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SCH #: 2020090536

Project Title: Harvard-Westlake River Park Project

Lead Agency: City of Los Angeles

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Project Location: Los Angeles, Los Angeles County
City County

Project Description (Proposed actions, location, and/or consequences).

The Harvard-Westlake River Park Project (Project) involves the redevelopment of the approximately 16.1-acre (701,428 square foot) Weddington Golf & Tennis site, and an adjacent approximately 1.1-acre (47,916 square foot) portion of property along the Los Angeles River leased from Los Angeles County, collectively comprising an approximately 17.2-acre (749,344 square foot) project site (Project Site), for use as an athletic and recreational facility for the Harvard-Westlake School and for shared public use. The Project would remove the existing golf course, driving range, and tennis facility to develop two athletic fields with bleacher seating, an 80,249-square-foot, two-story multi-purpose gymnasium with a maximum height of 30 feet, a 52-meter swimming pool with seating, eight tennis courts with seating, one level of below-grade parking and a surface parking lot. The Project would include ancillary field buildings, three security kiosks, exterior light poles, walls/fencing, and retention of the existing clubhouse structure, putting green, low brick retaining wall with weeping mortar, and golf ball-shaped light standards. The Project would remove 240 of the existing 421 trees and plant 393 new trees. The Project would include a one 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) and would provide on-site landscaped areas, water features, and recreational facilities. The Project involves off-site improvements to the Valleyheart Drive public right-of-way, portions of the Zev Greenway adjacent to the Project Site, and an ADA compliant ramp to provide a pedestrian connection between the Zev Greenway and Coldwater Canyon Avenue northwest of the Project Site. Project development would require excavation and grading of the Project Site to a maximum depth of approximately 21 feet below grade and a net cut/fill volume of approximately 250,000 cubic yards.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

1. Air Quality - Construction Emissions. The Project will have a potentially significant impact as it relates to consistency with applicable air quality plans during construction and cumulative considerable increases in criteria pollutants during construction. These impacts would be reduced to a less than

significant level with implementation of Mitigation Measure AQ-MM-1 (Construction Equipment). Mitigation Measure AQ-MM-1 requires the Project to use off-road diesel-powered construction equipment that meets or exceeds the California Air Resources Board and U.S. Environmental Protection Agency Tier 4 Final off-road emissions standards or equivalent for equipment rated at 50 horsepower or greater during Project construction where available within the Los Angeles region, and to maintain applicable equipment to such standards. Mitigation Measure AQ-MM-1 also requires that construction activities shall be discontinued during second-stage smog alerts.

2. Biological Resources - The Project will have a potentially significant impact as it relates to sensitive wildlife, sensitive natural communities, migratory species, and conflicts with policies or ordinances protecting biological resources. These impacts would be reduced to a less than significant level with implementation of Mitigation Measures BIO-MM-1 through BIO-MM-3. Mitigation Measures BIO-MM-1 through BIO-MM-3 require the restoration or protection of sensitive plant and animal species and habitat, including nesting birds, the western yellow bat, and City-protected and non-protected significant trees and shrubs.
3. Hazardous Materials - The Project will have a potentially significant impact as it relates to hazards and hazardous materials. These impacts would be reduced to a less than significant level with implementation of Mitigation Measures AQ-MM-1, HAZ-MM-1 and HAZ-MM-2. Mitigation Measure HAZ-MM-1 requires a Soil Management Plan (SMP) for testing soils within the golf course and near the location of the 500-gallon underground storage tank (UST) removed from the Project Site in 1995. This measure would reduce impacts related to potential contamination in the on-site soils to a level that is less than significant. Mitigation Measure HAZ-MM-2 requires a Health and Safety Plan (HASP) that would address, as appropriate, safety requirements to avoid significant impacts or risks to workers or the public in the event that contaminated soils or elevated levels of subsurface vapors are encountered during grading and excavation.
4. Hydrology and Water Quality : The Project will have a potentially significant impact as it relates to water quality during construction activities. These impacts would be reduced to a less than significant level with implementation of Mitigation Measures HAZ-MM-1 and HAZ-MM-2. See 3. *Hazardous Materials* above.
5. The Project will have significant and unavoidable impact as it relates to construction noise (on- and off-site) and vibration to off-site site receptors even with implementation of Mitigation Measures NOI-MM-1 through NOI-MM-3. Mitigation Measure NOI-MM-1 requires temporary on-site construction noise barriers. The barriers shall be confined to the Project Site. Mitigation Measure NOI-MM-2 requires construction equipment that would generate high levels of noise and vibration whose specific location on the Project Site may be flexible (e.g., compressors and generators) to be located at least 100 feet away from the nearest off-site sensitive land uses, or natural and/or manmade barriers (e.g., intervening construction trailers) to be used to screen propagation of noise from such equipment towards these land uses. Mitigation Measure NOI-MM-3 requires the Project contractor to use power construction equipment with properly operating and maintained noise shielding and muffling devices, consistent with manufacturers' standards. In addition, no impact pile driving shall be utilized; augered or drilled piles are permitted. Flexible sound control curtains are to be placed around all stationary compressors and generators, drilling apparatuses, drill rigs, and jackhammers when in use. Also, the flexible sound control curtains are to have a minimum Sound Transmission Class (STC) rating of 25.

6. The Project will have a potentially significant impact as it relates to operational wastewater. These impacts would be reduced to a less than significant level with implementation of Mitigation Measure WW-MM-1 and WW-MM-2. Mitigation Measure WW-MM-1 requires that the swimming pool volume shall be discharged at a rate of no more than 166,000 gallons per day (gpd). Mitigation Measure WW-MM-2 requires that wastewater from the discharge of the swimming pool (50 percent of the resulting volume) to be split equally between the 8-inch lines in Whitsett Avenue and Bellaire Avenue, unless an alternative split is otherwise approved by LA Sanitation based on future detailed gauging and evaluation as part of the final approval process for the sewer capacity and connection permit.

Areas of controversy include:

- Concern that publicly-accessible trails would be unavailable during school activities (Refer to Chapter II, Project Description, of the EIR.)
- Concern that the School's commitment for public access will not be enforced (Refer to Chapter II, Project Description, of the EIR.)
- Concern that open space within the Project Site would not be publicly-accessible or that no publicly-accessible open space would be provided (Refer to Chapter II, Project Description, of the EIR.)
- Concern that perimeter walls are too tall (Refer to Chapter II, Project Description, of the EIR.)
- Concern that light poles are too tall (Refer to Chapter II, Project Description, and Section IV.A, Aesthetics, of the EIR.)
- Concern that the gymnasium is too massive. Comments also expressed that the gymnasium basement space should be cited as building floor area (Refer to Chapter II, Project Description, of the EIR, and Appendix A, Initial Study, of this Draft EIR for a discussion of Aesthetics impacts.)
- Expressed opposition to the off-site Coldwater Canyon Avenue Riverwalk Path Ramp (Refer to Chapter II, Project Description, of the EIR.)
- Opposition to the number and location of driveways (Refer to Chapter II, Project Description, and Section IV.M, Transportation, of the EIR.)
- Concern that light pollution and glare would emanate from field light, pool lights, and tennis court lights (Refer to Section IV.A, Aesthetics, of the EIR.)
- Concern regarding adverse air quality impacts from construction equipment, on-road mobile sources, and stationary sources (Refer to Section IV.B, Air Quality, of the EIR.)
- Concern that haul trucks exporting soils would adversely affect human health (Refer to Section IV.B, Air Quality, of the EIR.)
- Concern regarding the effects of construction and operational air emissions on sensitive receptors (Refer to Section IV.B, Air Quality, of the EIR.)
- Concern regarding the effects of fugitive dust on sensitive receptors (Refer to Section IV.B, Air Quality, of the EIR.)

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- Concern regarding the impacts on trees, the effect of removing mature tree canopy, request for phased tree removal, and request for compliance with the Los Angeles River Master Plan Landscaping Guidelines and Plant Palettes (Refer to Chapter II, Project Description, and Section IV.C, Biological Resources, of the EIR.)
 - Request for compensatory mitigation for adverse impacts to sensitive plants, animals, and habitat (Refer to Section IV.C, Biological Resources, of the EIR.)
 - Request for measures to protect nesting birds and biological monitoring (Refer to Section IV.C, Biological Resources, of the EIR.)
 - Request for information on the effects of replacement trees on the Los Angeles River concrete channel (Refer to Section IV.C, Biological Resources, of the EIR.)
 - Request for the provision of a habitat buffer adjacent to the Los Angeles River (Refer to Section IV.C, Biological Resources, of the EIR.)
 - Concern regarding adverse impacts on cultural and historical resources (Refer to Section IV.D, Cultural Resources, of the EIR.)
 - Concern that the Project would generate greenhouse gas emissions and impact climate change (Refer to Section IV.G, Greenhouse Gas Emissions, of the EIR.)
 - Concern that the Project's buildings and facilities (including artificial turf) would cause an urban heat island effect (Refer to Section IV.G, Greenhouse Gas Emissions, of the EIR.)
 - Concern that hazardous materials and microbes would be released during construction (Refer to Section IV.H, Hazards and Hazardous Materials, of the EIR.)
 - Concern regarding potential health hazards of artificial turf fields (Refer to Section IV.H, Hazards and Hazardous Materials, of the EIR.)
 - Concern regarding the collection and treatment of off-site watershed surface runoff (Refer to Section IV.I, Hydrology and Water Quality, of the EIR.)
 - Concern regarding maintaining the carrying capacity and freeboard of the Los Angeles River Channel (Refer to Section IV.I, Hydrology and Water Quality, of the EIR.)
 - Concern regarding the increase of rate and flow resulting in flooding due to large scale excavation (Refer to Section IV.I, Hydrology and Water Quality, of the EIR.)
 - Concern regarding the increase in flooding due to the release of excess water from the stormwater capture and reuse system (Refer to Section IV.I, Hydrology and Water Quality, of the EIR.)
 - Concern regarding an adverse impact of the water treatment system on water quality (Refer to Section IV.I, Hydrology and Water Quality, of the EIR.)
 - Concern regarding the feasibility of construction in an area with a high water table (Refer to Section IV.I, Hydrology and Water Quality, of the EIR.)

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- Concern regarding pollutant loading from the Project entrance on Valleyheart Drive (Refer to Section IV.I, Hydrology and Water Quality, of the EIR.)
 - Concern regarding the effects of dewatering on the groundwater table (Refer to Section IV.I, Hydrology and Water Quality, of the EIR.)
 - Concern regarding the effects of groundwater extraction on the Los Angeles River (Refer to Section IV.I, Hydrology and Water Quality, of the EIR.)
 - Concern regarding a “Commercial use” in the A1 zone and consistency of the Project with the Zoning Code (Refer to Chapter II, Project Description, and Section IV.J, Land Use and Planning, of the EIR.)
 - Concern regarding construction noise impacts associated with heavy equipment and trucks (Refer to Section IV.K., Noise, of the EIR.)
 - Concern regarding operational noise impacts associated with outdoor sports, referee whistles, megaphones, cheering crowds, and other spectator noise (Refer to Section IV.K., Noise, of the EIR.)
 - Concern regarding operational noise impacts of amplified sound systems (Refer to Section IV.K., Noise, of the EIR.)
 - Concern regarding equipment noise and vibration during operation (Refer to Section IV.K., Noise, of the EIR.)
 - Concern regarding parking congestion on neighborhood streets and Ventura Boulevard (Refer to Chapter II, Project Description, and Section IV.M, Transportation, of the EIR.)
 - Concern regarding vehicle congestion on Whitsett Avenue and impact on LAFD Station 78 emergency access (Refer to Sections IV.L.1, Fire Protection, and IV.M, Transportation, of the EIR.)
 - Concern that crime would increase (Refer to Sections IV.L.2, Police Protection, of the EIR.)
 - Concern regarding the reduction in tennis courts from the current sixteen to eight, and public access to the Project’s courts (Refer to Section IV.L.3, Parks and Recreation, of this Draft EIR.)
 - Concern regarding the removal of the golf course (Refer to Section IV.L.3, Parks and Recreation, of this Draft EIR.)
 - Concern regarding the effects of construction activities on traffic flow (Refer to Section IV.M, Transportation, of the EIR.)
 - Concern regarding local and area-wide traffic congestion during operation (Refer to Section IV.M, Transportation, of the EIR.)
 - Concern regarding an increase in domestic water demand (Refer to Section IV.O.1, Utilities, of the EIR.)
 - Concern regarding higher solid waste demand (Refer to Section IV.O.3, Solid Waste, of the EIR.)
 - Concern regarding cumulative effects in combination with the development of the Sportsman’s Lodge Project and other commercial projects on Ventura Boulevard (Refer to cumulative analyses in Chapter IV, Environmental Impact Analysis, of the EIR).

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- Concern that the EIR will not provide a reasonable range of alternatives, and suggesting a reduced intensity alternative and natural habitat alternative (Refer to Chapter V, Alternatives, of the EIR)

Provide a list of the responsible or trustee agencies for the project.

- County of Los Angeles Flood Control District