



# NOTICE OF COMPLETION AND AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT

March 10, 2022

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| <b>ENVIRONMENTAL CASE NO.:</b>  | ENV-2020-1512-EIR   |
| <b>STATE CLEARINGHOUSE NO.:</b> | 2020090536  |
| <b>PROJECT NAME:</b>            | Harvard-Westlake River Park Project   |
| <b>PROJECT APPLICANT:</b>       | Harvard-Westlake School   |
| <b>PROJECT ADDRESS:</b>         | 4047-4155 N. Whitsett Avenue; 12506-12630 W. Valley Spring Lane,<br>and APN 2375-018-903, Los Angeles, CA 91604 |
| <b>COMMUNITY PLAN AREA:</b>     | Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass  |
| <b>COUNCIL DISTRICT:</b>        | 4 - Raman   |
| <b>PUBLIC COMMENT PERIOD:</b>   | <b>March 10, 2022 – April 25, 2022</b>  |

In accordance with the California Environmental Quality Act (CEQA), the City of Los Angeles (City), as Lead Agency, has prepared a Draft Environmental Impact Report (DEIR) for the proposed Harvard-Westlake River Park Project (Project). This notice provides the public, nearby residents and property owners, responsible agencies, and other interested parties with a summary of the Project, conclusions of the Draft EIR, information regarding the availability of the Draft EIR for public review, and the timeframe for submitting comments on the Draft EIR. Comments must be submitted in writing according to the directions below.

## 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, driving range, and tennis facility to develop two athletic fields with bleacher seating, an 80,249-square-foot, two-story multi-purpose gymnasium with a maximum height of 30 feet, a 52-meter swimming pool with seating, eight tennis courts with seating, one level of below-grade parking and a surface parking lot. The Project would include ancillary field buildings, three security kiosks, exterior light poles, walls/fencing, and retention of the existing clubhouse structure, putting green, low brick retaining wall with weeping mortar, and golf ball-shaped light standards. The Project would remove 240 of the existing 421 trees and plant 393 new trees. The Project would include a one million-gallon stormwater capture and reuse system for water conservation and treatment purposes. The Project would also provide approximately 5.4 acres (235,224 square feet) of publicly-accessible open space and landscaped trails connecting to the adjacent Zev Yaroslavsky Los Angeles River Greenway (Zev Greenway) and would provide on-site landscaped areas, water features, and recreational facilities. The Project involves off-site improvements to the Valleyheart Drive public right-of-way, portions of the Zev Greenway adjacent to the Project Site, and an ADA compliant ramp to provide a pedestrian connection between the Zev Greenway and Coldwater Canyon Avenue northwest of the Project Site. Project development would require excavation and grading of the Project Site to a maximum depth of approximately 21 feet below grade and a net cut/fill volume of approximately 250,000 cubic yards.

## ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS:

Based on the analysis included in the Draft EIR, the Project would result in significant and unavoidable impacts related to Project-level and cumulative on-site and off-site construction noise, and Project-level and cumulative off-site construction vibration (human annoyance). All other potential impacts would be less than significant or mitigated to less-than-significant levels.

## FILE REVIEW AND COMMENTS:

### Coronavirus (COVID-19) Update

The Department of City Planning recognizes the unprecedented nature of COVID-19, and having been identified as an essential City service, continues to work and respond to all inquiries pertaining to our ongoing efforts to process entitlement applications and study updates to our community plans and citywide policies. As a result of the Mayor's Safer at Home Order issued March 19, 2020, some of the previous means to access materials at libraries may not be available to all residents or interested parties. To that end, the Department of City Planning will ensure that interested parties seeking information about the Project will have access.

The Draft EIR is available at the Department of City Planning's website at <https://planning.lacity.org/development-services/eir>. The DEIR can be purchased on CD-ROM for \$5.00 per copy by contacting the planning staff listed below. In addition, physical copies of the Draft EIR and case file can still be viewed at City offices. The Department has implemented additional measures to ensure the safety of the public viewing physical case files, necessitating appointments.

The Draft EIR and the documents referenced in the Draft EIR are available for public review, **by appointment only**, at the City of Los Angeles, Department of City Planning, 221 N Figueroa Street, Suite 1350, Los Angeles, CA 90012, during office hours Monday - Friday, 9:00 a.m. - 4:00 p.m. Please contact the Staff Planner listed below to schedule an appointment. Digital copies of the Draft EIR are also available at the following Library Branches:

- 1) Los Angeles Central Library, 630 West Fifth Street, Los Angeles, CA 90071
- 2) North Hollywood Amelia Earhart Regional Library, 5211 Tujunga Avenue, North Hollywood, CA 91601
- 3) Studio City Branch Library, 12511 Moorpark Street, Studio City, CA 91604

If you wish to submit comments following review of the Draft EIR, please reference the Environmental Case No. above, and submit them in writing by **Monday, April 25, 2022 no later than 4:00 p.m.**

Please direct your comments to:

**Mail:** Kimberly Henry  
City of Los Angeles, Department of City Planning  
221 N. Figueroa Street Suite 1350  
Los Angeles, CA 90012

**E-mail:** [kimberly.henry@lacity.org](mailto:kimberly.henry@lacity.org)

VINCENT P. BERTONI, AICP  
Director of Planning



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Department of City Planning  
(213) 847-3688

***Puede obtener información en Español acerca de esta junta llamando al (213) 978-1300.***