, and visitors between the campus and the Project Site between 2:30 p.m. to the end of the day's latest activity. Shuttles would have an estimated rider capacity of 24 and service is anticipated every 5 to 10 minutes. Ingress and egress at the Project Site would be at the south driveway drop-off roundabout, at Valleyheart Drive, just west of the LAFD Fire Station 78.

(3) Bicycle Parking and Facilities

Although the Project is not required to provide any bicycle parking spaces, the Project would provide 72 short-term bicycle parking spaces and 28 long-term bicycle parking

spaces to promote bicycle connectivity between the Project Site, the Los Angeles River, and the surrounding neighborhoods. Bicycle parking spaces would be located both at grade, in areas near the clubhouse, Field A, and the multi-purpose gymnasium, and in the underground parking structure. A large portion of the bicycle parking spaces would be located at grade and available for public use.

e) Lighting and Signage

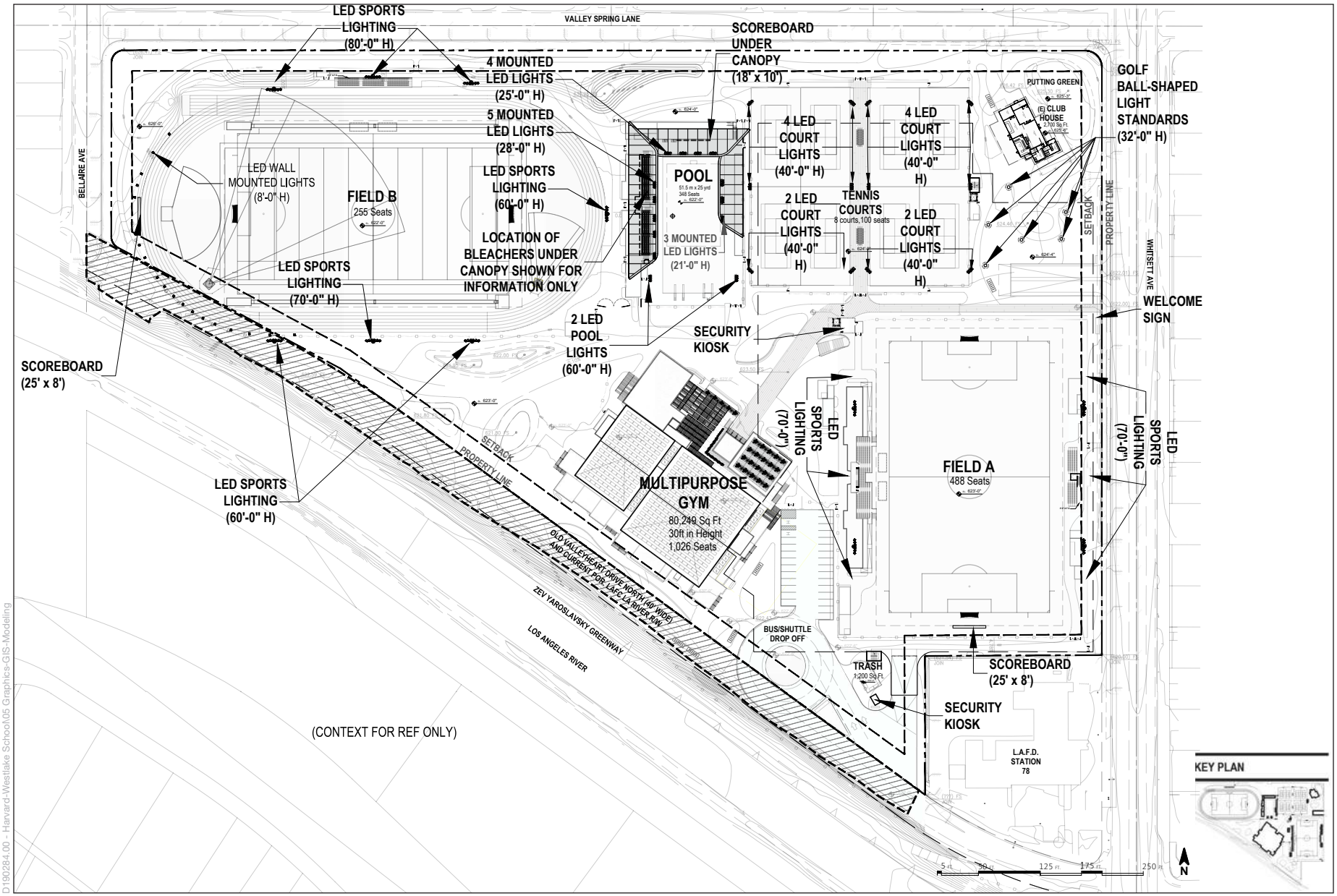
The Project would provide lighting for outdoor athletic events and activities during the evening hours and low-level lighting along pathways, around the proposed gymnasium building, in the surface parking area, and in entrance areas for security and wayfinding purposes. In addition, lighting to accent signage and landscaping elements would be installed throughout the Project Site. Locations of field lights for athletic activities and signs are illustrated in **Figure II-27**, *Light and Signage Plan for the Project*. Field lights shown in Figure II-27 would utilize LED technology, timer controls, and shields directed only to the use intended to be illuminated to prevent spillover and glare and, as with all other exterior lighting, would be designed to comply with LAMC and RIO requirements.

As shown in Figure II-27, Field A would utilize six 70-foot-tall sports field light poles, three along the east sideline and three along the west sideline. A 25-foot x 8-foot LED scoreboard (that will not include a display video), reaching a maximum height of 21 feet when combined with approximately 10-foot support poles and 3-foot lettering and donor signage on top of the scoreboard, would be installed along the southern edge of the field.

Field B would utilize seven sports field light poles at varying heights which include: three poles along the south sideline (two 60-foot poles and one 70-foot pole) three 80-foot-tall poles along the north sideline; and one 60-foot-tall light pole on the east edge of the field. The same LED scoreboard as included for Field A would be installed along the western edge of Field B (this this scoreboard would also not include a display video). The LED signs would comply with LAMC Section 14.4.4 requirements, which limit light intensity from signage to no more than three foot-candles above ambient lighting at residential property boundaries.

Lighting in the pool area would include two 60-foot-tall pool light fixtures, one each along the southeastern and southwestern sides of the pool. Also, 12 pool lights would be mounted within the proposed 30-foot-tall pool canopy, under the northeast and northwest sides of the canopy, and ranging in height between 21 feet and 28 feet. In addition, an 18-foot x 10-foot scoreboard at 12 feet above grade would be mounted underneath and shielded by the canopy in the pool area.

Lighting for the tennis courts would include three new 40-foot-tall court lights along each of the four edges of the courts, for a total of 12 light poles.



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SOURCE: Gensler, 2020

Harvard-Westlake River Park Project

Figure II-27
Light and Signage Plan for the Project

The six existing golf ball-shaped light standards located in the existing Weddington Golf & Tennis parking lot would be relocated to the south and southwest sides of the clubhouse. The golf ball-shaped light standards currently do not incorporate state-of-the-art shielding, energy conservation, and lighting controls. As part of the Project, the golf ball-shaped light standards would be repurposed within the existing shell of the "golf ball," with optic control, glare shielding, and power consumption consistent with California Code of Regulations (CCR) Title 24, Part 6. The Project Site would include a total of 45 light poles, including the six relocated golf ball-shaped light standards.

With the exception of the proposed welcome sign at the vehicle entrance on Whitsett Avenue, other entrance and identification signs for the Project would not be illuminated. All proposed signage would be designed in conformance with applicable LAMC requirements.

f) Site Security

An at-grade 180-square-foot security kiosk would be constructed on the Project Site south of the tennis courts, a second security kiosk would be located in the underground parking structure, and a third security kiosk would be located near the roundabout. Project operation would include 24-hour, on-site security seven days a week. The number of security personnel would be based on the number of attendees and the types of events. One security person would be stationed at the underground garage security kiosk throughout business hours. The Project Site would be monitored by closed-circuit television (CCTV) cameras, and patrols would be conducted at random during each guard's eight-hour shift. During larger events (days on which the number of event/game attendees is expected to be 300 or more for any individual game, or concurrent games combined), a security person would be stationed at the Project's primary pedestrian entrance off Whitsett Avenue. This security person, among other responsibilities, would confirm with all students, visitors, and employees arriving via foot that they have not parked their vehicle in the neighborhood. Individuals who are found to have done so would be directed to return to their vehicle and park on the Project Site. Security personnel assigned to patrol Valley Spring Lane during larger events would also be responsible for patrolling the neighborhood to the north of Valley Spring Lane to ensure that students and visitors are not parking in the neighborhood.

In addition, as stated above, lighting would be provided along all pathways, around the Project's gymnasium building, in the surface parking area, and in entrance areas for security and wayfinding purposes. As required by LAMC Section 93.0117(b), exterior light sources would be designed such that they would not cause more than two foot-candles of lighting intensity or generate direct glare onto nearby sensitive uses (i.e., residential uses).The Project would also utilize CCTV cameras for security purposes.

g) Sustainability Features

The newly landscaped areas on the Project Site would be planted with RIO-compliant species that are native to California and use significantly less water compared to existing uses.

The Project would also include 426 roof-top solar panels on the gymnasium building, energy from which would be stored and used to reduce reliance on electricity. The underground and at-grade parking areas would include free electric vehicle charging stations, and lighting would consist of energy-efficient LED fixtures.

The Project also proposes an underground stormwater capture and reuse system in the northeastern portion of the Project Site to treat water that is collected on-site, per the requirements of the City's Low Impact Development (LID) Ordinance (Ordinance No. 183,833), which amended LAMC Section 64.07, as well as water collected from the 39-acre residential neighborhood to the north of the Project Site. Currently, during rainfall events and with dry weather flows (such as residential landscape irrigation and car washing), untreated and polluted water flows from this residential neighborhood to an inlet that directs water into the Los Angeles River. Via a new curb inlet at the southwestern corner of Whitsett Avenue/Valley Spring Lane intersection**,** the Project would intercept runoff from this neighborhood and direct it to the Project Site stormwater capture and reuse system where it would be treated. Following treatment, reclaimed water would be stored in underground cisterns with a total capacity of 1 million gallons. The reclaimed water would be used for irrigation within the publicly-accessible 5.4 acres (235,224 square feet) of walking paths and wooded areas, as well as for the Project's water features. If capacity in the underground cisterns were reached, stormwater flowing from the residential neighborhood to the north of the Project Site would continue to be collected and treated before being discharged back onto Whitsett Avenue where it would flow into the Los Angeles River. Figure II-26 illustrates the location of the 1-million-gallon capacity below ground storage tanks.

Depending on rainfall frequency and volume, a minimum of one-third of the Project's total annual irrigation demand is expected to be provided by the proposed 1-million-gallon stormwater capture and reuse system. The installation of an underground water capture system and infrastructure improvements made to support this system on the surface level would also help to relieve the current flooding and drainage issues at the Whitsett Avenue and Valley Spring Lane intersection.

Other sustainable features are summarized as follows:

- Stormwater collection and treatment to collect rainwater and other urban runoff not only at the corner of Whitsett Avenue and Valley Spring Lane but throughout the Project Site and proposed building roofs; rainwater from parking areas to drain to the landscape areas for storage;
- Natural light to be harvested for the main spaces in the gymnasium building using large expanses of glass and skylights; daylighting systems to coordinate the levels of artificial lighting;

- High efficiency variable capacity air volume heating, ventilation, and air conditioning (HVAC) system;
- Water bottle filling stations to be provided, reducing waste from disposal of water bottles;
- Replacing the existing uses with new athletic and recreational facilities, including athletic fields utilizing artificial grass as a sustainable alternative to turf grass and reduction in water demand and avoid the use of pesticides; and
- Maintaining approximately 41 percent of the Project Site as pervious areas to allow water to reach below the top surface condition and be reused.

h) Project Design Features

The above sections identify general characteristics of the Project upon which the analyses of this Draft EIR are based. In addition to these Project characteristics, Harvard-Westlake School proposes to implement a number of PDFs that specifically relate to environmental considerations. The PDFs will be included in the Mitigation Monitoring Program required in association with certification of the EIR. The PDFs are presented in the Executive Summary of the Draft EIR, as well as in individual topical sections of the Draft EIR, where applicable. The PDFs are taken into account in the analysis of potential Project impacts provided in Chapter IV, *Environmental Analysis*, of this Draft EIR.

5. Anticipated Construction Schedule

Construction of the Project is anticipated to begin in the third quarter of 2022 pending Project consideration and approval, and is estimated to be completed in the fourth quarter of 2025 with construction occurring for approximately two and a half years (approximately 30 months). All construction staging of materials and equipment and worker parking would be confined to the Project Site. Construction is expected to take place in a single construction phase. During construction, the café would remain open to the extent feasible, closing only when construction or rehabilitation activities would interfere with its operation and/or to best maintain public safety. It is anticipated that the café would not be closed for more than 12 months at any time during construction. Project development would disturb a majority of the Project Site (746,532 square feet)[17] and require excavation and grading of the Project Site to a maximum depth of approximately 21 feet for construction of the one-level subterranean parking structure, gymnasium basement, and proposed one-million-gallon stormwater capture and reuse system. Rough grading cut volumes would be approximately 251,836 cubic yards (unadjusted), and the fill volume would be approximately 1,836 cubic yards (unadjusted), for a net cut/fill volume of

[17] The total assumes all portions of the Project Site (i.e., 17.2 acres or 749,344 square feet) would be disturbed less the existing buildings on the Project Site (i.e., 2,700 square feet). Disturbed areas included in this total include Project improvements such as graded and excavated areas as well as minor disturbances such as minor landscaping upgrades to understory vegetation, replacement of poles, etc.

approximately 250,000 cubic yards (unadjusted).[18] Because cut soils would exceed fill soils, export and disposal off-site would be required. Construction would be consistent with the allowable hours per the LAMC Chapter IV, Section 41.40.

During the first month of Project construction, with concurrent demolition and site preparation activities, 252 maximum daily haul truck trips would be generated, and during the subsequent grading and excavation phase, up to 300 haul truck export trips would be generated on peak haul days. Hauling hours are anticipated to begin at 8:00 a.m. and continue to 4:00 p.m. The inbound haul route would come from US-101, head southbound on Coldwater Canyon Avenue, eastbound on Moorpark Street, and southbound on Whitsett Avenue to access the Project Site. The outbound haul route would leave the Project Site and head southbound on Whitsett Avenue, westbound on Ventura Boulevard, and northbound on Coldwater Canyon Avenue to reach US-101. The staging area is expected to be located on the Project Site.

6. Requested Permits and Approvals

The list below includes the anticipated requests for approval of the Project. The EIR will analyze impacts associated with the Project and will provide environmental review sufficient for all necessary entitlements and public agency actions associated with the Project. The discretionary entitlements, reviews, permits and approvals required to implement the Project include, but are not necessarily limited to, the following:

- Pursuant to LAMC Section 12.24 T, a Vesting Conditional Use Permit to allow the operation of a private-school athletic and recreational campus in the A1 zone.
- Light Poles: Pursuant to LAMC Section 12.24 F, the following maximum heights for light poles ancillary to the athletic and recreational campus, in lieu of the 30-foot height limit otherwise required by LAMC Section 12.21.1 A.
  - Two 60-foot-tall light poles on the southeast and southwest sides of the pool facility.
  - Three 80-foot-tall light poles on the north side of Field B.
  - One 60-foot-tall light pole on the east side of Field B.
  - Two 60-foot-tall light poles on the south side of Field B.
  - One 70-foot-tall light pole on the south side of Field B.
  - Three 70-foot-tall light poles on the west sideline, and three 70-foot-tall light poles on the east sideline, of Field A.
  - Twelve 40-foot-tall light poles located on all four sides of the proposed tennis courts.

[18] "Unadjusted" cut and fill is a programmed estimate that does not account for minor shrinkage from compaction, swelling, or other factors that may require final manual adjustments to achieve finished gradients/ heights.

- Walls/Fences: Pursuant to 12.24 F, the following maximum heights for walls and fences ancillary to the athletic and recreational campus, in lieu of the 8-foot maximum height limitation for fences and walls in side yards and the 6-foot maximum height limitation for fences and walls in front yards, in the A1-1XL-RIO zone.
  - A maximum 10-foot-height wall along Whitsett Avenue.
  - A maximum 11-foot-height wall along Valley Spring Lane and Bellaire Avenue.
- Pursuant to LAMC Section 16.05, a Site Plan Review because the Project would result in an increase of more than 50,000 square feet of non-residential floor area.
- Execution of a rental agreement with the Los Angeles County Flood Control District for use of the Leased Property.
- In addition, Harvard-Westlake School will submit requests related to the Project, which may include approvals and permits from various City and County departments, including the Department of Building and Safety, the County Flood Control District, Bureau of Street Services (Urban Forestry Division) and other City and County municipal agencies for Project construction activities, including but not limited to demolition, haul route, excavation, shoring, grading, foundation, temporary street closure, and building and interior improvements and Department of Public Works approval for the removal of trees located on the public right-of-way. Harvard-Westlake School will also request a revocable permit to make certain improvements in the Valleyheart area. Other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, temporary street closure permits, grading permits, excavation permits, foundation permits, building permits, Department of Public Works approval to remove non-protected trees from the Project Site, and sign permits.

7. Responsible Public Agencies

A Responsible Agency under CEQA is a public agency with some discretionary authority over a project or a portion of it, but which has not been designated the Lead Agency (State CEQA Guidelines Section 15381). The list below identifies whether any potential responsible agencies have been identified for the Project.

- County of Los Angeles Flood Control District

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