LOS ANGELES
DEPARTMENT OF CITY
PLANNING
221 North Figueroa St., Suite 1350
Los Angeles, CA 90012

INITIAL STUDY

Harvard-Westlake River Park Project

Case Number: ENV-2020-1512-EIR

Project Location: 4047, 4141, and 4155 N. Whitsett Avenue; 12506, 12600, and 12630 W. Valley Spring Lane, Studio City, CA 91604; and Assessor Parcel Number [APN] 2375-018-903

Community Plan Area: Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass

Council District: 2 - Krekorian

Project Description: 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 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, a pool house, a security kiosk, exterior light poles, fencing, and retention of the existing clubhouse structure, putting green, and "golf ball" ornamental light fixtures. The Project would remove 240 of the existing 421 trees and plant 350 new trees. 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 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.

PREPARED FOR:	PREPARED BY:	APPLICANT:
The City of Los Angeles Department of City Planning	ESA	Harvard-Westlake School

September 2020

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1 INTRODUCTION

An application for the proposed Harvard-Westlake River Park Project (Project) has been submitted to the City of Los Angeles (City) Department of City Planning for discretionary review. The City of Los Angeles, as Lead Agency, has determined that the Project is subject to the California Environmental Quality Act (CEQA), and that the preparation of an Initial Study (IS) is required.

This IS evaluates the potential environmental effects that could result from the construction, implementation, and operation of the Project. This IS has been prepared in accordance with CEQA (Public Resources Code §21000 et seq.), the State CEQA Guidelines (Title 14, California Code of Regulations, §15000 et seq.), and the City of Los Angeles CEQA Guidelines (1981, amended 2006). The City uses Appendix G of the State CEQA Guidelines as the thresholds of significance unless another threshold of significance is expressly identified in this IS document. Based on the analysis provided within this IS, the City has concluded that the Project may result in significant impacts on the environment and the preparation of an environmental impact report (EIR) is required. This IS (and the forthcoming EIR) are intended as informational documents, which are ultimately required to be considered and certified by the decision-making body of the City prior to approval of the Project.

1.1 PURPOSE OF AN INITIAL STUDY

The California Environmental Quality Act was enacted in 1970 with several basic purposes, including: (1) to inform governmental decision makers and the public about the potential significant environmental effects of proposed projects; (2) to identify ways that environmental damage can be avoided or significantly reduced; (3) to prevent significant, avoidable damage to the environment by requiring changes in projects through the use of feasible alternatives or mitigation measures; and (4) to disclose to the public the reasons behind a project's approval even if significant environmental effects are anticipated.

An IS is a preliminary analysis conducted by the Lead Agency, in consultation with other agencies (responsible or trustee agencies, as applicable), to determine whether there is substantial evidence that a project may have a significant effect on the environment. If the IS shows that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment, the Lead Agency shall prepare a Negative Declaration. If the IS identifies potentially significant effects but revisions have been made by or agreed to by the applicant that would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, a Mitigated Negative Declaration is appropriate. If the IS concludes that neither a Negative Declaration nor Mitigated Negative Declaration is appropriate, an EIR is normally required.[1]

[1] State CEQA Guidelines Section 15063(b)(1) identifies the following three options for the Lead Agency when there is substantial evidence that the project may cause a significant effect on the environment: "(A) Prepare an EIR, or (B) Use a previously prepared EIR which the Lead Agency determines would adequately analyze the project at hand, or (C) Determine, pursuant to a program EIR, tiering, or another appropriate process, which of a project's effects were adequately examined by an earlier EIR or negative declaration.

1.2 ORGANIZATION OF THE INITIAL STUDY

This Initial Study is organized into sections as follows:

1 INTRODUCTION

Describes the purpose and content of the IS and provides an overview of the CEQA process.

2 EXECUTIVE SUMMARY

Provides Project information, identifies key areas of environmental concern, and includes a determination whether the project may have a significant effect on the environment.

3 PROJECT DESCRIPTION

Provides a description of the environmental setting and the Project, including project characteristics and a list of discretionary actions.

4 EVALUATION OF ENVIRONMENTAL IMPACTS

Contains the completed Initial Study Checklist and discussion of the environmental factors that would be potentially affected by the Project.

1.3 CEQA PROCESS

Below is a general overview of the CEQA process. The CEQA process is guided by the CEQA statutes and guidelines, which can be found on the State of California's website (http://resources.ca.gov/ceqa).

Initial Study

At the onset of the environmental review process, the City has prepared this IS to determine if the Project may have a significant effect on the environment. This IS determined that the Project may have a significant effect(s) on the environment and an EIR will be prepared.

A Notice of Preparation (NOP) is prepared to notify public agencies and the general public that the Lead Agency is starting the preparation of an EIR for the Project. The NOP and IS are circulated for a 30-day review and comment period. During this review period, the Lead Agency requests comments from agencies and the public on the scope and content of the environmental information to be included in an EIR. After the close of the 30-day review and comment period, the Lead Agency continues the preparation of the Draft EIR and any associated technical studies, which may be expanded in consideration of the comments received on the NOP.

Draft EIR

Once the Draft EIR is complete, a Notice of Completion and Availability is prepared to inform public agencies and the general public of the availability of the document and the locations where the document can be reviewed. The Draft EIR and Notice of Completion and Availability are circulated for a 45-day review and comment period. The purpose of this review and comment period is to provide public agencies and the general public an opportunity to review the Draft EIR and comment on the document, including the analysis of environmental effects, the mitigation measures presented to reduce potentially significant impacts, and the alternatives analysis. After

the close of the 45-day review and comment period, responses to comments on environmental issues received during the comment period are prepared.

Final EIR

The Lead Agency prepares a Final EIR, which incorporates the Draft EIR or a revision to the Draft EIR, comments received on the Draft EIR and list of commenters, and responses to significant environmental points raised in the review and consultation process.

The decision-making body then considers the Final EIR, together with any comments received during the public review process, and may certify the Final EIR and approve, approve as modified, or disapprove the Project. In addition, when approving a project for which an EIR has been prepared, the Lead Agency must prepare findings for each significant effect identified, a statement of overriding considerations if there are significant impacts that cannot be mitigated, and a mitigation monitoring program.

2 EXECUTIVE SUMMARY

PROJECT TITLE	**Harvard-Westlake River Park Project**
ENVIRONMENTAL CASE NO.	ENV-2020-1512-EIR
RELATED CASES	CPC-2020-1511-VCU-SPR

PROJECT LOCATION	4141 N. Whitsett Avenue, Studio City, CA 91604
COMMUNITY PLAN AREA	Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass
GENERAL PLAN DESIGNATION	Open Space
ZONING	A1-1XL-RIO
COUNCIL DISTRICT	2 - Krekorian

LEAD AGENCY	**City of Los Angeles**
CITY DEPARTMENT	Department of City Planning
STAFF CONTACT	Kimberly Henry
ADDRESS	221 N. Figueroa Street, Suite 1350 Los Angeles, CA 90012
PHONE NUMBER	(213) 847-3688
EMAIL	kimberly.henry@lacity.org

APPLICANT	Harvard-Westlake School
ADDRESS	3700 Coldwater Canyon Avenue, Studio City, CA 91604
PHONE NUMBER	(818) 980-6692

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- ☒ Aesthetics
- ☐ Agriculture & Forestry Resources
- ☒ Air Quality
- ☒ Biological Resources
- ☒ Cultural Resources
- ☒ Energy
- ☒ Geology/Soils
- ☒ Greenhouse Gas Emissions
- ☒ Hazards & Hazardous Materials
- ☒ Hydrology/Water Quality
- ☒ Land Use / Planning
- ☐ Mineral Resources
- ☒ Noise
- ☐ Population / Housing
- ☒ Public Services
- ☐ Recreation
- ☒ Transportation
- ☒ Tribal Cultural Resources
- ☒ Utilities/Service Systems
- ☐ Wildfire
- ☒ Mandatory Findings of Significance

DETERMINATION

(To be completed by the Lead Agency)

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☒ I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Kimberly Henry, City Planner	September 30, 2020
PRINTED NAME, TITLE	**DATE**

EVALUATION OF ENVIRONMENTAL IMPACTS

i. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

ii. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

iii. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less that significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

iv. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analysis," as described in (5) below, may be cross referenced).

v. Earlier analysis must be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:

   a) Earlier Analysis Used. Identify and state where they are available for review.

   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c) Mitigation Measures. For effects that are "Less Than Significant With Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

vi. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated

vii. Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.

viii. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whichever format is selected.

ix. The explanation of each issue should identify:

   a) The significance criteria or threshold, if any, used to evaluate each question; and

   b) The mitigation measure identified, if any, to reduce the impact to less than significance.

3 PROJECT DESCRIPTION

3.1 PROJECT SUMMARY

Harvard-Westlake School (Applicant or School) is proposing to repurpose a site currently occupied by a nine-hole, 27-par golf course and tennis facility, for use as an athletic and recreational facility for its students and employees (Project). The Project would also provide for access and recreational use by the public. The area proposed for the Project consists of a 16.1-acre (701,428 square foot) parcel, owned by the School (the Property) and located at 4141 Whitsett Avenue, and a 1.1-acre (47,916 square foot) parcel the School leases from Los Angeles County (Leased Property) (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 also involves off-site improvements to Valleyheart Drive, located primarily to the south of LAFD Fire Station 78, and to portions of the Zev Yaroslavsky Greenway (Zev Greenway), an improved public trail along the north edge of the Los Angeles River. The Project would implement an extensive tree and landscaping program that would remove 240 trees of the existing 421 trees (including four which are deemed dead and therefore excluded from mitigation requirements), plant 350 trees, resulting in a net increase of approximately 110 trees. The Project includes 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 Greenway and on-site landscaped areas, water features, and recreational facilities.

Table 3-1, *Summary of Major Project Components*, below, lists the facilities that would be developed within the Project Site. As shown in Table 3-1, the Project includes two athletic fields, with Field A located in proximity to Whitsett Avenue in the southeast sector of the Project Site, and Field B, located in proximity to Valley Spring Lane and Bellaire Avenue, in the west sector 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 south sector of the Project Site; a 52-meter swimming pool with 2,200-square-feet of locker and meeting room space in the north-central sector of the Project Site; and, eight tennis courts with seating located to the west of the pool area. Other new development would include a 180-square-foot security kiosk to the south of the tennis courts, and a below-grade parking structure in the eastern sector of the Project Site with approximately 503 automobile parking spaces and a second security kiosk. Access to the parking structure would be via a two-way driveway on Whitsett Avenue. A second driveway to access the parking structures would be via a drop-off and roundabout from Valleyheart Drive at the southeast corner of the Project Site. This vehicle entrance area would also accommodate 29 surface parking spaces.

Project development would require excavation and grading of the Project Site to a maximum depth of approximately 21 feet below grade and a net grading cut/fill volume of approximately 250,000 cubic yards (unadjusted).

TABLE 3-1
SUMMARY OF MAJOR PROJECT COMPONENTS

Component	Size (acreages and square feet are approximate)
Public plazas, water features, landscaped areas	5.4 acres (235,224 square feet) (approximately 7 acres [304,920 square feet] with tennis courts)
Field A	1.87 acres (81,457.2 square feet) (2.7 acres [117,612 square feet] with buildings)
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 (including Running Track)	3.34 acres (145,490.4 square feet) (4.12 acres [179,467.2 square feet] with buildings)
Field B Ancillary Structures:	
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
Pool Seating	348 bleacher seats
Eight Tennis Courts	70,225 square feet
Tennis Court Seating	100 seats
Clubhouse (original Golf &Tennis Facility)	2,700 square feet with existing 10-seat café
Below-Grade Parking	503 spaces (223,580 square feet)
Bicycle Parking	72 short-term, 28 long-term spaces
Surface Parking	29 spaces
Security Kiosk	180 square feet
Fences and Walls	Range between 3 feet and 11 feet in height
Light Poles	33 total light poles (range between 26 feet and 80 feet in height)

SOURCE: Gensler, 2020

The original, on-site Weddington Golf & Tennis clubhouse, including its café, which are located on the northeastern portion of the Project Site, would remain as part of the Project. An existing putting green to the northeast of the clubhouse, five existing "golf ball" light fixtures and poles, and the low brick retaining wall along the northeast 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 and available 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, would allow dog walking, recreation, relaxation, and observation of the natural setting and biodiversity around the Project Site. A 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, to portions of the Zev Greenway adjacent to the Project Site, and would install an ADA accessible pedestrian ramp leading to the Zev Greenway at Coldwater Canyon Avenue.

3.2 ENVIRONMENTAL SETTING

Project Location

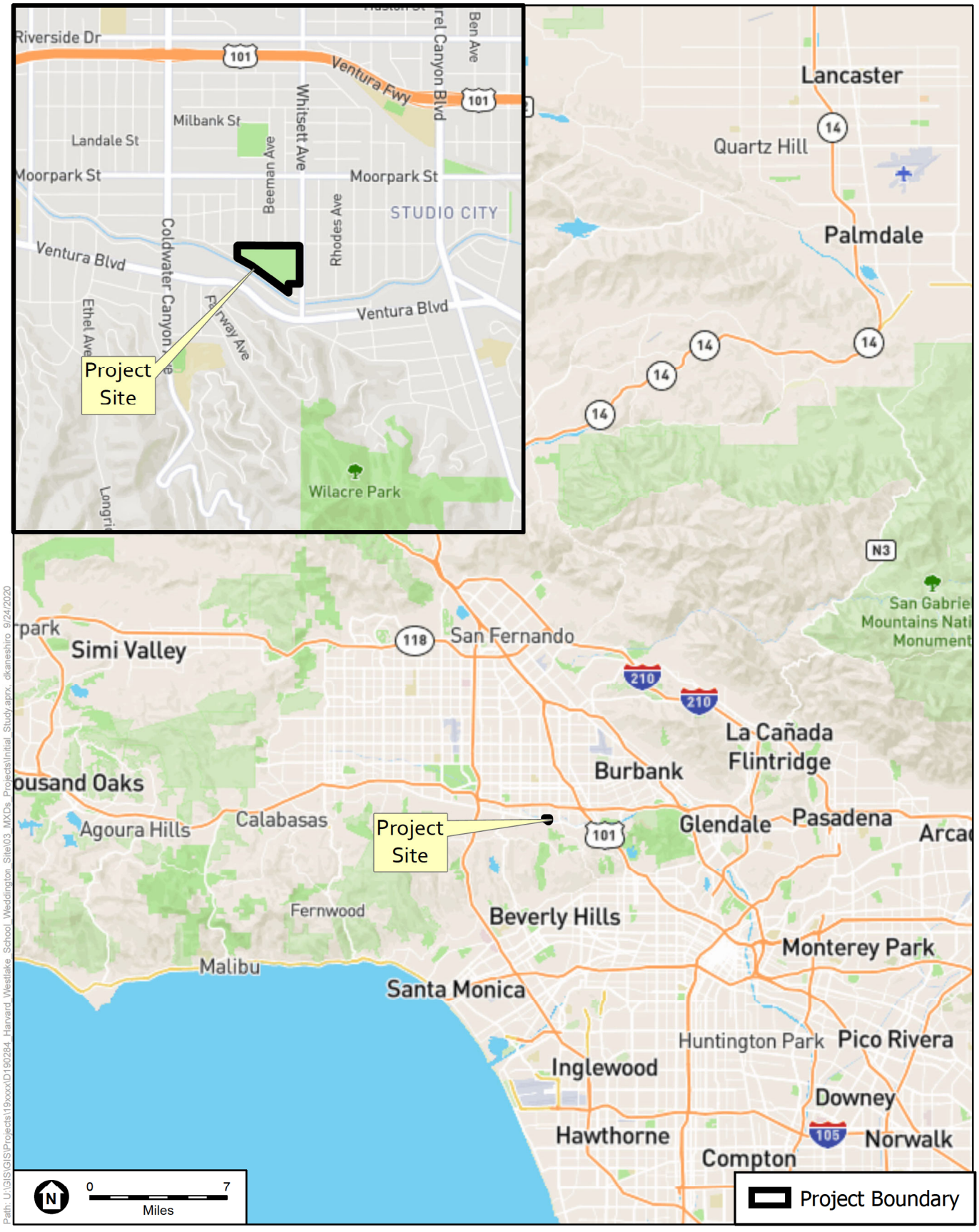
The Project Site is located at 4141 Whitsett Avenue in the Studio City community, which is within the Sherman Oaks–Studio City–Toluca Lake–Cahuenga Pass Community Plan Area of the City.[2] The Project Site, which is located just to the north of the Los Angeles River, is shown from a regional and local perspective in **Figure 3-1**, *Regional and Local Vicinity Map*. **Figure 3-2**, *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.

Existing Conditions

3.2.1.1 Background

The Project Site has operated as a recreational facility and golf course since 1956. The Weddington Golf & Tennis was purchased by the School in December, 2017, and the School has continued to operate it for 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 holes took place in October, 2018 in order to accommodate 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.

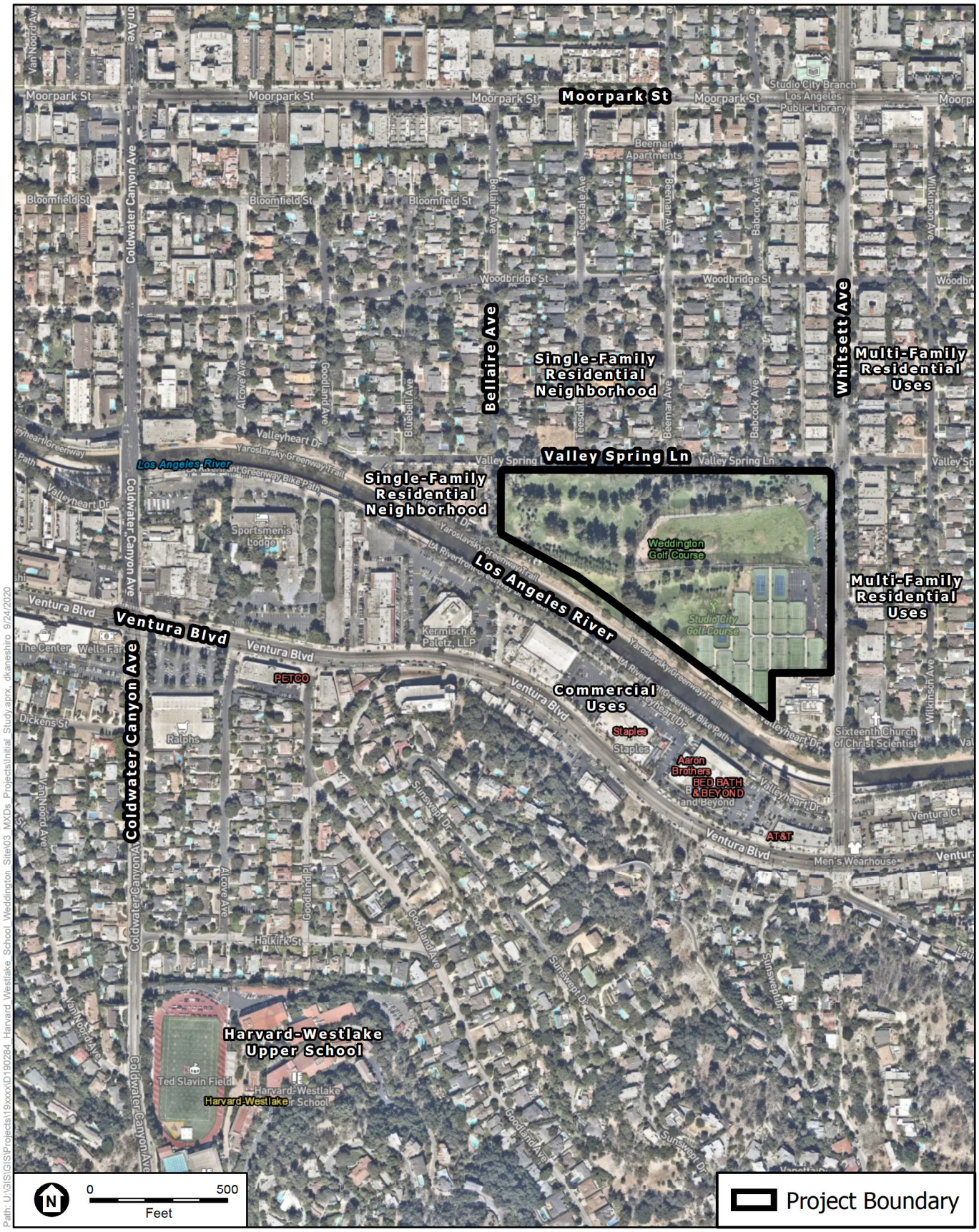
[2] The full set of addresses for the Project Site are: 4047, 4141, and 4155 N. Whitsett Avenue; 12506, 12600, and 12630 W. Valley Spring Lane, Studio City, CA 91604; and Assessor Parcel Number [APN] 2375-018-903.



SOURCE: Open Street Map; ESA, 2020.

Harvard-Westlake River Park Project

Figure 3-1
Regional and Local Map



SOURCE: ESA, 2020.

Harvard-Westlake River Park Project

Figure 3-2
Project Vicinity Map

The School is a private 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, approximately 1.2 miles to the southwest of the Project Site. The middle school campus, located at 700 North Faring Road in Holmby Hills, approximately 7.8 miles to the south of the Project Site, serves grades 7 through 9. The Project would provide necessary facilities to support the School's athletic program.

3.2.1.2 Project Site

Existing on-site facilities include the 2,700-square-foot clubhouse with a 10-seat café, a 799-square-foot tennis house, and 16 tennis courts with approximately 128 court lights that reach a height of 22 feet. A nine-hole, par 27 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 Weddington Golf & Tennis site also includes 89 surface parking spaces.

The hours of operation for Weddington Golf & Tennis are from 7:00 a.m. to sunset daily for golf, 7:00 a.m. to 11:00 p.m. daily for the driving range, and 7:00 to 10:00 p.m. daily for the tennis courts. Lights for the driving range (5 lights) 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 3-3,** *Existing Project Site*, below. With the exception of the existing clubhouse, "golf ball" light fixtures, and putting green, existing constructed improvements, such as the tennis house, tennis courts, court lighting, driving range features, golf course features, and paved areas would be demolished, as would certain areas of landscaped open space. 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 and bunkers scattered throughout the golf course.

The Project Site includes 421 existing trees, 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) and blue gum eucalyptus (42) make up more than half of all trees on the Project Site. Only one significant-protected tree, a coast live oak, is located on the Project Site.

Figure 3-4, *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 and mature trees. **Figure 3-5**, *Views Within the Project Site*, illustrate existing facilities, including the clubhouse, the parking lot and "golf ball" light fixtures, tennis court area, and the segment of Valleyheart Drive located to the south and behind the adjacent (off-site) fire station.

SOURCE: ESA, 2020.

Harvard-Westlake River Park Project

Figure 3-3
Existing Project Site

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 3-4

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 check-in building. Tennis court fencing is visible in the right of the photograph.

PHOTOGRAPH 4: Segment of Old Valleyheart Road along the south 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 3-5
Views within the Project Site

3.2.1.3 General Plan and Zoning

3.2.1.3.1 Los Angeles General Plan Framework and Land Use Element

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 Property 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. 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 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, which encourages community gardens throughout the Studio City area, but is not a mandatory land use designation.

3.2.1.3.2 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 vantages). Two single-family homes in the R1 zone are located to the west of the Project Site on Bellaire Avenue, in which the residences face Bellaire Avenue and the Project Site. The surrounding residential neighborhoods are developed, with residential neighborhoods continuing north to the nearest commercial uses to the north along Moorpark Avenue, approximately 0.25 miles north of the Project Site. Adjoining the southeast corner of the Project Site, LAFD Fire Station 78 is located at the west side of Whitsett Avenue, where Whitsett Avenue and Valleyheart Drive intersect.

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 miles between Whitsett Avenue on the east and Coldwater Canyon Avenue on the west.[3] 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

[3] 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.

bicyclists. There is an entry gate to the Zev Greenway south of Valleyheart Drive near the southeast corner of the Project Site.

The channelized Los Angeles River is located to the south of the Zev Greenway. The area along the south 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 (facing) Ventura Boulevard, approximately 0.1 miles 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.

3.3 DESCRIPTION OF PROJECT

Project Overview

3.3.1.1 Project Facilities

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. The layout of the proposed improvements on the Project Site is illustrated in **Figure 3-6**, *Harvard-Westlake School Athletic and Recreational Facilities Conceptual Site Plan*, below.

3.3.1.1.1 Athletic Fields

As shown in Figure 3-6, the Project would incorporate two athletic fields including Field A, comprising approximately 2.7 acres (117,612 square feet), and Field B, comprising approximately 4.12 acres (179,467.2 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 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 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 uses. Football games would not be permitted on the Project Site, although football practices would be permissible. Based on current scheduling for field use, activities and some intermural games are anticipated to occur in late afternoon and early evening, up to 8:00 p.m. during the school year and, as such, field lights would be provided at both sites. Field lights, and those for the pool and tennis court areas, would utilize shielded, LED, timer-controlled technology.

SOURCE: Gensler, 2020

Harvard-Westlake River Park Project

Figure 3-6

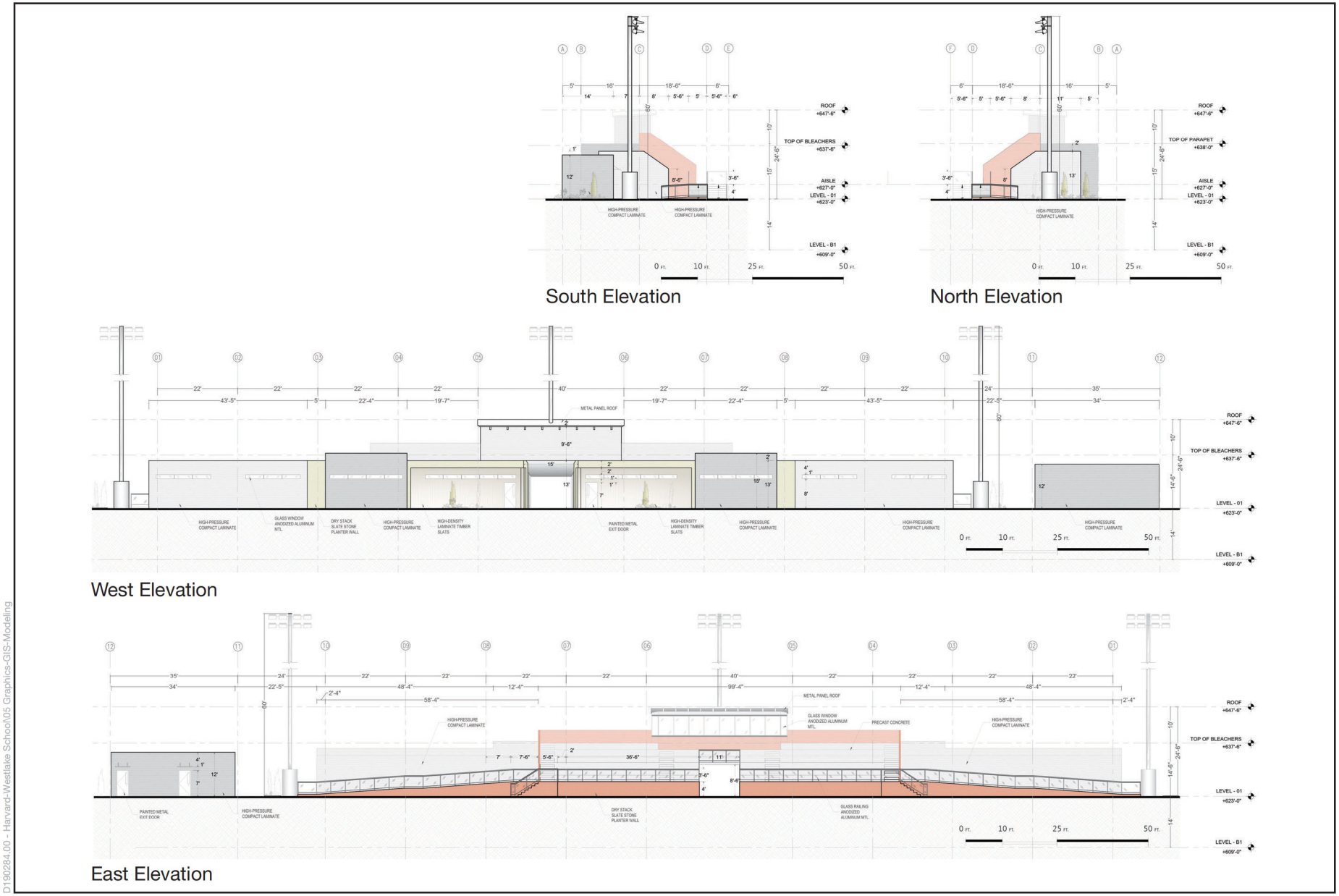
Harvard-Westlake School Athletic and Recreational Facilities Conceptual Site Plan

Field A would include bleacher seating for up to approximately 488 spectators split between the east and west sides of the field, a 25'x18' LED scoreboard at the south edge of the field, reaching a maximum height of 28 feet when combined with approximately 10-foot support poles, and approximately 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. Three, sixty-foot-tall field lights would be installed along the east sideline and three, sixty-foot-tall field lights would be installed along the west sideline of Field A. The total Field A area, including ancillary structures, would comprise 2.7 acres (117,612 square feet). Cross section views of Field A are illustrated in **Figure 3-7**, *Field A Elevations – North, South, East and West Views*, below.

Field B would include a 400 meter (1,312 foot) six-lane, rubber running track around the field perimeter, which would be suitable for jogging, walking, and other physical fitness activity. Each lane would be 1.22 meters (4 feet) wide. Fixed bleacher seating reaching 4 feet in height for approximately 255 spectators would be provided at the north edge of the field, centered on the midfield line. A 25'x18' LED scoreboard, reaching a maximum height of 28 feet when combined with approximately 10-foot support poles, would be located at the west edge of the field. A generally eight-foot tall wall, with some sections as high as 11 feet above the track, would be located at the north and west of the field area to reduce noise levels in the surrounding neighborhood and separate the field area 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 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. Three, 80-foot-tall field lights would be installed on the south sideline, three, 60-foot-tall field lights would be installed along the north sideline, and two pedestrian-height lights would be installed along the west and east ends of the field. The total area for Field B, including the facilities building, would comprise 4.12 acres (179,467.2 square feet).

3.3.1.1.2 Multi-Purpose Gymnasium

The Project would include a two-story, 80,249-square-foot multi-purpose gymnasium, located in the south sector of the Project Site. Primary activities in the gymnasium would include volleyball, basketball, fencing, weight training, dance, yoga, physical fitness, and wrestling. The building would be two stories with a basement. 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. 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 gymnasium would also include flex-meeting spaces available for team meetings and students to do homework, and a community room available for public use by Studio City-based community groups through a reservation system. The second level of the gymnasium would be dedicated to a terrace, dance/flex space, and additional food service areas.



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SOURCE: Gensler, 2020

Harvard-Westlake River Park Project

Figure 3-7

Playing Field A Elevations – North, South, East and West Views

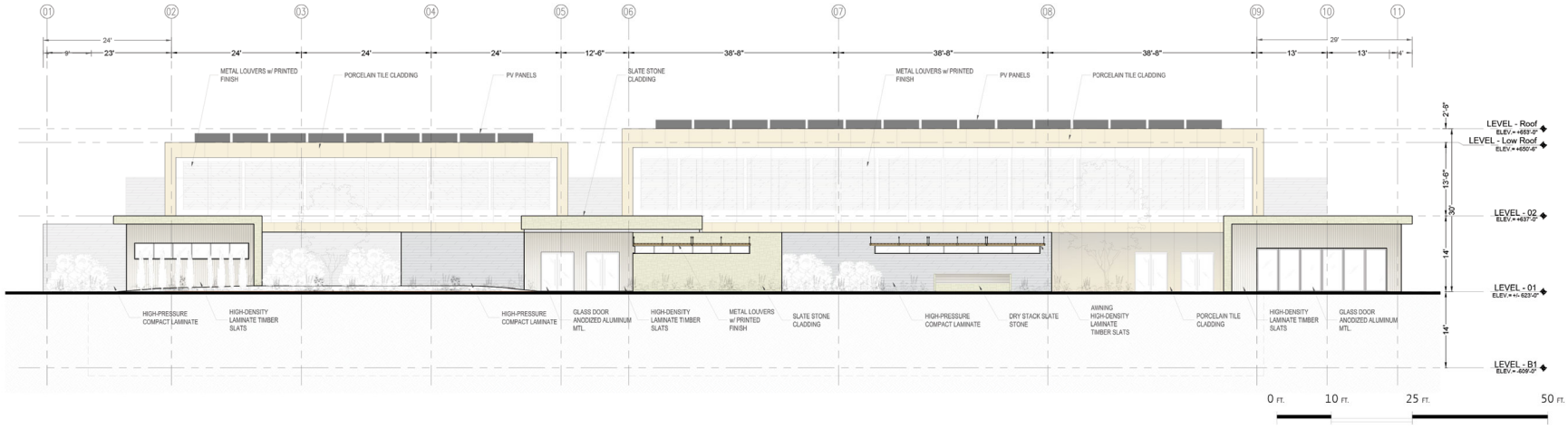
The community-accessible meeting space would be provided along the southwest corner of the building with the main entrance facing the Los Angeles River and adjacent to newly-landscaped areas, benches and other seating, walking trails, and an overlook above the Los Angeles River and Zev Greenway. Each floor would be connected by a secured centralized stair and elevator. Sports activities inside the gymnasium would end no later than 9:30 p.m. 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 3-8**, *Gymnasium Elevations – North and South Views,* below.

3.3.1.1.3 Swimming Pool

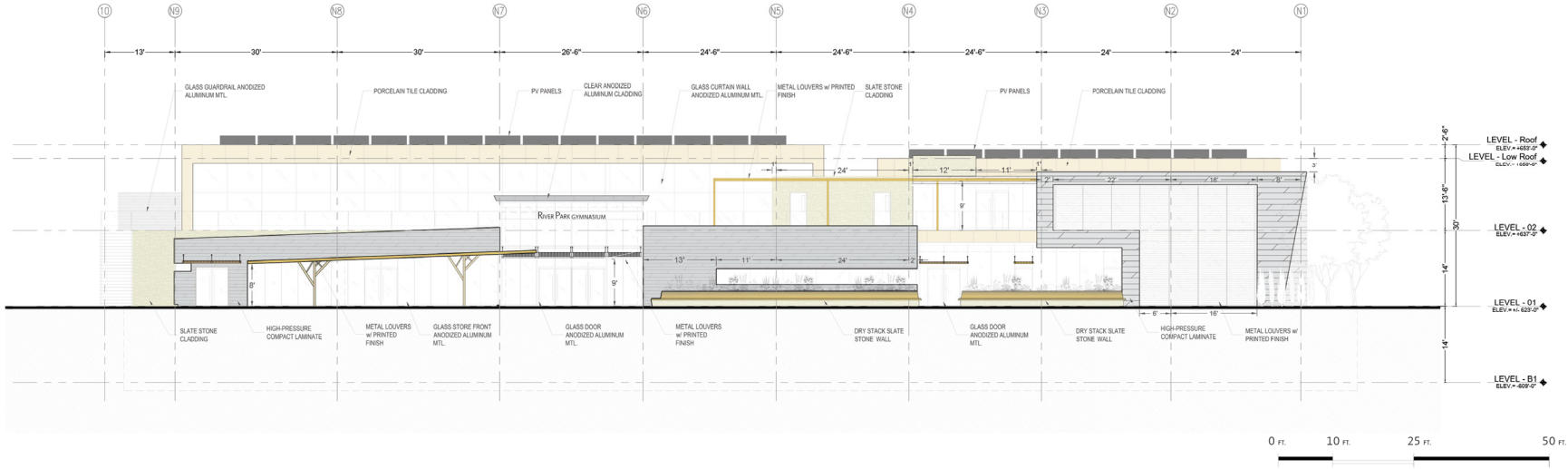
The Project would include a 52-meter swimming pool, which would occupy 12,672 square feet of the Project Site, and reach a maximum depth of eight feet, and 2,200-square-foot locker and meeting room building that would reach a height of 14 feet. The pool deck and bleachers surrounding the pool would occupy 12,828 square feet of the Project Site. The pool would include an acoustically treated shade canopy reaching a height of 28 feet. A landscaped berm would be located to the north/northwest of the pool area, and an approximately 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 (approximately 10' 6" in height) for up to approximately 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. Athletic lighting would include two, fifty-foot-tall, shielded LED sports light fixtures, and two, canopy mounted lights placed 26 feet above the pool deck. Two of the light fixtures would be located on the east side and the remaining two light poles would be located on the west side of the pool. Ancillary facilities also include a one-meter-high and a three-meter-high diving board and a maximum 15-foot scoreboard supported by 10-foot support posts. The pool would be available to the public on weekdays between 7 a.m. and 9 a.m. for School approved swim program members. As with other outdoor activities, pool activities would cease by 8:00 p.m. Cross sections of the swimming pool are illustrated in **Figure 3-9**, *Swimming Pool Elevations – East and West Views*, below.

3.3.1.1.4 Tennis Courts

Eight new replacement tennis courts, with 12 new 50-foot-tall court lights, would be developed in the northeast sector of the Project Site. The tennis area would include seating 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 fencing. 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. The tennis courts would operate between the hours of 7:00 a.m. and 9:00 p.m. daily. The tennis courts would be available for public use through a reservation system when not in use by the School.



South Elevation



North Elevation

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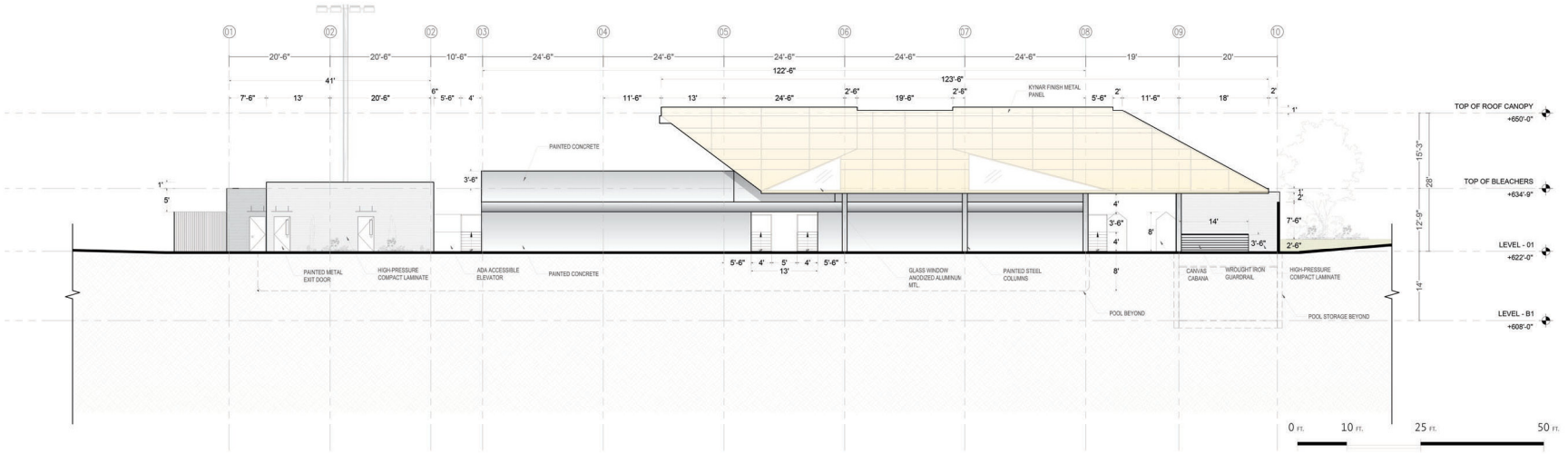
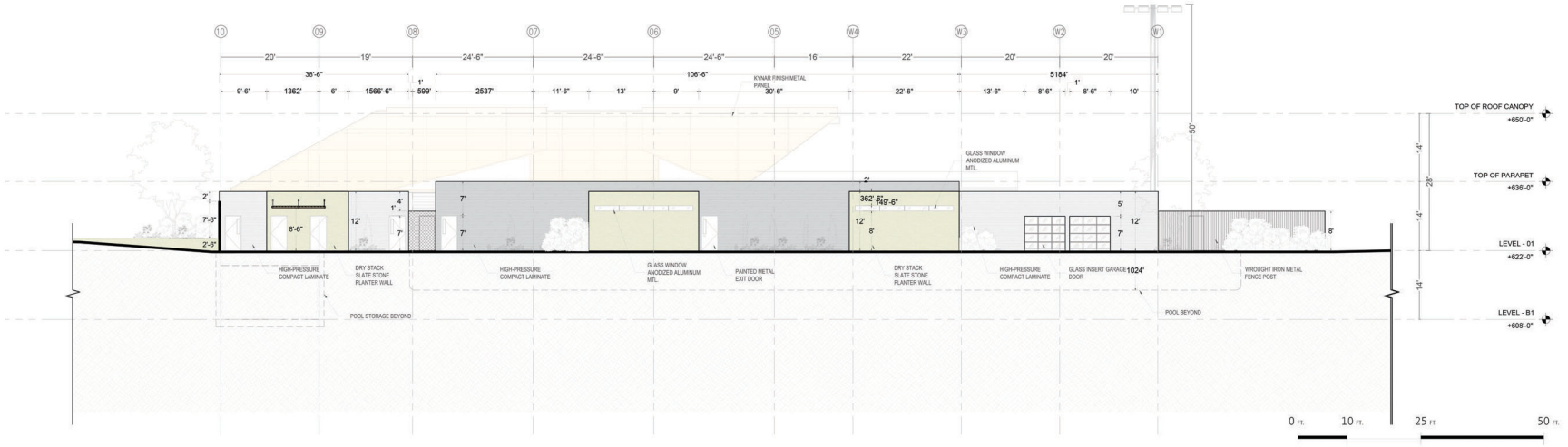
SOURCE: Gensler, 2020

Harvard-Westlake River Park Project

Figure 3-8
Gymnasium Elevations – North and South Views



East Elevation



West Elevation

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

SOURCE: Gensler, 2020

Harvard-Westlake River Park Project

Figure 3-9
Swimming Pool Elevations – East and West Views

3.3.1.1.5 Fences and Walls

The Project would include an outer perimeter fence and an interior fence/wall for security purposes. These 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.

The three-foot-tall metal outer fence, complemented by additional landscaping, would be constructed around the entire perimeter of the Project Site. The primary pedestrian/bicycle entrance to the Project Site would be provided off Whitsett Avenue. However, three pedestrian entry gates from the public sidewalks opposite Teesdale, Beeman, and Babcock Avenues, respectively, would also be located along Valley Spring Lane, and one entry gate near the Zev Greenway would be located on Bellaire Avenue. These three pedestrian entry gates would allow members of the public to access the 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 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 east of Field A, to the south 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.

3.3.1.1.6 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 Los Angeles River Improvement Overlay (RIO) District Ordinance[4] and the Los Angeles River Master Plan Landscaping Guidelines and Plant Palettes[5] (Landscape Guidelines). The Project's landscape design focuses on (i) the creation of new publicly accessible open space; (ii) the maintenance and planting of healthy trees that are consistent with the RIO District and Landscape 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) increased public access to the Los Angeles River. These goals are also shared by the Los Angeles River Cooperation Committee (LARCC) in its evaluation of the Studio

4 City of Los Angeles, Zoning Information (Z.I) No. 2358 River Improvement Overlay District Ordinance Nos. 183144 and 183145, effective August 20, 2014, revised January 12, 2015.

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

City neighborhood.[6] 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 considers 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 Landscape Guidelines.

There are currently 240 trees within the areas proposed for Project improvements. Nearly two thirds of the trees on the Project Site are either Mexican Fan Palms or Blue Gum Eucalyptus, which are considered invasive species by the U.S. National Park Service and 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."*[7]

As part of the Project, 240 trees would be removed, the majority of which, 75 percent (179 trees), are non-RIO compliant (including 122 Mexican Fan Palms). Of the 240 trees to be removed, 31 trees would be removed from the public right-of-way. All invasive palm trees (i.e., the Mexican Fan Palm) would be removed and 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 would also be replaced at a 2:1 ratio, as required by the City's Department of Public Works, Urban Forestry Division. The Project's proposed tree replacement program would result in a net increase in trees of approximately 26 percent (110 trees) for a total of 531 trees on the Project Site. 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 List.[8]

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 birds and animal species around the Project Site and the Los Angeles River.

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

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

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

Compared to existing conditions, the Project would have a higher rate of and greater capacity for carbon sequestration.[9]

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 Landscape Guidelines. 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 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.

3.3.1.1.7 Golf Clubhouse, Putting Area, and Café

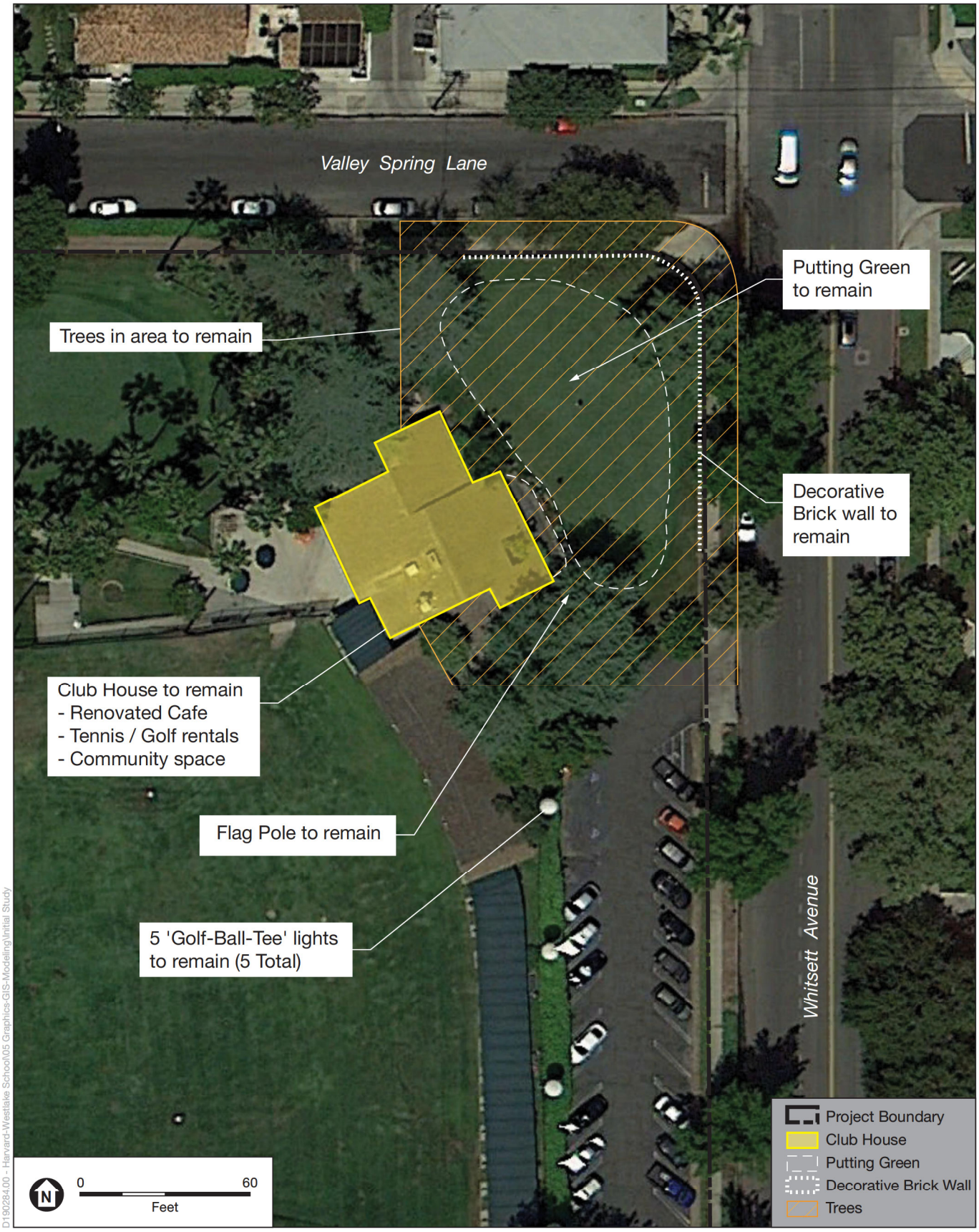
The Weddington Golf & Tennis clubhouse, with some interior renovations to improve its usability and address deferred maintenance, would remain as part of the Project and function as a visitor center. An existing putting green to the northeast of the club house would remain and be available for public use and enjoyment. 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 the clubhouse's front lawn.

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. All five existing golf ball light poles and the low brick retaining wall along the northeast edge of the property would also remain, as shown in **Figure 3-10**, *Existing Structures/Elements to be Retained*. The clubhouse and café would operate between the hours of 7:00 a.m. and 9:00 p.m. daily. The putting green would be available to the public, during daytime hours, seven days a week.

3.3.1.1.8 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. Unrelatedly, but nonetheless relevant as it pertains to the Project's community benefits, the Project Site is entirely disconnected from the Zev Greenway, even though the Zev Greenway is immediately adjacent to the entire southern border of the Property. 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, 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.

[9] Carbon sequestration is the process by which atmospheric carbon dioxide is taken up by trees, grasses, and other plants through photosynthesis and stored as carbon in biomass (trunks, branches, foliage, and roots) and soils. (As defined by the United States Department of Agriculture: https://www.fs.fed.us/ecosystemservices/carbon.shtml).



SOURCE: Google Earth, 2019; ESA, 2020

Harvard-Westlake River Park Project

Figure 3-10
Existing Structures/Elements to be Retained

Approximately seven acres (304,920 square feet) of the Project Site would be available as open space for public use and tennis recreation, 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 3-2, *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.

TABLE 3-2
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 Studio City-based organizations)	7:00 a.m. to 9:00 p.m.
Gymnasium Courts (when not in use by school)	**7:00 a.m. to 9:00 p.m.**
Daily (for pre-approved Studio City-based organizations)	
Swimming Pool (when not in use by school)	
Weekdays (for pre-approved swim program members)	7:00 a.m. to 9:00 a.m.
Athletic Fields (when not in use by school)	
Daily (for pre-approved Studio City-based organizations)	9:00 a.m. to 8:00 p.m.

SOURCE: Harvard Westlake School, 2020

Providing a greater variety and more accessible recreational opportunities than the existing golf and tennis uses, 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, as well as regular access to 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 Studio City-based organizations. The School would make available such uses via a reservation system that would support an enjoyable and safe experience.

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. A staff person would be present in the clubhouse during business hours.

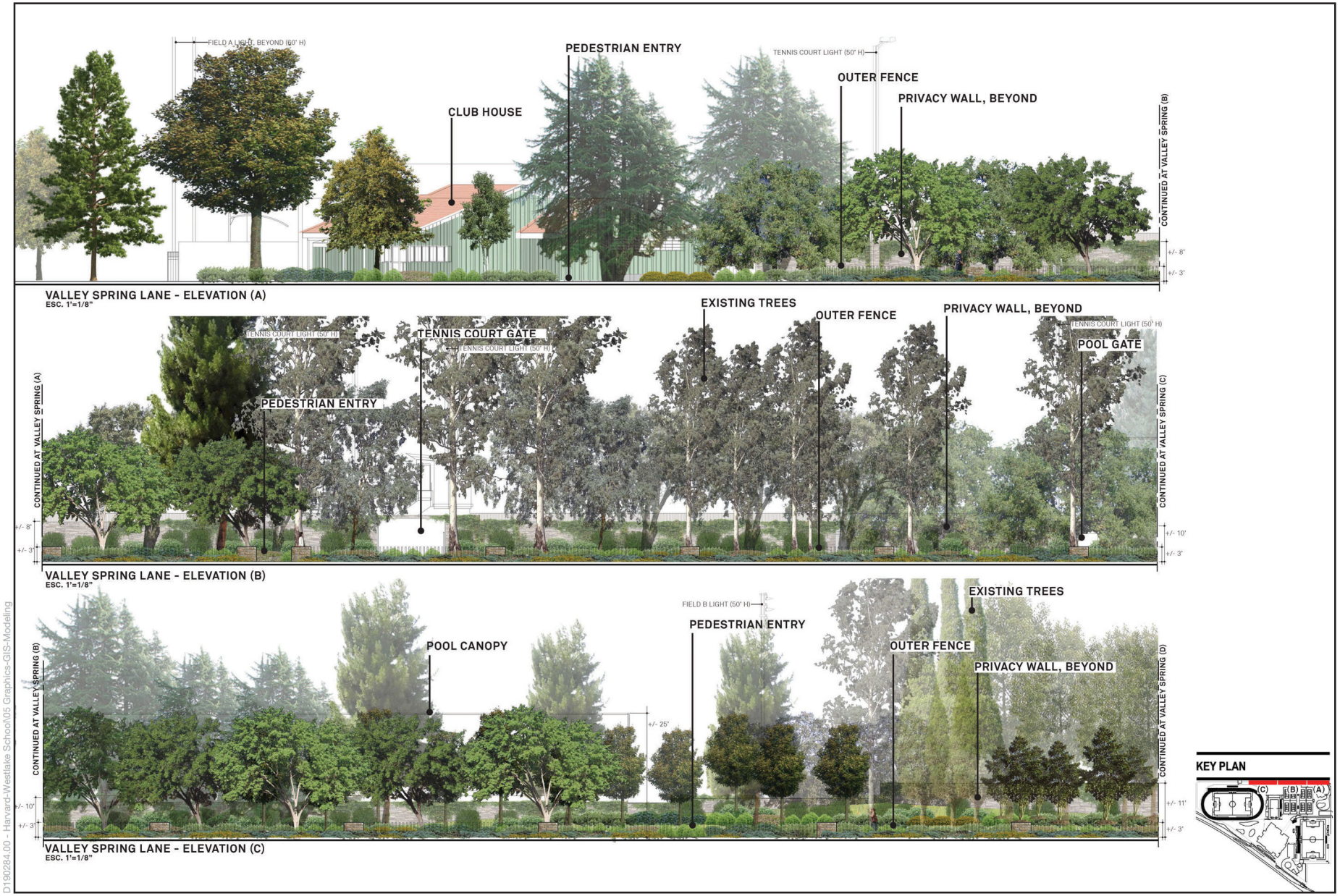
In addition to the school events described above, the Project Site could be used for up to five special events per year for the public. Special events are defined as any non-athletic activity involving more than 100 persons. These events would be limited to Field A or the gymnasium and would be required to end by 10:00 p.m. Event types would be determined based on community interest, however, it is assumed that 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. Although the size of the events would vary, it is assumed that public events held at either the gymnasium or Field A would not exceed 500 persons. Depending on attendance levels, public events would be scheduled so they do not occur concurrently with school events.

3.3.1.1.9 Visual Character of the Project

Figures 3-11 through 3-15 contain elevations of the future Project Site, as viewed from adjacent streets. As shown in **Figure 3-11**, *Valley Spring Lane Elevations,* **Figure 3-12**, *Valley Spring Lane and Whitsett Avenue Elevations,* **Figure 3-13**, *Whitsett Avenue Elevations,* **Figure 3-14**, *Bellaire Avenue and Zev Yaroslavsky Greenway Elevations,* and **Figure 3-15**, *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.

Renderings representing the visual character of various components of the Project are provided in Figures 3-16 through 3-20. These include **Figure 3-16**, *Rendering - View of the Project Site Entrance at Whitsett Avenue*, **Figure 3-17**, *Rendering - View of the Project Site from Whitsett Avenue at Valley Spring Lane*, **Figure 3-18**, *Rendering - View of the Project Site from Valley Spring Lane,* **Figure 3-19***, Rendering - North-Facing View from Field B*, **Figure 3-20**, *Rendering - View of the Project Site and Zev Yaroslavsky Greenway from the Southwest*.

As shown in these renderings (Figures 3-16 through 3-20) 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 (28 feet in height), 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 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, and due to their narrow character, would not notably obscure background views.



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SOURCE: Gensler, 2020

Harvard-Westlake River Park Project

Figure 3-11
Valley Spring Lane Elevations

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SOURCE: Gensler, 2020

Harvard-Westlake River Park Project

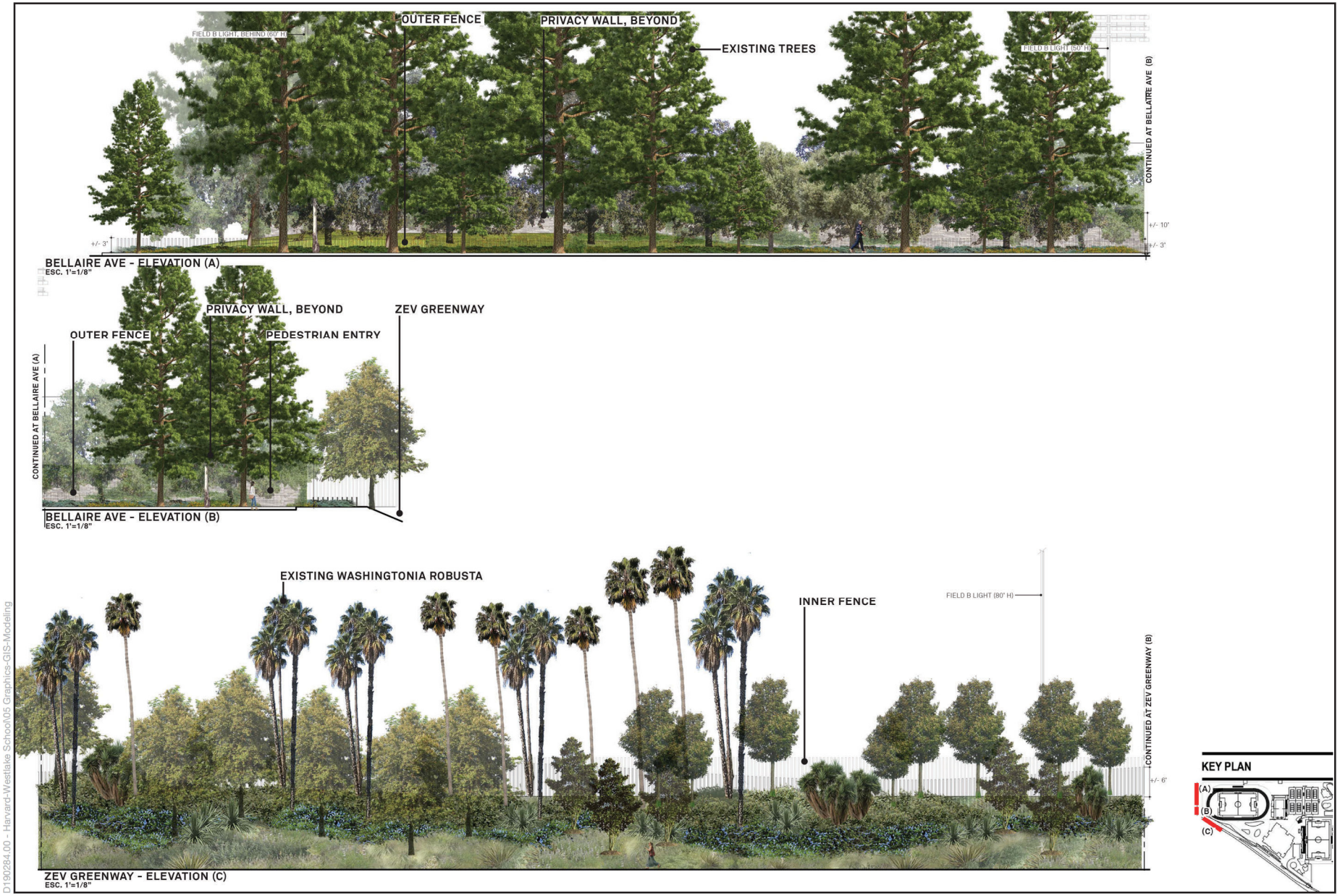
Figure 3-12
Valley Spring Lane and Whitsett Avenue Elevations

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

SOURCE: Gensler, 2020

Harvard-Westlake River Park Project

Figure 3-13
Whitsett Avenue Elevations



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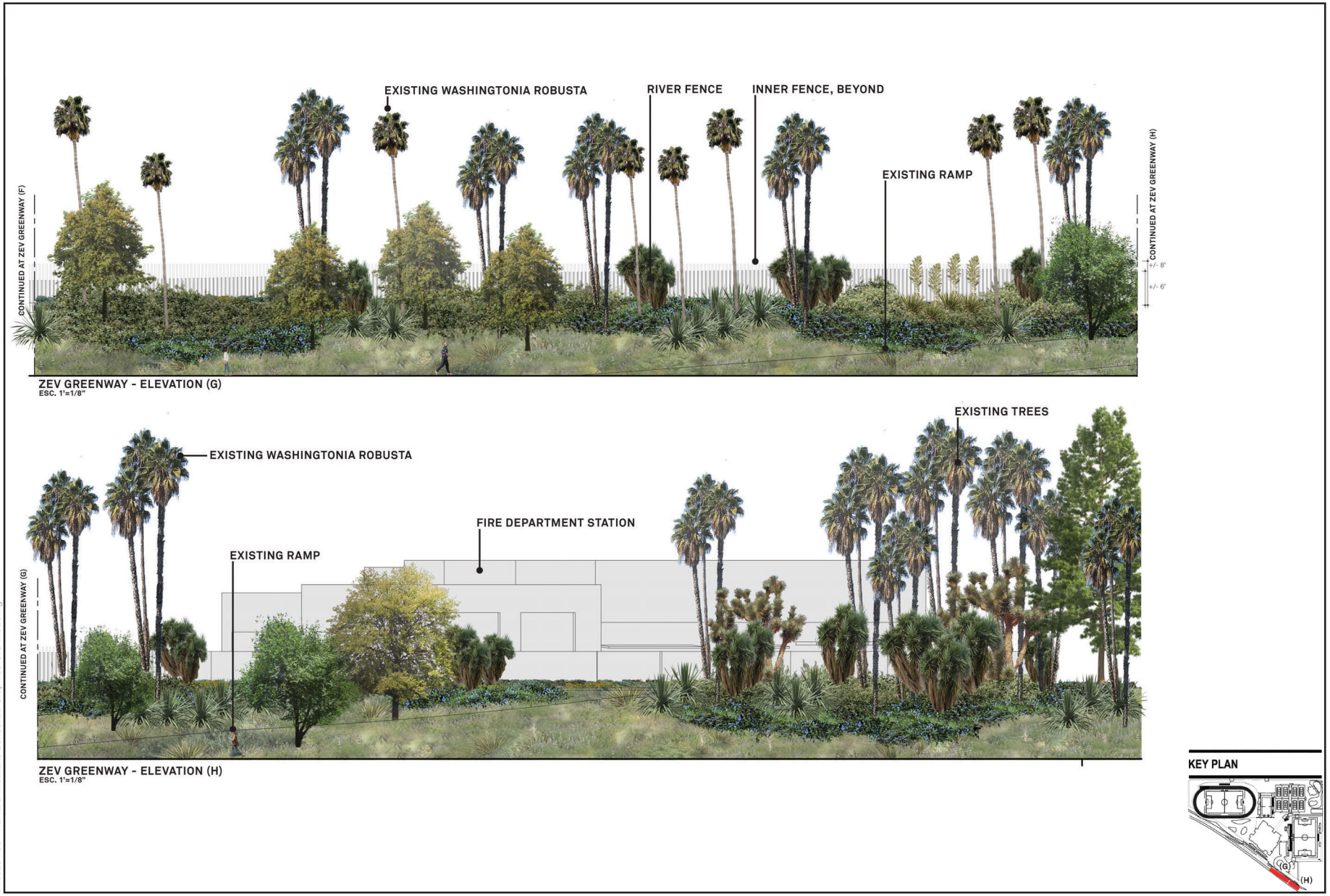
SOURCE: Gensler, 2020

Harvard-Westlake River Park Project

Figure 3-14
Bellaire Avenue and Zev Yaroslavsky Greenway Elevations



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SOURCE: Gensler, 2020

Harvard-Westlake River Park Project

Figure 3-15
Zev Yaroslavsky Greenway Elevations

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

SOURCE: Gensler, 2020

Harvard-Westlake River Park Project

Figure 3-16
Rendering - View of Project Site Entrance at Whitsett Avenue

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

SOURCE: Gensler, 2020

Harvard-Westlake River Park Project

Figure 3-17
Rendering - View of Project Site from Whitsett Avenue at Valley Spring Lane

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

SOURCE: Gensler, 2020

Harvard-Westlake River Park Project

Figure 3-18
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 3-19
Rendering - North-Facing View from Field B

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

SOURCE: Gensler, 2020

Harvard-Westlake River Park Project

Figure 3-20
Rendering - View of the Project Site and Zev Yaroslavsky Greenway from the Southwest

3.3.1.2 School Operations at the Project Site

3.3.1.2.1 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, though 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, 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., though 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 is summarized as follows:

- **Monday through Friday during school year**
  - Athletes would generally begin to arrive after 3:00 p.m. after, the academic day
  - Incidental academic uses (e.g., science labs, bird watching) during school day
  - Outdoor activities cease by 8:00 p.m., indoor by 9:30 p.m.
- **Monday through Friday during summer**
  - No outdoor sports activities before 9:00 a.m. or after 6:00 p.m.
  - Combination of off-season school athletics and summer program (e.g., sports camps)
- **Saturdays**
  - No sports activities before 9:00 a.m. or after 6:00 p.m., except for 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 (games or practices)

Non-athletic School activities at the Project Site during the school year, such as meetings and classes, would not begin before 9:00 a.m. or go 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 go 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, since some activities would still

occur at the School's upper campus, an EIR will assume 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. 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 a 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 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. 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 3-3**, *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 3-3
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	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

TABLE 3-3
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.)
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 3-4, *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. As shown in Table 3-4, 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 and the swimming pool area would all terminate prior to 7:30 p.m. and 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 relatively 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 3-4
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

SOURCE: Harvard-Westlake School, 2020

3.3.1.2.2 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 onsite 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.

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 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 and along the Project Site's boundaries (including the eucalyptus along Valley Spring Lane) 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 north edge of the proposed tennis courts, as well as a few existing trees within the Field A development area, 240 trees would be removed and replaced (except for four trees that are deemed dead, will be removed, and are not therefore 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. Other non-

protected tree species that would be removed vary and include cedar, olive, palm, pine, and gum trees, among others. The coast live oak, a significant-protected tree, would not be removed. In addition, of the 240 trees to be removed, 31 trees would be removed from the public right-of-way.

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, though 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 Ceanothus "Yankee Point".

Consistent with the RIO Guidelines, the tree program would significantly increase the percentage of native trees on-site and the total number of trees by approximately 26 percent (110 trees).

Access, Circulation, and Parking

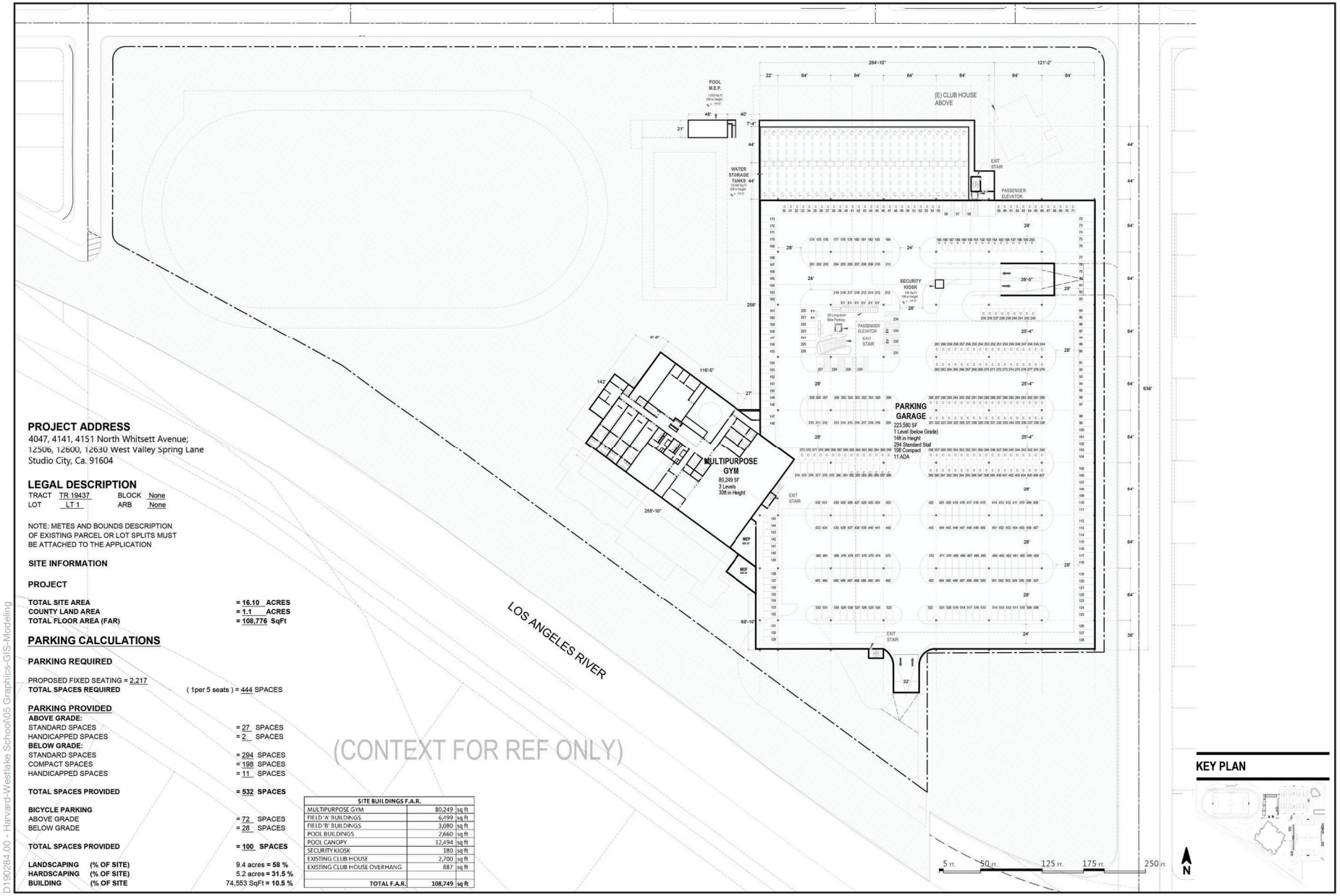
3.3.1.3 Pedestrian Access

Pedestrian access to the Project Site interior would be accessed via a primary pedestrian entry on Whitsett Avenue and would be located between Field A and the clubhouse. Seven additional pedestrian entry points to the landscaped walking paths that weave throughout the Project Site would also be located on Valley Spring Lane between Teesdale Avenue and Whitsett Avenue, and on Bellaire Avenue at its terminus near the Zev Greenway. Attempted entry at points other than the designated pathways would be prevented by 3-foot tall metal fencing and substantial, dense landscaping.

3.3.1.4 Vehicle Access and Parking

Vehicle parking would be provided in above ground 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) and via a driveway at the paved portion of Valleyheart Drive located just south of LAFD Fire Station 78. Both driveways would lead to the proposed single-level underground parking structure. The underground parking structure, which would contain 503 vehicle parking spaces, as well as 28 long-term bicycle parking spaces, is illustrated in **Figure 3-21**, *Below Grade Plan for the Project.* A 180-square-foot security kiosk, reaching 10 feet in height, would be prominently located in the underground parking structure and would be staffed whenever the parking structure is open.

An elevator from the parking structure and underground security kiosk would be located near the north Whitsett Avenue entrance. Security personnel would similarly be located at the primary, ground-level security kiosk and at the north Whitsett Avenue entrance to screen and direct vehicles and pedestrians. Staff would facilitate on-site parking access and direct any pedestrians inappropriately parked on the neighborhood streets to return to their vehicles.



PROJECT ADDRESS
4047, 4141, 4151 North Whitsett Avenue;
12506, 12600, 12630 West Valley Spring Lane
Studio City, Ca. 91604

LEGAL DESCRIPTION
TRACT TR 19437 BLOCK None
LOT LT 1 ARB None

NOTE: METES AND BOUNDS DESCRIPTION OF EXISTING PARCEL OR LOT SPLITS MUST BE ATTACHED TO THE APPLICATION

SITE INFORMATION

PROJECT

TOTAL SITE AREA	**= 16.10 ACRES**
COUNTY LAND AREA	**= 1.1 ACRES**
TOTAL FLOOR AREA (FAR)	**= 108,776 SqFt**

PARKING CALCULATIONS

PARKING REQUIRED

PROPOSED FIXED SEATING = 2,217
TOTAL SPACES REQUIRED (1per 5 seats) = 444 SPACES

PARKING PROVIDED

ABOVE GRADE:	
STANDARD SPACES	= 27 SPACES
HANDICAPPED SPACES	= 2 SPACES
BELOW GRADE:	
STANDARD SPACES	= 294 SPACES
COMPACT SPACES	= 198 SPACES
HANDICAPPED SPACES	= 11 SPACES
TOTAL SPACES PROVIDED	**= 532 SPACES**
BICYCLE PARKING	
ABOVE GRADE	= 72 SPACES
BELOW GRADE	= 28 SPACES
TOTAL SPACES PROVIDED	**= 100 SPACES**
LANDSCAPING (% OF SITE)	9.4 acres = **58 %**
HARDSCAPING (% OF SITE)	5.2 acres = **31.5 %**
BUILDING (% OF SITE	74,553 SqFt = **10.5 %**

SITE BUILDINGS F.A.R.		
MULTIPURPOSE GYM	80,249	sq ft
FIELD 'A' BUILDINGS	6,499	sq ft
FIELD 'B' BUILDINGS	3,080	sq ft
POOL BUILDINGS	2,660	sq ft
POOL CANOPY	12,494	sq ft
SECURITY KIOSK	180	sq ft
EXISTING CLUB HOUSE	2,700	sq ft
EXISTING CLUB HOUSE OVERHANG	887	sq ft
TOTAL F.A.R.	108,749	sq ft

(CONTEXT FOR REF ONLY)

KEY PLAN

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

SOURCE: Gensler, 2020

Harvard-Westlake River Park Project

Figure 3-21
Below Grade Plan for the Project

The driveway on 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 that 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 south entrance.

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 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. With the exception of a few middle school students participating in junior varsity or varsity teams, the great majority of students would originate directly from the Upper School campus. All students would be required to use the Upper School shuttles on days when event attendance is expected to surpass 300 spectators. Shuttles would follow a prescribed driving route, travelling northbound on Coldwater Canyon Avenue, turning right at Moorpark, 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. Parking in the neighborhood would not be permitted and would be enforced by security personnel, as discussed below.

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 3-5**, *Required Parking Per LAMC Section 12.21-A.4*, below, provides a breakdown of the required parking for the Project. As shown in Table 3-5, the Project would provide a total of 532 vehicle parking spaces, 88 spaces more spaces than required.

TABLE 3-5
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 less 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's would be at the south driveway drop-off roundabout, at Valleyheart Drive, just west of the fire station.

Per the General Plan Mobility Element, Mobility Plan 2035, the adjoining Whitsett Avenue is classified as an Avenue II (a major highway classification); the adjoining Bellaire Avenue is classified as a Local Street; the adjoining Valley Spring Lane is classified as a Local Street, and the adjoining Valleyheart Drive is classified as a Local Street.[10]

Visitors that are not affiliated with the School would be required to enter the Project Site via the north driveway. Rideshare vehicles would enter the Project Site via the south driveway (with roundabout), accessed from Valleyheart Drive. Depending on the findings of a traffic engineering study, right-turn only may be required for exiting vehicles, including buses and shuttles. Enforcement mechanisms would be determined according to the traffic impact analysis recommended in the Initial Study and the conclusions of the LADOT (see Section 4, Subsection XVII, Transportation, below).

3.3.1.5 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.

[10] City of Los Angeles, Mobility Plan 2035: An Element of the General Plan, August 11, 2015, Map A2.

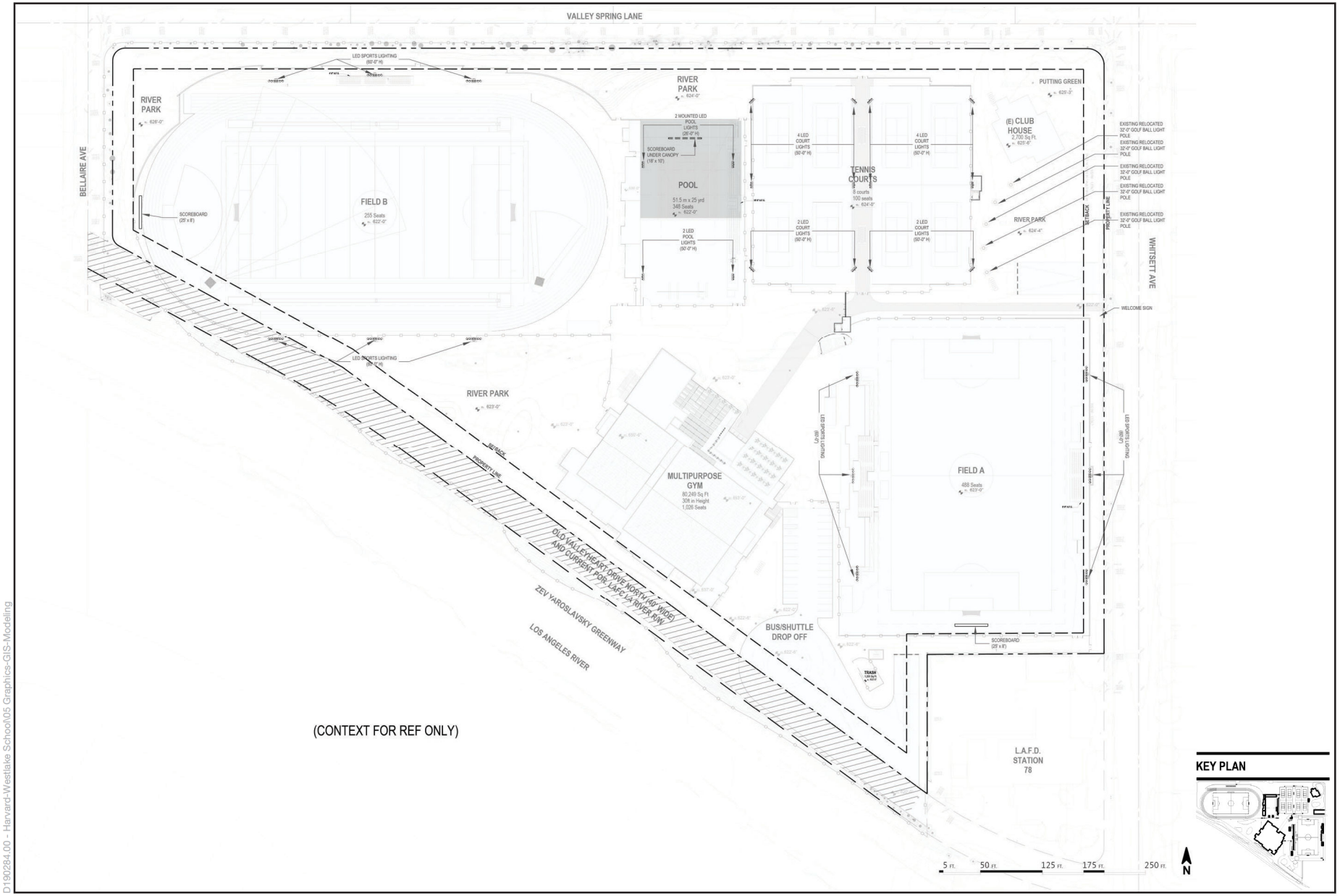
Lighting and Signage

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 3-22**, *Light and Signage Plan for the Project*, below. Field lights shown in Figure 3-22 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 required by LAMC Section 93.0117(b), exterior light sources and building materials 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 RIO Overlay Ordinance, set forth under LAMC Section 13.17.F.3(a), requires that all exterior lights be designed to not exceed a maximum initial illuminance value of 0.20 horizontal and vertical foot candles at the site boundary, and not exceed 0.01 horizontal foot candles 15 feet beyond the Project boundary.

As shown in Figure 3-22, Field A would utilize three 60-foot-tall field light poles along the east sideline and three, 60-foot-tall field light poles along the west sideline. A 25'x18' LED scoreboard, reaching a maximum height of 28 feet when combined with approximately 10-foot support poles, would be installed along the south edge of the field. Field B would utilize three, 80-foot-tall field light poles along the south sideline; three, 60-foot-tall field light poles along the north sideline; and a single 50-foot-tall field light pole along each of the east and west edges of the field. A 25'x18' LED scoreboard, reaching a maximum height of 28 feet when combined with approximately 10-foot support poles, would be installed along the west edge of Field B. 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, 50-foot-tall sports light fixtures, one of which would be installed on the east sideline and one of which would be installed on the west sideline, and two, 26-foot-tall pool lights would be mounted within the proposed 28-foot-tall canopy. Lighting for the tennis courts would include three, new 50-foot-tall court lights along each of the four edges of the courts, for a total of 12 light poles. The five existing "golf ball" ornamental light fixtures located in the existing Weddington Golf & Tennis parking lot would be relocated to the west and southwest sides of the clubhouse. The Project Site would include a total of 33 light poles, including the five relocated "golf ball" ornamental light fixtures.

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.



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SOURCE: Gensler, 2020

Harvard-Westlake River Park Project

Figure 3-22
Light and Signage Plan for the Project

Site Security

An at-grade 180-square-foot security kiosk would be constructed on the Project Site near the tennis courts and clubhouse, a second security kiosk would be located in the underground parking structure, and 24-hour, on-site security would be provided 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 CCTV cameras, and patrols would be conducted at random during each guard's eight-hour shift. During the periods in which students are using Project facilities, one security person would be continually stationed at the pedestrian entrance to ensure that parking does not take place in the neighborhood. Security personnel assigned to patrol Valley Spring Lane 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.

Sustainability Features

The Project Site is currently landscaped with water-intensive grass that requires the use of millions of gallons of water, large quantities of fertilizer, potentially harmful pesticides and herbicide and frequent mowing via gas- or diesel-powered vehicles with disposal of grass trimmings in area landfills. On average, the Project Site currently uses approximately one-million gallons of water each month.[11] Because the existing golf course must be watered frequently, many of the fertilizers applied to the Project Site are not immediately and fully absorbed (by design, as slow-release treatments) into the soil and are washed off-site into the Los Angeles River, thus, contributing to downstream pollution and impacting the City's watershed.

In order to maintain an appropriate, manicured playing surface for golf, the Project Site has limited understory landscaping and ornamental vegetation, non-diverse and non-native trees (whose primary function is to delineate one golf hole from another) and non-native turf grass. As such, the Project Site currently provides limited habitat for the animal species capable of occupying this type of environment and very limited habitat for species that rely on native trees and plants.

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 339 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 northeast sector 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 curb cuts, the Project would intercept run-off 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

[11] Based on 2018 Los Angeles Department of Water and Power (LADWP) water bills for the Project Site.

stored in underground cisterns with a total capacity of one 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. 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.

Approximately 41 percent of the Project Site would consist of pervious areas. The use of permeable and porous ground materials would allow water to percolate below the top layer of soil.

Irrigation demand for the Project is estimated to be approximately 3.3 million gallons of water annually, a reduction of almost 9 million gallons compared to current uses.[12] 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.

Specific sustainable features are summarized as follows:

- Stormwater collection and treatment to collect rainwater and other urban runoff at the corner of Whitsett Avenue and Valley Spring Lane, as well as throughout the 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 variable air volume heating, ventilation, and air conditioning (HVAC) system;
- Water bottle filling stations to be provided, reducing waste from disposal of water bottles;
- Solar voltaic panels to be installed on roof of gymnasium to reduce the amount of electricity drawn from City utilities;
- 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.

Anticipated Construction Schedule

Construction of the Project is anticipated to begin in the first quarter of 2022 pending Project consideration and approval, and is estimated to be completed in the third quarter of 2024 with construction occurring for approximately two and a half years (approximately 30 months). All construction staging of materials and equipment and working parking would be confined to the Project Site. Construction is expected to take place in a single construction phase. Project

[12] Estimated water demand for irrigation is based on a City of Los Angeles approved AB 1881 Landscape Water Calculator.

development would disturb a majority of the Project Site (746,532 square feet)[13] and require excavation and grading of the Project Site to a maximum depth of approximately 21 feet below grade for construction of the below-grade parking facility, gymnasium basement, and proposed 1 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 approximately 250,000 cubic yards (unadjusted).[14] 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.

3.4 REQUESTED PERMITS AND APPROVALS

The list below includes the anticipated requests for approval of the Project. The Environmental Impact Report 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 (2), 50-foot tall light poles on the east and west side of the pool facility.
  - Three (3), 60-foot tall light poles on the north side of Field B.
  - One (1), 50-foot tall light pole on the west side, and one (1), 50-foot tall light pole on the east side, of Field B.
  - Three (3), 80-foot tall light poles on the south side of Field B.
  - Three (3), 60-foot tall light poles on the west side, and three (3), 60-foot tall light poles on the east side, of Field A.
  - Twelve (12), 50-foot tall light poles located on all four sides of the proposed tennis courts.
- Privacy 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.

[13] 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.

[14] "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.

- Pursuant to LAMC Section 16.05, a Site Plan Review since the Project will result in an increase of more than 50,000 square feet of non-residential floor area.
- In addition, the Applicant will submit requests related to the Project, which may include approvals and permits from City departments, including the Department of Building and Safety and other 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. The Applicant 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.

3.5 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

4 ENVIRONMENTAL IMPACT ANALYSIS

I. AESTHETICS

Senate Bill (SB) 743 [Public Resources Code (PRC) §21099(d)] sets forth new guidelines for evaluating project transportation impacts under CEQA, as follows: "Aesthetic and parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area (TPA) shall not be considered significant impacts on the environment." However, the Project Site is not eligible for exemption a Transit Oriented Community (TOC) or TPA in the City of Los Angeles.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099 would the project:				
a. Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c. In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☒	☐	☐	☐

a. Have a substantial adverse effect on a scenic vista?

Less than Significant Impact. The term "views" generally refers to visual access to, or the visibility of, a particular sight from a given vantage point or corridor. The City of Los Angeles recognizes the value of preserving sightlines (view access) to designated scenic resources or subjects of visual interest, such as historic buildings, from public vantage points. The City considers such views to be "valued views" or "recognized views" in its 2006 City of Los Angeles CEQA Thresholds Guide and other City planning documents. The subjects of valued or recognized views may be focal (meaning of specific individual resources), or panoramic (meaning broad geographic area). The nature of a view may be unique, such as a view from an elevated vantage or particular angle. The analysis of view impacts evaluates the degree to which a Project may interrupt or block existing sightlines to a scenic resource from public vantage points such as scenic lookouts, trails, parks, and designated scenic highways or corridors. Existing views may be focused on a single feature such as a historic building, or panoramic encompassing a broad

field of view such as an urban skyline, coastline, mountain range, or hilltop ridgelines. Existing view resources in the area include the Hollywood Hills to the south of Ventura Boulevard, south of the Project Site. As shown in Figure 3-5, *Views of the Project Site from Surrounding Streets and Zev Yaroslavsky Greenway*; Figure 3-11, *Valley Spring Lane Elevations*; and Figure 3-12, *Valley Spring and Whitsett Avenue Elevations*, above, south-facing views across the Project Site toward the Hollywood Hills from the public streets to the north of the Project Site are generally blocked by existing mature trees along the north edge of the Project Site. In addition, because of relative flat terrain and dense urban development, public areas to the north of the Project Site, with the exception of open street corridors such as Whitsett Avenue, have limited views of the Hollywood Hills toward the south.

The Project Site is also visible from the Zev Greenway, a segment of the Los Angeles River Trail located along the south edge of the Project Site. However, as shown in Figure 3-5 and Figure 3-13, *Bellaire Avenue and Zev Yaroslavsky Greenway Elevations*, because the Project Site boundary area is vegetated and the Greenway is several feet lower in elevation than the Project Site, no panoramic vistas or focal views of scenic resources across the Project Site are available from this public trail.

Several scenic overlooks along the Mulholland Scenic Parkway in the Hollywood Hills, including the Universal City Overlook, the Nancy Hoover Pohl Overlook at Fryman Canyon, the Mulholland Scenic Overlook, and the Autry Overlook, afford broad horizon views across the Studio City area. However, the Project Site is not within a direct line-of-sight of any of these view areas. Because no public streets, public parks such as the Zen Greenway, or vista points, such as the Mulholland Scenic Parkway, have views across the Project Site, and no views of existing scenic resources exist across the Project Site, the Project Site is not a meaningful component of a panoramic scenic vista.

In addition, the Project's two tallest structures (with the exception of proposed field lights) would be the 30-foot-tall gymnasium building and the 28-foot-tall swimming pool canopy. These structures, which would be within the allowable heights under the A1-1XL-RIO zoning on the Project, would not be tall enough to block public views from higher elevations, such as views from public streets in the Hollywood Hills, and would not exceed the heights of existing mature trees along Valley Spring Lane nor would they exceed the heights of many of the residential and commercial buildings located in the immediate vicinity of the Project, including LAFD Fire Station 78, which is located adjacent to the Project Site and is at least 30 feet in height. As such, the Project would not block any scenic vistas across the Project Site from public streets, parks, or scenic overlooks. Field lights, ranging in height from 50 feet to 80 feet, would be visible from adjacent public streets. However, the proposed field lights would be broadly set back from each other and due to their narrow character would not substantially block views of scenic resources across the Project Site. The Project would not encroach into the public right-of-way and would not block views of the Hollywood Hills through south-facing street corridors. Because the developed Project would not block views of scenic resources, impacts related to views would be less than significant. No further analysis of this topic in an EIR is required.

b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. The Project Site does not contain natural scenic resources, such as rock outcroppings or sizeable areas of native vegetation, nor is the Project Site within the view field of a state or local scenic highway.[15] The nearest eligible state scenic highway is along California State Route 1, approximately 10.44 miles west of the Project Site.[16] As such, development of the Project would not substantially damage scenic resources as the Project Site is not within a State Scenic Highway. No further analysis of this topic in an EIR is required.

c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Less than Significant Impact. The Project is located within an urbanized area and, as such, the evaluation will focus on whether the Project, conflicts with zoning or regulations that govern scenic quality. The Project would be designed to comply with the requirements of the City's Department of Public Works, Urban Forestry Division, which requires the replacement of street trees (trees within the street right-of-way) on a 2:1 basis and approval by the Board of Public Works. In addition, the Project would be designed to comply with RIO landscaping regulations, including the implementation of the Los Angeles River Master Plan Design Guidelines and Plant Palettes (Guidelines).[17] The Guidelines establish setbacks, plant density, and the use of indigenous species. In addition, the Project would not conflict with the individual design and community design and landscaping policies of the Sherman Oaks-Studio City-Toluca Lake-Cahuenga Community Plan (Community Plan).[18] In accordance with Community Plan design policies, the parking structure would be located below grade to blend with the character of the Project Site. Surface parking would be located at the rear of the Project Site. Decorative walls and landscaping would be used to screen the Project's uses from residential uses. No building within the Project Site would exceed 30 feet in height. Trash would be located in enclosed areas. On-site lighting would be shielded and directed away from adjacent residential uses.

In accordance with the Community Plan Community Design and Landscaping policies, open space available to the public would maximize pedestrian accessibility and circulation, open walkways, benches and trees would maximize solar exposure or protection, and the Project would feature appropriate plant and hardscape materials.

15 State of California, Department of Transportation, Officially Designated State Scenic Highways, https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways, accessed September 1, 2020.

16 State of California, Department of Transportation, Officially Designated State Scenic Highways, https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways, accessed September 1, 2020.

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

18 City of Los Angeles, Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass Community Plan, May 13, 1998.

Because the Project would be consistent with existing zoning and would be required to, and is intended to, comply with regulations that govern scenic quality, or in the case of taller light poles and fencing seek approval for structural heights per the provisions of the LAMC, it would not conflict with such policies. Impacts with respect to policies and zoning that govern scenic quality would be less than significant. No further analysis of this topic in an EIR is required.

d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Potentially Significant Impact. The Project Site is currently characterized by a combination of lit and unlit areas, including a nine-hole golf course with no night lighting, a tennis court area with approximately 128 tennis court lights that are used until 10:00 p.m., and "golf ball" exterior light fixtures that are used until 11:00 p.m. The Project would introduce new light sources related to field lights and security and way-finding lighting in areas of the Project Site that are not currently illuminated. Signage would include an illuminated welcome sign at the Whitsett Avenue entrance at the northeast corner of Field A. Sports lighting would be provided for outdoor athletic events and activities during the evening hours, and low-level security lighting would be provided along pathways, around the proposed gymnasium building, and at entrance areas. Field lighting and LED scoreboards would be installed at the two athletic fields and exterior lights would be provided at the swimming pool and tennis courts. Field A would utilize three sixty-foot-tall field light poles along the east sideline and three, sixty-foot-tall field light poles along the west sideline. A 25'x18' LED scoreboard would be installed along the south edge of the field. Field B would utilize three, eighty-foot-tall field light poles along the south sideline; three, sixty-foot-tall field light poles along the north sideline; and a single 50-foot-tall field light pole along each of the east and west edges of the field. A 25'x18' LED scoreboard would be installed along the west edge of Field B.

Athletic lighting in the pool area would include two, fifty-foot-tall sports light fixtures, one of which would be installed on the east sideline and one of which would be installed on the west sideline, and two mounted, 26-foot-tall pool lights mounted within the proposed 28-foot-tall canopy. Athletic lighting for the tennis courts would include three, new 50-foot-tall court lights along each the four east and west edges of the courts, for a total of 12 court lights. In all, the Project Site would include a total of 33 light poles, including five relocated "golf ball" ornamental light fixtures.

Although field lighting and other sources of proposed lighting would be shielded, timer-controlled, directed onto the Project Site, and would be subject to applicable LAMC and other lighting requirements, introduction of this additional exterior lighting has the potential to result in substantial light and glare that could affect nighttime views in the area. Therefore, an EIR will further evaluate the potential for new light and glare sources from the Project to adversely affect views in the area.

II. AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. The Project Site is currently developed with a golf course, golf driving range, and tennis courts and paved parking areas. Although designated as an Urban Agricultural Incentive Zone (UAIZ),[19] which allows for property tax reductions for vacant properties used for agricultural purposes, the Project Site does not qualify for this deduction and purpose since it is not vacant or unimproved and would not be available for agricultural use in its entirety. In addition, no agricultural uses or related operations are present on the Project Site or in the surrounding

[19] City of Los Angeles Department of City Planning, ZIMAS, Parcel Profile Report for 4141 N. Whitsett Avenue, http://zimas.lacity.org/, accessed February 28, 2020.

urbanized area. Furthermore, the Project Site is not located on designated Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program.[20] Since the Project would not convert farmland to non-agricultural uses, there would be no impact on agricultural resources and no mitigation measures would be required. No further analysis of this topic in an EIR is required.

b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. The Project Site is designated as Open Space in the Sherman Oaks–Studio City–Toluca Lake–Cahuenga Pass Community Plan. The designation relates to the long-standing use of the Project Site (since 1956) as a developed recreational use, and not as undeveloped land. While the Project Site is zoned A1-1XL-RIO, the "A1" zone permits a school use with a conditional use permit and does not conflict with the existing zoning. No nearby lands are enrolled under the Williamson Act.[21] As such, the Project would not conflict with existing zoning for agricultural uses or a William Act contract, and there would be no impact. No mitigation measures would be required. No further analysis of this topic in an EIR is required.

c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

No Impact. As discussed in Response to Checklist Question II.b, the Project Site's zoning designation is zoned A1-1XL-RIO and located within an existing urban area. The "A1" zone permits single-family dwellings, parks, playgrounds, community centers, golf courses, farming, nurseries, aviaries, and apiaries. The Project Site is currently developed with a golf course, golf driving range, tennis courts, and related infrastructure surrounded by urban development. The Project Site is located within an urban area, with no forest land or land zoned for timberland production on the Project Site or in the surrounding area. As such, the Project would not conflict with existing zoning for forest land or timberland, and there would be no impacts and no mitigation measures would be required. No further analysis of this topic in an EIR is required.

d. Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. As previously discussed, the Project Site consists of a developed golf course, golf driving range, and tennis court facility and associated infrastructure surrounded by urban development. No forest land exists in the Project vicinity. As such, the Project would not result in the loss of forest land or conversion of forest land to non-forest use. There would be no impacts and no mitigation measures would be required. No further analysis of this topic in an EIR is required.

20 California Department of Conservation, California Important Farmland Finder.

21 City of Los Angeles Department of City Planning, ZIMAS, Parcel Profile Report for 4141 N. Whitsett Avenue, http://zimas.lacity.org/, accessed February 28, 2020.

e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

No Impact. As previously discussed, there are no agricultural uses or related operations on or near the Project Site. Therefore, the Project would not involve the conversion of farmland to other uses, either directly or indirectly. No impacts to agricultural land or uses would occur and no mitigation measures would be required. No further analysis of this topic in an EIR is required.

III. AIR QUALITY

Where available, the significance criteria established by the South Coast Air Quality Management District (SCAQMD) may be relied upon to make the following determinations.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	☒	☐	☐	☐
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☒	☐	☐	☐
c. Expose sensitive receptors to substantial pollutant concentrations?	☒	☐	☐	☐
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

a. Conflict with or obstruct implementation of the applicable air quality plan?

Potentially Significant Impact. The Project Site is located within the 6,600-square-mile South Coast Air Basin (Basin). The South Coast Air Quality Management District (SCAQMD) together with the Southern California Association of Government (SCAG) is responsible for formulating and implementing air pollution control strategies throughout the Basin. The current Air Quality Management Plan (AQMP) was adopted March 3, 2017, and outlines the air pollution control measures needed to meet Federal particulate matter (PM2.5) and Ozone (O3) standards. The AQMP also proposes policies and measures currently contemplated by responsible agencies to achieve Federal standards for healthful air quality in the Basin that are under SCAQMD jurisdiction. In addition, the current AQMP addresses several Federal planning requirements and incorporated updated emissions inventories, ambient measurements, meteorological data, and air quality modeling tools from earlier AQMPs.

The Project would increase the amount of operational air emissions which could affect implementation of the AQMP due to increased traffic and energy consumption, including potential increases in the amounts of gas and electricity needed to support the Project. Pollutant emissions resulting from construction of the Project could also have the potential to affect implementation of the AQMP. Therefore, an EIR will provide further analysis of potential impacts to implementation of the AQMP.

b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Potentially Significant Impact. The Project Site is located within the Basin, which is characterized by relatively poor air quality. According to the AQMP, the Basin is designated non-attainment for Federal and State ozone (O3) standards, as well as the current particulate matter

(PM10 and PM2.5) standards. The Los Angeles County portion of the Basin is also designated a non-attainment area for the Federal lead (Pb) standard on the basis of source-specific monitoring at two locations, as determined by the U.S. Environmental Protection Agency (EPA) using 2007 through 2009 data. However, all other stations in the Basin, including the near-source monitoring in Los Angeles County, have remained below the lead National Ambient Air Quality Standards (NAAQS) for the 2012 through 2015 period. SCAQMD is therefore requesting that the EPA re-designate the Los Angeles County portion of the basin as attainment for lead.

The Project would result in air emissions from grading, construction, and operational traffic and building operation in the Basin, within an air quality management area currently in non-attainment of Federal and State air quality standards for O3, PM10, and PM2.5. As such, implementation of the Project could potentially contribute to cumulatively significant air quality impacts, in combination with other existing and future emission sources in the Project area. Therefore, an EIR will provide further analysis of potential cumulative impacts associated with an increase in criteria pollutants.

c. Expose sensitive receptors to substantial pollutant concentrations?

Potentially Significant Impact. The Project Site is located in the Sherman Oaks–Studio City–Toluca Lake–Cahuenga Pass Community Plan Area in the City of Los Angeles, which includes a high density concentrated mix of uses, including residential and other sensitive uses, in the Project vicinity. Construction activities and operation of the Project could increase air emissions above current levels. Therefore, an EIR will provide further analysis of potential impacts associated with the exposure of sensitive receptors to substantial pollutant concentrations.

d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less Than Significant Impact. As discussed under Response to Checklist Questions III.a-c, construction and operational emissions generated by the Project will be evaluated in an EIR. Objectionable odors are typically associated with industrial activities involving the use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes. The installation of artificial turf can also result in a short-term odor and, with other construction activities, would be short-term. Odor impacts are also associated with such uses as sewage treatment facilities and landfills. The Project includes new recreational facilities and structures that would not introduce any major odor-producing uses that would have the potential to affect a substantial number of people. Activities and materials associated with construction would be typical of construction projects of similar type and size. On-site trash receptacles would be covered and properly maintained in a manner that promotes odor control. Any odors that may be generated during construction of the Project would be localized and would not be sufficient to affect a substantial number of people or result in a nuisance as defined by SCAQMD Rule 402. Odors associated with Project operation would be limited to those typical activities associated with on-site waste generation and disposal (e.g., trash cans, dumpsters) and occasional minor odors generated during food preparation activities in small, on-site cafes. Thus, Project operation is not expected to create substantial objectionable odors. Impacts with regard to odors would be less than significant and no mitigation measures would be required. No further analysis of this topic in an EIR is required.

IV. BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☒	☐	☐	☐
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	☒	☐	☐	☐
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☒	☐	☐	☐
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☒	☐	☐	☐
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Potentially Significant Impact. While the Project Site is currently developed, the open space areas afforded by the golf course and river edge could be subject to impacts during Project construction and with operation of the Project as a result of increased human activity. A biological resources assessment will be conducted on the Project Site that will identify species, if any, that access or traverse the Project Site. Therefore, potential impacts to candidate, sensitive, and special status species will be analyzed in an EIR. The EIR will evaluate such potential impacts based on a records search of biological resources databases and a field investigation to identify existing and potential species that could be impacted by the Project.

b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Potentially Significant Impact. As discussed in Response No. IV.a above, while the Project Site is currently developed, due to its proximity to the river and vegetation associated with the existing golf course, there could be potential for impacts to sensitive natural communities. While no riparian habitat exists within the Project Site, a biological resources assessment will be conducted to determine the extent to which any sensitive natural community in the Los Angeles River could be indirectly impacted due to construction or increased activity within the Project Site. Therefore, potential impacts to sensitive natural communities will be analyzed in an EIR. The EIR will analyze impacts based on a records search of biological resources databases and a field investigation to identify any sensitive natural community that could be impacted by the Project and to determine the extent to which the Project may have a substantial adverse effect on a sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.

c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. Although located adjacent to the Los Angeles River, the river in this location is entirely channelized and does not support any protected wetlands. The Project Site does not contain wetlands as defined by Section 404 of the Clean Water Act. Therefore, the Project would not have a substantial adverse effect on federally protected wetlands and no mitigation measures would be required. No further analysis of this topic in an EIR is required.

d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Potentially Significant Impact. As the Project Site is fully developed, no water bodies that could serve as habitat for fish exist on the Project Site. Furthermore, the Project Site and adjacent areas do not contain native wildlife nursery sites. However, because the Project Site includes a number of mature trees, it could support nesting or migratory birds. The extent to which birds or other wildlife could be impacted by the Project will be further evaluated in an EIR. The EIR will identify what type of wildlife may use the Project Site for nesting or migratory purposes, and will determine the extent to which the Project may directly affect native nursery sites, or otherwise substantially interfere with the movement of native resident or migratory wildlife species or with established native resident or migratory wildlife corridors.

e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (e.g., oak trees or California walnut woodlands)?

Potentially Significant Impact. Under the Project, areas of the Project Site would be re-landscaped and 240 mature trees located on the Project Site would be removed. A Tree Report is being prepared for the Project that will identify the number and types of trees located on the Project Site. The results of the Tree Report will be incorporated into an EIR along with a determination of whether the Project has the potential to conflict with local policies or ordinances protecting biological resources, such as the City's Protected Tree Ordinance No. 177,404 (Chapter IV, Article 6 of the Los Angeles Municipal Code (LAMC)). If protected trees are identified

on the Project Site or could otherwise be impacted by the Project, the impacted trees will be identified and an assessment of Project consistency with the applicable policies or ordinances will be provided.

f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. The Project Site is not located within a habitat conservation plan, natural community conservation plan, or other approved local, regional, or State habitat conservation plan, including within the LA County Significant Ecological Area.[22,23] The Project would not conflict with the provisions of any adopted conservation plan. Therefore, no impacts would occur and no mitigation measures would be required. No further analysis of this topic in an EIR is required.

22 California Department of Fish and Wildlife, Habitat Conservation Planning Branch, Natural Community Conservation Plans (NCCPs) Summaries, California Regional Conservation Plans Map, October 2017 and Summary of NCCPS, October 2017, https://www.wildlife.ca.gov/Conservation/Planning/NCCP/Plans, accessed February 28, 2020.

23 U.S. Fish and Wildlife Service (USFWS), Conservation Plans Database, Region 8, https://ecos.fws.gov/ecp0/conservationPlan/, accessed February 28, 2020.

V. CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	☒	☐	☐	☐
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☒	☐	☐	☐
c. Disturb any human remains, including those interred outside of dedicated cemeteries?	☒	☐	☐	☐

a. Cause a substantial adverse change in the significance of a historical resource pursuant to State CEQA Guidelines §15064.5?

Potentially Significant Impact. A historical resource is defined in Section 15064.5(a)(3) of the State CEQA Guidelines as any object, building, structure, site, area, place, record, or manuscript determined to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. Historical resources are further defined as those associated with significant events, important persons, or distinctive characteristics of a type, period or method of construction; representing the work of an important creative individual; or possessing high artistic values. Resources listed in or determined eligible for the California Register, included in a local register, or identified as significant in a historic resource survey are also considered historical resources under CEQA.

The Project Site is identified as an eligible historical resource by the City of Los Angeles.[24] The Project Site has been in operation as a recreational facility, known as the Joe Kirkwood Jr. Golf Center, beginning in January of 1956. The Project Site contains the original clubhouse and decorative lighting exemplifying the original use. In addition, the Project Site had been in the ownership of the Weddington family since 1898, prior to purchase by the Harvard-Westlake School. Because of the Project Site's eligibility as a historic resource, the continuous use of the Project Site as a recreational use over a period of 64 years, single ownership, and historical character of some of the Project Site's existing features and buildings, the Project's potential for direct or indirect impacts on historic resources will be further evaluated in a EIR.

b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to State CEQA Guidelines §15064.5?

Potentially Significant Impact. Section 15064.5(a)(3)(D) of the State CEQA Guidelines generally defines archaeological resources as any resource that "has yielded, or may be likely to yield, information important in prehistory or history." Archaeological resources are features, such as tools, utensils, carvings, fabric, building foundations, etc., that document evidence of past human endeavors and that may be historically or culturally important to a significant earlier

[24] City of Los Angeles, Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Historic Districts, Planning Districts and Multi-Property Resources – 02/26/23.

community. The Project Site is currently developed with a golf course, golf driving range, tennis courts, surface parking, and ornamental landscaping. However, because of the age of some of the on-site improvements, and the potential that grading or excavation at the time of prior construction was limited, the potential existence of extant archaeological resources is unknown. Project construction would require grading and excavation activities for an underground stormwater capture and reuse system, subterranean parking structure, and building foundations that could extend into native soils and could disturb existing but as yet undiscovered archaeological resources. Therefore, this topic will be analyzed further in an EIR to determine the potential for, and significance of, any impacts on archaeological resources.

c. Disturb any human remains, including those interred outside of dedicated cemeteries?

Potentially Significant Impact. The Project Site would require excavation that could extend into native soils, with the potential to encounter previously unknown human remains. No known traditional burial sites have been preliminarily identified on-site. Notwithstanding, as the Project would require excavation to greater depths compared to previous grading and excavation activities, the potential for discovery of human remains exists. Thus, further analysis of this issue in an EIR is required. The EIR will analyze such impacts based on a records search of historical and archaeological resources databases to identify any unknown human remains sites that could be impacted by the Project.

VI. ENERGY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☒	☐	☐	☐
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☒	☐	☐	☐

a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Potentially Significant Impact. Energy resources, such as electrical power, would be consumed to construct and operate the Project. The demand would be largely supplied from existing electrical services in the vicinity of the Project Site, though during the Project's operation some of the energy demand would be supplied by solar voltaic panels located on the roof of the gymnasium building. An assessment regarding the Project's energy demand will be further assessed in an EIR.

b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Potentially Significant Impact. Construction and operation of the Project's proposed uses would generate additional use of energy, including electricity, natural gas, and transportation fuels, that could conflict with or obstruct a State or local plan for renewable energy or energy efficiency. Therefore, impacts are considered potentially significant and this issue will be further analyzed in an EIR.

VII. GEOLOGY AND SOILS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Directly or indirectly cause substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☒	☐	☐	☐
ii. Strong seismic ground shaking?	☒	☐	☐	☐
iii. Seismic-related ground failure, including liquefaction?	☒	☐	☐	☐
iv. Landslides?	☐	☐	☐	☒
b. Result in substantial soil erosion or the loss of topsoil?	☒	☐	☐	☐
c. Be located on a geologic unit that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☒	☐	☐	☐
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☒	☐	☐	☐
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☒	☐	☐	☐

a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

Potentially Significant Impact. The seismically active region of Southern California is crossed by numerous faults. A fault is a fracture in the crust of the earth along which rocks on one side have moved relative to those on the other side. Most faults are the result of repeated displacements over a long period of time. A fault trace is the line on the earth's surfacing defining the fault. Fault rupture is the displacement that occurs along the surface of a fault during an earthquake. The California Geological Survey (CGS) has established earthquake fault zones

known as Alquist-Priolo Earthquake Fault Zones around the surface traces of active faults to assist cities and counties in planning, zoning, and building regulation functions.[25] These zones identify areas where potential surface rupture along an active fault could prove hazardous and identify where special studies are required to characterize hazards to habitable structures. In addition, the City's General Plan Safety Element (1996) has designated fault rupture study areas extending along each side of active and potentially active faults to establish areas of hazard potential due to fault rupture.

The Project Site is not located with an Alquist-Priolo Earthquake Fault Zone, but the closest fault is the Hollywood Fault, located approximately 2.25 miles away.[26] A site-specific geotechnical evaluation is being prepared for the Project Site which will fully assess the potential for seismic-related impacts, including those from fault-rupture. Since the Project Site is located within the seismically active Southern California region and near the Hollywood Fault, the Project could expose people or structures to substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault. In order to adequately address these conditions, this topic will be analyzed further in an EIR based on the results of a site-specific geotechnical evaluation.

ii. Strong seismic ground shaking?

Potentially Significant Impact. The Project Site is located within the seismically active Southern California region and located 2.25 miles from the Hollywood Fault. Thus, the Project Site would be subject to shaking during earthquake events. The level of ground shaking that would be experienced at the Project Site from faults in the region would be a function of several factors including earthquake magnitude, type of faulting, rupture propagation path, distance from the epicenter, earthquake depth, duration of shaking, site topography, and site geology. Faults that could produce shaking at the Project Site include the Hollywood Fault, Whittier-Elsinore Fault, San Jacinto Fault, San Andreas Fault and numerous other smaller faults found throughout the region. As with any new development in the State of California, Project building design and construction would be required to conform to the current seismic design provisions of the City's Building Code, which incorporates relevant provision of the 2016 California Building Code (CBC), which became effective on January 1, 2017). The 2016 CBC, as amended by the City's Building Code, incorporates the latest seismic design standards for structural loads and materials to provide for the latest in earthquake safety. Nonetheless, a site-specific geotechnical evaluation is being prepared for the Project Site which will fully assess the potential for seismic-related impacts, including those from ground shaking. This topic will be analyzed further in an EIR. The results of the geotechnical evaluation will be included in an EIR.

iii. Seismic-related ground failure, including liquefaction?

Potentially Significant Impact. Liquefaction is a seismic phenomenon in which loose, saturated, granular soils behave similarly to a fluid when subject to high-intensity ground shaking. Liquefaction occurs when the shock waves from an earthquake of sufficient magnitude and duration compact and decrease the volume of the soil; if drainage cannot occur, this reduction in

25 California Department of Conservation, Alquist-Priolo Earthquake Fault Zones, https://www.conservation.ca.gov/cgs/alquist-priolo, accessed July 9, 2020.

26 City of Los Angeles Department of City Planning, ZIMAS, Parcel Profile Report for 4141 Whitsett Avenue, http://zimas.lacity.org/, accessed February 28, 2020.

soil volume will increase the pressure exerted on the water contained in the soil, forcing it upward to the ground surface. This process can transform stable soil material into a fluid-like state. This fluid-like state can result in horizontal and vertical movements of soils and building foundations from lateral spreading of liquefied materials and post-earthquake settlement of liquefied materials. Liquefaction occurs when three general conditions exist: 1) shallow groundwater; 2) low density non-cohesive (granular) soils; and 3) high-intensity ground motion.

According to the City's ZIMAS website, the Project Site is located within a City-designated liquefaction zone, with the potential for ground failure due to liquefaction. With the Project Site being located in an area of potentially high seismic activity, the potential for liquefaction and seismic-related ground failure will be analyzed further in an EIR based on a site-specific geotechnical evaluation.

iv. Landslides?

No Impact. The Project Site is not located within a City-designated Landslide area.[27] The approximately 17.2-acre (749,344 square foot) Project Site descends gradually to the south toward the Los Angeles River, with the north and south sectors of the site descending with elevations ranging from about 620 feet elevation to 616 feet elevation (i.e., a grade change of approximately 4 feet). From west to east the Project Site drops from approximately 622 feet elevation to approximately 616 feet elevation, a grade change of approximately six feet. No hillside areas or steep slopes prone to landslides occur within or adjacent to the Project Site. Furthermore, the Project Site is located in an urbanized area that is not in proximity to any mountains or steep slopes. As such, there is no potential for landslides to occur on or near the Project Site. No further analysis of this topic in an EIR is required.

b. Result in substantial soil erosion or the loss of topsoil?

Potentially Significant Impact. During construction, the Project Site would be subject to ground-disturbing activities (e.g., excavation, grading, soil stockpiling, foundation construction, the installation of utilities). These activities would expose soils for a limited time, allowing for possible erosion. In addition, the post-construction change in on-site drainage patterns resulting from the Project could also result in limited soil erosion. Thus, the EIR will provide further analysis of the potential for soil erosion resulting from Project construction and operation.

c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

Potentially Significant Impact. As previously discussed in Responses to Checklist Question VI.a.iii above, liquefaction hazards were concluded to be potentially significant. Subsidence occurs when a void is located or created below a surface, causing the surface to collapse. Common causes of subsidence include withdrawal of groundwater or oil resources or wells beneath a surface. As no oil wells are located on or near the Project Site, subsidence associated with extraction activities is not anticipated.[28] Nevertheless, the Project Site is subject to potentially high seismic activity. Therefore, an EIR will provide further analysis of potential impacts related

[27] City of Los Angeles Department of City Planning, ZIMAS, Parcel Profile Report for 4141 Whitsett Avenue, http://zimas.lacity.org/, accessed February 28, 2020.

[28] City of Los Angeles Department of City Planning, ZIMAS, Parcel Profile Report for 4141 Whitsett Avenue, http://zimas.lacity.org/, accessed February 28, 2020.

to soil stability hazards. A site-specific geotechnical evaluation is being prepared for the Project Site which will fully assess the potential for seismic-related impacts, including those from unstable soils. The results of the geotechnical evaluation will be included in an EIR.

d. Be located on expansive soil, as defined in Table 18 1 B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Potentially Significant Impact. Expansive soils are typically associated with fine-grained clayey soils that have the potential to shrink and swell with repeated cycles of wetting and drying. A site-specific geotechnical evaluation is being prepared for the Project Site which will fully assess the potential for expansive soils. Therefore, an EIR will provide further analysis of potential impacts related to expansive soil. The results of the geotechnical evaluation will be included in an EIR.

e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No Impact. The Project Site is located in an urbanized area where wastewater infrastructure is currently in place. The Project would connect to existing infrastructure and would not use septic tanks or alternative wastewater disposal systems. Therefore, no impact would occur and no mitigation measures would be required. No further analysis of this topic in an EIR is required.

f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Potentially Significant Impact. The Project Site is developed with a clubhouse, tennis courts, golf course, golf driving range, and associated infrastructure. Although the Project would not directly or indirectly destroy a unique geologic feature, it would require grading and excavation for building foundations and below-grade parking that could extend into native soils and/or geologic features potentially containing paleontological resources. Therefore, this topic will be analyzed further in an EIR to determine the potential for, and significance of, any impacts on paleontological resources.

VIII. GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☒	☐	☐	☐
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☒	☐	☐	☐

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Potentially Significant Impact. Construction and operation of the Project would increase greenhouse gas (GHG) emissions which have the potential to either individually or cumulatively result in a significant impact on the environment. In addition, the Project would generate vehicle trips that would contribute to the emission of GHGs. The amount of GHG emissions associated with the Project has not been estimated at this time. Therefore, this topic will be further evaluated in an EIR and include a quantitative assessment of Project-generated GHG emissions resulting from construction equipment, vehicle trips, electricity and natural gas usage, and water conveyance. Relevant Project features that reduce GHG emissions, such as green building design, will also be discussed in an EIR.

b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Potentially Significant Impact. The Project would be required to comply with the City's Green Building Code pursuant to Chapter IX, Article 9, of the LAMC. In conformance with these requirements, the Project would be designed to reduce GHG emissions through various energy conservation measures. In addition, the Project is required to implement applicable energy conservation measures to reduce GHG emissions such as those described in California Air Resources Board Assembly Bill (AB) 32 Scoping Plan, which describes the approaches California will take to achieve the goal of reducing GHG emissions to 1990 levels by 2020. The Project would incorporate sustainable elements of design during construction and operation. However, the amount of GHG emissions associated with the Project have not been estimated at this time and would likely be greater than the existing GHG emissions existing on the Project Site. Therefore, further evaluation of this topic will be included in an EIR to determine if the Project would achieve consistency with applicable plans, policies or regulations adopted for the purpose of reducing GHG emissions.

IX. HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☒	☐	☐	☐
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☒	☐	☐	☐
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☒	☐	☐	☐
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☒	☐	☐	☐
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Potentially Significant Impact. Construction of the Project would involve the temporary use of hazardous substances in the form of paint, adhesives, surface coatings and other finishing materials, and cleaning agents, fuels, and oils. A Phase I Environmental Site Assessment (ESA) will be prepared for the Project Site that will consider the potential presence of lead-based paints (LBP), asbestos containing materials (ACMs) in existing structures, and other hazardous materials within soils related to prior maintenance of the golf course grounds. If any hazardous materials are encountered during construction, remediation or abatement of these materials would be required in accordance with all applicable regulations and standards before building demolition commences. An evaluation for this topic will be included in an EIR based on the results of a Phase I ESA.

Operation of the Project would involve the use and storage of small quantities of potentially hazardous materials in the form of cleaning solvents, painting supplies, pool supplies, and other household-type materials. The use of these materials would be in small quantities and in accordance with the manufacturers' instructions for use, storage, and disposal of such products. As with construction, any emissions from the use of such materials regarding the operation of the Project would be minimal and localized to the Project Site. However, since the Project would

potentially require the transport, use, and disposal of hazardous materials, the potential for the presence of hazardous environmental conditions on the Project Site will be analyzed further in an EIR.

b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Potentially Significant Impact. Project construction activities would result in a temporary increase in the use of typical construction materials at the Project Site, including paint, adhesives, surface coatings and other finishing materials, and cleaning agents, fuels, and oils. The use of these materials during Project construction would be short-term in nature and would occur in accordance with standard construction practices, as well as with applicable federal, State, and local regulations. Potentially hazardous materials would be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with applicable standards and regulations. In addition, the Project Site is not located within or in proximity to a Methane Zone.[29] There is nevertheless the potential for the accidental release of any such materials. Accordingly, this topic will be analyzed further in an EIR to determine potential impacts related to the release of hazardous materials due to foreseeable upset and accident conditions.

c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Potentially Significant Impact. The Project represents a school use associated with Harvard-Westlake School. The nearest Los Angeles Unified School District (LAUSD) school to the Project Site is Millikan Middle School at 5401 Sunnyslope Avenue, approximately 1.6 miles (as the crow flies) to the northwest of the Project Site. The nearest private schools to the Project Site are Harvard-Westlake School, approximately 0.39 miles (as the crow flies) to the southwest of the Project Site and Campbell Hall School, approximately 0.58 miles (as the crow flies) to the northeast of the Project Site. Other pre-schools or daycare facilities that are not currently mapped could be located within a quarter mile of the Project Site. Because Project construction could potentially include hazardous emissions and/or the handling of hazardous materials, substances, or waste and the location of any unmapped schools is not known, this topic will be analyzed further in an EIR.

d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Potentially Significant Impact. Government Code Section 65962.5, amended in 1992, requires the California Environmental Protection Agency (CalEPA) to develop and update annually the Cortese List, which is a list of hazardous waste sites and other contaminated sites.[30] A Phase I ESA will be prepared to disclose and consider potential impacts related to hazardous materials sites. As such, this topic will be evaluated in an EIR to provide further analysis of potential impacts related to hazardous materials sites. The Phase I ESA will be included in an EIR.

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29 City of Los Angeles Department of City Planning, Zoning Information and Mapping Access System (ZIMAS) Parcel Profile Report: 654 San Vicente Boulevard. Generated July 3, 2017.

30 California Environmental Protection Agency, Cortese List Data Resources, https://www.calepa.ca.gov/sitecleanup/corteselist/, accessed July 9, 2020.

e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

No Impact. The Project Site is not within an airport land use plan and it is not within two miles of a public airport or public use airport. The nearest airport is the Burbank Bob Hope Airport, located approximately 4.5 miles northwest of the Project Site. Therefore, the Project would not result in an airport-related safety hazard for people residing or working in the Project vicinity. No impact would occur and no mitigation measures would be required. No further analysis of this topic in an EIR is required.

f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less than Significant Impact. The Project Site is located in an established urban area that is well served by the surrounding roadway network. Although no City-designated selected disaster routes border the Project Site, east/west-trending Ventura Boulevard located approximately 0.13 miles to the south and east/west-trending Moorpark Street located approximately 0.25 miles to the north are designated selected disaster routes.[31] The nearest north/south trending Selected Disaster Routes are Woodman Avenue approximately 1.25 miles to the west of Whitsett Avenue and Laurel Canyon Boulevard approximately 0.55 miles to the east of Whitsett Avenue. While it is expected that the majority of construction activities for the Project would be confined on-site, there is a potential that short-term construction activities may temporarily affect access on portions of adjacent streets during certain periods of the day. The purpose of selected disaster routes is to identify primary streets for evacuation or access during catastrophic events and major emergencies that would affect the broader community. The Project Site would experience intermittent higher traffic activity, and would not result in a continuous traffic increase on either of the selected disaster routes, neither of which are adjacent to the Project Site. While it is expected that the majority of Project construction activities would be confined on-site, short-term construction and hauling activities may temporarily affect access on portions of adjacent streets during certain periods of the day. In these instances, the Project would implement traffic control measures (e.g., construction flagmen, signage, etc.) to maintain flow and access. Furthermore, in accordance with City requirements the Project would develop a Construction Management Plan, which includes designation of a haul route, to ensure that adequate emergency access is maintained during construction. Therefore, construction is not expected to result in inadequate emergency access.

Project operation would generate intermittent traffic in the Project vicinity, but would not require modifications to the existing street grid pattern in the area. Emergency access to the Project Site and surrounding area would continue to be provided as under existing conditions. Additionally, the Los Angeles Department of Transportation (LADOT) and Bureau of Engineering would review all design plans to ensure that there are no hazardous design features which would impede access within the Project vicinity. Subject to review and approval of Project Site access and circulation plans by the City, the Project would not impair implementation or physically interfere with adopted emergency response or emergency evacuation plans. Because the Project Site is not located adjacent to, and would not cause an impediment along, a City-designated emergency

[31] City of Los Angeles, Department of City Planning, Safety Element of the Los Angeles City General Plan, adopted November 26, 1996, Exhibit H, Critical Facilities & Lifeline Systems.

evacuation route, and the Project would not impair implementation of the City's emergency response plan, the Project would have a less than significant impact with respect to these issues. Therefore, no further evaluation of this topic in an EIR or mitigation measures are necessary.

g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

Less than Significant Impact. The Project Site is located in an urbanized area; however, much of the existing periphery and interior of the site is an open golf course and landscaped with trees. While the Project would retain numerous trees that exist on the Project Site, and increase the overall number of trees on the Project Site, these trees and other vegetation would be irrigated, and consistent moisture levels would reduce their fire hazard. Furthermore, no wildlands are present on the Project Site. The foothills of the Santa Monica Mountains, located south of the Project Site to the south of Ventura Boulevard, approximately 0.13 miles to the south of the Project Site, are designated as a Mountain Fire District by the City.[32] In addition, the Ventura Boulevard corridor and a narrow edge along the north side of the Los Angeles River between approximately Fulton Avenue and Laurel Canyon Drive are designated as Fire Buffer Zones.[33] The area south of the Los Angeles River, directly across from the Project Site and continuing into the Santa Monica Mountains is located in a Very High Fire Hazard Severity Zone (VHFHSZ).[34] VHFHSZs are primarily located in the hilly and mountainous regions of the City of Los Angeles where wildland fires originating on brush-covered undeveloped hillsides can be affected by urban development, and vice versa. Development and access within VHFHSZs are regulated by LAMC Section 57.4908. While the provisions of LAMC Section 57.4908 primarily address undeveloped parcels, there are also provisions that prohibit open flames and smoking on developed parcels within a VHFHSZ, as enforced by posted signage, and require that fire clearance areas be maintained around structures.

The urbanized nature of the Ventura Boulevard corridor between the Project Site and the wildland areas of the Santa Monica Mountains, paved parking areas and the paved Los Angeles River channel between the Project Site and the Mountain Fire District, and the location of the Project Site outside the VHFHSZ and Fire Buffer Zone, would limit the potential for wildland fire hazards spreading from wildlands within the Santa Monica Mountains to the Project Site. Additionally, the Project, consistent with existing City Fire Code and other fire safety requirements, would include smoke/fire alarms, fully sprinklered indoor spaces, and irrigated landscaped areas, which would serve to reduce potential hazards related to wildland fires emanating from the hillside areas to the south. When considering the urbanized nature of the surrounding development and implementation of the provisions of the LAMC and other recommendations of the LAFD during the design process, the Project would not expose people or structures to a significant risk involving wildland fires. Therefore, impacts with regard to wildland fires and the nearby VHFHSZ would be less than significant. No further evaluation of this topic in an EIR and no mitigation measures are required. However, as discussed in Checklist Question XIV(a) (Fire Services) below, the ability of the LAFD and Los Angeles County Fire Department (LACFD) to adequately serve the Project will be evaluated in an EIR.

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32 City of Los Angeles, Department of City Planning, Safety Element of the Los Angeles City General Plan, adopted November 26, 1996, Exhibit D – Selected Wildfire Hazard Areas in the City of Los Angeles.

33 City of Los Angeles, Department of City Planning, Safety Element of the Los Angeles City General Plan, adopted November 26, 1996, Exhibit D – Selected Wildfire Hazard Areas in the City of Los Angeles.

34 City of Los Angeles Department of City Planning, ZIMAS, Parcel Profile Report for 4141 Whitsett Avenue. http://zimas.lacity.org/, accessed February 28, 2020.

X. HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☒	☐	☐	☐
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☒	☐	☐	☐
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☒	☐	☐	☐
i. Result in substantial erosion or siltation on- or off-site;				
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;				
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or				
iv. Impede or redirect flood flows?				
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☒	☐	☐	☐
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☒	☐	☐	☐

a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Potentially Significant Impact. The Project Site is currently developed with a clubhouse, tennis courts, a nine-hole golf course, golf driving range, and surface parking. Construction of the Project would require earthwork activities, including grading and excavation of the Project Site. During precipitation events in particular, construction activities associated with the Project have the potential to result in the conveyance of soils due to minor soil erosion during grading and soil stockpiling and subsequent siltation, as well as other pollutants into the adjacent Los Angeles River or municipal storm drains. Operational activities associated with maintenance activities, vehicular operations (i.e., oil and grease), landscaping, etc. could also produce pollutants that could enter into the storm drain system. The Project would develop a 1 million-gallon stormwater capture and reuse system to intercept and treat currently untreated and polluted stormwater and other urban water flows from the 39-acre residential neighborhood to the north of the Project Site and, thus, reduce the flow of untreated water into the Los Angeles River. Following filtration and treatment, reclaimed water would be stored in underground cisterns with a capacity of one million gallons. If capacity in the underground cisterns is reached, untreated runoff from the residential neighborhood to the north would continue to be collected, cleaned and treated before being discharged back onto Whitsett Avenue (i.e. the current path of flow to the Los Angeles River).

During construction, the Project would be required to implement a SWPPP that includes Best Management Practices to reduce pollutants in stormwater runoff from the Project Site, and also would be required comply with the City's Low Impact Development (LID) Ordinance and Standard Urban Stormwater Mitigation Plan (SUSMP) requirements which require the implementation of good housekeeping practices intended to preclude sediment and hazardous substances from entering stormwater flows. While these are expected to avoid significant impacts to water quality standards and waste discharge requirements, further analysis of water quality impacts will be provided in an EIR to evaluate potential impacts and identify appropriate design features and regulatory compliance mechanisms.

b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Potentially Significant Impact. The Los Angeles Department of Water and Power (LADWP) is the water purveyor for the City. Water is supplied to the City from three primary sources, including 57 percent purchased water from the Metropolitan Water District (Bay Delta 48 percent, Colorado River 9 percent), snowmelt from the Eastern Sierra Nevada Mountains via the Los Angeles Aqueduct (29 percent), local groundwater from the San Fernando groundwater basin (12 percent), as well as recycled water (2 percent).[35] Based on the City's most current Urban Water Management Plan (UWMP), between 2011 to 2015, LADWP had an average available water supply of roughly 550,130 acre-feet, with approximately twelve percent coming from local groundwater.[36] Groundwater levels in the City are actively maintained via spreading grounds and recharge. The Project Site is located in proximity to the Los Angeles River and may be anticipated to have a high-level water table. Although no wells are located within the Project Site,[37] the Project would be developed with below-grade structures and a water capture and recycling system. Construction may require dewatering and water capture may reduce existing groundwater recharge. Therefore, additional analysis in an EIR is required to determine whether excavation or dewatering would have a potential to withdraw groundwater from the water table during the period of time that the Project would be constructed. The EIR will provide additional analysis to assess the Project's potential to result in hydrology and water quality impacts, including those that may be associated with the need for dewatering at the Project Site.

c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i. Result in substantial erosion or siltation on- or off-site;

Potentially Significant Impact. The Project Site, which has an elevation change between 4 feet to 6 feet, is located adjacent to the Los Angeles River and would involve the demolition of existing features and site grading, construction of new buildings, and installation of new landscaping,

35 LADWP, Los Angeles Department of Water and Power: Facts and Figures. Available at: https://www.ladwp.com/ladwp/faces/ladwp/aboutus/a-water/a-w-factandfigures?_adf.ctrl-state=vw08di4pa_4&_afrLoop=204287298033638, accessed February 28, 2020.

36 LADWP, 2015 Urban Water Management Plan, Exhibit ES-0, LADWP Supply Reliability FYE 2011-2015 Average, page ES-21.

37 City of Los Angeles Department of City Planning, ZIMAS, Parcel Profile Report for 4141 Whitsett Avenue. http://zimas.lacity.org/, accessed February 28, 2020.

which would have the potential to alter the existing drainage patterns on the Project Site. A hydrology analysis is being prepared to evaluate the potential for change in drainage patterns with Project implementation. The analysis will determine the Project's consistency with applicable drainage requirements in the City's SUSMP, LID Ordinance and Stormwater and Urban Runoff Pollution Control regulations (Ordinance No. 172,176 and No. 173,494). The analysis will further disclose any potential hydrology impacts to determine if the Project would result in substantial erosion or siltation on- or off-site and would identify appropriate mitigation measures, if necessary, to avoid any significant impacts. The results of the hydrology analysis will be included in an EIR.

ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;

Potentially Significant Impact. While the Project would not alter the course of a stream or river, construction activities could potentially alter drainage patterns and the rate and amount of surface runoff from the Project Site, including changes related to the Project's collection and treatment system for surface runoff from the Project Site and the 39-acre neighborhood to the north, which currently outlets directly to the Los Angeles River. Construction could potentially redirect runoff in a manner that could cause flooding or sheet flows adjacent to the Project Site. As discussed above, a hydrology analysis is being prepared evaluate the change in drainage patterns that would occur with Project implementation. The results of the hydrology analysis will be included in an EIR.

iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or

Potentially Significant Impact. As discussed above under Responses to Checklist Questions X.c.(i-ii), the Project has the potential to alter the existing drainage patterns on the Project Site. A hydrology analysis is being prepared to evaluate the change in drainage patterns that would occur with Project implementation. The analysis will include an evaluation of potential impacts to the stormwater drainage systems serving the Project Site. The results of the hydrology analysis will be included in an EIR.

iv. Impede or redirect flood flows?

Potentially Significant Impact. The Project Site, which has an elevation change between 4 feet to 6 feet, is designated by the Federal Emergency Management Agency (FEMA) as an Area of Minimal Flood Hazard and is not located within a mapped flood zone, including the 100-year flood zone.[38] In addition, the Project Site is not indicated as a flood zone under the City of Los Angeles zoning mapping system.[39] Nonetheless, while the Project Site is not in a designated flood zone and would not alter the course of a stream or river, construction activities could potentially alter on-site drainage patterns and the rate and amount of surface runoff from the Project Site. Construction or Project operations could redirect runoff in a manner that could cause flooding or sheet flows adjacent to the Project Site. As discussed above, a hydrology analysis is being

38 Federal Emergency Management Agency, Flood Insurance Rate Map, Map Number 06037C1340F, Effective Date: September 25, 2008.

39 City of Los Angeles Department of City Planning, ZIMAS, Parcel Profile Report for 4141 Whitsett Avenue, http://zimas.lacity.org/, accessed February 28, 2020.

prepared to evaluate the change in drainage patterns that would occur with Project implementation. The results of the hydrology analysis will be included in an EIR.

d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

Potentially Significant Impact. A seiche is an oscillation of a body of water in an enclosed or semi-enclosed basin, such as a reservoir, harbor, lake, or storage tank. A tsunami is a great sea wave, commonly referred to as a tidal wave, produced by a significant disturbance undersea, such as a tectonic displacement of sea floor associated with large, shallow earthquakes. Mudflows occur as a result of downslope movement of soil and/or rock under the influence of gravity. The Project Site is not located within proximity to a body of water or storage tank that could result in a seiche at the Project Site. Although the Project Site is located in the vicinity of the Santa Monica Mountains (to the south of the Los Angeles River), it is not located within a hillside area, or at the base location that would be subject to localized mudflow. Further, the Project Site is not located within a designated tsunami area.[40]

The Project Site, however, is located within a City-designated inundation hazard area related to several upstream dams that could outlet into the Los Angeles River Basin, which could result in mudflow or other inundation effects. The same inundation area affects a broad area of the San Fernando Valley from Balboa Boulevard to the west, the City of San Fernando to the north, the City of Burbank to the east, and Ventura Boulevard to the south.[41] Because the Project Site area is mapped as subject to inundation hazard, this topic will be evaluated in an EIR to provide further analysis of potential impacts related to a seiche or mudflow.

e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Potentially Significant Impact. As discussed under Response to Checklist Question X.a, the Project's compliance to applicable water quality regulatory requirements would largely be expected to avoid significant impacts relating to water quality standards. However, because the Project would require excavation of the Project Site and exposure of soils, would potentially require dewatering during excavation for below-grade structures, and would potentially affect existing rate of groundwater recharge at the Project Site, further analysis of water quality impacts will be provided in an EIR to evaluate potential impacts and identify appropriate design features and regulatory compliance mechanisms. The analysis will include an assessment of the Project's compliance with applicable water quality control plan(s) or sustainable groundwater management plan(s).

40 City of Los Angeles General Plan, Safety Element Exhibit G, Inundation & Tsunami Hazard Areas, March 1994.
41 City of Los Angeles General Plan, Safety Element Exhibit G, Inundation & Tsunami Hazard Areas, March 1994.

XI. LAND USE AND PLANNING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Physically divide an established community?	☐	☐	☒	☐
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☒	☐	☐	☐

a. Physically divide an established community?

Less Than Significant Impact. The Project consists of infill development within an established parcel served by an existing transportation infrastructure. By relocating the existing parking lot and adding a parking structure in the south sector of the Project Site, the Project would result in changes to the way vehicles access the Project Site. However, the Project would not re-route existing streets or create new public streets; therefore, traffic in the surrounding community would continue to utilize the same circulation facilities and patterns as occur presently. The Project would not create a physical barrier or otherwise disrupt the physical arrangement of an existing community. Rather than divide an established community, the Project would enhance public access to and through the Project Site as well as providing a connection to the Zev Greenway along the Los Angeles River. Therefore, the Project would not physically divide an established community, no impact would result, and no mitigation measures would be required.

b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Potentially Significant Impact. 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 of Los Angeles. The City's 35 community plans collectively comprise the Land Use Element of the General Plan; they are the official guide to the future development of the City of Los Angeles.

Under the Community Plan Land Use Map, the Project Site is identified as "Weddington Golf Course" and designated as "Open Space," reflecting the long-term use of the Project Site as tennis courts, golf driving range, and a golf course. The property is zoned A1-1XL-RIO. The A1 (Agricultural Zone) permits one-family dwellings; parks, playgrounds, or community centers; golf courses; and farming, nurseries, aviaries, and apiaries. The 1XL indicates a height restriction of 30 feet. The RIO indicates a River Improvement Overlay District to support the goals of the Los Angeles River Revitalization Master Plan. The Project Site is not located within any designated "Centers" or other specialized land use areas under the General Plan Framework Element. The Project Site is not located within a Specific Plan area.

The Project Site would be subject to the policies of the Community Plan, RIO and Municipal Code intended to avoid or mitigate environmental impacts. Given the scale of the Project and the land use approvals and entitlements involved, there could be inconsistencies with applicable land use plans that result in significant impacts on the physical environment. Accordingly, the Project's conformity with applicable zoning and land use plans, policies, and regulations adopted for the purpose of avoiding or mitigating environmental effects will be analyzed in an EIR.

XII. MINERAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No Impact. The Project Site is not located within an oil field or oil drilling area,[42] nor is the Project Site designated as an existing mineral resource extraction area by the State of California or the U.S. Geological Survey.[43] As such, development would not result in the loss or availability of oil resources. Sites that contain substantial sand and gravel deposits which are to be conserved are shown in the General Plan Conservation Element follow the Los Angeles River flood plain, coastal plain, and other water bodies and courses and lie along the floodplain between the San Fernando Valley and downtown Los Angeles. Reference to these resources is made to Exhibit A of the Conservation Element. However, Exhibit A of the Conservation Element does not show any surface mining districts or mineral resource zones in the south sector of the San Fernando Valley or in the vicinity of the Project Site.[44] Therefore, Project implementation would not result in the loss of availability of a known mineral resource of value to the region and residents of the State, nor of a locally important mineral resource recovery site. No impacts would occur and no mitigation measures would be required. No further analysis of this topic in an EIR is required.

b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact. As discussed above, the Project Site is not a production site for oil or other mineral deposits and is not designated as mineral resource site in the City's General Plan's Safety or Conservation Elements. The Project Site is not zoned as a mineral resource area. Therefore, Project implementation would not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. No impacts would occur and no mitigation measures would be required. No further analysis of this topic in an EIR is required.

42 City of Los Angeles, Department of City Planning, Safety Element of the Los Angeles City General Plan, adopted November 26, 1996, Exhibit E – Oil Fields and Oil Drilling Area in the City of Los Angeles.

43 California Geological Survey, MRDS records graded, https://mrdata.usgs.gov/mrds/map-graded.html, accessed July 7, 2020.

44 City of Los Angeles, Department of City Planning, Conservation Element of the Los Angeles City General Plan, adopted September 26, 2001, Exhibit A – Mineral Resources.

XIII. NOISE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☒	☐	☐	☐
b. Generation of excessive groundborne vibration or groundborne noise levels?	☒	☐	☐	☐
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Potentially Significant Impact. Construction of the Project would require the use of heavy construction equipment (e.g., bulldozers, backhoes, cranes, loaders, etc.) that would generate noise on an intermittent short-term basis. Additionally, operation of the Project would increase existing noise levels as a result of outdoor recreational activities, including sports events with spectators. As such, nearby noise sensitive uses could potentially be affected. Therefore, the Project's potential to exceed noise standards will be analyzed further in an EIR.

b. Generation of excessive groundborne vibration or groundborne noise levels?

Potentially Significant Impact. Construction of the Project may generate groundborne vibration and noise due to site grading, clearing activities, excavation, and haul truck travel. As such, the Project would have the potential to generate or expose people to excessive groundborne vibration and noise levels during short-term construction activities. Therefore, this topic will be analyzed further in an EIR.

Post-construction on-site activities would be limited to recreational and athletic activities that could result in groundborne noise or vibration. Although it is unlikely that Project operation would expose people to excessive groundborne vibration or noise, the potential for operational impacts will also be assessed. Therefore, the Project's potential to generate excessive groundborne vibration will be analyzed further in an EIR.

c. For a project located within the vicinity of a private airstrip or an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. As discussed in Response to Checklist Question IX.e above, the Project Site is not located within an airport land use plan, within two miles of a public use airport, or within the vicinity of a private airstrip. The nearest airport is the Burbank Bob Hope Airport, located approximately 4.75 miles northeast of the Project Site. Therefore, the Project would not expose site population in the Project vicinity to excessive noise levels from an airport use and no mitigation measures would be required. No further analysis of this topic in an EIR is required.

XIV. POPULATION AND HOUSING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Less Than Significant Impact. Construction would result in increased employment opportunities in the construction industry. However, the construction industry differs from other employment sectors in that many construction workers are highly specialized and move from job site to job site as dictated by the demand for their skills, and they remain at a job site for only the timeframe in which their specific skills are needed to complete a particular phase of the construction process, which would occur over an approximate two-year timeframe. Therefore, it is not likely that construction workers would relocate their households as a result of their employment associated with construction of the Project. Impacts on population and housing due to construction activities would be less than significant.

While the Project does not propose residential uses or new businesses, new employees would be introduced by the Project. 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 and 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. A majority of these employees would be comprised of existing coaches and athletic administrators who currently work at the upper school campus on Coldwater Canyon Avenue. Approximately 20 percent of employees would be net new and would include security, custodial, administrative, Information Technology (IT), and landscaping positions. Given the small number of net new employees, the potential for substantial unplanned growth in the area, such as growth triggered by the need to construct new housing and associated infrastructure, would be limited.

The Project would not provide housing, businesses, or new infrastructure such as roads or infrastructure to an existing undeveloped area that would induce substantial direct or indirect population growth in the area. Impacts on population and housing due to operation would be less than significant.

b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact. No dwelling units are currently located on the Project Site, nor would the Project result in a displacement of a substantial number of people. Because no housing or people would be displaced, the construction of replacement housing elsewhere would not be necessary. No impact would occur and no mitigation measures would be required. No further analysis of this topic in an EIR is required.

XV. PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Fire protection?	☒	☐	☐	☐
b. Police protection?	☒	☐	☐	☐
c. Schools?	☐	☐	☒	☐
d. Parks?	☐	☐	☒	☐
e. Other public facilities?	☐	☐	☒	☐

a. Fire protection?

Potentially Significant Impact. The Los Angeles Fire Department (LAFD) provides fire protection and emergency medical services in the City. LAFD Fire Station 78 at 4041 Whitsett Avenue is located adjacent to the south boundary of the Project Site. The other nearest fire stations in the area are LAFD Fire Station 86 at 4305 Vineland Avenue, approximately 2.6 miles to the west, and LAFD Fire Station 108 at 12520 Mulholland Drive, located approximately 2.6 miles to the south of the Project Site. Because the Project would increase the active use of the Project Site and introduce the proposed multi-purpose gymnasium building (a high-occupancy use), it could increase demand on LAFD services and facilities, which could result in the need for new or physically altered facilities to maintain service. In addition, the Project's driveways would be located to the north and south of the ingress and egress from LAFD Fire Station 78 on Whitsett Avenue. The potential exists for vehicles for large events at the Project Site to queue while turning into the Project's south driveway to block the egress of emergency vehicles, which could affect the efficacy of the station and services provided. Therefore, the impact of the Project on fire protection services will be further evaluated in an EIR.

b. Police protection?

Potentially Significant Impact. The Los Angeles Police Department (LAPD) provides police protection services in the City of Los Angeles. The LAPD is divided into four Police Station Bureaus, each of which serve their proximate communities: Central Bureau, South Bureau, Valley Bureau, and West Bureau. The Project Site is located in LAPD's Valley Bureau and is served by the North Hollywood Community Police Station, located at 11640 Burbank Boulevard. This station serves the communities of Studio City, Cahuenga Pass, North Hollywood, Sun Valley, Toluca Lake, and others in the San Fernando Valley. The station is approximately 3.1 miles to the northeast of the Project Site. Because the Project would increase the active use of the Project

Site and introduce the proposed gymnasium building (a high-occupancy use), it could increase demand on LAPD services and facilities, which could result in the need for new or physically altered facilities to maintain service. Therefore, an EIR will provide further evaluation of the Project's potential impacts on police protection services.

c. Schools?

Less Than Significant Impact. The Project Site is located within the jurisdiction of the Los Angeles Unified School District (LAUSD). Because there are no residences on the Project Site that would result in direct student enrollment, the LAUSD does not identify the LAUSD schools that would serve the Project Site. As the Project does not propose the development of residential units, this condition would continue to remain as under existing conditions. Nonetheless, the LAUSD recognizes that construction employment opportunities could indirectly increase enrollment if workers were to relocate with their families to within the LAUSD boundaries. To account for any indirect growth resulting from non-residential development, LAUSD published the *2018 Developer Fee Justification Study* in order to assess fees related to anticipated new employment.[45] The extent that relocated construction workers increases demand at LAUSD schools, State law, including Government Code Section 65995 and Education Code Section 17620, requires the payment of these fees at a specified rate for the funding of improvements and expansion to school facilities. Such fees are paid at the issuance of building permits. In accordance with Senate Bill 50 (SB 50), enacted in 1998, the payment of this fee is deemed to provide full and complete mitigation for impacts to school facilities. Based on these considerations and relatively small indirect demand on schools of any relocated construction workers, impacts on schools would be less than significant. No further analysis of this topic in an EIR or further mitigation measures are required.

d. Parks?

Less Than Significant Impact. The City of Los Angeles Department of Recreation and Parks (LADRP) is responsible for the provision, maintenance, and operation of public recreational and park facilities and services in the City of Los Angeles. Currently, the LADRP maintains over 16,000 acres of parkland within approximately 444 park sites LADRP operates hundreds of athletic fields, 422 playgrounds, 321 tennis courts, 184 recreation centers, 72 fitness areas, 62 swimming pools and aquatic centers, 30 senior centers, 26 skate parks, 13 golf courses, 12 museums, 9 dog parks, 187 summer youth camps, and 92 miles of hiking trails.[46]

The Project would provide a modern gymnasium, athletic fields, tennis courts, pool, and landscaped open space which would be used by School students and the public. Public access to the athletic facilities on the Project Site would be provided when the facility is not being actively used by the School. The Project, as such, would reduce demand on public parks in the area by both students and the public. In addition, residential uses, which are not proposed by the Project, typically generate the greatest demand for parks and recreational services. As such, the non-residential nature of the Project avoids increasing demand on existing recreational services and facilities.

45 Los Angeles Unified School District, 2018 Developer Fee Justification Study, March 2018, page 20,

46 Los Angeles Department of Recreation and Parks, Who We Are, https://www.laparks.org/department/who-we-are, accessed February 28, 2020.

As stated previously in Response to Checklist Question XIII.a, the Project is not anticipated to cause a substantial number of people to move to the Project area. Thus, the Project would not likely result in any measurable new demand for parks and recreational services, and therefore, would not create the need for new or altered parks and recreational facilities. Thus, the Project would have a less than significant impact on park and recreational facilities. No further analysis of this topic in an EIR or mitigation measures are required.

e. Other public facilities?

Less Than Significant Impact. The Los Angeles Public Library (LAPL) provides library services to the City. As the Project does not include residential development, which typically generates demand for library services, the Project is not anticipated to cause an increase in the community population that would exceed the service capacity of LAPL libraries serving the Project Site. Although construction employees new to the area would potentially generate an increase in demand on library services, any employees from the Los Angeles area would already be accounted for in LAPL library facility demands. As such, impacts with respect to library services would be less than significant. No mitigation measures would be required and no further analysis of this topic in an EIR is required.

During construction and operation of the Project, other governmental services, including roads, would continue to be utilized. However, the Project's vehicle trips on local roadways would not include the long-term use of significant numbers of regular heavy-duty truck/vehicle trips that would necessitate the upkeep of such facilities beyond typical City standards. Therefore, the Project would result in less than significant impacts on other governmental services. No further analysis of other governmental services in an EIR or mitigation measures are required.

XVI. RECREATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐

a. Would the project Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated?

Less Than Significant Impact. As discussed in the Response to Checklist Question XIV.d, above, the Project would provide new recreational facilities, including a gymnasium, athletic fields, pool, tennis courts, and landscaped open space to serve the School. These facilities would also be available for public use when not in active use by students. The Project, as such, would reduce demand on public recreational facilities in the area by both the Harvard-Westlake students and the public. Although the Project would provide a connector path between the Project Site and the Zev Greenway, potential use of the connector path is not anticipated to accelerate physical deterioration of the Greenway Trail. As such, the Project would not increase demand on neighborhood or regional parks to a level that would result in substantial or accelerated deterioration. Impacts on these facilities is anticipated to be less than significant, and no further analysis of this topic in an EIR or mitigation measures are required.

b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Less Than Significant Impact. The Project would provide a gymnasium, athletic fields, tennis courts, pathways and landscaped open space, and a connector path to the Zev Greenway for use by students. When the athletic facilities are not being actively used by the school, these facilities would be available for use by the public. These Project features are incorporated into the overall Project design. Therefore, construction of these recreational facilities as part of the Project and the resulting physical effects on the environment are assessed within this Initial Study. No further analysis of this topic in an EIR or mitigation measures are required.

XVII. TRANSPORTATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☒	☐	☐	☐
b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	☒	☐	☐	☐
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d. Result in inadequate emergency access?	☒	☐	☐	☐

a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Potentially Significant Impact. The Project Site is located in an area well served by public transportation. Several transit providers operate service within the immediate vicinity, including LADOT's DASH Van Nuys/Studio City bus, with stops at Whitsett Avenue/ Valley Spring Lane adjacent to the Project Site, and Whitsett/Ventura Boulevard, approximately 0.13-miles to the south. Transit service also includes Metro's Bus Rapid Transit Line 750 and local Line 150/240 bus on Ventura Boulevard, which provide connection to Metro's Red Line Station, approximately 2.8 miles to the east. The School would operate three shuttle buses to transfer students, employees, and visitors between the School's upper school campus and the Project Site between 2:30 p.m. and 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. A roundabout for drop-off and pick-up and surface parking lot for shuttle buses would be provided near the south entrance to proposed underground parking structure. Parking for bicycles would also be provided within the Project Site and in the proposed underground parking structure. In addition, new pedestrian access through and around the periphery of the Project Site and between the Project Site and the Zev Greenway would be available to the public.

Nonetheless, a Transportation Assessment (TA) in accordance with LADOT's Transportation Assessment Guidelines (TAG) adopted in July 2019 will be prepared for the Project. In accordance with the TAG and consistent with the City CEQA Transportation Thresholds (adopted July 30, 2019), the TA's CEQA-required analyses will include an assessment of whether the Project would result in potential conflicts with transportation-related plans, ordinances, or policies. The results of the TA will be included in an EIR.

b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?

Potentially Significant Impact. CEQA Guidelines section 15064.3 describes specific considerations for evaluating a project's transportation impacts. Generally, vehicle miles traveled (or "VMT") is identified as the most appropriate measure of transportation impacts. For the

purposes of this CEQA section, "vehicle miles traveled" refers to the amount and distance of automobile travel attributable to a project. Other relevant considerations may include the effects of the project on transit and non-motorized travel. Except as provided in subdivision (b)(2) (regarding roadway capacity for some transportation projects), a project's effect on automobile delay shall not constitute a significant environmental impact.

Per section 15064.3.b.1, for land use projects, VMT exceeding an applicable threshold of significance may indicate a significant impact. Projects that decrease VMT in the Project area compared to existing conditions should be presumed to have a less than significant transportation impact.

A TA is being prepared for the Project in consultation with LADOT. The TA will include a VMT analysis that will be prepared in accordance with LADOT's TAG, which define the methodology of analyzing a project's transportation impacts in accordance with SB 743. In order to determine the consistency of the Project with CEQA Guidelines section 15064.3, subdivision (b), VMT will be further evaluated in an EIR.

c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less than Significant Impact. The roadways adjacent to the Project Site are part of an established urban roadway network and contain no sharp curves or dangerous intersections. While the Project would increase the number of vehicle trips to and from the Project Site, it would confine parking to the proposed surface parking lot and underground parking structure at the southeast sector of the Project Site. The existing parking lot for 89 vehicles is currently accessed via Whitsett Avenue. Visitors that are not affiliated with the School would be required to enter the Project Site via the north driveway. Rideshare vehicles would enter the Project Site via the south driveway (with roundabout). Exiting from the parking lot and parking structure would be limited to right turns only. No new driveways would be installed along the Valley Spring Lane or Bellaire Avenue frontages. Because the Project would be restricted to right-turns and would not create new line-of-sight hazards, sharp turns, or new driveways on local streets, hazards related to geometric design feature or incompatible uses would be less than significant impact and no mitigation measures would be required. No further analysis of this topic in an EIR is required.

d. Result in inadequate emergency access?

Potentially Significant Impact. Immediate vehicular access to the Project Site is currently provided via Whitsett Avenue, which borders the Project Site to the east. The Project Site is bordered by Valley Spring Lane and Bellaire Avenue to the north and west, respectively. However, the latter streets do not have driveways or other direct vehicle access to the Project Site. While it is expected that the majority of construction activities for the Project would be confined within the Project Site, short-term construction activities, such as hauling of export materials, may temporarily affect emergency access on segments of Whitsett Avenue during certain periods of the day. In addition, the Project would alter the way vehicles ingress and egress the Project Site, with many vehicles accessing the Project Site via the south driveway at Whitsett Avenue and Valley Heart Drive, immediately south of LAFD Fire Station 78. The potential exists for a high concentration of traffic existing or entering the south driveway during an athletic event to affect operations at the fire station. Thus, the topic of construction and operational traffic relative to emergency vehicle access will be analyzed further in an EIR.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☒	☐	☐	☐
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☒	☐	☐	☐

a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?

b. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Potentially Significant Impact (a-b). Assembly Bill (AB) 52 establishes a formal consultation process for California Native American Tribes to identify potential significant impacts to tribal cultural resources, as defined in Public Resources Code Section 21074, as part of CEQA. As specified in AB 52, lead agencies must provide notice to tribes that are traditionally and culturally affiliated with the geographic area of a proposed project if the tribe has submitted a written request to be notified. The tribe must respond to the lead agency within 30 days of receipt of the notification if it wishes to engage in consultation on the project, and the lead agency must begin the consultation process within 30 days of receiving the request for consultation. Should any

information be gained during the consultation process, it would be used to analyze impacts to tribal cultural resources in an EIR. The existence of tribal cultural resources on the Project Site is currently unknown and the Project would require excavation of a maximum depth of approximately 21 feet below grade for construction. Therefore, further analysis of the topic will be provided in an EIR to determine the potential for, and significance of, the Project's impacts on tribal cultural resources.

XIX. UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☒	☐	☐	☐
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☒	☐	☐	☐
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☒	☐	☐	☐
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☒	☐	☐	☐
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Water

Potentially Significant Impact. The existing water system consists of two components: the source of the water supply and the conveyance system (i.e., distribution lines and mains) that provides the Project Site with water. Water is currently supplied to the Project Site by the LADWP. The Project would involve the installation of a multi-purpose gymnasium building, a swimming pool, eight tennis courts, two synthetic grass athletic fields, continued operation of the existing clubhouse, an underground parking structure, and landscaped open space with water features (that use reclaimed water). The gymnasium, pool, and playing fields would have associated restroom facilities, with showers located within the gymnasium building. Low-flow and sensor-activated plumbing fixtures would reduce water use and wastewater in restrooms and showers. Other features of the Project include a 1 million-gallon stormwater capture and reuse system, which would be incorporated into the Project design for water conservation purposes. The Project would substantially increase activity and occupation, including building floor area and restroom facilities of the Project Site compared to existing conditions. Because of the Project's proposed increase in occupancy, and additional developed floor area on the Project Site, the potential of the Project to result in the construction of new or expanded water facilities will be analyzed further in an EIR. A Utility and Infrastructure Report, which includes analyses of the water system and fire flows is being prepared to evaluate water availability with Project implementation. The results of this analysis will be included in an EIR.

Wastewater

Potentially Significant Impact. The City of Los Angeles Department of Public Works provides wastewater services for the Project Site. Any wastewater generated at the Project Site is treated at the Hyperion Water Reclamation Plant (HWRP). Following the secondary treatment of wastewater, the majority of effluent from HWRP is discharged into the Santa Monica Bay while the remaining flows are conveyed to the West Basin Water Reclamation Plant for tertiary treatment and reuse as reclaimed water. HWRP has two outfalls that presently discharge into the Santa Monica Bay (a one-mile outfall pipeline and a five-mile outfall pipeline). HWRP effluent is required to meet the LARWQCB requirements for a recreational beneficial use, which impose performance standards on water quality that are more stringent than the standards required under the Clean Water Act permit administered under the NPDES permit.

Project construction activities would generate a small amount of wastewater associated with Project construction workers, with the number of workers fluctuating during the various phases of construction. Any such wastewater generation would be temporary and the amount of wastewater generated by construction workers would be below that generated under existing conditions. Therefore, wastewater generation from Project construction activities would not cause a meaningful increase in wastewater flows requiring new or expanded collection and conveyance facilities. With respect to Project construction impacts on wastewater treatment capacity, the amount of wastewater generated during Project construction would be minimal compared to Project operations. In addition, the HWRP has a remaining existing residual treatment capacity of approximately 175 million gallons daily (MGD), as discussed below.

Operation of the Project's new restrooms, showers, and swimming pool would increase wastewater generation compared to existing conditions on the Project Site, and has the potential to require new wastewater conveyance and treatment facilities. The capacity of wastewater conveyance and treatment systems will be analyzed further in an EIR. A Utility and Infrastructure Report, which includes a Sewer Report and a Water System and Fire Flow Report, is being prepared to evaluate sewer capacity with Project implementation. This information will be used to evaluate the potential for significant impacts to water or wastewater treatment facilities in an EIR.

Stormwater Drainage Facilities

Potentially Significant Impact. Under existing conditions, the Project Site is developed with a club house, 16 tennis courts, golf driving range, and a nine-hole golf course. Although the topography of the Project Site slopes gradually to the south, existing drainage flows on the Project Site are unknown and will be determined in a site-specific hydrology study. Project implementation would require grading, which could result in alterations to the drainage pattern at the Project Site. Existing stormwater conveyance systems would require verification related to available capacity in the municipal storm drain system. A stormwater drainage and hydrology analysis is being prepared for the Project, and results will be included in an EIR.

Electric Power, Natural Gas, and Telecommunications Facilities

Less Than Significant Impact. Construction impacts associated with the installation of electric power, natural gas, and/or telecommunications infrastructure would primarily involve minor trenching in order to place the lines below the surface and/or connections to existing infrastructure. This trenching, if any, and the associated installation of such infrastructure would occur within the already developed Project Site and/or within the adjacent right-of-way and would

be limited in extent and temporary in nature. Prior to ground disturbance, Project contractors would coordinate with the Bureau of Engineering to identify the locations and depth of all lines and the Bureau of Engineering would be notified in advance of proposed ground disturbance activities to avoid other existing utility lines and disruption of utility service. Further, a Construction Traffic Management Plan for the Project would be prepared in order to minimize disruptions to traffic flow, which would consider any Project-related utility improvements, as necessary. Lastly, any impacts associated with the construction of such infrastructure would be accounted for in the impact analysis for the Project in other sections of this Initial Study and/or EIR (e.g., Air Quality, Noise, Traffic, etc.). Thus, impacts would be less than significant. No further analysis of this topic in an EIR or mitigation measures are required.

b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Potentially Significant Impact. As previously discussed, LADWP supplies water to the Project Site. The Project has the potential to increase water demand within the Project Site compared to existing conditions with use associated with showers, swimming pool, and restrooms, including use with concurrent and larger events. Given the demand for water supply associated with the Project, an EIR will consider this topic in detail, and analyze the adequacy of available water supplies and infrastructure to serve the Project. The Project's estimated water demand will be based on demand factors for the individual land use components, taking into account the water conservation measures proposed by the Project. As previously indicated, irrigation demand for the Project is estimated to be 3.3 million gallons of water annually, a reduction of almost 9 million gallons compared to current uses.[47] Depending on rain frequency and volume, at least one-third and quite possibly far more than that of the Project's total annual irrigation demand is expected to be provided by the proposed 1 million-gallon stormwater capture and reuse system. Nonetheless, the EIR analysis will evaluate overall water demand and discuss Project consistency with water supply projections contained in the City's Urban Water Management Plan (UWMP).

c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Potentially Significant Impact. See the Wastewater Treatment Capacity analysis in Response No. XIX.a above. As indicated therein, the Project would increase wastewater generation over existing conditions. Therefore, this topic will be evaluated in an EIR to determine potential impacts associated with adequate capacity of the wastewater treatment provider to service the Project.

d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Potentially Significant Impact. Solid waste management in the City of Los Angeles involves both public and private refuse collection services as well as public and private operation of solid waste transfer, resource recovery, and disposal facilities. The Bureau of Sanitation (BOS) is responsible for developing strategies to manage solid waste generation and disposal in the City of Los Angeles. The BOS collects solid waste generated primarily by single-family dwellings, small multi-family dwellings, and public facilities. Private hauling companies collect solid waste generated primarily from large multi-family residential, commercial, and industrial properties. The

47 Estimated water demand for irrigation is based on a City of Los Angeles approved AB 1881 Landscape Water Calculator.

City of Los Angeles does not own or operate any landfill facilities, and the majority of its solid waste is disposed of at County landfills.

The proposed recreational and athletic uses would further generate solid waste during Project operation. Disposal would occur pursuant to City ordinances that require the use of certified haulers and implementation of practices to recycle exported materials. The Project may have impacts on the remaining landfill capacity and would be required to demonstrate consistency with policies to divert waste from landfills and increase waste recycling. Therefore, this topic will be evaluated in the EIR to determine impacts associated with sufficient capacity of landfills.

e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less Than Significant Impact. Solid waste management in the State is primarily guided by the California Integrated Waste Management Act of 1989 (AB 939) which emphasizes resource conservation through reduction, recycling, and reuse of solid waste. All local governments, including the City of Los Angeles, are required under AB 939 to develop source reduction, reuse, recycling, and composting programs to reduce tonnage of solid waste going to landfills. Cities must divert at least 50 percent of their solid waste generation into recycling. If the City's target is exceeded, the City would be required to pay fines or penalties from the State for not complying with AB 939. In addition, the City's Zero Waste Plan, identifies a long term plan through 2030 for the City of Los Angeles's solid waste programs, policies and environmental infrastructure. The Zero Waste Plan aims for the City of Los Angeles to achieve a goal of 90 percent diversion by 2025. This targeted diversion rate would be implemented through an enhancement of existing policies and programs such as implementing additional downstream programs (e.g. adding textiles to the blue bin recycling program; adding food scraps to the green bin recycling program; and requiring private solid waste collection service to provide access to multi-family and commercial customers); implementation of mandatory participation programs for residential, government, commercial, industrial, and institutional users; requiring transfer stations and landfills to provide resource recovery centers; and increased diversion requirements at C&D facilities new policies and programs, and the development of future recycling facilities.[48]

With regard to operation, in accordance with the City's Space Allocation Ordinance (Ordinance No. 171,687), which requires that all new development projects provide an adequate recycling area or room for collecting and loading recyclable materials, the Project would provide on-site recycling collection facilities for students, faculty, and visitors. In addition, the Project would comply with AB 939 and the City's Zero Waste Plan through source reduction and recycling programs, including with the City's Curbside Recycling Program and Waste Hauler Permit Program.

Detailed Project components would be finalized at the time of plan submittal to the City for the necessary building permits and would be reviewed pursuant to checklist items in the City's Green Building Code. The Project would comply with all State and local statues and regulations related to solid waste. Impacts regarding consistency with the applicable state and local statutes, ordinances, policies, and objectives would be less than significant. No further analysis of this topic in an EIR is required.

48 Los Angeles Sanitation, Solid Waste Integrated Resources Plan – A Zero Waste Master Plan, October 2013, https://www.lacitysan.org/san/sandocview?docname=cnt012522, accessed September 2, 2020.

XX. WILDFIRE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐

a. Substantially impair an adopted emergency response plan or emergency evacuation plan?

Less than Significant Impact. As discussed above under Response No. IX(f) (Hazards and Hazardous Materials), no City-designated Selected Disaster Routes border the Project Site. However, east/west-trending Ventura Boulevard located approximately 0.13 miles to the south and east/west-trending Moorpark Street located approximately 0.25 miles to the north are designated Selected Disaster Routes.[49] The nearest north/south trending Selected Disaster Routes are Woodman Avenue approximately 1.25 miles to the west of Whitsett Avenue and Laurel Canyon Boulevard approximately 0.55 miles to the east of Whitsett Avenue.

The purpose of selected disaster routes is to identify primary streets for evacuation or access during catastrophic events and major emergencies that would affect the broader community. The Project Site would experience intermittent higher traffic activity, and would not result in a continuous traffic increase on either of the selected disaster routes, neither of which are adjacent to the Project Site. While it is expected that the majority of Project construction activities would be confined on-site, short-term construction and hauling activities may temporarily affect access on portions of adjacent streets during certain periods of the day. In these instances, the Project would implement traffic control measures (e.g., construction flagmen, signage, etc.) to maintain flow and access. Furthermore, in accordance with City requirements the Project would develop a Construction Management Plan, which includes designation of a haul route, to ensure that

[49] City of Los Angeles, Department of City Planning, Safety Element of the Los Angeles City General Plan, adopted November 26, 1996, Exhibit H, Critical Facilities & Lifeline Systems.

adequate emergency access is maintained during construction. Therefore, construction is not expected to result in inadequate emergency access.

Project operation would generate intermittent traffic in the Project vicinity, but would not require modifications to the existing street grid pattern in the area. Emergency access to the Project Site and surrounding area would continue to be provided as under existing conditions. Additionally, the LADOT and Bureau of Engineering would review all design plans to ensure that there are no hazardous design features which would impede access within the Project vicinity. Subject to review and approval of Project Site access and circulation plans by the City, the Project would not impair implementation or physically interfere with adopted emergency response or emergency evacuation plans. Because the Project Site is not located adjacent to, and would not cause an impediment along, a City-designated emergency evacuation route, and the Project would not impair implementation of the City's emergency response plan, the Project would have a less than significant impact with respect to these issues. Therefore, no further evaluation of this topic in an EIR or mitigation measures are necessary.

b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

Less than Significant Impact. As discussed in Response to Checklist No. IV.a, above, no wildlands are present on the Project Site, nor are there any wildland areas immediately adjacent to the Project Site. The Project Site is not located within a hillside area or area that would subject occupants to pollutant concentrations from a wildfire or uncontrolled spread of a wildfire. Future planned vegetation and trees within the Project Site would be irrigated, and water features would be available within the Project Site which would reduce overall fire hazard. In addition, the Project Site is located in an urbanized area, to the north of the channelized Los Angeles River.

The highly developed and commercial Ventura Boulevard is located to the south of the river channel. The urbanized nature of the Ventura Boulevard corridor between the Project Site and the wildland areas of the Santa Monica Mountains, paved parking areas and the paved Los Angeles River channel between the Project Site and the Mountain Fire District, and the location of the Project Site outside the Fire Buffer Zone, would limit the potential for wildland fire hazards spreading from wildlands within the Santa Monica Mountains to the Project Site. Additionally, the Project, consistent with existing City Fire Code and other fire safety requirements, would include smoke/fire alarms, fully sprinklered indoor spaces, and irrigated landscaped areas with native vegetation, which would serve to reduce potential hazards related to wildland fires emanating from the hillside areas. Because of the urbanized nature of the surrounding development and implementation of the provisions of the LAMC and other recommendations of the LAFD during the design process, the Project would not expose people or structures to a significant risk involving wildland fires. Therefore, impacts with regard to the nearby VHFHSZ would be less than significant. No further evaluation of this topic in an EIR and no mitigation measures are required. However, as discussed in Checklist Question XV(a) (Fire Services) above, the ability of the LAFD, as well as the area's fire flow infrastructure, to adequately serve the Project will be evaluated in an EIR.

c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

Less Than Significant Impact. The Project is located in an urban area with a full network of streets and infrastructure. The Project would not include the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing significant impacts to the environment. As discussed under Response XX.b, above, the Project Site does not contain wildland, is not adjacent to wildland, and would not be specifically subject to significant wildfire hazards. Project development would not exacerbate fire risks within the Project Site or surrounding area. As such, impacts in this regard would be less than significant. No further evaluation of this topic in an EIR and no mitigation measures are required.

d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Less Than Significant Impact. As discussed under Response No. X.c, Project implementation has the potential to alter the existing (almost level) drainage patterns on the Project Site. A hydrology analysis is being prepared to evaluate the change in drainage patterns that would occur with Project implementation, with the results to be included in an EIR. However, there are no wildlands on the Project Site which would preclude the possibility for significant post-wildland fire slope instability or drainage changes. No hillside areas or steep slopes occur within the Project Site or vicinity. Based on the above, Project development would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Therefore, impacts would be less than significant and no further analysis of this issue in an EIR is required.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☒	☐	☐	☐
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☒	☐	☐	☐
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☒	☐	☐	☐

a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Potentially Significant Impact. As discussed in this Initial Study, the Project could result in environmental impacts that have the potential to degrade the quality of environment as addressed herein. Potentially affected resources include: Aesthetics (Lighting), Air Quality, Biological Resources, Cultural Resources (Archaeological and Historical Resources), Energy, Geology and Soils (including Paleontological Resources), Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services (Fire and Police), Transportation, Tribal Cultural Resources, and Utilities. An EIR will be prepared to analyze and document these potentially significant impacts.

As discussed in Response to Checklist Questions IV (Biological Resources) above, potentially significant impacts on biological resources include construction impacts on protected nesting birds and movement of native or migratory species.

b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Potentially Significant Impact. The potential for cumulative impacts occurs when the independent impacts of a given Project are combined with the impacts of related projects in proximity to the Project Site, to create impacts that are greater than those of the Project alone.

Related projects include past, current, and/or probable future projects whose development could contribute to potentially significant cumulative impacts in conjunction with a given project.

Each of the topics determined to have the potential for significant impacts in this Initial Study, including aesthetics, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, public services, transportation, tribal cultural resources, and utilities and service systems, will be subject to further evaluation in an EIR, including evaluation of the potential for cumulatively significant impacts.

With respect to potential contributions to cumulative impacts for agricultural resources, population and housing, and mineral resources, the Project Site is located in an urbanized area, and like the Project, other development occurring in the area would also constitute urban infill in already densely developed areas. Because no residential uses are proposed, the Project would not result in direct population growth. Any indirect population growth associated with construction or any new employees would be an incremental increase within the City that would not be a cumulatively considerable contribution to population impacts. Also, the Project Site does not contain agricultural or mineral resources, and, therefore, Project implementation would not be expected to result in a considerable contribution to cumulatively significant impacts on these resources.

c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Potentially Significant Impact. As discussed in this Initial Study, the Project could result in potentially significant environmental impacts associated with Aesthetics (Lighting), Air Quality, Biological Resources, Cultural Resources (Archaeological and Historical Resources), Energy, Geology and Soils (including Paleontological Resources), Greenhouse Gas Emissions, Hazards, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services (Fire and Police), Transportation, Tribal Cultural Resources, and Utilities. These impacts could have potentially adverse effects on human beings. Therefore, further analysis of these impacts will be documented in an EIR.