

MOTION BY SUPERVISOR MARK RIDLEY-THOMAS

OCTOBER 15, 2019

**Revised Earvin “Magic” Johnson Park Master Plan, Addendum to Park Master Plan EIR, and Establishment of Earvin “Magic” Johnson Park Phase 1B Implementation Project**

Earvin “Magic” Johnson Park (Park) is located at 905 East El Segundo Boulevard, in the unincorporated community of Willowbrook, a community identified in the 2016 Los Angeles Countywide Parks and Recreation Needs Assessment as an area of high park need. On February 23, 2016 the Los Angeles County Board of Supervisors (Board) adopted the Earvin “Magic” Johnson Park Master Plan (Master Plan) prepared by the Department of Parks and Recreation (DPR), which provides a transformational vision for upgraded recreational, open space, and cultural amenities across the 126 acres of parkland. The Board also authorized the Los Angeles County Community Development Commission, now the Los Angeles County Development Authority (LACDA), to work in collaboration with DPR to implement Phase 1A of the Master Plan.

On July 18, 2017, the Board allocated funding for Phase 1A of the Master Plan (Phase 1A Project) and directed the Directors of the Department of Public Works (DPW), DPR, and the Executive Director of LACDA to explore the incorporation of appropriate water quality and conservation strategies that divert and clean water consistent with Los Angeles County Flood Control District’s planning efforts.

-MORE-

MOTION

SOLIS \_\_\_\_\_

RIDLEY-THOMAS \_\_\_\_\_

KUEHL \_\_\_\_\_

BARGER \_\_\_\_\_

HAHN \_\_\_\_\_

**MOTION BY SUPERVISOR MARK RIDLEY-THOMAS**  
**OCTOBER 15, 2019**  
**PAGE 2**

On June 6, 2018, the Board approved a Revised Master Plan featuring changes to the original Master Plan, including the retention of the South Lake, the implementation of a stormwater treatment/recycled water system, and the replacement of the proposed DPR's South Agency Headquarters with a cultural complex consisting of facilities for the arts on the former Ujima Village Apartment Complex site.

On December 18, 2018, the Board authorized LACDA to execute a construction contract for the Phase 1A Project and the Compton Creek Storm Water and Urban Runoff Capture and Reuse Project at the Park with S.J. Amoroso Construction Company, Inc. for \$55,847,000. The improvements are collectively projected to be complete in Fall 2020.

DPR has subsequently developed the 2019 Revised Master Plan (2019 Master Plan) which proposes shifting the cultural complex to the western side of the park. The 2019 Master Plan also includes the expansion and relocation of the maintenance yard to better serve the Park, eliminates the equestrian center, and sites a dog off-leash area. Funding has been allocated to implement Phase 1B of the 2019 Master Plan (Phase 1B), which includes the dog off-leash area, a new maintenance yard to service the Park's new improvements, and a transformation of the former Ujima Village site to include new drought tolerant landscaping and turf, exercise equipment, irrigation, lighting, pedestrian walkways, and an overflow parking area.

The estimated cost to implement Phase 1B of the 2019 Master Plan is \$7,080,000 and will be funded by \$6,079,000 of capital project funds available to the Second Supervisorial District (Second District) and \$1,001,000 of unspent funds allocated to the LACDA for the demolition of concrete slabs on the Ujima Village site. The \$6,079,000 of Second District funding includes \$3,864,000 allocated to the LACDA via funding agreement during the FY 19/20 Supplement Budget; \$1,000,000 set aside

**MOTION BY SUPERVISOR MARK RIDLEY-THOMAS  
OCTOBER 15, 2019  
PAGE 3**

for design and engineering consulting services during the FY 19/20 Supplemental Budget; and \$1,215,000 currently appropriated in Capital Project No. 69878.

Consistent with other new park facilities, DPR anticipates one-time and ongoing operating costs following the completion of Phase 1B. DPR will work with the CEO to confirm the appropriate level of one-time and ongoing operating costs and will submit a New Facilities Request in the appropriate fiscal year.

To complement the 2019 Master Plan, DPR prepared Addendum No. 2 (Addendum) to the February 23, 2016 Certified EIR which incorporates the updated scope. In accordance with Sections 15162 and 15164 of the State California Environmental Quality Act Guidelines, substantial evidence has been presented in the Addendum to support the conclusion that there are no new significant environmental impacts resulting from the 2019 Revised Master Plan, nor are there any substantial increases in the severity of any previously identified significant environmental impacts, and no new mitigation measures would be required for the implementation of the 2019 Master Plan. There are no changes in circumstances under which the 2019 Master Plan would be undertaken that would result in new or more severe significant environmental impacts; and there is no new information of substantial importance that would result in new or substantially more severe significant impacts. Therefore, the Addendum is the appropriate environmental documentation for the 2019 Master Plan and its implementation. Upon the Board's approval of the 2019 Master Plan and the Addendum to the Certified EIR, DPR will file a Notice of Determination with the County Clerk in accordance with Section 21152 of the California Public Resources Code.

**I THEREFORE MOVE THAT THE BOARD OF SUPERVISORS:**

1. Certify that the Addendum No. 2 (Addendum) to the Certified Final Environmental Impact Report (Certified Final EIR) for the Revised Earvin "Magic" Johnson Park Master Plan (Plan) has been completed in compliance with the California Environmental Quality Act and reflects the independent judgment and analysis of

**MOTION BY SUPERVISOR MARK RIDLEY-THOMAS**  
**OCTOBER 15, 2019**  
**PAGE 4**

the County of Los Angeles; find that the Board of Supervisors (Board) has reviewed and considered the information contained in the Addendum with the Certified Final EIR prior to approving the project; find that the Revised Mitigation Monitoring and Reporting Program is adequately designed to ensure compliance with the mitigation measures during the implementation of the Plan, and approve the Addendum;

2. Adopt the Plan as described in the Addendum to the Certified Final EIR;
3. Establish and approve the Earvin “Magic” Johnson Park Phase 1B Project (Project), Capital Project No. 69521, with a project budget of \$1,000,000 for design and engineering consultant services;
4. Authorize the Director of the Department of Parks and Recreation, or his designee, to use a Board-approved as-needed design consultant to provide engineered drawings and specifications for a not-to-exceed fee of \$1,000,000 for the Project;
5. Approve the attached appropriation adjustment to transfer \$1,215,000 of capital project funding available to the Second Supervisorial District from Capital Project No. 69878 to the Chief Executive Office’s (CEO) Project and Facility Development (PFD) Budget to ultimately be incorporated into the October 1, 2019 Board-approved funding agreement with the Los Angeles County Development Authority (LACDA) which will manage the construction of the Project; and
6. Authorize the CEO, or her designee, to execute and if necessary, amend a funding agreement and all related documents for the Project with the LACDA in the amount of \$6,080,000 for the Earvin “Magic” Johnson Phase 1B project consisting of \$3,864,000 transferred via funding agreement to the LACDA from the PFD Budget during FY 2019/20 Supplemental Budget, \$1,215,000 as referenced in Directive #5 above, \$1,001,000 reallocated from the Ujima Village Demolition Project, and subsequently transfer any funds remaining in Capital Project No. 69521 to the PFD Budget and allocate to the LACDA following completion of the design and

**MOTION BY SUPERVISOR MARK RIDLEY-THOMAS  
OCTOBER 15, 2019  
PAGE 5**

engineering services.

**I FURTHER MOVE THAT THE BOARD OF SUPERVISORS, ACTING AS THE  
BOARD OF THE LOS ANGELES COUNTY DEVELOPMENT AUTHORITY:**

1. Acting as a responsible agency for the Earvin “Magic” Johnson Park Phase 1B Project (Project), consider Addendum No. 2 (Addendum) to the Certified Final Environmental Impact Report (Certified Final EIR) for the Revised Earvin “Magic” Johnson Park Master Plan prepared and approved by Los Angeles County (County) as lead agency for the Project; certify that the Board of LACDA has independently reviewed and considered the information contained in the Addendum with the Certified Final EIR and reached its own conclusions regarding the environmental effects of LACDA's approvals related to the Project as shown in Addendum; adopt the mitigation monitoring program as applicable, finding that the mitigation monitoring program is adequately designed to ensure compliance with the mitigation measures during Project implementation; find that there are no further feasible alternatives or feasible mitigation measures within LACDA's power that would substantially lessen or avoid any significant effect the Project would have on the environment; and determine that the significant adverse effects of the Project have either been reduced to an acceptable level or are outweighed by the specific considerations of the Project;
2. Approve the reallocation of \$1,001,000 remaining from the completed Ujima Village Demolition Project, included in the LACDA's approved FY 19/20 Budget, to be used for development and construction activities related to the Project;
3. Authorize the Executive Director, or her designee, to execute and if necessary, amend a Funding Agreement and all related documents for the Project between the County and LACDA for up to \$6,080,000, consisting of \$5,079,000

**MOTION BY SUPERVISOR MARK RIDLEY-THOMAS  
OCTOBER 15, 2019  
PAGE 6**

in Second District funds available in the PFD Fund Budget and \$1,001,000 to be reallocated from the Ujima Village Demolition Project, for development, construction, and related costs associated with the Project and subsequently transfer any funds remaining in Capital Project No. 69521 following completion of the design and engineering services;

4. Authorize the Executive Director, or her designee, to accept and incorporate up to \$5,079,000 in Second District funding available in the PFD Fund Budget from the County into LACDA's approved FY19/20 budget as needed;
5. Authorize the Executive Director, or her designee, to execute a work order using a Board-approved Job Order Contractor, if necessary, for a not-to-exceed amount of \$550,000 of the Project budget, to remove crushed concrete from the Project site; and
6. Delegate LACDA to carry out the Project on behalf of the County.

###

(KK/LJ)

October 15, 2019

COUNTY OF LOS ANGELES

**REQUEST FOR APPROPRIATION ADJUSTMENT**

DEPARTMENT OF CHIEF EXECUTIVE OFFICER

**AUDITOR-CONTROLLER:**

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. PLEASE CONFIRM THE ACCOUNTING ENTRIES AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF EXECUTIVE OFFICER FOR HER RECOMMENDATION OR ACTION.

**ADJUSTMENT REQUESTED AND REASONS THEREFORE**

**FY 2019-20  
3 - VOTES**

SOURCES		USES	
PARKS AND RECREATION			
DOG PARK		PROJECT AND FACILITY DEVELOPMENT	
A01-CP-6014-65043-69878		A01-CF-5500-10190	
CAPITAL ASSETS - B & I		OTHER CHARGES	
DECREASE APPROPRIATION	1,215,000	INCREASE APPROPRIATION	1,215,000

SOURCES TOTAL \$ 1,215,000

USES TOTAL \$ 1,215,000

**JUSTIFICATION**

The appropriation adjustment is necessary to transfer \$1,215,000 (which \$495K is UUT funding and \$720K is SD2 NCC) from the Dog Park project (CP. No. 69878) to PFD for a funding agreement with LACDA for the Earvin "Magic" Johnson Park Phase 1B project.

**ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

# 50-G

OCT 15 2019

AUTHORIZED SIGNATURE

RENE PHILLIPS, MANAGER, CEO

BOARD OF SUPERVISOR'S APPROVAL (AS REQUESTED/REVISED)

CELIA ZAVALA  
EXECUTIVE OFFICER

REFERRED TO THE CHIEF EXECUTIVE OFFICER FOR---

ACTION

RECOMMENDATION

AUDITOR-CONTROLLER

BY

B.A. NO. 055

DATE

Oct. 11, 2019

APPROVED AS REQUESTED

APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

DATE

10/11/2019

# **Addendum No. 2 to the Earvin “Magic” Johnson Recreation Area Master Plan Environmental Impact Report**

**State Clearinghouse Number 2014101035**

Lead Agency | County of Los Angeles  
Department of Parks and Recreation  
1000 S. Fremont Avenue, Unit 40  
Building A-9 West, 3<sup>rd</sup> Floor  
Alhambra, California 91803

Prepared by | Psomas  
225 South Lake Avenue, Suite 1000  
Pasadena, California 91101

September 17, 2019

**TABLE OF CONTENTS**

<b><u>Section</u></b>		<b><u>Page</u></b>
<b>Section 1.0</b>	<b>Introduction .....</b>	<b>1-1</b>
1.1	Purpose and Basis for this Addendum .....	1-1
1.2	Project Location .....	1-3
1.3	Project Background .....	1-3
<b>Section 2.0</b>	<b>Changed Circumstances .....</b>	<b>2-1</b>
<b>Section 3.0</b>	<b>Changes to the Project .....</b>	<b>3-1</b>
3.1	2018 Approved Master Plan .....	3-1
3.1.1	2018 Approved Master Plan Phase IA .....	3-1
3.1.2	2018 Approved Master Plan Phase IB .....	3-2
3.1.3	2018 Approved Master Plan Buildout .....	3-2
3.1.4	Summary of 2018 Addendum Environmental Analysis .....	3-3
3.2	2019 Revised Master Plan .....	3-3
3.2.1	Master Plan Phase IA .....	3-6
3.2.2	2019 Revised Master Plan Phase IB .....	3-6
3.2.3	2019 Revised Master Plan Buildout .....	3-7
<b>Section 4.0</b>	<b>No New Significant Impacts or Substantial Increase in Previously Identified Impacts .....</b>	<b>4-1</b>
4.1	Aesthetics, Light, and Glare .....	4-1
4.1.1	2016 Approved Master Plan Environmental Analysis Summary .....	4-1
4.1.2	2018 Approved Master Plan Environmental Analysis Summary .....	4-2
4.1.3	2019 Revised Master Plan Environmental Analysis .....	4-2
4.2	Air Quality .....	4-3
4.2.1	2016 Approved Master Plan Environmental Analysis Summary .....	4-3
4.2.2	2018 Approved Master Plan Environmental Analysis Summary .....	4-4
4.2.3	2019 Revised Master Plan Environmental Analysis .....	4-4
4.3	Biological Resources .....	4-7
4.3.1	2016 Approved Master Plan Environmental Analysis Summary .....	4-7
4.3.2	2018 Approved Master Plan Environmental Analysis Summary .....	4-7
4.3.3	2019 Revised Master Plan Environmental Analysis .....	4-7
4.4	Cultural Resources .....	4-8
4.4.1	2016 Approved Master Plan Environmental Analysis Summary .....	4-8
4.4.2	2018 Approved Master Plan Environmental Analysis Summary .....	4-9
4.4.3	2019 Revised Master Plan Environmental Analysis .....	4-9
4.5	Geology and Soils .....	4-9
4.5.1	2016 Approved Master Plan Environmental Analysis Summary .....	4-9
4.5.2	2018 Approved Master Plan Environmental Analysis Summary .....	4-10
4.5.3	2019 Revised Master Plan Environmental Analysis .....	4-10

---

4.6	Greenhouse Gas Emissions/Climate Change .....	4-10
4.6.1	2016 Approved Master Plan Environmental Analysis Summary .....	4-10
4.6.2	2018 Approved Master Plan Environmental Analysis Summary .....	4-11
4.6.3	2019 Revised Master Plan Environmental Analysis .....	4-11
4.7	Hazards and Hazardous Materials .....	4-13
4.7.1	2016 Approved Master Plan Environmental Analysis Summary .....	4-13
4.7.2	2018 Approved Master Plan Environmental Analysis Summary .....	4-13
4.7.3	2019 Revised Master Plan Environmental Analysis .....	4-14
4.8	Hydrology and Water Quality.....	4-15
4.8.1	2016 Approved Master Plan Environmental Analysis Summary .....	4-15
4.8.2	2018 Approved Master Plan Environmental Analysis Summary .....	4-16
4.8.3	2019 Revised Master Plan Environmental Analysis .....	4-17
4.9	Land Use and Planning .....	4-18
4.9.1	2016 Approved Master Plan Environmental Analysis Summary .....	4-18
4.9.2	2018 Approved Master Plan Environmental Analysis Summary .....	4-19
4.9.3	2019 Revised Master Plan Environmental Analysis .....	4-19
4.10	Noise .....	4-20
4.10.1	2016 Approved Master Plan Environmental Analysis Summary .....	4-20
4.10.2	2018 Approved Master Plan Environmental Analysis Summary .....	4-20
4.10.3	2019 Revised Master Plan Environmental Analysis .....	4-21
4.11	Public Services and Utilities .....	4-22
4.11.1	2016 Approved Master Plan Environmental Analysis Summary .....	4-22
4.11.2	2018 Approved Master Plan Environmental Analysis Summary .....	4-23
4.11.3	2019 Revised Master Plan Environmental Analysis .....	4-24
4.12	Recreation .....	4-25
4.12.1	2016 Approved Master Plan Environmental Analysis Summary .....	4-25
4.12.2	2018 Approved Master Plan Environmental Analysis Summary .....	4-26
4.12.3	2019 Revised Master Plan Environmental Analysis .....	4-26
4.13	Transportation and Circulation .....	4-27
4.13.1	2016 Approved Master Plan Environmental Analysis Summary .....	4-27
4.13.2	2018 Approved Master Plan Environmental Analysis Summary .....	4-28
4.13.3	2019 Revised Master Plan Environmental Analysis .....	4-28
<b>Section 5.0</b>	<b>Conclusion.....</b>	<b>5-1</b>
<b>Section 6.0</b>	<b>References .....</b>	<b>6-1</b>

**TABLES**

<b><u>Table</u></b>		<b><u>Page</u></b>
1	Summary of Certified EIR Impacts .....	1-4
2	Comparison of Master Plan Phasing.....	3-4

**EXHIBITS**

<b><u>Exhibit</u></b>		<b><u>Follows Page</u></b>
1	Regional Location and Local Vicinity .....	1-3
2	2016 Approved Master Plan Conceptual Site Plan .....	1-3
3	2016 Approved Master Plan Project Phasing .....	1-3
4	2018 Approved Master Plan – Full Buildout.....	3-1
5	2018 Approved Master Plan – Phase IA .....	3-1
6	2018 Approved Master Plan – Phase IB .....	3-2
7	2019 Revised Master Plan – Full Buildout .....	3-3
8	2019 Revised Master Plan – Phase IB .....	3-6

**APPENDICES**

**Appendix**

A	Revised 2019 Mitigation Monitoring and Reporting Program
B	Traffic Memorandum

## SECTION 1.0 INTRODUCTION

### 1.1 PURPOSE AND BASIS FOR THIS ADDENDUM

On February 23, 2016, the Board of Supervisors (Board) of the County of Los Angeles (County) certified the *Earvin "Magic" Johnson Recreation Area Master Plan Final Environmental Impact Report* (State Clearinghouse Number 2014101035), which consists of the Draft Environmental Impact Report (Draft EIR) dated September 2015, Technical Appendices to the Draft EIR dated September 2015 (LACDPR 2015a), and the Final Environmental Impact Report, including Responses to Comments and Errata, dated November 2015, collectively referred to as the "Final EIR" (LACDPR 2015b). The Board found that the Final EIR was complete and was prepared in compliance with the California Environmental Quality Act (CEQA, *Public Resources Code*, Section 21000 et seq.). Having been certified by the Board, the Final EIR is herein referred to as the "Certified EIR". The Certified EIR analyzed the Earvin "Magic" Johnson Recreation Area Master Plan, referred to as the "2016 Approved Master Plan" (LACDPR 2015b).

On June 6, 2018, the Board of Supervisors adopted the *Addendum to the Earvin "Magic" Johnson Recreation Area Master Plan Environmental Impact Report*, herein referred to as the "2018 Addendum" (LACDPR 2018a). The Board found that the 2018 Addendum was complete and was prepared in compliance with CEQA (*Public Resources Code*, Section 21000 et seq.). The 2018 Addendum analyzed the Earvin "Magic" Johnson Recreation Area Revised Master Plan, referred to as the "2018 Approved Master Plan" (LACDPR 2018b).

This Addendum to the Certified EIR and 2018 Addendum is prepared in accordance with the provisions of Section 15164(a) of the State CEQA Guidelines, which states that "the lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred". CEQA Section 21166, Subsequent or Supplemental Impact Report, and Section 15162(a) of the State CEQA Guidelines address when a Subsequent or Supplemental EIR is required. As stated in Section 15162(a) of the State CEQA Guidelines, a Subsequent EIR is required when one of the following occurs:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
  - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
  - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

- (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

As stated in Section 15163(a) of the State CEQA Guidelines, a Supplemental EIR may be prepared if:

- (1) Any of the conditions described in Section 15162 would require the preparation of a subsequent EIR, and
- (2) Only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation.

As further discussed in Section 3.0 of this Addendum, the Los Angeles County Department of Parks and Recreation (LACDPR) is requesting approval of a revision of the Earvin "Magic" Johnson Park Revised Master Plan, referred to as the "2019 Revised Master Plan" or "Proposed Project", to implement changes to the 2018 Approved Master Plan. The purpose of this Addendum is to analyze and document whether the proposed changes to the 2018 Approved Master Plan set forth in the 2019 Revised Master Plan would result in environmental impacts that are covered within the environmental impact analysis included in the Certified EIR and 2018 Addendum, or whether the conditions described in Section 15162, calling for preparation of a Subsequent EIR, or Section 15163 calling for preparation of a Supplemental EIR, are applicable.

Pursuant to Section 15050 of the State CEQA Guidelines, the County of Los Angeles is the lead agency for this Addendum and has the authority for Project approval (i.e., 2019 Revised Master Plan approval) and approval of the accompanying environmental documentation (i.e., this Addendum).

In accordance with Sections 15162 and 15164 of the State CEQA Guidelines, based on the analysis and substantial evidence presented in this Addendum, the County has determined there are no new significant environmental impacts resulting from the 2019 Revised Master Plan. The County has determined that there are no substantial increases in the severity of any previously identified significant environmental impacts and no new mitigation measure would be required for the implementation of the 2019 Revised Master Plan; there are no changes in circumstances under which the 2019 Revised Master Plan would be undertaken that would result in new or more severe significant environmental impacts; and there is no new information of substantial importance that would result in one or more new or substantially more severe significant impacts. Therefore, an Addendum is the appropriate environmental documentation for the 2019 Revised Master Plan and requested approvals.

## **1.2 PROJECT LOCATION**

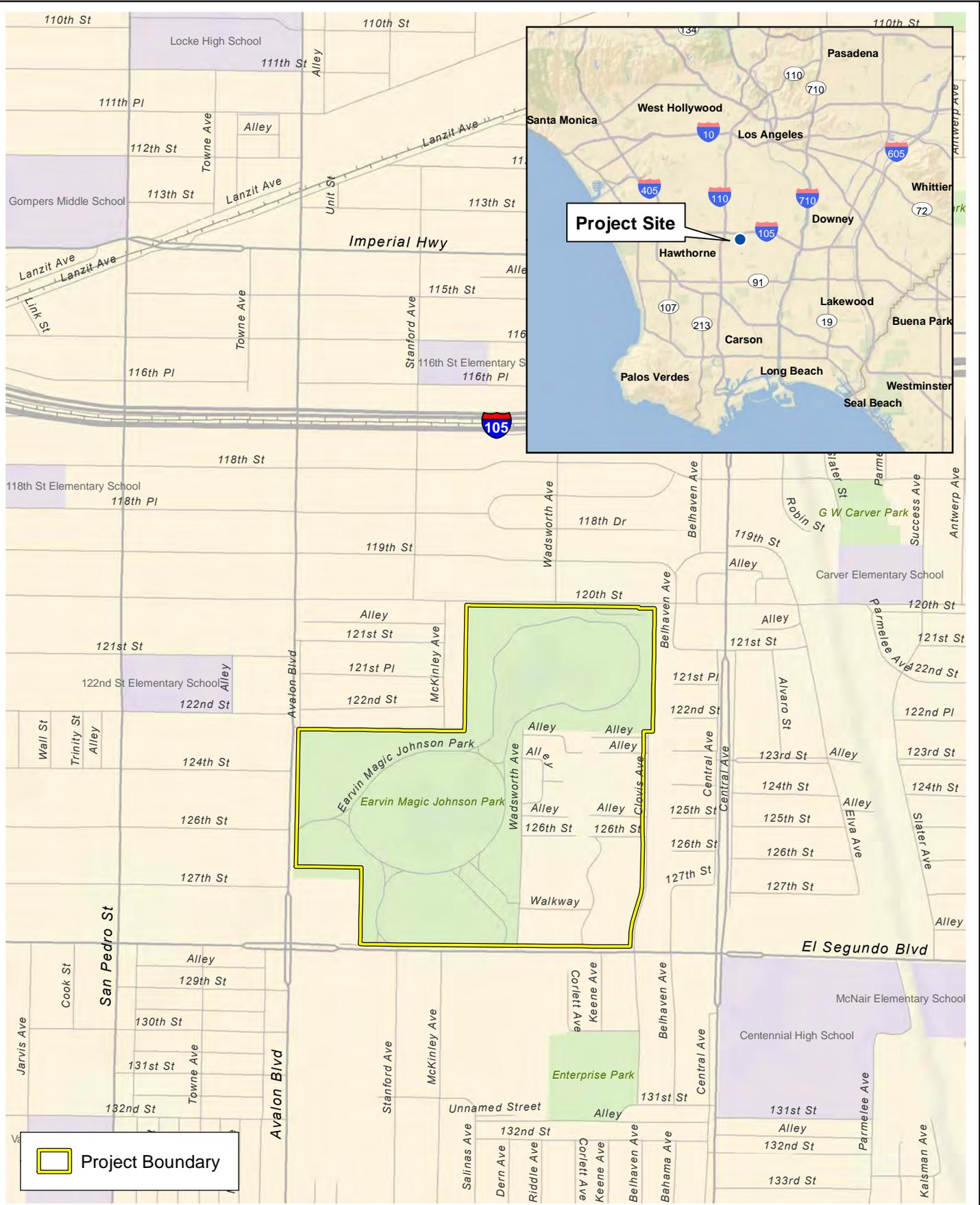
The Master Plan site (Project site) is located in the unincorporated community of Willowbrook in Los Angeles County. The Project site is south and east of the City of Los Angeles, northwest of the City of Compton, and north of the City of Carson. As shown in Exhibit 1, Regional Location and Local Vicinity, the Project site is generally bound by East 120<sup>th</sup> Street to the north, Clovis Avenue (not a through street) to the east, El Segundo Boulevard to the south, and Avalon Boulevard to the west. The Project site is adjacent to existing residential uses at the northwestern and eastern site boundaries and existing institutional and commercial uses at the southwestern boundary.

## **1.3 PROJECT BACKGROUND**

As described in the Draft EIR and summarized in the 2018 Addendum, the Master Plan site was previously occupied by the Athens Tank Farm, which was owned and operated by the ExxonMobil Oil Corporation (ExxonMobil) (LACDPR 2015a). The site was vacated by ExxonMobil in 1965 and a portion of the site was developed with the Ujima Village Apartment Complex (UVA), located at 941 East 126<sup>th</sup> Street, Los Angeles, 90059, in the early 1970s, which was funded by a mortgage insured by the U.S. Department of Housing and Urban Development (HUD). A portion of the Master Plan site was also developed with the previously privately-owned Ujima Housing Corporation (UHC) site, which was adjacent to the UVA site and was also developed in the early 1970s. The remainder of the Master Plan site was developed with the existing park between 1977 and 1985 as a California State Parks/County of Los Angeles Department of Parks and Recreation joint project and is currently owned by the County. By 1995, HUD had foreclosed on the UVA site and had sold the site to the Housing Authority of the County of Los Angeles (HACoLA). Vacated in 2013, the smaller UHC site located just south of the UVA site, was acquired by the County in April 2018. Existing development on that site has been demolished, as was anticipated in the Certified EIR.

HACoLA began to vacate the UVA site in 2008 and the apartments were demolished in 2013. The HACoLA obtained approval from HUD in 2009 to reuse the property for public park and recreational uses. The UVA property (tract number 25674, parcels 906 and 907) was transferred from the HACoLA to the County of Los Angeles in October 2018. This property will add to the existing park acreage and provide the opportunity for the pursuit of timely, coordinated, and enhanced recreational, open space, and cultural amenities.

On October 14, 2014, the County issued a Notice of Preparation (NOP) to announce the preparation of the Draft EIR for the Earvin "Magic" Johnson Recreation Area Master Plan (see Appendix A to the 2016 Draft EIR). On September 2, 2015, the County released the Draft EIR for public comment. The comment period was held open for 45 days, as required under CEQA, and ended on October 16, 2015. The Certified EIR examined all of the potential impacts related to the 2016 Approved Master Plan and concluded that mitigation measures were required for the following environmental impacts, as shown in Table 1, Summary of Certified EIR Impacts. Refer to Exhibit 2, 2016 Approved Master Plan Conceptual Site Plan, and Exhibit 3, 2016 Approved Master Plan Project Phasing, for a visual depiction of the 2016 Approved Master Plan.



D:\Projects\3DPR\0201\_Magic\_Johnson\MXD\Addendum\_no2\ex\_LV\_RL\_20190214.mxd

## Regional Location and Local Vicinity

## Exhibit 1

Addendum No. 2 to the Earvin "Magic" Johnson Recreation Area Master Plan EIR





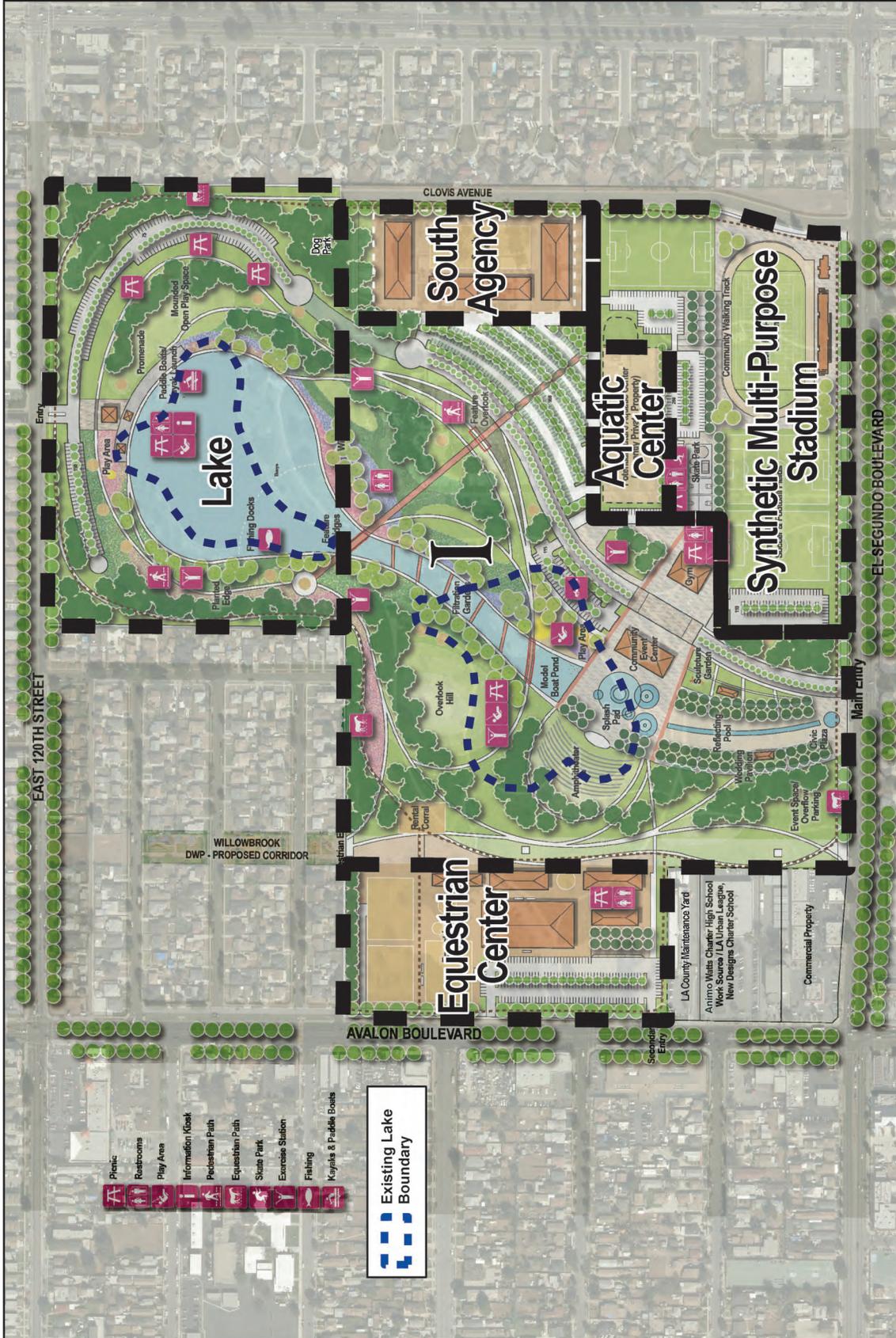
Source: Michael Baker International, AHBE Landscape Architects, 2017

# Exhibit 2

## 2016 Approved Master Plan Conceptual Site Plan

Addendum No. 2 to the Earvin "Magic" Johnson Recreation Area Master Plan EIR





Source: Michael Baker International, AHBE Landscape Architects, 2017

### Exhibit 3

## 2016 Approved Master Plan Conceptual Project Phasing

Addendum No. 2 to the Earvin "Magic" Johnson Recreation Area Master Plan EIR



**TABLE 1  
SUMMARY OF CERTIFIED EIR IMPACTS**

<b>2016 Certified EIR Impacts</b>	<b>Mitigation Measures</b>
Impact 4.2-1: Implementation of the Project would not violate air quality standards or substantially contribute to an existing or projected air quality violation during construction.	MM AQ-1 MM AQ-2
Impact 4.2-4: Implementation of the Project would not conflict with or obstruct implementation of applicable air quality plans.	MM AQ-1 MM AQ-2
Impact 4.2-5: Implementation of the Project would not create objectionable odors affecting a substantial number of people.	MM AQ-3
Impact 4.2-6: Short-term construction activities associated with the implementation of the Proposed Project and other related cumulative projects, would not result in significant air pollutant emission impacts.	MM AQ-1 MM AQ-2
Impact 4.3-1: Implementation of the Proposed Project may 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 Game or U.S. Fish and Wildlife Service.	MM BIO-1 MM BIO-2
Impact 4.3-2: Would the Project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	MM BIO-1 MM BIO-2
Impact 4.4-1: Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?	MM CUL-1
Impact 4.4-2: Cause a substantial adverse change in the significance of an archaeological resource as defined in CEQA Guidelines § 15064.5?	MM CUL-1
Impact 4.5-1: Implementation of the Project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving 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; strong seismic groundshaking; seismic-related ground failure, including liquefaction; or landslides.	MM GEO-1 through MM GEO-12
Impact 4.7-2: Implementation of the Project would not 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.	MM HAZ-1
Impact 4.10-1: Grading and construction associated with Project implementation could result in significant temporary noise impacts to nearby noise sensitive receptors.	MM NOI-1
Impact 4.10-2: Implementation of the proposed Project would result in significant vibration impacts to nearby sensitive receptors. <b>[Significant and Unavoidable]</b>	MM NOI-2
Impact 4.10-4: The proposed Project would not result in a significant increase in long-term stationary ambient noise levels.	MM NOI-3 MM NOI-4
Impact 4.12-2: Implementation of the Project includes the expansion of a recreational facility and construction of additional amenities which might have an adverse physical effect on the environment. <b>[Significant and Unavoidable]</b>	MM REC-1
Impact 4.13-1: Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.	MM TRA-1
Cumulative	MM TRA-2 MM TRA-3
Source: LACDPR 2015b.	

As previously detailed, the Board of Supervisors adopted the 2018 Addendum in June 2018, and found that the 2018 Addendum was complete and was prepared in compliance with CEQA (*Public Resources Code*, Section 21000 et seq.).

Throughout the impact analysis within this Addendum, the relevant impact from the Draft EIR is summarized in accordance with Table 1-3 from the Draft EIR. For example, "**Certified EIR Impact 4.1-1**" is used to refer to the Threshold of Significance and Impact 4.1-1 described in the Draft EIR. The reader is referred to the Draft EIR for all applicable thresholds of significance (as summarized in Table 1-3 of the Draft EIR), and to Appendix A of this Addendum to see the complete wording for all Certified EIR MMs. Appendix A of this Addendum is the Revised 2019 Mitigation Monitoring and Reporting Program (MMRP) from the Earvin "Magic" Johnson Recreation Area Master Plan Project, which includes the full text of the final mitigation measures (MMs) from the Certified EIR and the 2018 Addendum, with edits shown in underline ~~strikeout~~ that correspond to revisions set forth in this Addendum.

The Certified EIR determined that the following impacts would remain significant after implementation of all feasible MMs are incorporated:

- **Noise.** Short-term impacts to residences and schools located along the boundaries of the 2016 Approved Master Plan site due to vibration from construction equipment.
- **Recreation.** Impacts due to expansion of a recreational facility and construction of additional amenities.

These findings were also stated in the 2018 Addendum.

## **SECTION 2.0 CHANGED CIRCUMSTANCES**

If there are substantial changes to the circumstances under which the project is undertaken which will require major revisions of the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects, then a Subsequent EIR must be prepared. As discussed below, the existing conditions as described in the 2018 Addendum are not substantively different from current on-site and surrounding environmental conditions. Minor changes in the environmental setting and regulatory setting are discussed below.

Since the Certified EIR, changes in intersection geometry from a reduction in the travel lanes (i.e., road diet) were completed on El Segundo Boulevard along the frontage of the Project site to accommodate a new bicycle lane. This resulted in a reduction in roadway capacity for vehicles at intersections studied in the 2015 Traffic Impact Analysis Report that supported the Certified EIR. However, the County of Los Angeles Department of Public Works (LACDPW), Traffic and Lighting Division, has since restored the capacity of the intersection at El Segundo Boulevard and Avalon Boulevard to its original configuration. The intersection geometry now matches the pre-road diet conditions as analyzed in the Certified EIR.

Additionally, the UHC site, located just south of the UVA site, has been acquired since the Certified EIR, as stated in Section 1.3, Project Background. The UVA property was transferred from the HACoLA to the County of Los Angeles in October 2018 and will add to the existing park acreage and provide the opportunity for the pursuit of timely, coordinated, and enhanced recreational, open space, and cultural amenities.

No earthmoving, demolition, construction, or other changes to the physical setting have occurred at the Project site since the Certified EIR and 2018 Addendum that would substantially change the circumstances under which the Project would be undertaken.

Lastly, there are no known changes to federal, state, or local regulations that would substantively change the circumstances under which the Project would be undertaken.

## **SECTION 3.0 CHANGES TO THE PROJECT**

### **3.1 2018 APPROVED MASTER PLAN**

The 2018 Approved Master Plan provided for the development of a variety of recreational facilities and amenities within the boundaries of the existing Earvin "Magic" Johnson Park. Under the 2018 Approved Master Plan, as shown in Exhibit 4, 2018 Approved Master Plan – Full Buildout, various components of the 2016 Approved Master Plan were altered. As presented in further detail below, the primary changes included:

- (1) Phase IA: The South Lake would be retained and a stormwater treatment/recycled water system would be implemented, including a diversion pump station located at the northwest corner of the intersection of Clovis Avenue and El Segundo Boulevard, within the Project boundary;
- (2) Phase IB: The Former UVA site would be developed with a cultural complex, consisting of a museum, a nature lab, and a music center, rather than the South Agency Headquarters (SAH);
- (3) Future Phases: Surface parking areas would be replaced with a 2-story 800-space parking structure and a 2-story 600-space parking structure; and,
- (4) Future Phases: The active athletic fields and aquatic center would be slightly reconfigured adjacent to the East 126<sup>th</sup> Street alignment, and facilities at the existing South Agency maintenance yard would be relocated to accommodate parking at the equestrian center.

#### **3.1.1 2018 APPROVED MASTER PLAN PHASE IA**

As discussed in the 2018 Addendum, development under the 2018 Approved Master Plan would occur in six phases. As shown in Exhibit 5, 2018 Approved Master Plan – Phase IA, Phase IA is generally centered around the South Lake. Phase IA would include the construction of a community events center, civic plaza, children's play area, splash pad/water play area, and wedding pavilion on the southern side of the South Lake; a community ring around the South Lake; and picnic areas, exercise amenities, seating areas, viewing areas, and an observation deck along the community ring. The existing surface parking lots on the south and west sides of the South Lake would remain; an existing parking lot on the northern boundary of the Project site off of East 120<sup>th</sup> Street would remain; and an existing parking lot east of Wadsworth Avenue on the former UHC property (located south of the UVA site) would be resurfaced and would contain approximately 170 spaces. The existing restroom located on the south side of the South Lake would be rehabilitated.

As part of the 2018 Approved Master Plan, new biofiltration garden areas would be constructed in edge areas around the South Lake to act as a filtration mechanism further cleaning the recycled water before it flows into the North Lake. A stormwater collection and treatment system, including new a diversion box structure, diversion pump station, and diversion force main pipeline, would be constructed to connect to the South Lake. Water would be balanced between the South Lake and the North Lake through a 6-inch equalizer pipeline located within landscaping that connects the two Lakes. The existing recirculation pump station located near the southeastern edge of the North Lake would be relocated slightly west of its current location, closer to the edge of the North Lake.

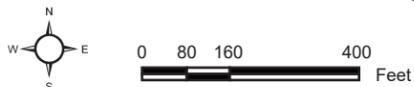


- Legend**
- Picnic
  - Restroom
  - Play Area
  - Information Kiosk
  - Pedestrian Path
  - Equestrian Path
  - Skate Park
  - Exercise Station
  - Fishing
  - Kayaks & Paddle Boats
  - Parking
  - Utility
  - Property Line

Note: Design of buildings are intended to be diagrammatic for the purposes of the Master Plan and will be refined at later stages in the process.

## 2018 Approved Master Plan - Full Buildout

Addendum No. 2 to the Earvin "Magic" Johnson Recreation Area Master Plan EIR



Source: AHBE Landscape Architects, 2018

Exhibit 4





**Legend**

- Picnic
- Restroom
- Play Area
- Information Kiosk
- Pedestrian Path
- Exercise Station
- Parking
- Utility
- Property Line

Source: AHBE Landscape Architects, 2018

### 2018 Approved Master Plan - Phase IA

Addendum No. 2 to the Earvin "Magic" Johnson Recreation Area Master Plan EIR



### Exhibit 5



### **3.1.2 2018 APPROVED MASTER PLAN PHASE IB**

Exhibit 6, 2018 Approved Master Plan – Phase IB, depicts the Project site after development under Phase IB, which would generally occur in the central eastern portion of the Master Plan area. The primary component of Phase IB is the proposed “cultural complex,” which involves the development of a museum, a nature lab, and a music center, as well as the adjacent outdoor amphitheater and surface parking. The museum would be a 250,000-sf building, including 40,000 sf of gallery space and 210,000 sf of art storage. The nature lab would be approximately 5,000 sf in size and the music center would include an approximately 17,000 sf building to provide space for rehearsals and events. Outdoor walkways with landscaping would connect the cultural complex buildings. The outdoor amphitheater would accommodate a capacity of 300 built seats and 800 lawn seats, for a total capacity of 1,100 visitors.

As part of the 2018 Approved Master Plan, various restrooms, a picnic area, landscaping, and trail connections to the community loop around the South Lake would also be constructed in Phase IB. A 113-space surface parking lot would be developed south of the music center and museum facilities and a 215-space eco-parking lot would be developed immediately east of the museum. Under Phase IB, the northern portion of Wadsworth Avenue (north of East 126<sup>th</sup> Street) would be part of the park landscaping area and the new amphitheater. The bulb-outs located along East 126<sup>th</sup> Street would be removed and East 126<sup>th</sup> Street would be constructed as a through street, connecting to Clovis Avenue.

### **3.1.3 2018 APPROVED MASTER PLAN BUILDOUT**

The remaining four phases of the 2018 Approved Master Plan would be developed in an order to be determined at a later time; the primary components of these phases are listed below in no particular order:

- Equestrian Center; Eco-Parking Lot; and South Agency maintenance yard.
- North Lake Biofiltration, Stormwater Treatment, and Irrigation System; Fishing Docks; Paddle Boats/Kayak Launch; Clovis Avenue Extension; Parking Structure; and Restrooms.
- Multi-Purpose Stadium; Outdoor Athletic Fields; Dog Park; and Parking Structure.
- Aquatic Center; Gymnasium; Skate Park; Outdoor Basketball Court; Restrooms; and Eco-Parking Lot.

The 2018 Approved Master Plan would relocate 16,000 sf of existing structures from the property currently occupied and operated by the County for park maintenance and other activities to the South Agency maintenance yard in order to accommodate surface parking for the equestrian center. The 2018 Approved Master Plan would also construct one 600-space structure upon the 215-space eco-parking lot described in Phase IB and a second approximately 800-space structure in the northeastern corner of the Master Plan area, with access from the adjacent East 120<sup>th</sup> Street and connectivity into the central roadway through the Park.

The timing of construction of the phases beyond Phase IA and Phase IB was unknown as of the adoption of the 2018 Approved Master Plan.

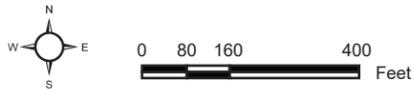


Legend	
	Picnic
	Restroom
	Play Area
	Information Kiosk
	Pedestrian Path
	Exercise Station
	Parking
	Fishing
	Utility
	Property Line

\*Note:  
The 250,000 SF includes 40,000 SF of gallery,  
and 210,000 SF of art storage.

## 2018 Approved Master Plan - Phase IB

Addendum No. 2 to the Earvin "Magic" Johnson Recreation Area Master Plan EIR



Source: AHBE Landscape Architects, 2018

## Exhibit 6



### **3.1.4 SUMMARY OF 2018 ADDENDUM ENVIRONMENTAL ANALYSIS**

The *Addendum to the Earvin "Magic" Johnson Recreation Area Master Plan Final Environmental Impact Report* (2018 Addendum) was certified in conjunction with the adoption of the 2018 Approved Master Plan (LACDPR 2018a, 2018b). The 2018 Addendum found that implementation of the Master Plan would be consistent with the Certified EIR and would no new significant environmental impacts.

### **3.2 2019 REVISED MASTER PLAN**

The LACDPR is proposing changes to and has prepared a revision of the 2018 Approved Master Plan, in the 2019 Revised Master Plan. Under the 2019 Revised Master Plan, as shown in Exhibit 7, 2019 Revised Master Plan – Full Buildout, components of the 2018 Approved Master Plan would be altered. As presented in further detail below, the primary changes are as follows:

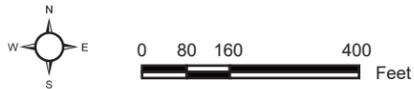
- (1) Phase IB: The 17,000-sf music center would no longer be part of the Proposed Project. The nature lab would be constructed during the future phases and therefore no longer a part of Phase IB. The museum would be downsized from 250,000 sf to 162,700 sf and relocated adjacent to South Avalon Boulevard, at the site of the previously-planned equestrian center and South Agency maintenance yard. Six acres of passive park uses would be added to the east side of the Project site. There would be a slight relocation of the access point for visitor parking and the addition of an access point for staff parking on Avalon Boulevard; access points along Clovis would be maintained. The proposed South Agency maintenance yard would be relocated to the east side of the Project site, expanded from 16,000 sf to 30,000 sf, and constructed during Phase IB instead of during a future phase. The dog park would be relocated to the northeast portion of the Project site, expanded from 20,000 sf to 32,670 sf, and constructed during Phase IB instead of during a future phase. Two outdoor athletic (soccer) fields would also be developed during Phase IB instead of during a future phase. The capacity of the surface parking lot north of 126<sup>th</sup> Street would be increased from 113 to 138 spaces; and
- (2) Future Phases: The equestrian center would no longer be part of the Master Plan. The South Agency maintenance yard would be relocated to the east side of the Project site to be developed during Phase IB. The nature lab would be expanded from 5,000 sf to 40,000 sf and would be a part of the future phases and no longer a part of Phase IB. The dog park and two of the outdoor athletic (soccer) fields would be developed during Phase IB instead of a future phase.

These changes listed above were not anticipated or evaluated in the Certified EIR or 2018 Addendum. Development under the 2019 Revised Master Plan would still occur in phases and would still occur within the Master Plan horizon year of 2035. Table 2, Comparison of Master Plan Phasing, shows the components originally included in the Certified EIR Phase I and Buildout, the components included in the 2018 Approved Master Plan Phase IA, Phase IB, and Buildout, and the 2019 Revised Master Plan for Phase IA, IB, and Buildout.



### 2019 Revised Master Plan - Full Buildout

Addendum No. 2 to the Earvin "Magic" Johnson Recreation Area Master Plan EIR



Source: AHBE Landscape Architects, 2019

### Exhibit 7



**TABLE 2  
COMPARISON OF MASTER PLAN PHASING**

2016 Approved Master Plan		2018 Approved Master Plan			2019 Revised Master Plan		
Plan Components	Phase	Phase IA	Phase IB	Buildout	Phase IA	Phase IB	Buildout
Community Event Center	Phase I	Minor Relocation			No change		
Gymnasium				Minor Relocation			No change
Amphitheater			Relocation and Reduced Seating			No change to South Lake amphitheater. Addition of amphitheater and café as part of the museum at west side of Project site.	
Interactive Fountain Area (Splash Pad)		Minor Relocation			No change		
Wedding Pavilion		Minor Relocation			No change		
Civic Plaza		Minor Relocation			No change		
Model Boat Area		South Lake Biofiltration, Stormwater Treatment, and Irrigation System				No change	
Lake/Water Area and Reflecting Pool Area						No change	
Sculpture Garden						No change	
Surface Parking			Eco-Parking Lot			No change	
South Agency Headquarters	Future Phase		Museum, nature lab, music center, eco-parking lot	Redevelopment of existing South Agency maintenance yard and new Parking Structure. South Agency Headquarters removed from Master Plan.		Relocation and downsizing of museum; Removal of music center from Master Plan; Addition of passive park uses. No change to eco-parking lot	Nature lab – minor relocation, expansion, and removal from Phase IB

**TABLE 2  
COMPARISON OF MASTER PLAN PHASING**

2016 Approved Master Plan		2018 Approved Master Plan			2019 Revised Master Plan			
Plan Components	Phase	Phase IA	Phase IB	Buildout	Phase IA	Phase IB	Buildout	
South Agency Maintenance Yard				Redevelopment and slight relocation of existing South Agency maintenance yard		Demolition of existing South Agency maintenance yard. Relocation and expansion of proposed South Agency maintenance yard to east side of Project site, adjacent to Clovis Avenue.		
Equestrian Center	Future Phase			No Change			Removed from Master Plan	
Aquatic Center	Future Phase			Minor Relocation			No Change	
Multi-Purpose Stadium	Future Phase			Minor Relocation			No Change	
Outdoor Athletic Fields				Minor Relocation		Development of two outdoor athletic (soccer) fields in Phase IB.		
Skate Park Area				Minor Relocation			No Change	
Outdoor Basketball				Minor Relocation			No Change	
Surface Parking				Minor Relocation		Increase in capacity from 113 to 138 spaces.		
Play Areas					Relocated			No Change
Dog Park					Relocated		Relocation to the northeast portion of the Project site and expanded from 20,000 sf to 32,670 sf.	
Fishing Dock Area				Minor Relocation			No Change	
Paddle/Kayak Boats				Minor Relocation			No Change	
Surface Parking				Parking Structure			No Change	

**TABLE 2  
COMPARISON OF MASTER PLAN PHASING**

2016 Approved Master Plan		2018 Approved Master Plan			2019 Revised Master Plan		
Plan Components	Phase	Phase IA	Phase IB	Buildout	Phase IA	Phase IB	Buildout
Restrooms	Various			Minor Relocation			No Change
Group Picnic Areas	Various			Minor Relocation			No Change
Trail System	Various			Minor Relocation			No Change
Exercise Station Areas	Various			Minor Relocation			No Change

### 3.2.1 MASTER PLAN PHASE IA

Development under Phase IA would not change under the 2019 Revised Master Plan. See Exhibit 5, 2018 Approved Master Plan – Phase IA, for a depiction of the site facilities after development under Phase IA of the 2018 Approved Master Plan.

### 3.2.2 2019 REVISED MASTER PLAN PHASE IB

Exhibit 8, 2019 Revised Master Plan – Phase IB, depicts the Project site after development of Phase IB. The 250,000-sf museum that was previously proposed on the former UVA site would be downsized to 162,700 sf and relocated to the 2018 Approved Master Plan equestrian center site and the South Agency maintenance yard site. The proposed relocated museum would be approximately 162,700-sf at its buildout, which is an 87,300 sf reduction in building area as compared to the 2018 Approved Master Plan. The museum would initially include 47,300 sf of gallery and office space and 95,400 sf of storage. A 20,000-sf addition of flexible space, a café, and amphitheater would be constructed later. For this Addendum, it was assumed that 5,000 sf of the flexible space would become part of the gallery/office and the remaining 15,000 sf would provide additional storage. This would bring the total area of the museum at its buildout to 52,300 sf of gallery/office and 110,400 sf of storage. As part of the Proposed Project, the museum would have access exclusively from South Avalon Boulevard. There would be two access points to the museum: one at the north end of the Project site, and one at the existing signalized intersection of 126<sup>th</sup> Street and Avalon Boulevard. Two surface parking lots would be constructed during museum construction: a staff parking lot on the north end of the museum site and a visitor parking lot on the south end of the museum site.

The 17,000-sf music center that was previously proposed on the former UVA Site under the 2018 Approved Master Plan would no longer be a part of the Proposed Project. As the previously-proposed South Agency maintenance yard site would be instead developed with visitor parking for the proposed museum, the South Agency maintenance yard would be relocated to east side of the Project site. The relocated South Agency maintenance yard would be developed during Phase IB instead of during a future phase. Additionally, the South Agency maintenance yard would be expanded from 16,000 sf, as proposed in the 2018 Approved Master Plan, to 30,000 sf.

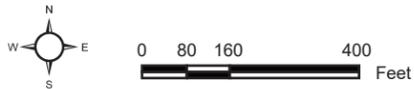
Six acres of passive park uses would be added to replace the previously-proposed museum on the east side of the Project site. These passive park uses would include open space, events areas, picnic areas, exercise nodes, and walking paths to connect the various uses.



Source: AHBE Landscape Architects, 2019

# 2019 Revised Master Plan - Phase IB

## Addendum No. 2 to the Earvin "Magic" Johnson Recreation Area Master Plan EIR



# Exhibit 8



The dog park would be developed during Phase IB instead of during a future phase. It would also be relocated to the northeast portion of the Project site, and expanded from 20,000 sf to 32,670 sf. Two of the outdoor athletic fields would also be built during Phase IB instead of during a future phase.

The remaining components of Phase IB of the 2018 Approved Master Plan would remain and would not be altered.

### **3.2.3 2019 REVISED MASTER PLAN BUILDOUT**

As mentioned above, development of the equestrian center site would not occur as a part of the Proposed Project. Additionally, the South Agency maintenance yard component would be developed during Phase IB under the 2019 Revised Master Plan. The nature lab that was proposed to be 5,000 sf and to be built during Phase IB under the 2018 Approved Master Plan would be expanded to 40,000 sf and would instead be constructed during a future phase of the Proposed Project. The dog park and two of the outdoor athletic (soccer) fields would be developed during Phase IB instead of a future phase. Consistent with the 2018 Approved Master Plan, the remaining four phases would occur in an order to be determined at a later time; the primary components of these phases are listed below in no particular order.

- Eco-Parking Lot.
- North Lake Biofiltration, Stormwater Treatment, and Irrigation System; Fishing Docks; Paddle Boats/Kayak Launch; Clovis Avenue Extension; Parking Structure; and Restrooms.
- Multi-Purpose Stadium; Outdoor Athletic Fields; and Parking Structure.
- Aquatic Center; Gymnasium; Skate Park; Outdoor Basketball Court; Restrooms; and Eco-Parking Lot.

Consistent with the 2018 Master Plan, the timing of construction of the phases beyond Phase IA and Phase IB remains unknown. As such, it is not known when the facilities described above would be constructed or in which future phases they would occur. The analysis of full buildout has assumed construction and operation of the totality of the components of the 2019 Revised Master Plan.

---

## **SECTION 4.0 NO NEW SIGNIFICANT IMPACTS OR SUBSTANTIAL INCREASE IN PREVIOUSLY IDENTIFIED IMPACTS**

This section of the Addendum examines each environmental topical issue analyzed in the Certified EIR and 2018 Addendum. For each topical issue, summaries of the findings/conclusions from the Certified EIR and 2018 Addendum are provided. Following the summary of the previous environmental documentation, the analysis for the 2019 Revised Master Plan is presented. The analyses presented below are focused on the following primary changes between the 2018 Approved Master Plan and the proposed 2019 Revised Master Plan, which were not analyzed in the Certified EIR and 2018 Addendum, including:

- (1) Phase IB: The previously-proposed music center would no longer be part of the Master Plan. The museum would be downsized and relocated to the previously-proposed equestrian center location (i.e., the western side of the Project site). The nature lab would not be a part of Phase IB. Six acres of passive park uses would be located on the east side of the park. There would be a relocation of an access point for visitor parking and a new access point for staff parking on Avalon Boulevard. The South Agency maintenance yard would be expanded and moved to the east side of the Project site; and
- (2) Future Phases: The equestrian center would no longer be part of the Master Plan. The nature lab would be expanded and developed during the future phases, instead of during Phase IB.

This Addendum relies on the use of the Thresholds of Significance identified in the Certified EIR and 2018 Addendum. For consistency, the order of the presentation of topical issues presented in this section follows the same order of presentation in the Certified EIR and 2018 Addendum.

In conjunction with approval of the 2018 Addendum, the Board also adopted a Revised Mitigation Monitoring and Reporting Program (MMRP). Applicable mitigation measures are identified in the summary of the previous environmental analysis for each topical issue in this Addendum and are assumed in the analysis presented. The Revised 2019 MMRP includes revisions to remove references to equestrian center facilities, as the use is removed from the 2019 Revised Master Plan. The full text of the revised mitigation measures is provided in Appendix A.

This document is an Addendum to the Certified EIR and 2018 Addendum and demonstrates that there are no changes to the 2018 Approved Master Plan that would substantially increase environmental impacts or create any new significant impacts. It demonstrates that no new information of substantial importance has been identified that would have significant effects not discussed in the Certified EIR and 2018 Addendum. No new mitigation measures are required beyond those identified in the Revised MMRP for the Certified EIR and 2018 Addendum and that those mitigation measures remain feasible to reduce the significance of such impacts in the manner set forth in the Certified EIR and 2018 Addendum.

### **4.1 AESTHETICS, LIGHT, AND GLARE**

#### **4.1.1 2016 APPROVED MASTER PLAN ENVIRONMENTAL ANALYSIS SUMMARY**

As discussed in the Certified EIR, the 2016 Approved Master Plan is located in an area which is highly urbanized and built out and would not have a substantial adverse effect on a scenic vista. It was determined that there are no state scenic highways in the vicinity of the site and the 2016 Approved Master Plan would not affect scenic resources, including, but not limited to trees, rock

outcroppings, and historic buildings near or within a State scenic highway. Impacts related to scenic vistas and resources were determined to be less than significant.

The Certified EIR concluded that, although construction activities associated with the 2016 Approved Master Plan would modify the site's aesthetics by removing existing landscaping and adding buildings and amenities to a passive recreation area, the 2016 Approved Master Plan would alter the site's aesthetics in a beneficial way. Buildings added under the 2016 Approved Master Plan would not exceed 30 feet, which also does not exceed the heights of the buildings that previously occupied the former UVA site and would not disrupt existing views in the area. Outdoor amenities, such as the basketball courts and skate park, under the 2016 Approved Master Plan would not change the character of the area as they are consistent with current uses on the site. Additionally, the amenities, buildings, and landscaping design proposed under the 2016 Approved Master Plan would utilize current architectural standards that would complement the design of the surrounding community. Impacts related to the degradation of the existing visual character or quality of the site and its surroundings were determined to be less than significant.

As detailed in the Certified EIR, the 2016 Approved Master Plan would introduce new sources of lighting and glare; however, these impacts would be considered less than significant. Further, pursuant to the *County of Los Angeles Park Design Guidelines and Standards*, new lighting would be placed in such a manner to minimize any lighting effects or glare on adjacent properties. Impacts related to light and glare were determined to be less than significant.

#### **4.1.2 2018 APPROVED MASTER PLAN ENVIRONMENTAL ANALYSIS SUMMARY**

As discussed in the 2018 Addendum, the 2018 Approved Master Plan would have aesthetic impacts consistent with impacts detailed in the Certified EIR. The Master Plan site and the surrounding area do not contain any designated scenic vistas or resources and implementation of the 2018 Approved Master Plan would not result in a substantial aesthetic change in the 2016 Approved Master Plan that would require major revisions of the Certified EIR due to the involvement of new significant environmental effects. There would be no significant impacts to the visual character or quality of the site and would not require any mitigation. Impacts related to light and glare would be considered less than significant with compliance with the *County of Los Angeles Park Design Guidelines and Standards*, which would minimize any lighting effects or glare on adjacent properties. There would be no new significant environmental effects related to aesthetics, and no new mitigation would be required.

#### **4.1.3 2019 REVISED MASTER PLAN ENVIRONMENTAL ANALYSIS**

Consistent with the analyses presented in the Certified EIR and 2018 Addendum, the Proposed Project site is located within a highly urbanized area, and there have been no changes in the aesthetic conditions at the Project site. The Project site and the surrounding area do not contain any designated scenic vistas or resources and the Project site not visible from any State or local scenic highways. According to the California Scenic Highways Mapping System, the closest designated highway is State Route (SR) 1, which is an Eligible State Scenic Highway – Not Officially Designated, which is located approximately 11 miles southeast of the Project site (Caltrans 2011). Impacts related to scenic vistas (***Certified EIR Impact 4.1-1***) and scenic resources (***Certified EIR Impact 4.1-2***) would remain less than significant.

Regarding the potential to substantially degrade the existing character or quality of the Project site (***Certified EIR Impact 4.1-3***), the 2019 Revised Master Plan contains altered facilities and changed locations that were not assessed in the Certified EIR or 2018 Addendum. The elimination of the 250,000 sf museum and 17,000 sf music center from the former UVA site would reduce the amount of construction and new development that would be visible from off-site areas, including

vehicles traveling along Clovis Avenue, when compared to the 2018 Approved Master Plan. As shown in Exhibit 7, the parking structure would continue to be constructed immediately west of Clovis Avenue, and the Nature Lab would increase in size and be relocated to the southeast, slightly closer to Clovis Avenue. However, the proposed 40,000 sf nature lab would be substantially smaller in size than the museum previously proposed on the former UVA site. On the west side of the Project site, the 2018 Addendum anticipated the construction of new facilities associated with the previously approved equestrian center; according to the 2019 Revised Master Plan, this area would continue to be developed, but would involve construction of a museum instead of the equestrian center. The elimination of the music center and equestrian center and relocation of the nature lab, museum, and South Agency maintenance yard would not result in a substantial aesthetic change in the Approved Master Plan that would require major revisions of the Certified EIR and 2018 Addendum due to the involvement of new significant environmental effects. There would be less than significant impacts and no new mitigation is required.

Also, consistent with the 2018 Approved Master Plan, none of the proposed structures associated with the 2019 Revised Master Plan would exceed 30 feet in height; therefore, the physical changes would not constitute a substantial change from the 2018 Approved Master Plan and would not disrupt existing views in the Project area beyond what was analyzed in the previous environmental documents. Additionally, the amenities, buildings, and landscaping design proposed under the Proposed Project would be constructed in compliance with current architectural standards that would complement the design of the surrounding community. As such, the addition of the downsized museum on the previously proposed equestrian center site is in line with the massing of buildings that have previously been located on the Project site and that were analyzed in the Certified EIR and 2018 Addendum and would not constitute a new significant impact and no mitigation is required.

Regarding the potential light and glare impacts, (***Certified EIR Impact 4.1-4***), none of the proposed changes set forth in the 2019 Revised Master Plan would involve substantively different lighting configurations or intensities beyond what was analyzed in the Certified EIR or 2018 Addendum. The elimination of the museum and music center on the former UVA site would reduce overall light and glare on the Project site; however, the Proposed Project would still be required to comply with the *County of Los Angeles Park Design Guidelines and Standards* for lighting. As such, the 2019 Revised Master Plan would not result in a substantial change in the 2018 Approved Master Plan related to aesthetics that would require major revisions of the Certified EIR and 2018 Addendum due to the involvement of new significant environmental effects, and no new mitigation is required.

## **4.2 AIR QUALITY**

### **4.2.1 2016 APPROVED MASTER PLAN ENVIRONMENTAL ANALYSIS SUMMARY**

Demolition, grading, and construction would result in the short-term emission of air quality pollutants. In the Certified EIR, short-term impacts from particulate and exhaust emissions were determined to be less than significant. Although particulate matter (PM10 and PM 2.5) emissions were found to be below South Coast Air Quality Management District's (SCAQMD's) significance thresholds, MMs AQ-1 and AQ-2 were nonetheless identified to further reduce this less than significant impact. Operational air quality impacts were almost entirely attributed to vehicle emissions, which were concluded to be well below established thresholds, resulting in less than significant impacts.

The localized significance thresholds for the 2016 Approved Master Plan were not exceeded for either construction or operational emissions. It was also determined that carbon monoxide (CO) hotspots would not occur at any intersections near the site. Impacts related to the exposure of

sensitive receptors to substantial pollutant concentrations were deemed to be less than significant.

The Certified EIR determined that implementation of the 2016 Approved Master Plan would not conflict with or obstruct the implementation of any applicable air quality plan with the implementation of MMs AQ-1 and AQ-2, which would reduce impacts under this threshold to a less than significant level.

With respect to the creation of objectionable odors, the 2016 Approved Master Plan did not propose any uses that are typically associated with objectionable odors. However, the equestrian center was deemed to have the potential for non-hazardous but unpleasant odors. Impacts related to objectionable odors were deemed to be less than significant with compliance with all applicable rules and regulations and implementation of MM AQ-3.

#### **4.2.2 2018 APPROVED MASTER PLAN ENVIRONMENTAL ANALYSIS SUMMARY**

As discussed in the 2018 Addendum, the 2018 Approved Master Plan would have air quality impacts consistent with impacts detailed in the Certified EIR. As there were new/alterd facilities that were not assessed in the Certified EIR, the 2018 Addendum analyzed the potential for new impacts related to the construction and operation of these facilities. The 2018 Addendum determined that emissions from construction activities under the 2018 Approved Master Plan would not violate any air quality standard or substantially contribute to an existing or projected air quality violation. Emissions associated with the construction of the new/alterd facilities under the 2018 Approved Master Plan are not anticipated to exceed SCAQMD's thresholds for criteria air pollutants. MM AQ-1 and MM AQ-2 remain relevant and applicable to the 2018 Approved Master Plan.

The reconfiguration of land uses in the 2018 Approved Master Plan would not result in substantial changes in the 2016 Approved Master Plan that would require major revisions of the Certified EIR due to the involvement of new significant environmental effects. Operational emissions would be less than the SCAQMD CEQA significance thresholds for all criteria pollutants. Emissions would be less than the LST significance thresholds; therefore, impacts to sensitive receptors from localized emissions would be less than significant.

It was determined that implementation of the 2018 Approved Master Plan would not conflict with or obstruct implementation of applicable air quality plans. Additionally, with implementation of MM AQ-3, odors from the equestrian uses would not result in significant impacts.

Short-term construction activities associated with implementation of the 2018 Approved Master Plan and other related cumulative projects would not result in significant impacts, with implementation of mitigation measures MM AQ-1 and MM AQ-2 of the Certified EIR. Similarly, operational emissions associated with implementation of the 2018 Approved Master Plan and other related cumulative projects in the area would not result in significant air pollutant emission impacts since the Project would not exceed operational thresholds for the SCAQMD and other related projects would be required to comply with SCAQMD rules and regulations.

#### **4.2.3 2019 REVISED MASTER PLAN ENVIRONMENTAL ANALYSIS**

Regarding the violation of air quality standards or substantial contribution to an existing or project air quality violation during construction (***Certified EIR Impact 4.2-1***), the 2019 Revised Master Plan would relocate, resize, or eliminate some of the uses that were proposed in the 2018 Approved Master Plan. These were not assessed in the Certified EIR/2018 Addendum. Phase IB construction emissions were analyzed in the 2018 Addendum. Phase IB for the 2019 Revised

Master Plan would include the expansion of the South Agency maintenance yard and nature lab, the removal of the music center, the relocation and downsizing of museum, and the addition of six acres of passive recreation area.

The expansion of the South Agency maintenance yard (from 16,000 sf to 30,000 sf) and of the nature lab (from 5,000 sf to 40,000 sf) was not analyzed in the Certified EIR/2018 Addendum. However, although the square footages for these specific uses would increase, the museum square footage would decrease, and the equestrian center and music center would be removed from the 2019 Revised Master Plan. Overall, there would be a decrease in development as part of the Proposed Project in comparison to the approved 2018 Master Plan. In place of these uses, passive park uses would be developed. Therefore, it can be reasonably assumed that there would be less construction and consequently, fewer construction emissions from implementation of the 2019 Revised Master Plan. Due to the overall reduction in development square footage, emissions associated with the construction of these facilities are not anticipated to exceed SCAQMD's thresholds for criteria air pollutants or result in substantial changes in the 2016 and 2018 Approved Master Plan that would require major revisions of the Certified EIR and 2018 Addendum due to the involvement of new significant environmental effects. Additionally, MM AQ-1 and MM AQ-2 would remain relevant and applicable to the 2019 Revised Master Plan.

Other future Project components, such as the reconfiguration of the museum and the South Agency maintenance yard, would not involve substantively different construction scenarios or involve different assumptions than what was anticipated in the Certified EIR. The configuration of the buildings would not impact the emissions generated from the Project. Therefore, the reconfiguration of these land uses would not result in substantial changes in the 2019 Revised Master Plan that would require major revisions of the 2018 Addendum due to the involvement of new significant environmental effects, and no additional mitigation measures are required.

Regarding the violation of air quality standards or substantial contribution to an existing or project air quality violation during long-term operations (**Certified EIR Impact 4.2-2**), the 2019 Revised Master Plan does contain altered facilities that were not assessed in the Certified EIR/2018 Addendum. However, as stated above, the overall square footage of development would be less than the 2016 and 2018 Approved Master Plans, and the daily trip generation would also be less than the trip generation associated with the previous environmental documentation. The principal emission source for air quality pollutants from the operations of the Proposed Project would be associated with mobile source emissions (i.e., vehicle traffic to and from the Proposed Project site). Therefore, with reduced development and trip generation as compared to the previous environmental documentation, operational emissions would be less than the previous analyses, and therefore, less than significant. Operational emissions of these land uses would not result in substantial changes in the 2016 or 2018 Approved Master Plan that would require major revisions of the previously documentation due to the involvement of new significant environmental effects, and no additional mitigation measures are required.

Regarding the Project's impacts to sensitive receptors through localized emissions (**Certified EIR Impact 4.2-3**), there would be changes in location of the uses in the Proposed Project. The Certified EIR/2018 Addendum had less than significant impacts to sensitive receptors. The 2019 Revised Master Plan proposes to relocate the museum, South Agency maintenance yard, and nature lab; however, the relocation of these uses would replace other land uses proposed in the 2018 Addendum, and the distances to sensitive receptors would not change. As discussed in Section 4.2.2, the emissions for the 2018 Addendum were lower than the LST significance thresholds. The analysis for LST for the Certified EIR used the most conservative sensitive receptor distance recommended (25 meters), and the reconfigured uses of the 2019 Revised Master Plan would be located within the same receptor distances as was previously analyzed. Therefore, the reconfiguration of these land uses would not result in substantial changes in the

2016 or 2018 Approved Master Plan that would require major revisions of the Certified EIR or 2018 Addendum due to the involvement of new significant environmental effects, and no additional mitigation measures are required.

Implementation of the 2019 Revised Master Plan would not conflict with or obstruct implementation of applicable air quality plans (**Certified EIR Impact 4.2-4**) with implementation of MM AQ-1 and MM AQ-2, consistent with the findings in the Certified EIR/2018 Addendum. Emissions from the Proposed Project would be less than the applicable significance thresholds. Therefore, the 2019 Revised Master Plan would not result in substantial changes in the 2016 and 2018 Approved Master Plan that would require major revisions of the Certified EIR/2018 Addendum due to the involvement of new significant environmental effects, and no additional mitigation measures are required for conflict or obstruction of applicable air quality plans.

With regard to odor impacts (**Certified EIR Impact 4.2-5**), the Certified EIR incorporated MM AQ-3 to reduce odors from the proposed equestrian center. The Proposed Project would not involve development of an equestrian center, therefore, no impact related to odors would occur and the application of MM AQ-3 would be not be required. Therefore, MM AQ-3 is no longer included the Revised 2019 MMRP, which can be found in Appendix A. There would not be a substantial change in the 2016 and 2018 Approved Master Plans that would require major revisions of the previous environmental documentation due to the involvement of new significant environmental effects, and no additional mitigation measures are required.

Short-term construction activities associated with implementation of the 2019 Revised Master Plan and other related cumulative projects (**Certified EIR Impact 4.2-6**) would not result in significant impacts, with mitigation measures MM AQ-1 and MM AQ-2 of the Certified EIR. All related projects would be required to reduce their emissions per SCAQMD rules and mandates, therefore the Project would not contribute to cumulative impacts, consistent with the Certified EIR. Therefore, cumulative construction emissions of the 2019 Revised Master Plan and related projects would not result in substantial changes in the 2016 and 2018 Approved Master Plans that would require major revisions of the Certified EIR due to the involvement of new significant environmental effects, and no additional mitigation measures are required.

Similarly, operational emissions of the Proposed Project and other related cumulative projects in the area would not result in significant air pollutant emission impacts (**Certified EIR Impact 4.2-7**), consistent with the Certified EIR/2018 Addendum, since the Project would not exceed operational thresholds for the SCAQMD and other related projects would be required to comply with SCAQMD rules and regulations. Therefore, cumulative operational emissions of the 2019 Revised Master Plan and related projects would not result in substantial changes in the 2016 and 2018 Approved Master Plans that would require major revisions of the previous environmental documentation due to the involvement of new significant environmental effects, and no additional mitigation measures are required.

Development associated with the 2019 Revised Master Plan and other related cumulative projects would not conflict with or obstruct implementation of the applicable air quality plan (**Certified EIR Impact 4.2-8**), consistent with the Certified EIR/2018 Addendum. This impact would be less than significant. The Proposed land uses and reconfiguration of the planned facilities would still result in less growth than that allowed by the General Plan, and therefore, would not increase the amount of growth assumed in the AQMP. Therefore, cumulative projects would not result in substantial changes in the 2016 and 2018 Approved Master Plans that would require major revisions of the Certified EIR/2018 Addendum due to the involvement of new significant environmental effects, and no additional mitigation measures are required.

## **4.3 BIOLOGICAL RESOURCES**

### **4.3.1 2016 APPROVED MASTER PLAN ENVIRONMENTAL ANALYSIS SUMMARY**

As stated in the Certified EIR, the Project site is characterized by three distinct vegetation communities: landscaped; artificial lake; and developed. Most of the Project site consists of landscaped grass with some ruderal/weedy plants, and numerous trees. Based on the Habitat Assessment performed for the 2016 Approved Master Plan, the Project site does not contain suitable habitat for any special status plant species. Two sensitive animal species had the potential to occur on the Project site but were not observed during the assessment: western mastiff bat (*Eumops perotis californicus*) and pocketed free-tailed bat (*Nyctinomops femorosaccus*). Additionally, although the plant communities on-site were determined not to provide suitable habitat for sensitive plant or wildlife species known to occur in the area, the Habitat Assessment noted that there was suitable vegetation for nesting birds on-site. Implementation of MMs BIO-1 and BIO-2 would reduce potential impacts to bats and nesting birds to less than significant.

No riparian habitat or other sensitive natural communities would be adversely affected by implementation of the 2016 Approved Master Plan; however, any potential to impact riparian habitat or other sensitive natural communities would be eliminated with the implementation of MMs BIO-1 and BIO-2.

The Habitat Assessment found that no wetlands occur on site and the Project site does not serve as a wildlife corridor or linkage. Additionally, the 2016 Approved Master Plan would not conflict with local policies or ordinances protecting biological resources. The site does not fall within the boundaries of an adopted Habitat Conservation Plan or Natural Community Conservation Plan, and it is not located in any County of Los Angeles Significant Ecological Area (SEA).

### **4.3.2 2018 APPROVED MASTER PLAN ENVIRONMENTAL ANALYSIS SUMMARY**

As discussed in the 2018 Addendum, the 2018 Approved Master Plan would result in biological resource impacts consistent with impacts detailed in the Certified EIR. Implementation of MMs BIO-1 and BIO-2 would reduce potential impacts related to special status/sensitive species due to construction and implementation of the 2018 Approved Master Plan, including the South Agency maintenance yard site which was not analyzed in the Certified EIR, to less than significant levels and no new mitigation would be required to address special status plants or animals.

The 2018 Addendum also determined that there are no jurisdictional resources on-site and that implementation of the 2018 Approved Master Plan would not increase or alter the impacts to riparian habitats or protected wetlands and no additional mitigation would be required.

Implementation of the 2018 Approved Master Plan would not result in substantial changes in the 2016 Approved Master Plan that would involve new significant environmental effects related to migration of wildlife, tree preservation, and conflicts with conservation plans. MMs BIO-1 and BIO-2 would continue to be required in order to reduce any potential impacts to bats and nesting birds.

### **4.3.3 2019 REVISED MASTER PLAN ENVIRONMENTAL ANALYSIS**

As discussed in Section 2.0, no changes to the physical setting and no known changes to any federal, State, or local regulations that would be relevant to the Project site have occurred since the adoption of the Certified EIR. The overall Project boundary has remained the same from 2018 Approved Master Plan.

Regarding impacts to special status/sensitive plant or animal species (**Certified EIR Impact 4.3-1**), the 2019 Revised Master Plan would not substantially alter the analysis of impacts in the Certified EIR/2018 Addendum because it assumed the potential for soil/vegetation disturbance throughout the Project site. Within the Project site boundaries, the 2019 Revised Master Plan would disturb a similar amount of surface area soils and vegetation, and the proposed changes set forth in the 2019 Revised Master Plan would not result in a substantial change in the 2016 or 2018 Approved Master Plans that would require major revisions of the Certified EIR/2018 Addendum due to the involvement of new significant environmental effects.

There are no areas of physical disturbance that would occur as part of the Proposed Project that were not analyzed in the Certified EIR or 2018 Addendum. As discussed in the Certified EIR, potential impacts would be limited to nesting birds and roosting bats. Consistent with the Certified EIR, implementation of MMs BIO-1 (requires avoidance of roosting bats) and BIO-2 (requires avoidance of nesting birds) would reduce potential impacts of the 2019 Revised Master Plan, including the maintenance yard site, to bats and nesting birds to less than significant and no new mitigation would be required to address special status plants or animals.

Regarding **Certified EIR Impact 4.3-2** related to riparian habitats and **Certified EIR Impact 4.3-3** related to protected wetlands, the 2019 Revised Master Plan would not increase or alter the impacts to these resources because the Certified EIR and 2018 Addendum determined that there are no jurisdictional resources on the Project site.

Regarding **Certified EIR Impact 4.3-4** related to migration of wildlife, **Certified EIR Impact 4.3-5** related to tree preservation, and **Certified EIR Impact 4.3-6** related to conflicts with conservation plans, the 2019 Revised Master Plan would not result in substantial changes in the 2016 and 2018 Approved Master Plans that would require major revisions of the Certified EIR and 2018 Addendum due to the involvement of new significant environmental effects. The elimination of the existing features on the Project site and the construction of new facilities throughout the Project site was previously addressed in the Certified EIR and mitigation was identified to address potential impacts to bats and nesting birds. As discussed previously, MMs BIO-1 and BIO-2 from the Certified EIR would continue to be required to address impacts associated with the 2019 Revised Master Plan.

As such, the 2019 Revised Master Plan would not result in a substantial change in the 2016 and 2018 Approved Master Plans related to biological resources that would require major revisions of the Certified EIR and 2018 Addendum due to the involvement of new significant environmental effects, and no new mitigation is required.

#### **4.4 CULTURAL RESOURCES**

##### **4.4.1 2016 APPROVED MASTER PLAN ENVIRONMENTAL ANALYSIS SUMMARY**

The *Cultural Resources Assessment* completed for the Certified EIR did not identify any historic resources or any known archaeological or paleontological resources on-site. Although there were no cultural resources identified on-site, there is potential for previously unknown resources to be identified during earthmoving activities. Implementation of MMs CUL-1 and CUL-2 would reduce potential impacts to cultural resources to less than significant. Additionally, the 2016 Approved Master Plan was determined to have the potential to disturb previously unknown human remains during earthmoving activities. Compliance with *California Health and Safety Code* Section 7050.5 and *Public Resources Code* Section 5097.98 would ensure that impacts related to disturbance of human remains would be less than significant.

#### **4.4.2 2018 APPROVED MASTER PLAN ENVIRONMENTAL ANALYSIS SUMMARY**

As discussed in the 2018 Addendum, the 2018 Approved Master Plan would result in cultural resource impacts consistent with impacts detailed in the Certified EIR. As the existing conditions on the Master Plan site had not changed from the 2016 Approved Master Plan to the 2018 Approved Master Plan, the 2018 Addendum determined that implementation of the 2018 Approved Master Plan would not result in new significant environmental effects related to historic, archaeological, or paleontological resources or human remains. Continued implementation of MMs CUL-1 and CUL-2 would reduce any potential significant impacts related to the 2018 Approved Master Plan to less than significant.

#### **4.4.3 2019 REVISED MASTER PLAN ENVIRONMENTAL ANALYSIS**

The existing conditions on the Project site have not changed since the adoption of the Certified EIR and 2018 Addendum and the overall Project boundary has remained the same from 2016 and 2018 Approved Master Plans, with the exception of the addition of the South Agency maintenance yard in the 2018 Approved Master Plan. Regarding **Certified EIR Impact 4.4-1** related to historic resources, **Certified EIR Impact 4.4-2** related to archaeological resources, **Certified EIR Impact 4.4-3** related to paleontological resources, and **Certified EIR Impact 4.4-4** related to human remains, the 2019 Revised Master Plan would not result in substantial changes in the 2016 and 2018 Approved Master Plans that would require major revisions of the Certified EIR and 2018 Addendum due to the involvement of new significant environmental effects.

Consistent with the analysis in the 2018 Addendum, no historic resources or known archaeological or paleontological resources exist on-site. Additionally, the depth and extent of soil disturbance associated with the Proposed Project would be substantially similar to what was analyzed in the Certified EIR and 2018 Addendum. The 2019 Revised Master Plan would continue to be subject to MM CUL-1 related to archaeological and tribal resources, and MM CUL-2 related to paleontological resources. With the implementation of MMs CUL-1 and CUL-2 from the Certified EIR, potential impacts to previously unknown cultural resources under the Proposed Project would be reduced to less than significant. The Proposed Project would also comply with *California Health and Safety Code* Section 7050.5 and *Public Resources Code* Section 5097.98 in order to reduce any potential impacts related to disturbance of previously unknown human remains to less than significant. Therefore, there would be no new significant impacts or more severe significant impacts related to cultural resources.

As such, the 2019 Revised Master Plan would not result in a substantial change in the 2016 or 2018 Approved Master Plans related to cultural resources that would require major revisions of the Certified EIR and 2018 Addendum due to the involvement of new significant environmental effects, and no new mitigation is required.

### **4.5 GEOLOGY AND SOILS**

#### **4.5.1 2016 APPROVED MASTER PLAN ENVIRONMENTAL ANALYSIS SUMMARY**

The Certified EIR determined that no active or potentially active faults underlie the Project site and the site is not within a California Earthquake Fault Zone. The Project is located on a relatively flat surface, which has low potential for landslides, rockfalls, or debris flows. Additionally, there is very low to low potential for liquefaction, low potential for settlement, and low expansion potential at the site. Compliance with the applicable County and State regulations for seismic-related hazards, other geotechnical hazards, erosion, and sedimentation would ensure that impacts would be less than significant. MM GEO-1 was recommended to further reduce the 2016 Approved Master Plan's less than significant seismic hazards.

With the implementation of best-management practices (BMPs) identified in the SWPPP for the 2016 Approved Master Plan and MM GEO-1, impacts associated with soil erosion and loss of topsoil were determined to be less than significant.

#### **4.5.2 2018 APPROVED MASTER PLAN ENVIRONMENTAL ANALYSIS SUMMARY**

As discussed in the 2018 Addendum, the 2018 Approved Master Plan would result in impacts related to geology and soils consistent with impacts detailed in the Certified EIR. It was determined that conditions at the Project site would remain the same as analyzed in the Certified EIR, and the 2018 Approved Master Plan would not substantially increase site hazards associated with site development; there would be no new or more severe significant impacts related to earthquake faults, seismic groundshaking, ground failure, unstable soils, including landslides, lateral spreading, subsidence, liquefaction or collapse. As the 2018 Approved Master Plan retained the South Lake that was originally eliminated in the 2016 Approved Master Plan, it was determined that impacts related to soil erosion and the loss of topsoil would potentially be reduced. No new mitigation would be required.

#### **4.5.3 2019 REVISED MASTER PLAN ENVIRONMENTAL ANALYSIS**

The existing conditions on the Project site have not changed since the *Geotechnical Evaluation Study* was conducted or since the adoption of the Certified EIR. Regarding **Certified EIR Impact 4.5.1** related to earthquake faults, seismic groundshaking, or ground failure, conditions at the Project site remain the same as analyzed in the Certified EIR, and the 2019 Revised Master Plan would not substantially increase site hazards associated with earthquake faults, seismic groundshaking, or ground failure. All conditions related to building construction for habitable structures discussed in the Certified EIR remain applicable to the 2019 Revised Master Plan. There are no new land uses proposed with the 2019 Revised Master Plan. All facilities would be constructed in compliance with applicable County and State regulations for seismic-related hazards.

Regarding **Certified EIR Impact 4.5-2** related to soil erosion and the loss of topsoil, the 2019 Revised Master Plan would have similar impacts to the 2016 and 2018 Approved Master Plans. MMs GEO-1 through GEO-12 from the Certified EIR would be applicable to development within the Project site.

Regarding **Certified EIR Impact 4.5-3** related to unstable soils, including landslides, lateral spreading, subsidence, liquefaction or collapse, conditions at the Project site remain the same as analyzed in the Certified EIR/2018 Addendum, and the 2019 Revised Master Plan would not substantially increase site hazards associated with site development. The 2019 Revised Master Plan would not result in substantial changes in the 2016 or 2018 Approved Master Plans that would require major revisions of the Certified EIR or 2018 Addendum related to geology or soils due to the involvement of new significant environmental effects, and no new mitigation is required.

### **4.6 GREENHOUSE GAS EMISSIONS/CLIMATE CHANGE**

#### **4.6.1 2016 APPROVED MASTER PLAN ENVIRONMENTAL ANALYSIS SUMMARY**

The Certified EIR determined that the 2016 Approved Master Plan would result in short-term and long-term emissions of greenhouse gas (GHG) emissions. Implementation of Project Design Features and compliance with required water conservation measures under the County would ensure that impacts related to the generation of GHG emissions would be below the SCAQMD threshold and, therefore, less than significant. Additionally, the 2016 Approved Master Plan would assist in the implementation of the Community Climate Action Plan, and would be compliant with

all applicable federal, State, and local regulations; therefore, the 2016 Approved Master Plan would not conflict with any applicable plan, policy, or regulation for the purpose of reducing GHG emissions, including Assembly Bill (AB) 32, and impacts would be less than significant.

#### **4.6.2 2018 APPROVED MASTER PLAN ENVIRONMENTAL ANALYSIS SUMMARY**

As discussed in the 2018 Addendum, the 2018 Approved Master Plan would result in greenhouse gas emission impacts consistent with impacts detailed in the Certified EIR. Implementation of the 2018 Approved Master Plan would minimally increase overall construction emissions due to the new/altered facilities that were not assessed in the Certified EIR. The principal source of GHG emissions during construction would be internal combustion engines of construction equipment, on-road material delivery and haul trucks, and worker commutes. The estimated construction GHG emissions for build-out of the 2018 Approved Master Plan would be 8,630 metric tons of carbon dioxide equivalent (MTCO<sub>2e</sub>) and the amortized construction emissions would be 288 MTCO<sub>2e</sub> per year. Operational GHG emissions would come primarily from vehicle trips; other sources include electricity and water consumption, and gasoline-powered landscaping and maintenance equipment. The estimated operational GHG emissions from implementation of the 2018 Approved Master Plan would be 12,686 MTCO<sub>2e</sub>/yr. Thus, the estimate annual GHG emissions from implementation of the 2018 Approved Master Plan would be 12,974 MTCO<sub>2e</sub>/yr.

There are no established applicable quantitative federal, State, regional, or local CEQA significance criteria for GHG emissions for recreational development projects in the South Coast Air Basin; however, a threshold which evaluates a project relative to GHG emissions on a per capita basis, which has been proposed by the SCAQMD, was used to evaluate the significance of the GHG impacts due to implementation of the 2018 Approved Master Plan. The 2018 Approved Master Plan would have approximately 2.69 MTCO<sub>2e</sub>/yr of per capita emissions, which is less than the 3.0 MTCO<sub>2e</sub> per service population per year efficiency-based threshold.

Although Phases IA and IB, parking garages, and the South Agency maintenance yard were not analyzed in the Certified EIR, it was determined that these land uses would not conflict with the plans, policies, or regulations adopted to reduce GHG emissions. For related cumulative projects, the 2018 Approved Master Plan would not generate significant construction and operational emissions. Therefore, implementation of the 2018 Approved Master Plan would not result in any new or more severe significant impacts related to conflict with applicable plans, policies, or regulations adopted for the purposes of reducing GHG emissions or for other related cumulative projects.

#### **4.6.3 2019 REVISED MASTER PLAN ENVIRONMENTAL ANALYSIS**

Regarding the potential to generate greenhouse gas emissions that may have a significant impact on the environment on a project level (***Certified EIR Impact 4.6-1***) and related cumulative project level (***Certified EIR Impact 4.6-3***), the 2019 Revised Master Plan would involve development of altered facilities that were not assessed in the Certified EIR/2018 Addendum. However, the construction emissions associated with these facilities would be less than the 2018 Addendum because the overall square footages for the 2019 Revised Master Plan land uses would be less than the 2018 Approved Master Plan. Because impacts from construction activities would occur over a relatively short period of time, they would contribute a relatively small portion of the overall lifetime project GHG emissions.

The reconfiguration of land uses at the Project site would not substantially affect GHG emissions generated from the Project because GHG emissions are analyzed on a cumulative, global context. As previously stated, the Proposed Project would not introduce any new land uses. Rather, two previously identified land uses would be removed (equestrian center and music

center), and the overall development square footage would decrease as part of the 2019 Revised Master Plan. Therefore, there would be less construction emissions than associated with the 2018 Addendum.

Operational GHG emissions would result primarily from vehicle trips; other sources would include electricity and water consumption, and gasoline-powered landscaping and maintenance equipment. As stated in the Traffic Memorandum for the Proposed Project (refer to Appendix B), there would be fewer trips associated with the Proposed Project than analyzed within the 2018 Addendum (Psomas 2019). Therefore, mobile emissions associated with the 2019 Revised Master Plan would be less than the emissions associated with the 2018 Approved Master Plan. Additionally, because the overall square footages would be reduced as part of the 2019 Revised Master Plan and no new land use types are proposed for the Project, it can be reasonably assumed that the area, energy, waste, and water emissions would also be less than the GHG emissions estimated for the Certified EIR and 2018 Addendum.

As discussed previously, the development scenarios evaluated in the Certified EIR and 2018 Addendum both resulted in emissions levels that were less than the per-capita emissions threshold. Therefore, since emissions associated with the 2019 Revised Master Plan can reasonably be assumed to be less than the emissions quantified in the Certified EIR and 2018 Addendum, the Proposed Project would also have per-capita emissions that are below the SCAQMD's significance threshold and impacts related to GHG emissions would be less than significant, which is consistent with the findings of the Certified EIR and 2018 Addendum. Further, the additive effect of Project-related GHGs would not result in a reasonably foreseeable cumulatively considerable contribution to global climate change. The Proposed Project, as well as other cumulative projects, would be subject to all applicable regulatory requirements, which would further reduce GHG emissions. This would include adherence to all current and future federal, State, and local policies adopted for the purpose of reducing GHG emissions. This finding is consistent with the Certified EIR and 2018 Addendum. GHG emissions associated with the Project and from related cumulative projects would not result in a substantial change in the 2016 or 2018 Approved Master Plans and would not require major revisions of the Certified EIR or 2018 Addendum due to the involvement of new significant environmental effects.

With respect to conflict with applicable plans, policies or regulations adopted for the purposes of reducing GHG emissions for the Project (**Certified EIR Impact 4.6-2**) and cumulative impacts (**Certified EIR Impact 4.6-4**), the Project would be consistent with the findings in the Certified EIR and 2018 Addendum. As discussed previously, the Proposed Project's per-capita emissions would be below the SCAQMD's significance threshold and impacts related to GHG emissions would be less than significant. The proposed 2019 Revised Master Plan would not generate significant construction and operational emissions. Therefore, the Proposed Project would not result in a cumulatively considerable impact with regard to a conflict with the County's CCAP, and the State's GHG reduction goals established by AB 32, as consistent with the Certified EIR and 2018 Addendum. Therefore, the Project's GHG emissions, on a project- or related-cumulative-project-level, would not result in a substantial change in the 2016 and 2018 Approved Master Plans that would require major revisions of the Certified EIR and 2018 Addendum due to the involvement of new significant environmental effects.

## **4.7 HAZARDS AND HAZARDOUS MATERIALS**

### **4.7.1 2016 APPROVED MASTER PLAN ENVIRONMENTAL ANALYSIS SUMMARY**

The 2016 Approved Master Plan included the relocation of the South Agency Headquarters to the eastern edge of the Park. This facility included space for offices, vehicle service and fueling, and storage areas (including storage for hazardous materials). Operation of the 2016 Approved Master Plan would include the transportation and storage of fuels, chlorine, fertilizers, and other potentially hazardous materials for use not only at the South Agency Headquarters facility, but throughout the Project site. Compliance with all applicable regulations regarding hazardous materials, impacts related to the transport, storage, production, use or disposal of hazardous materials would be less than significant.

The Certified EIR noted that the site is known to have impacted soils and soil vapors, and a Remedial Action Plan (RAP) had been drafted and was being implemented in order to mitigate methane and volatile organic compound (VOC) contamination. The Certified EIR proposed MM HAZ-1, which ensures that no part of the Project site being remediated under the existing RAP can be developed until all remediation actions are deemed complete by the regulatory agencies. However, as stated in Section 2.0, Change Circumstances, this Addendum corrects and revises MM HAZ-1 to state that County shall not develop any portions of the site with contaminated soils from the former Athens Tank Farm until both the LARWQCB and DTSC have deemed a particular use area appropriate for public use. With implementation of the correct version of MM HAZ-1, impacts related to hazards through reasonably foreseeable upset and accident conditions involving the release of hazardous materials would be less than significant.

As discussed in the Certified EIR, the 2016 Approved Master Plan would not include the use or generation acutely hazardous materials, substances, or waste. Although portions of the Project site have soil contamination, each use area will be developed in accordance with applicable federal, state, and local regulations for public use and no portion of the Project site is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5.

The Project site is not located within an airport land use plan and is not within two miles of a public or public use airport. Additionally, the site is not within the vicinity of a private airstrip. Therefore, there would be less than significant impacts related to airports.

The 2016 Approved Master Plan would not conflict with the Los Angeles County Operational Area Emergency Response Plan, which is the County's adopted emergency response plan. The site is not located within or adjacent to a Very High Fire Hazard Severity Zone (VHFHSZ) and the 2016 Approved Master Plan would not constitute a potentially dangerous fire hazard.

### **4.7.2 2018 APPROVED MASTER PLAN ENVIRONMENTAL ANALYSIS SUMMARY**

As discussed in the 2018 Addendum, the 2018 Approved Master Plan would result in hazards and hazardous materials impacts consistent with impacts detailed in the Certified EIR. Hazards and hazardous materials associated with the operations and maintenance activities that would have occurred at the South Agency Headquarters would not occur with the 2018 Approved Master Plan and the redevelopment of the South Agency maintenance yard would still include the transportation and storage of fuels, chlorine, fertilizers, and other potentially hazardous materials for use throughout the Master Plan area. With compliance with all applicable regulations regarding hazardous materials, there would be no new or more severe significant impacts related to the transport, storage, use and disposal of hazardous wastes.

As noted in the 2018 Addendum, the Master Plan site had been undergoing groundwater remediation and the SVE had been installed on the former UVA site. With implementation of the corrected version of MM HAZ-1, impacts related to hazards through reasonably foreseeable upset and accident conditions involving the release of hazardous materials would not be substantially changed with the implementation of the 2018 Approved Master Plan. No new mitigation is required.

None of the uses under the 2018 Approved Master Plan would use or generate acutely hazardous materials, substances, or waste, and the Master Plan site is not included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5.

The 2018 Approved Master Plan site is not within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip. Additionally, there were no changed circumstances from the 2016 Approved Master Plan that would affect emergency evacuations. No aspect of the 2018 Approved Master Plan would conflict with the Los Angeles County Operational Area Emergency Response Plan. Lastly, the 2018 Approved Master Plan site is not a designated VHFHSZ and none of the 2018 Approved Master Plan components would be considered a potentially dangerous fire hazard.

#### **4.7.3 2019 REVISED MASTER PLAN ENVIRONMENTAL ANALYSIS**

Regarding **Certified EIR Impact 4.7-1** related to the transport, storage, use and disposal of hazardous wastes, the Proposed Project's relocation of the proposed South Agency maintenance yard to the area north of the UVA site would involve the transport and storage of fuels, chlorine, fertilizers, and other potentially hazardous materials for use throughout the Project site, consistent with the 2016 and 2018 Master Plans. Additionally, the Proposed Project would continue to comply with all applicable regulations regarding hazardous materials. However, it is noted that because the equestrian center would not be developed as part of the 2019 Revised Master Plan, any impacts related to the equestrian center related to **Certified EIR Impact 4.7-1** would not occur. Further, because no new land uses are proposed in comparison to the 2016 and 2018 Master Plans, the 2019 Revised Master Plan does not involve the development of any facilities that would contribute new hazards to the Project site.

Regarding **Certified EIR Impact 4.7-2**, the Proposed Project site is currently undergoing groundwater remediation and the SVE has been installed on the former UVA site, consistent with the analysis in the 2018 Addendum. The Proposed Project would comply with the MM HAZ-1 as modified in the 2018 Addendum, which requires that no part of the site being remediated under the existing RAP be developed until the LARQCB and DTSC have deemed a particular use area appropriate for public use. With implementation of the modified MM HAZ-1, impacts associated with reasonably foreseeable upset and accident conditions involving the release of hazardous materials would not be substantially changed with the implementation of the 2019 Revised Master Plan.

Regarding **Certified EIR Impact 4.7-3** related to the presence of hazardous materials within ¼ mile of a sensitive land use, and **Certified EIR Impact 4.7-4** related to the listing of hazardous material sites, because the Proposed Project would not involve development of any land uses that were not previously evaluated in either the Certified EIR or the 2018 Addendum, consistent with the Certified EIR and 2018 Addendum, none of the uses associated with the Proposed Project would use or generate acutely hazardous materials, substances, or waste. No new or increased impacts would occur.

Regarding **Certified EIR Impact 4.7-5** and **Certified EIR Impact 4.7-6** related to projects in proximity to airports or airstrips, there are no changed circumstances from the 2016 or 2018

Approved Master Plans to the Proposed Project; therefore, the Project site continues to not be located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip. Similarly, regarding **Certified EIR Impact 4.7-7** related to emergency response plans, there are no changed circumstances from the 2016 or 2018 Approved Master Plans that would affect emergency evacuations. Regarding **Certified EIR Impact 4.7-8** related to fire hazard zones, the Proposed Project site is not a designated VHFHSZ and none of the 2019 Revised Master Plan components would be considered a potentially dangerous fire hazard. No aspect of Proposed Project would conflict with the Los Angeles County Operational Area Emergency Response Plan.

The 2019 Revised Master Plan would not result in substantial changes in the 2016 or 2018 Approved Master Plans that would require major revisions of the Certified EIR or 2018 Addendum related to hazards or hazardous materials due to the involvement of new significant environmental effects, and no new mitigation is required.

## **4.8 HYDROLOGY AND WATER QUALITY**

### **4.8.1 2016 APPROVED MASTER PLAN ENVIRONMENTAL ANALYSIS SUMMARY**

Under the 2016 Approved Master Plan, the North Lake and South Lake would be drained prior to construction of the new smaller lake in the southern portion of the Park. If the drained water were to be discharged into the storm drain system, the 2016 Approved Master Plan would comply with all requirements under the County's Municipal Separate Storm Sewer System (MS4) permit. If discharged to a surface water, a General National Pollutant Discharge Elimination System (NPDES) Permit would be obtained. With compliance with the MS4 and NPDES permits, lake dewatering would not violate any water quality standards. Additionally, the Project would comply with the Construction Storm Water Permit and a Stormwater Pollution Prevention Plan (SWPPP) would be prepared. Compliance with the Construction Storm Water Permit and SWPPP BMPs would ensure that construction of the 2016 Approved Master Plan would not violate water quality standards or waste discharge requirements.

During operation of the 2016 Approved Master Plan, waste associated with pets would be reduced through signage and materials that promote a waste-free area such as waste bags and receptacles, and waste associated with water fowl would be reduced, as the islands on which the birds congregate would be removed during construction. Water features added under the 2016 Approved Master Plan would be maintained regularly. The 2016 Approved Master Plan would have to comply with the Planning and Land Development Program of the MS4 permit and BMPs related to the treatment of stormwater runoff prior to discharge into the lake would be developed. The Project would also be required to comply with Low Impact Development (LID) standards. The Los Angeles Regional Water Quality Control Board (RWQCB) could adopt a Confined Animal Feeding Operation (CAFO) permit, which would apply to the equestrian facility and may require the development of nutrient management plan. Additionally, any above-ground storage tanks to be included at the South Agency Headquarters facility would require a Spill Prevention Control and Countermeasure (SPCC) plan. Implementation of these design features and compliance with these regulations would ensure that operation of the 2016 Approved Master Plan would not violate water quality standards or waste discharge requirements, substantially degrade water quality, or provide substantial additional sources of polluted runoff.

The 2016 Approved Master Plan would increase impervious surfaces from approximately 21 acres under existing conditions (17.5 percent of the site) to approximately 40 acres (approximately 33 percent of the site). The majority of the 2016 Approved Master Plan site would remain undeveloped and landscaped and would allow the infiltration of stormwater. Impacts related to groundwater supplies and recharge would be less than significant.

The site does not contain naturally occurring drainage features and, therefore, the 2016 Approved Master Plan would not alter the course of a stream or river. Implementation of the 2016 Approved Master Plan would require minor changes to the topography and drainage of the site, but the amount of stormwater discharged to the storm drain system under the 2016 Approved Master Plan would not exceed the amount discharged under existing conditions. Additionally, a detention basin would likely be implemented in order to capture stormwater runoff from the Park. Impacts related to increase of the rate or amount of surface runoff or the potential to exceed the capacity of existing or planned stormwater drainage systems would be less than significant. As much of the site would be landscaped or hardscaped, a majority of the Project site would be stabilized, and impacts related to erosion or siltation would also be less than significant.

The Certified EIR determined that the site is not within or adjacent to a 100-year flood hazard area. The site is also not located near or adjacent to any drainage feature retained with a levee or a dam, or a reservoir retained by a dam. Additionally, the site was determined to be relatively flat and highly developed and, therefore, has low potential for inundation by seiche or tsunami and would have low potential for mudflows. Impacts related to flooding, seiche, tsunami, or mudflows would be less than significant.

#### **4.8.2 2018 APPROVED MASTER PLAN ENVIRONMENTAL ANALYSIS SUMMARY**

As discussed in the 2018 Addendum, the 2018 Approved Master Plan would result in hydrology and water quality impacts consistent with impacts detailed in the Certified EIR. Although it was not determined to be necessary at the time of analysis, it was identified that the North and South Lakes may need to be drained for construction of the biofiltration treatment and recirculation systems. It was also determined that the 2018 Approved Master Plan would comply with all requirements under the County's MS4 permit and LID standards and an NPDES Permit would be obtained, if necessary, and BMPs related to stormwater runoff would be implemented. The 2018 Approved Master Plan would also comply with the Los Angeles RWQCB CAFO permit, if one is adopted.

The 2018 Addendum found that the 2018 Approved Master Plan would involve a similar amount of impervious development as the 2016 Approved Master Plan and it was determined that there would be an overall increase in impervious surfaces on the Project site when compared to existing conditions. The majority of the site would remain undeveloped and landscaped, which would continue to allow for infiltration of stormwater. With compliance with the NPDES Permit and MS4 requirements for stormwater discharges and water quality, the 2018 Approved Master Plan would have no new or more severe impacts related to groundwater supplies or discharge.

Under the 2018 Approved Master Plan, stormwater runoff from the Master Plan site would continue to discharge into the storm drain system and the on-site lakes, and the amount of stormwater runoff entering the storm drain system would not substantially change when compared to development assumptions set forth in the Certified EIR. Water from the storm drain system would be diverted back on-site through the Phase IA improvements, and the amount of stormwater runoff entering the storm drain system from the Master Plan site would not exceed the capacity of the storm drain system. There would be no new or substantially increased impacts related to erosion or siltation or flooding.

The Master Plan site is not within or adjacent to a 100-year flood hazard area and is not located near or adjacent to any drainage feature retained with a levee or a dam, or a reservoir retained by a dam. Impacts described in the Certified EIR related to FEMA flood zones, failure of a levee or dam, and inundation by seiche, tsunami, or mudflow would not be substantively changed due to implementation of the 2018 Approved Master Plan.

### 4.8.3 2019 REVISED MASTER PLAN ENVIRONMENTAL ANALYSIS

Under the Proposed Project, the North and South Lakes would remain and no new lake would be constructed. Regarding **Certified EIR Impact 4.8-1** and **Certified EIR Impact 4.8-6** related to water quality standards, the North and South Lakes would only be drained if necessary for construction of the biofiltration treatment and recirculation systems, and this would occur during Phase IA, which has not changed as part of the 2019 Revised Master Plan. Therefore, consistent with the 2016 and 2018 Approved Master Plans, if the drained water were to be discharged into the storm drain system, the Proposed Project would comply with all requirements under the County's MS4 permit, and if discharged to a surface water, an NPDES Permit would be obtained. With compliance with the MS4 and NPDES permits, lake dewatering would not violate any water quality standards.

During operation of the Proposed Project and consistent with the findings of the Certified EIR and 2018 Addendum, waste associated with pets would be reduced through signage and materials that promote a waste-free area such as waste bags and receptacles; however, as the islands within the North and South Lakes would remain, waste associated with water fowl would not be reduced. As discussed previously, no changes to Phase IA would occur, therefore, through the proposed Phase IA water treatment system and biofiltration landscaping, water contained in the lakes would be recirculated and treated before reentering the South Lake, thus reducing impacts to water quality due to animal waste. Consistent with the 2016 and 2018 Approved Master Plans, the Proposed Project would comply with the Planning and Land Development Program of the MS4 permit and BMPs related to stormwater runoff would be implemented.

There would be no new uses associated with the Proposed Project when compared to the 2016 and 2018 Approved Master Plans. The Proposed Project would comply with LID standards; however, a CAFO permit would no longer be required for the Proposed Project, since the equestrian center would no longer be a part of the 2019 Revised Master Plan. Implementation of these design features and compliance with regulations would ensure that construction and operation of the 2019 Revised Master Plan would not result in substantial changes in the 2016 or 2018 Approved Master Plans related to water quality standards or waste discharge requirements, or provide substantial additional sources of polluted runoff, that would require major revisions of the Certified EIR or 2018 Addendum due to the involvement of new significant environmental effects.

Regarding **Certified EIR Impact 4.8-2** related to groundwater supplies and recharge, the Proposed Project would involve a similar amount of impervious development as the 2016 Approved Master Plan, which resulted in approximately 40 acres of impervious surfaces. As with the 2016 and 2018 Approved Master Plans, there would be an overall increase in impervious surfaces on the Project site when compared to existing conditions; however, the majority of the site would remain undeveloped and landscaped, which would continue to allow for infiltration of stormwater. All stormwater generated at the Project site would be required to comply with the County's NPDES Permit and MS4 requirements for stormwater discharges and water quality, consistent with the findings of the Certified EIR and 2018 Addendum. The 2019 Revised Master Plan would not result in substantial changes in the 2016 or 2018 Approved Master Plans related to groundwater supplies or recharge that would require major revisions of the Certified EIR/2018 Addendum due to the involvement of new significant environmental effects, and no new mitigation is required.

Regarding **Certified EIR Impact 4.8-3** related to erosion or siltation from drainage alterations, and **Certified EIR Impact 4.8-4** related to flooding due to drainage alterations, and **Certified EIR Impact 4.8-5** related to storm drain capacity, there have been no changes to the physical setting since the adoption of the Certified EIR and 2018 Addendum; thus, the findings from the Certified

EIR/2018 Addendum regarding drainage features on-site and storm drain capacity would be valid for the Proposed Project. Stormwater runoff from the Project site would continue to discharge into the storm drain system and the on-site lakes, and the amount of stormwater runoff entering the storm drain system would not substantially change when compared to development assumptions set forth in the Certified EIR/2018 Addendum. Additionally, water from the storm drain system would be diverted back on-site through the proposed Phase IA improvements, which would not change as a result of 2019 Revised Master Plan, and the amount of stormwater runoff entering the storm drain system from the Project site would also not exceed the capacity of the storm drain system. As with the 2016 and 2018 Approved Master Plans, much of the Proposed Project site would be stabilized through landscaping or hardscaping and there would be no new or substantially increased impacts related to erosion or siltation or flooding.

Regarding **Certified EIR Impact 4.8-7** related to FEMA flood zones, **Certified EIR Impact 4.8-8** related to failure of a levee or dam, and **Certified EIR Impact 4.8-9** related to inundation by seiche, tsunami, or mudflow, as with the 2016 and 2018 Approved Master Plans, the Proposed Project site is not within or adjacent to a 100-year flood hazard area and is not located near or adjacent to any drainage feature retained with a levee or a dam, or a reservoir retained by a dam. The physical setting has not changed; therefore, the Project site impacts described in the Certified EIR and 2018 Addendum would not be substantively changed due to implementation of the 2019 Revised Master Plan.

The 2019 Revised Master Plan would not result in substantial changes in the 2016 and 2018 Approved Master Plan that would require major revisions of the Certified EIR and 2018 Addendum related to hydrology and water quality due to the involvement of new significant environmental effects, and no new mitigation is required.

## **4.9 LAND USE AND PLANNING**

### **4.9.1 2016 APPROVED MASTER PLAN ENVIRONMENTAL ANALYSIS SUMMARY**

As stated in the Certified EIR, the 2016 Approved Master Plan is an expansion and enhancement of an existing park. Although buildings and amenities would be added to the site, this would not physically divide an established community; therefore, impacts would be less than significant.

The Project site is located within the West Rancho Dominguez-Victoria Community Standards District (CSD). When the Draft EIR for the 2016 Approved Master Plan was drafted, the General Plan designation for the existing Park was Open Space, which is consistent with the existing and proposed uses; however, the UVA and UHC sites were designated Low Density Residential. The Certified EIR noted that, at that time, the County was in the process of adopting an updated General Plan, *General Plan 2035*, and that the *General Plan 2035* would change the designation of the UVA site to Open Space, but the UHC site designation would not change unless the site was acquired by the County and a General Plan Amendment was adopted. Additionally, the Certified EIR found that the 2016 Approved Master Plan would not conflict with any land use designations associated with the LADWP easement located on-site, as the 2016 Approved Master Plan did not propose any uses within the easement. The Certified EIR determined that the 2016 Approved Master Plan would not conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project and, therefore, impacts would be less than significant.

The Certified EIR determined that the 2016 Approved Master Plan would not conflict with a SEA or other habitat conservation plan (HCP) or natural community conservation plan (NCCP), as the 2016 Approved Master Plan does not fall within the boundaries of any such plans.

## 4.9.2 2018 APPROVED MASTER PLAN ENVIRONMENTAL ANALYSIS SUMMARY

As discussed in the 2018 Addendum, the 2018 Approved Master Plan would have land use and planning impacts consistent with impacts detailed in the Certified EIR. The implementation of the 2018 Approved Master Plan would expand and enhance an existing park and would not divide an established community, conflict with an adopted plan or policy, or conflict with a habitat conservation plan. The 2018 Approved Master Plan does not require a zone change and would not develop any land uses that are incompatible with the continuation of the recreational land use. The 2018 Approved Master Plan would not result in substantial changes in the 2016 Approved Master Plan or require major revisions of the Certified EIR related to land use and planning due to the involvement of new significant environmental effects, and no new mitigation is required.

## 4.9.3 2019 REVISED MASTER PLAN ENVIRONMENTAL ANALYSIS

Regarding **Certified EIR Impact 4.9-1** related to dividing an established community, **Certified EIR Impact 4.9-2** related to conflicting with an adopted plan or policy, and **Certified EIR Impact 4.9-3** related to conflicting with a habitat conservation plan, the Proposed Project would have no substantial changes to the analysis presented in the Certified EIR or 2018 Addendum. Consistent with the 2016 and 2018 Approved Master Plans, the Proposed Project involves the expansion and enhancement of an existing park.

The updated County General Plan, *General Plan 2035*, was adopted on October 6, 2015. Under the current General Plan, the land use designations for the Proposed Project are OS-PR - Parks and Recreation; W - Water; and P - Public and Semi-Public. The land use designation of the UVA site was changed to Open Space with the current General Plan. The UHC site has since been acquired by the County, as stated in Section 1.2, Project Background, in April 2018. The UHC site currently has a land use designation of P - Public and Semi-Public; as discussed in Section 4.9.1, this designation would not change unless the County adopts a General Plan Amendment. Zoning on the Project site is O-S (Open Space), R-3-20U (Limited Density Multiple Residence), C-2 (Neighborhood Business), R-1 (Single-Family Residence), and R-1-5000 (Single-Family Residence). The Proposed Project does not require a zone change.

The 2019 Revised Master Plan would be implemented within an existing park and would not develop any land uses that are incompatible with the continuation of the recreational land use. None of the land uses would be different than what was proposed in the 2018 Addendum, except for the removal of the music center and equestrian center. As the park is an existing recreational facility and the UVA property is demolished and anticipated for redevelopment as a recreational use, the Proposed Project would not divide an established community. As discussed previously, no portion of the Proposed Project falls within a SEA, as designated by the County, or any other HCP or NCCP; therefore, the Proposed Project would not conflict with an applicable HCP or NCCP.

The 2019 Revised Master Plan would not result in substantial changes in the 2016 or 2018 Approved Master Plans or require major revisions of the Certified EIR or 2018 Addendum related to land use and planning due to the involvement of new significant environmental effects, and no new mitigation is required.

## **4.10 NOISE**

### **4.10.1 2016 APPROVED MASTER PLAN ENVIRONMENTAL ANALYSIS SUMMARY**

The Certified EIR determined that construction activities associated with the 2016 Approved Master Plan may generate and expose adjacent sensitive receptors to significant amount of noise and vibration. Construction activities may occur as close as 50 feet from the Animo Watts Charter High School and New Designs Charter School, and 50 feet from the single-family residences on the northwestern edge of the 2016 Approved Master Plan boundary. In order to reduce construction noise impacts to a less than significant level, the 2016 Approved Master Plan would incorporate MM NOI-1, which ensures that construction of the 2016 Approved Master Plan follows proper operating procedures and requires the preparation of a Construction Noise Management Plan. The 2016 Approved Master Plan would also comply with City Municipal Code Sections 41.40 and 112.05, which limit the hours of construction activities and the maximum noise levels of powered construction equipment.

Groundborne vibration would be generated during demolition and grading and would affect the nearest sensitive receptors, the schools and single-family homes discussed above. At 50 feet from these sensitive receptors, the 2016 Approved Master Plan would exceed the vibration perception threshold set forth in County Municipal Code Section 12.08.560. To reduce impacts due to vibration, MM NOI-2 would be implemented, which would require the County to notify residents and institutional uses when construction activity related to the 2016 Approved Master Plan would be within 100 feet; however, impacts would still be significant and unavoidable.

The Certified EIR found that noise levels along the roadways surrounding the site would have minimal increases under the Existing Conditions with Project, Future Year 2020, and Future Year 2035 scenarios. Impacts due to an increase in long-term mobile noise would be less than significant. Long-term stationary noise sources specific to the 2016 Approved Master Plan would be associated with mechanical equipment, parking lots, events, and outdoor loudspeakers. Noise from mechanical equipment would be below the County's noise limits; however, MM NOI-4 would be implemented to ensure that mechanical equipment associated with the aquatic center would be fully enclosed in order for the noise limit to be below the County's standards. Noise from the surface parking lots would not exceed noise levels from the existing parking lots. Noise generated by loudspeakers at the equestrian and aquatic centers, as well as the multi-purpose stadium, would exceed the County's 50 dBA standard, thus, MM NOI-3 would be required in order to reduce noise impacts to a less than significant level. Noise from the amphitheater, wedding pavilion, basketball courts, and skate park would be below the County's standard.

The closest public airport to the 2016 Approved Master Plan site is the Compton/Woodley Airport. The 2016 Approved Master Plan is not within this airport's Airport Influence Area and is outside of its 65 dBA CNEL noise contour. Impacts due to airport noise would be less than significant.

### **4.10.2 2018 APPROVED MASTER PLAN ENVIRONMENTAL ANALYSIS SUMMARY**

As the original limits to the Master Plan site were consistent with what was analyzed in the Certified EIR, it was determined that the changes made to the 2016 Approved Master Plan would not shift construction activity closer to nearby sensitive receptors. Additionally, it was determined that no additional types of equipment would be required in constructing the Project components, nor would construction activity hours and length of construction differ from the construction schedule provided in the Certified EIR. Continued implementation of MM NOI-1 would reduce noise levels to the nearby residences and there would be no new significant impacts related to construction noise. Continued implementation of MM NOI-2 would reduce vibration impacts;

however, the impact findings of the Certified EIR are significant and unavoidable, even with MM NOI-2 incorporated.

With regard to operational noise impacts, it was determined that the 2018 Approved Master Plan would relocate the aquatic center closer to nearby sensitive receptors due to the reconfiguration of components in Phase IA. All other components would either be relocated farther from nearby receptors than what was identified within the Certified EIR or remain in a similar position. Continued implementation of MM NOI-4 would reduce noise impacts related to the aquatic center's mechanical pool equipment. Rearrangement of the placement of the aquatic center would not significantly increase noise levels and no new mitigation is required. Additionally, a new parking structure would be constructed in the northeast portion of the Master Plan site. Development of the parking structure would not result in a significant noise impact to the nearest off-site uses. A new pump station would be located on the Master Plan site and would be separated from the nearby residential properties by masonry walls and roads. However, it was determined that the facility would be constructed in compliance with all applicable County Noise standards for development in a residential area, and construction would comply with Certified EIR MMs NOI-1 through NOI-4. Continued implementation of MMs NOI-1 through NOI-4 and compliance with all applicable County regulations and standards would ensure that there would be no new or more severe significant impacts related to increases in long-term stationary ambient noise levels.

According to the 2018 Addendum, because the location of the Master Plan site had not changed from the 2016 Approved Master Plan, the 2018 Approved Master Plan would not result in significant impacts related to aircraft noise.

#### **4.10.3 2019 REVISED MASTER PLAN ENVIRONMENTAL ANALYSIS**

With regards to construction noise and vibration (***Certified EIR Impact 4.10-1 and Certified EIR Impact 4.10-2***), though the 2019 Revised Master Plan proposes to relocate previously evaluated land uses within the original Project site boundary, the original limits to the Project site remain unchanged from the Certified EIR and 2018 Addendum. Therefore, the changes made to the 2016 and 2018 Approved Master Plans would not shift construction activity closer to nearby sensitive receptors. Construction of the reconfigured structures identified for the Proposed Project would require construction equipment similar to the equipment identified in the Certified EIR or 2018 Addendum. No additional types of equipment would be required, nor would construction activity hours and length of construction differ from the construction schedule provided in the Certified EIR or 2018 Addendum. Implementation of MM NOI-1, as provided in the Certified EIR, would reduce noise levels to the nearby residences to less than significant levels and no additional impacts are anticipated. Implementation of MM NOI-2, as provided in the Certified EIR, would reduce vibration impacts; however, the impact findings of the Certified EIR are significant and unavoidable, even with MM NOI-2 incorporated. Therefore, the construction associated with the 2019 Revised Master Plan would not result in a substantial change in the 2016 or 2018 Approved Master Plans that would require major revisions of the Certified EIR or 2018 Addendum due to the involvement of new significant environmental effects.

With regards to operational noise impacts from traffic (***Certified EIR Impact 4.10-3***), the Proposed Project would not result in substantive changes in noise levels associated with changes in traffic volumes or the addition of stationary sources of noise when compared to the conclusions set forth in the Certified EIR or 2018 Addendum. The Proposed Project would result in similar changes in traffic volumes and locations of stationary sources of noise. The 2016 Approved Master Plan evaluated under the Certified EIR resulted in 3,489 trips per day, whereas the 2018 Approved Master Plan resulted in 3,479 trips per day, and the 2019 Revised Master Plan would result in 3,317 trips per day. Further, there would not be any substantial shifts in trip distribution

due to the reconfiguration of land uses. There would be a decrease in trips with the 2019 Revised Master Plan; therefore, there would not be a substantive difference in traffic noise levels when compared to those disclosed in the Certified EIR.

With regards to increase in long-term stationary ambient noise levels (***Certified EIR Impact 4.10-4***), the reconfiguration of land uses under the Proposed Project has the potential to increase long-term operation noise from one facility within the Project Study Area. Specifically, the Proposed Project would relocate and expand the South Agency maintenance yard, thus exposing a different set of sensitive receptors to noise related to daily operational activities than assumed in the 2018 Approved Master Plan. However, the distance from the South Agency maintenance yard to sensitive receptors would not be any closer than what was analyzed in the 2018 Addendum. All components would either be relocated farther from nearby receptors than what was identified within the Certified EIR and 2018 Addendum or remain in a similar position. In the 2018 Approved Master Plan, the equestrian center and a 212-space eco-parking lot were to be located adjacent to South Avalon Boulevard. In the 2019 Revised Master Plan, the museum and two parking lots (totaling 210 spaces) would be located adjacent to South Avalon Boulevard, in place of the 2018 Approved Master Plan uses. The distance to the sensitive receptors would not change with the relocation of the museum to the west side of the Project site. Therefore, the components of the Proposed Project that are being relocated are not expected to experience a greater impact than those disclosed in the Certified EIR or 2018 Addendum. MM NOI-3 would be applicable to the analysis of Impact 4.10-4 to reduce impacts to less than significant with mitigation. However, MM NOI-3 has been revised to remove references to the equestrian center facilities, which is not a proposed use within the 2019 Revised Master Plan. MM NOI-3, as revised in Appendix A of this Addendum, is still applicable for the aquatic center and/or multi-purpose sports stadium.

The Proposed Project would not result in significant impacts related to aircraft noise (***Certified EIR Impact 4.10-5***), as the location of the Project site has not changed. Therefore, the Project would not result in a substantial change in the 2016 or 2018 Approved Master Plans that would require major revisions of the Certified EIR or 2018 Addendum due to the involvement of new significant environmental effects regarding aircraft noise.

With implementation of MMs NOI-1 through NOI-4 and compliance with all applicable County regulations and standards, the 2019 Revised Master Plan would not result in a substantial change in the 2016 or 2018 Approved Master Plans that would require major revisions of the Certified EIR or 2018 Addendum due to the involvement of new significant environmental effects.

#### **4.11 PUBLIC SERVICES AND UTILITIES**

##### **4.11.1 2016 APPROVED MASTER PLAN ENVIRONMENTAL ANALYSIS SUMMARY**

The Certified EIR determined that the 2016 Approved Master Plan would not create a need for expanded Los Angeles County Fire Department (LACFD) facilities and impacts to fire protection and emergency services would be less than significant. The Certified EIR determined that the 2016 Approved Master Plan would not create a need for expanded Los Angeles County Sheriff's Department (LACSD) facilities and impacts to police services would be less than significant.

No new housing would be constructed under the 2016 Approved Master Plan and impacts to schools would be less than significant. The 2016 Approved Master Plan would expand an existing park and would not change the use of the park and impacts to parks and recreation would be less than significant. No additional public services would be impacted by the 2016 Approved Master Plan.

The Certified EIR noted that the expansion of the Park would likely increase the usage of the Park and, therefore, increase the amount of wastewater generated. The amount of additional wastewater generated would not impair the ability of the County Sanitation Districts to meet the wastewater treatment requirements of the RWQCB. Additionally, increases in water use and wastewater generation under the 2016 Approved Master Plan are expected to be within the capacity of existing water and wastewater treatment facilities. Impacts related to water and wastewater treatment would be less than significant.

Under the 2016 Approved Master Plan, the amount of stormwater runoff entering the storm drain system would not substantially increase compared to existing conditions. The 2016 Approved Master Plan would also have sufficient water supplies available to serve the site's expanded needs. Impacts related to new or expanded stormwater drainage facilities and water supply entitlements would be less than significant.

As discussed in the Certified EIR, the increased amount of wastewater generated by the 2016 Approved Master Plan would not exceed the existing capacity of the Sanitation Districts. Additionally, compliance with the County Environmental Programs Division's requirements and the California Green Building Standards Code would reduce potential impacts related to landfill capacity. Impacts related to wastewater treatment and landfill capacity would be less than significant.

#### **4.11.2 2018 APPROVED MASTER PLAN ENVIRONMENTAL ANALYSIS SUMMARY**

According to the 2018 Addendum, it was determined that the addition of the cultural complex in Phase IB would not substantively increase park users/visitors as the vehicle trip generation associated with these facilities would be consistent with the vehicle trip generation analyzed in the Certified EIR. It was additionally determined that the diversion pump station and reconfiguration of the athletic fields and aquatic center would not create the need for increased services or change the number of visitors. No new or substantially increased impacts related to the need for new or altered fire/emergency or police facilities were identified.

No housing would be constructed under the 2018 Approved Master Plan; thus, the 2018 Addendum found that impacts related to schools and parks would not be substantively different when compared to the Certified EIR.

According to the 2018 Addendum, development of the cultural complex may generate an increased demand for wastewater treatment when compared to the South Agency Headquarters; however, it was determined that implementation of the 2018 Approved Master Plan would not impair the ability of the County Sanitation Districts to meet the wastewater treatment requirements of the RWQCB and would not increase water use and wastewater generation beyond the capacity of existing water and wastewater treatment facilities. The amount of stormwater runoff entering the storm drain system would not substantially increase compared to existing conditions and partial flows from the storm drain system would be diverted back to the Master Plan site. It was determined that capacity of the storm drain system would not be exceeded and the construction of new or expanded stormwater drainage facilities would not be required.

According to the 2018 Addendum, the existing water system would have adequate capacity, pressure, and supply to support the potable water needed for the new and rehabilitated facilities and amenities under the 2018 Approved Master Plan. A new 8-inch fire service line would be needed for adequate fire flow. The cultural complex would require water supplies which were not analyzed in the Certified EIR; however, the South Agency Headquarters, which was to be located on the cultural complex site under the 2016 Approved Master Plan, was expected to have sufficient water supply. There would be no change in water supply under future phases. It was

determined that impacts related to water supply would not be substantively changed when compared to the Certified EIR.

According to the 2018 Addendum, a new 6-inch sewer line would be added for sewer discharge from the new community events center; however, the existing 4-inch and 8-inch sewer lines would be adequate for sewer discharge from the renovated restrooms and development under Phase IA. Development under Phase IB was not expected to increase demand on the County Sanitation Districts' treatment facility such that the facility's capacity would be exceeded. There would be no change in wastewater generation under future phases. It was determined that impacts related to adequate wastewater treatment capacity would not be substantively changed when compared to the Certified EIR.

As discussed in the 2018 Addendum, it was determined that compliance with all applicable standards and regulations under the 2018 Approved Master Plan would reduce potential impacts related to landfill capacity and solid waste to less than significant.

#### **4.11.3 2019 REVISED MASTER PLAN ENVIRONMENTAL ANALYSIS**

As discussed in the Certified EIR and the 2018 Addendum, fire/emergency and police protection services are currently provided to the Project site by the LACFD and LACSD, respectively. As discussed in Section 3.2, the Proposed Project would eliminate certain land uses from the Project site and reconfigure other land uses, resulting in an overall reduction in development square footage. Due to the changes to the Master Plan, it is anticipated that the park users/visitors would decrease slightly from those anticipated in the 2018 Addendum. Additionally, there would be fewer trips per day associated with the 2019 Revised Master Plan than the 2016 or 2018 Approved Master Plans as detailed in Section 4.13.3. As the Proposed Project would not substantively change the anticipated use of the Project site when compared to the 2016 or 2018 Approved Master Plans through the addition of new land uses or an increase in development, no new or substantially increase impacts related to the need for new or altered fire/emergency or police facilities (**Certified EIR Impact 4.11-1**) would result, and no new mitigation is required.

The Proposed Project, consistent with the 2016 and 2018 Approved Master Plans, would not construct any housing, would not change the overall use of the Park, and would not impact any additional public services; thus, impacts related to schools and parks (**Certified EIR Impact 4.11-1**) would not be substantively different when compared to the Certified EIR and 2018 Addendum, and no new mitigation is required.

As discussed in Section 3.2, the Proposed Project would eliminate certain land uses from the Project site and reconfigure other land uses, resulting in an overall reduction in development square footage. The Certified EIR and 2018 Addendum did not identify any capacity concerns related to water or wastewater treatment infrastructure and the reduction in development associated with the 2019 Revised Master Plan would result in decreased demand for wastewater treatment when compared to the demand anticipated in the Certified EIR and 2018 Addendum. Therefore, no new impacts associated with treatment capacity would occur. Additionally, the 2019 Revised Master Plan would not introduce any new or expanded land uses that would generate effluent that could not be processed by a municipal wastewater treatment facility; therefore, implementation of the 2019 Revised Master Plan is not expected to impair the ability of the County Sanitation Districts to meet the wastewater treatment requirements of the RWQCB (**Certified EIR Impact 4.11-2**). Similarly, consistent with the 2016 and 2018 Approved Master Plans, any increases in water use and wastewater generation over existing conditions are expected to be within the capacity of existing water and wastewater treatment facilities (**Certified EIR Impact 4.11-3**).

As discussed in Section 4.8.3, the amount of stormwater runoff entering the storm drain system would not substantially increase compared to existing conditions and partial flows from the storm drain system would be diverted back to the Project site via the diversion box structure. Consistent with the 2016 and 2018 Approved Master Plans The diversion of stormwater from the existing storm drain would ensure that the capacity of the storm drain system would not be exceeded and the construction of new or expanded stormwater drainage facilities would not be required (**Certified EIR Impact 4.11-4**).

The Water and Sewer Study Report completed for Phase IA of the 2018 Approved Master Plan determined that the existing water infrastructure system would have adequate capacity, pressure, and supply to support the all new and renovated facilities and amenities included under the 2018 Approved Master Plan. Because the Proposed Project would eliminate certain land uses from the Project site and reconfigure other land uses, resulting in an overall reduction in development square footage, there would be a decrease in water demand associated with the 2019 Revised Master Plan in comparison to the 2016 and 2018 Approved Master Plans. No new water service connection would be needed. Thus, impacts related to water supply (**Certified EIR Impact 4.11-5**) would not be substantively changed when compared to the Certified EIR and 2018 Addendum and no new mitigation is required.

Due to the overall reduction in development square footage associated with the Proposed Project when compared to the 2016 and 2018 Approved Master Plans, there would be a decrease in demand on the County Sanitation Districts' treatment facility and impacts related to adequate wastewater treatment capacity (**Certified EIR Impact 4.11-6**) would not be substantively changed when compared to the Certified EIR. No new mitigation is required.

Consistent with the 2016 and 2018 Approved Master Plans, the Proposed Project would comply with the County Department of Public Works Environmental Programs Division's requirements and the California Green Building Standards Code, which would reduce potential impacts related to landfill capacity to less than significant levels. Therefore, impacts related to landfill capacity (**Certified EIR Impact 4.11-7**) would not be substantively changed when compared to the Certified EIR and 2018 Addendum and no new mitigation is required. Compliance with all applicable standards and regulations under the Proposed Project would ensure that related to solid waste (**Certified EIR Impact 4.11-8**) would remain less than significant.

The impacts related to public services and utilities under the Proposed Project would be consistent with impacts analyzed in the Certified EIR and 2018 Addendum. Therefore, the Proposed Project would not result in a substantial change in the 2016 and 2018 Approved Master Plans that would require major revisions of the Certified EIR and 2018 Addendum due to the involvement of new significant environmental effects related to public services and utilities.

## **4.12 RECREATION**

### **4.12.1 2016 APPROVED MASTER PLAN ENVIRONMENTAL ANALYSIS SUMMARY**

The 2016 Approved Master Plan would not result in an increased use or accelerated deterioration of other existing recreational facilities. As for deterioration of recreational facilities on-site, a portion of the revenue generated by on-site amenities constructed under the 2016 Approved Master Plan would go toward maintenance of these amenities. The Certified EIR found that impacts related to the deterioration of recreational facilities would be less than significant.

The Certified EIR determined that the 2016 Approved Master Plan may have an adverse physical effect on the environment through the construction or expansion of recreational facilities. Specifically, during construction some facilities on-site were determined to potentially be

temporarily inaccessible in order to maintain visitor safety. MM REC-1, which requires the implementation of a Pedestrian Safety Plan, would be incorporated into the 2016 Approved Master Plan in order to reduce short-term construction-related impacts to less than significant levels. However, as the 2016 Approved Master Plan itself is a recreational facility, all environmental impacts from implementation of the 2016 Approved Master Plan must be considered under this threshold. Therefore, since the 2016 Approved Master Plan would have a significant and unavoidable impact related to vibration, it was determined that a significant and unavoidable impact due to the construction or expansion of recreational facilities would also occur.

#### **4.12.2 2018 APPROVED MASTER PLAN ENVIRONMENTAL ANALYSIS SUMMARY**

As discussed in the 2018 Addendum, the 2018 Approved Master Plan would not induce population growth and would not cause an increase in use of other recreational facilities within the neighborhood or region. Phase IA would retain the South Lake, which would eliminate some of the previously proposed recreational activities, and the addition of the diversion pump station would not increase the use of any recreational facilities. Phase IB would add a new cultural complex that was not analyzed in the Certified EIR, and which would potentially increase the use of the Park; however, the use of the new cultural complex would generate revenue, a portion of which would go back into the maintenance of the cultural complex to prevent deterioration. The addition of the two parking structures would not increase the use of the Park, as the parking structures would replace surface parking lots proposed under the 2016 Approved Master Plan. The 2018 Addendum found that the 2018 Approved Master Plan would not have new or more severe significant impacts related to the deterioration of recreational facilities.

The 2018 Approved Master Plan, as with the 2016 Approved Master Plan, involves the expansion of an existing recreational facility; the construction of any components of the 2018 Approved Master Plan which are recreational in nature would have a significant impact. Consistent with the findings of the Certified EIR, even with the incorporation of MM REC-1, the 2018 Approved Master Plan would have a significant and unavoidable impact related to the construction or expansion of recreational facilities.

#### **4.12.3 2019 REVISED MASTER PLAN ENVIRONMENTAL ANALYSIS**

As the 2019 Revised Master Plan would not substantially change the types of uses on-site, the analysis of impacts related to recreation for the 2018 Approved Master Plan is still valid for the Proposed Project. The Proposed Project, as with the 2016 and 2018 Approved Master Plans, would not induce population growth and would not cause the increase in use of other recreational facilities within the neighborhood or region. As discussed in Section 3.2, the music center and the equestrian center are no longer proposed as part of the Project, thus eliminating some of the previously proposed recreational activities. Additionally, because the calculated trips per day associated with the 2019 Revised Master Plan would be less than the trips anticipated under the 2016 and 2018 Approved Master Plans (refer to Section 4.13.3), the number of park users/visitors would not be similar or reduced from what was analyzed for the 2016 and 2018 Approved Master Plans.

The elimination of certain land uses and reconfiguration of other land uses along with the anticipated reduction in trips per day would lead to a decrease in the number of park users/visitors. Therefore, the rate of deterioration would be reduced in comparison to the 2016 and 2018 Approved Master Plans. Impacts related to the deterioration of recreational facilities (***Certified EIR Impact 4.12-1***) would not result in a substantial change in the 2016 or 2018 Approved Master Plans that would require major revisions of the Certified EIR or 2018 Addendum related to

recreation due to the involvement of new significant environmental effects, and no new mitigation is required.

As discussed in Section 4.12.1, above, the 2019 Revised Master Plan involves the expansion of an existing recreational facility. Even with the incorporation of MM REC-1 and the elimination and downsizing of some of the recreational elements, the Proposed Project would have a significant and unavoidable impact related to the construction or expansion of recreational facilities (***Certified EIR Impact 4.12-2***) due to significant vibration impacts from demolition and grading associated with the construction of recreational facilities. This finding is consistent with the findings under the Certified EIR and 2018 Addendum; therefore, the Proposed Project would not result in a substantial change in the 2016 and 2018 Approved Master Plans that would require major revisions of the Certified EIR or 2018 Addendum due to the involvement of new significant environmental effects.

#### **4.13 TRANSPORTATION AND CIRCULATION**

##### **4.13.1 2016 APPROVED MASTER PLAN ENVIRONMENTAL ANALYSIS SUMMARY**

The Certified EIR determined that there would be significant impacts related to the addition of trips at the Interstate (I) 110 Northbound Ramps/El Segundo Boulevard intersection for P.M. peak hour trips under the Existing Plus Project scenario and at the I-110 Northbound Ramps/El Segundo Boulevard and Central Avenue/120th Street intersections for PM peak hour trips under the Existing Plus Cumulative scenario. Additionally, the signal warrant analysis performed for the 2016 Approved Master Plan determined that the Peak Hour Warrant would not be satisfied by any of the traffic scenarios with or without the 2016 Approved Master Plan. Truck traffic during construction would also have a potentially significant impact to transportation and circulation. With the preparation of a Construction Traffic Management Plan (TMP) and implementation of MM TRA-1, which requires roadway improvements, impacts related to performance of the circulation system would be less than significant.

Operation of the 2016 Approved Master Plan would not conflict with an applicable congestion management program (CMP). Construction of the 2016 Approved Master Plan would have short-term impacts on roadways in the vicinity; however, implementation of a Construction TMP would reduce impacts related to conflict with an applicable CMP to less than significant levels.

The 2016 Approved Master Plan does not fall within the Airport Influence Area for the Compton/Woodley, Northrop Field/Hawthorne Municipal, or Los Angeles International Airports. Impacts related to change in air traffic patterns would be less than significant.

The Certified EIR determined that operation of the 2016 Approved Master Plan would not increase roadway hazards. Construction of the 2016 Approved Master Plan would result in temporary lane closures; however, the 2016 Approved Master Plan would comply with County design standards and would not introduce hazardous design features. Impacts related to hazardous roadway design would be less than significant. Additionally, although circulation would potentially be temporarily affected during construction, the 2016 Approved Master Plan would implement a Construction TMP to ensure impacts due to inadequate emergency access are less than significant.

Operation of the 2016 Approved Master Plan would not affect active transportation facilities and would not conflict with any adopted policies, plans, or programs related to active transportation facilities. Some active transportation facilities may experience short-term impacts due to construction. With implementation of a Construction TMP, impacts related to conflicts with adopted policies, plans, or programs regarding active transportation facilities would be less than significant.

Implementation of the 2016 Approved Master Plan would result in significant cumulative impacts during the P.M. peak hour at the following intersections: I-110 Northbound Ramps/EI Segundo Boulevard and Central Avenue/120th Street. With implementation of MMs TRAN-2 and TRAN-3, which require roadway improvements, cumulative transportation and circulation impacts would be less than significant.

#### **4.13.2 2018 APPROVED MASTER PLAN ENVIRONMENTAL ANALYSIS SUMMARY**

The 2018 Addendum determined that the implementation of the 2018 Approved Master Plan would not result in a substantial change in the 2016 Approved Master Plan that would require major revisions of the Certified EIR due to the involvement of new significant environmental effects. Eight intersections were analyzed in the 2018 Addendum. For the remainder of the 11 intersections evaluated in the Certified EIR, there was no mitigation previously required, the geometry of the intersections has not changed, and the traffic volumes for the Proposed Project are expected to be the same or lower than the Certified EIR.

At full buildout the 2018 Approved Master Plan was expected to generate approximately 3,479 new external trips, including 186 in the AM peak hour and 440 in the PM peak hour, which represented a 0.3 percent decrease in daily volumes, an 11 percent decrease in AM peak hour volumes, and a 41 percent decrease in PM peak hour volumes when compared to the 2016 Approved Master Plan.

Based on projected future volumes in the 2015 Traffic Impact Assessment (TIA) for the Certified EIR, as well as the new trip generation for the 2018 Approved Master Plan, it was determined that there would no longer be any significant impacts at any of the study intersections. A southbound right turn lane had been required at the intersection of 120th Street and Central Avenue in the previous study but would no longer be required for the 2018 Addendum due to the reduction in peak hour traffic generated by the Project. It was recommended that the mitigation would remain applicable to be consistent with the Certified EIR.

#### **4.13.3 2019 REVISED MASTER PLAN ENVIRONMENTAL ANALYSIS**

Regarding **Certified EIR Impacts 4.13-1** through **4.13-6**, the Proposed Project would not result in a substantial change in the 2016 or 2018 Approved Master Plan that would require major revisions of the Certified EIR or 2018 Addendum due to the involvement of new significant environmental effects, and no new mitigation is required.

To assess traffic conditions under the Proposed Project, the *Addendum No. 2 to the Final EIR for the Earvin "Magic" Johnson Park Revised Master Plan Traffic Evaluation* (Traffic Memorandum) was conducted. The Traffic Memorandum was prepared as a second addendum to the *Earvin "Magic" Johnson Park Revised Master Plan Traffic Evaluation* (2018 Traffic Memo), dated August 21, 2018 (approved by LA County DPW on September 25, 2018). The Traffic Memorandum for the 2019 Revised Master Plan is included as Appendix B of this Addendum.

#### **Trip Generation**

Trip generation for the Proposed Project was developed using the rates from the 2015 TIA prepared for the Certified EIR. As was the case in the 2018 Traffic Memo, a 10 percent internal capture rate was assumed for each of the proposed uses. Based on the 2019 Revised Master Plan, the proposed uses are expected to generate 4,220 external daily trips, including 234 in the AM peak hour and 510 in the PM peak hour. The park area to be replaced (32.5 acres) would result in a loss of approximately 903 daily external trips, 67 AM peak hour trips, and 90 PM peak hour trips. Therefore, the Project is expected to generate approximately 3,317 new external trips,

including 167 in the AM peak hour and 420 in the PM peak hour. The trip generation in the 2018 Traffic Memo included 3,479 daily trips, 186 AM peak hour trips, and 440 PM peak hour trips, as shown in Table 2 of the Traffic Memorandum. Therefore, the Proposed Project represents a 5 percent decrease in daily volumes, a 10 percent decrease in AM peak hour volumes, and a 5 percent decrease in PM peak hour volumes when compared to the trips anticipated for the 2018 Approved Master Plan.

### **Trip Distribution**

The trip distribution for the 2019 Revised Master Plan is based on the distribution in the 2018 Traffic Memo and 2018 Addendum. Minor adjustments are included at the Project site's access points on Avalon Boulevard for the following reasons:

- The museum is proposed to be accessed exclusively from Avalon Boulevard;
- The museum would have two access points – one at the north end of the site and one at the existing signalized intersection of 126<sup>th</sup> Street and Avalon Boulevard;
- The museum is expected to generate approximately 12 percent of the total park trips in the peak hour; and
- The access which was previously expected to serve the equestrian center only accounted for 11 percent of the total Project traffic. To match the museums trip generation, the trips assigned to its two access points have been increased to 12 percent.

### **Traffic Volumes**

The Proposed Project would generate fewer trips overall than the Project evaluated in the 2018 Addendum, and because the overall trip distribution is expected to remain the same as the 2018 Addendum, the Project traffic volumes for the 2019 Revised Master Plan would be the same or lower than the volumes in the 2018 Addendum for all the intersections included in the original addendum. For the purposes of the 2019 Revised Master Plan, the northern Project access and Project access on 126<sup>th</sup> Street on Avalon Boulevard is analyzed in this Addendum and in the 2019 Traffic Memorandum.

### **Traffic Operations**

Existing and existing plus cumulative conditions were compared to with and without Project conditions to determine if the Project would have a significant impact at either of the study intersections.

As detailed in Table 4 of the Traffic Memorandum, the Proposed Project is not expected to have a significant impact at the intersection of 126<sup>th</sup> Street/South Project Access and Avalon Boulevard. Further, the stop-controlled movement (exiting the Project site) at the unsignalized intersection of the North Project Access and Avalon Boulevard is expected to operate at LOS C or better in both peak hours.

Similarly, Table 5 of the Traffic Memorandum shows the LOS results for existing plus cumulative conditions without and with the Proposed Project. Again, the Proposed Project is not expected to have a significant impact at the intersection of 126<sup>th</sup> Street/South Project Access and Avalon Boulevard. In addition, the stop-controlled movement (exiting the Project site) at the unsignalized intersection of the North Project Access and Avalon Boulevard is still expected to operate at LOS C or better in both peak hours.

In addition to determining if a project would have a significant impact, the County of Los Angeles requires a measure of the cumulative impact on the roadway network, including the Proposed Project. If a location meets the significant impact thresholds when comparing existing conditions and existing plus cumulative with project conditions, the project is then responsible for contributing its fair share of the funding needed to improve the affected location. As detailed in the 2019 Traffic Memorandum, however, the Proposed Project would not be required to provide a fair share contribution at either intersection.

Therefore, as detailed in the Traffic Memorandum, full buildout of the Proposed Project would not have a significant impact on traffic operations at either of the study intersections and no mitigation from the Certified EIR would be needed. The Proposed Project would not result in a substantial change in the 2016 and 2018 Approved Master Plans that would require major revisions of the Certified EIR or 2018 Addendum due to the involvement of new significant environmental effects.

## **SECTION 5.0 CONCLUSION**

For the reasons set forth in this Addendum and substantial evidence in the record, the County finds that, in accordance with Section 21166 of CEQA and Sections 15162 and 15164 of the State CEQA Guidelines, none of the circumstances requiring preparation of a Subsequent or Supplemental EIR are present and that this Addendum is sufficient to address the changes or additions to the Certified EIR and 2018 Addendum.

## SECTION 6.0 REFERENCES

- California Department of Transportation (Caltrans). 2011 (September 7, last updated). California Scenic Highway Mapping System. Sacramento, CA: Caltrans. [http://www.dot.ca.gov/hq/LandArch/16\\_livability/scenic\\_highways/index.htm](http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm).
- County of Los Angeles Department of Parks and Recreation (LACDPR). 2018a (June 6, adopted). *Addendum to the Earvin "Magic" Johnson Recreation Area Master Plan Environmental Impact Report*. Alhambra, CA: LACDPR. <http://file.lacounty.gov/SDSInter/bos/supdocs/123241.pdf>.
- . 2018b (June 6, adopted). Earvin "Magic" Johnson Recreation Area Revised Master Plan. Alhambra, CA: LACDPR. <http://file.lacounty.gov/SDSInter/bos/supdocs/123239.pdf>.
- . 2015a (September). Earvin "Magic" Johnson Recreation Area Master Plan, Draft Environmental Impact Report. SCH No. 2014101035. Los Angeles, CA: LACDPR.
- . 2015b (November). Earvin "Magic" Johnson Recreation Area Master Plan, Final Environmental Impact Report. SCH No. 2014101035. Los Angeles, CA: LACDPR.
- . 2015c (October 29). Earvin "Magic" Johnson Park Master Plan Traffic Impact Analysis Report. Los Angeles, CA: LACDPR.
- Psomas. 2019 (April 17). Addendum No. 2 to the Final EIR for the Earvin "Magic" Johnson Park Master Plan (2019 Revised Master Plan) Traffic Evaluation Memorandum. Pasadena, CA: Psomas.

**APPENDIX A**

**REVISED 2019 MITIGATION MONITORING AND REPORTING PROGRAM**

**Revised-2018 2019 Mitigation Monitoring and Reporting Program**

Impact Statement	Significance	Mitigation Measure	Responsible Implementation Party	Monitoring Period	Monitoring Agency
<i>Air Quality</i>					
<p><b>Impact 4.2-1:</b> Implementation of the Project would not violate air quality standards or substantially contribute to an existing or projected air quality violation during construction.</p>	<p>Less than Significant with Mitigation Incorporated.</p>	<p><b>MM AQ-1</b> Prior to issuance of any Grading Permit, the Grading Plan, Building Plans, and specifications stipulate that, in compliance with SCAQMD Rule 403, excessive fugitive dust emissions shall be controlled by regular watering or other dust prevention measures, as specified in the SCAQMD's Rules and Regulations. In addition, SCAQMD Rule 402 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site. Implementation of the following measures would reduce short-term fugitive dust impacts on nearby sensitive receptors:</p> <ul style="list-style-type: none"> <li>All active portions of the construction site shall be watered every three hours during daily construction activities and when dust is observed project site to prevent excessive amounts of</li> </ul>	<p><b>Contractor</b></p>	<p><b>Construction</b></p>	<p><b>DPR Construction Manager</b></p>

Impact Statement	Significance	Mitigation Measure	Responsible Implementation Party	Monitoring Period	Monitoring Agency
		<p><i>dust;</i></p> <ul style="list-style-type: none"> <li>• <i>Pave or apply water every three hours during daily construction activities or apply non-toxic soil stabilizers on all unpaved access roads, parking areas, and staging areas. More frequent watering shall occur if dust is observed migrating from the site during site disturbance;</i></li> <li>• <i>Any on-site stockpiles of debris, dirt, or other dusty material shall be enclosed, covered, or watered twice daily, or non-toxic soil binders shall be applied;</i></li> <li>• <i>All grading and excavation operations shall be suspended when wind speeds exceed 25 miles per hour;</i></li> <li>• <i>Disturbed areas shall be replaced with ground cover or paved immediately after construction is completed in the affected area;</i></li> </ul>			

Impact Statement	Significance	Mitigation Measure	Responsible Implementation Party	Monitoring Period	Monitoring Agency
		<ul style="list-style-type: none"> <li>• <i>Track-out devices such as gravel bed track-out aprons (3 inches deep, 25 feet long, 12 feet wide per lane and edged by rock berm or row of stakes) shall be installed to reduce mud/dirt track out from unpaved truck exit routes. Alternatively a wheel washer shall be used at truck exit routes;</i></li> <li>• <i>On-site vehicle speed shall be limited to 15 miles per hour;</i></li> <li>• <i>All material transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust prior to departing the job site;</i></li> <li>• <i>If construction activities occur during drought conditions the use of non-toxic soil stabilizers shall be used instead of additional watering to the greatest extent feasible.</i></li> <li>• <i>Trucks associated with soil-</i></li> </ul>			

Impact Statement	Significance	Mitigation Measure	Responsible Implementation Party	Monitoring Period	Monitoring Agency
		<p><i>hauling activities shall avoid residential streets and utilize County-designated truck routes to the extent feasible.</i></p> <p><b>MM AQ-2</b> <i>Any trucks that are to haul excavated or graded material on-site shall comply with State Vehicle Code Section 23114 (Spilling Loads on Highways), with special attention to Sections 23114(b)(F) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.</i></p>	<b>Contractor</b>	<b>Construction</b>	<b>DPR Construction Manager</b>
<i>Impact 4.2-4: Implementation of the Project would not conflict with or obstruct implementation of applicable air quality plans.</i>	Less than Significant with Mitigation Incorporated.	Refer to Mitigation Measures MM AQ-1 and MM AQ-2.	<b>Contractor</b>	<b>Construction</b>	<b>DPR Construction Manager</b>
<i>Impact 4.2-5: Implementation of the Project would not create objectionable odors affecting a substantial number of people.</i>	Less than Significant with Mitigation Incorporated.	<p><del><b>MM AQ 3</b> <i>Prior to issuance of occupancy permits for any equestrian related facility, the County shall prepare a program that includes the following measures to control objectionable odors:</i></del></p> <ul style="list-style-type: none"> <li><del>• <i>Each horse stall shall be cleaned twice per day, seven</i></del></li> </ul>	<b>DPR South Agency Leasee</b>	<b>Post-Construction</b>	<b>DPR South Agency Leasee</b>

Impact Statement	Significance	Mitigation Measure	Responsible Implementation Party	Monitoring Period	Monitoring Agency
		<p><i>days per week by facility staff;</i></p> <ul style="list-style-type: none"> <li><del>• The manure and soiled bedding shall be gathered along with any waste, bedding, or feed that might be in the barn aisle pathways and hauled to the manure storage bins for haul out;</del></li> <li><del>• Manure storage areas shall have a concrete (or similar) bottom and shall be covered during rain.</del></li> <li><del>• Provide berm or other design solution to keep runoff away from manure storage areas;</del></li> <li><del>• Storage bins shall be covered at all times; and</del></li> <li><del>• Storage bins shall be removed and emptied by a commercial manure removal company no less than three times per week. During peak facility operation times, such as horse shows, the storage bins shall be removed and emptied daily.</del></li> </ul>			

Impact Statement	Significance	Mitigation Measure	Responsible Implementation Party	Monitoring Period	Monitoring Agency
<p><i>Impact 4.2-6: Short-term construction activities associated with the implementation of the proposed project and other related cumulative projects, would not result in significant air pollutant emission impacts.</i></p>	<p>Less than Significant with Mitigation Incorporated.</p>	<p>Refer to Mitigation Measures MM AQ-1 and MM AQ-2.</p>	<p><b>Contractor</b></p>	<p><b>Construction</b></p>	<p><b>DPR Construction Manager</b></p>
<p><b>Biological Resources</b></p>					
<p><i>Impact 4.3-1: Implementation of the proposed Project may 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 Game or U.S. Fish and Wildlife Service.</i></p>	<p>Less than Significant with Mitigation Incorporated.</p>	<p><b>MM BIO-1</b> <i>If ground-disturbing activities are scheduled within the maternity season (breeding season), April 1 to September 30, avoidance measures must be implemented, and a pre-construction clearance survey should be conducted no more than 3 days prior to any maintenance activities to ensure that a bat nursery is not present and disturbances to roosting bats will be avoided. The biologist conducting the clearance survey should document a negative survey with a brief letter report indicating that no impacts to bat nurseries will occur. If an active bat nursery is discovered during the pre-construction clearance survey, maintenance activities</i></p>	<p><b>Qualified Biological Consultant</b></p>	<p><b>Pre-Construction</b></p>	<p><b>DPR Planning Division</b></p>

Impact Statement	Significance	Mitigation Measure	Responsible Implementation Party	Monitoring Period	Monitoring Agency
		<p><i>will not be allowed to begin until breeding is complete and young are reared.</i></p> <p><i>If maintenance activities are scheduled outside of the breeding season, October 1 to March 31, bats can be flushed from roosting locations, if present. When flushing bats, structures shall be moved carefully to avoid harming individuals, and torpid bats given time to completely arouse and fly away.</i></p> <p><i>Bats should be determined to be absent or flushed from roost locations prior to the commencement of ground disturbing activities.</i></p> <p><b>MM BIO-2</b> <i>If construction related clearing of vegetation (grubbing) will occur during the avian breeding season, a pre-construction nesting bird clearance survey shall be conducted to ensure no birds are nesting on or within 300 feet of the affected area.</i></p> <p><i>If an active avian nest is discovered during the pre-</i></p>	<p><b>Qualified Biological Consultant</b></p>	<p><b>Pre-Construction</b></p>	<p><b>DPR Planning Division</b></p>

Impact Statement	Significance	Mitigation Measure	Responsible Implementation Party	Monitoring Period	Monitoring Agency
		<p><i>construction clearance survey, construction activities will rerouted, a no-work buffer will be established around the nest, or construction will be delayed until the nest is inactive. It is recommended that a biological monitor be present to delineate the boundaries of the buffer area if an active nest is observed and to monitor the active nest to ensure that nesting behavior is not adversely affected by the construction activity. Once the qualified biologist has determined that young birds have successfully fledged or the nest has otherwise become inactive, a monitoring report shall be prepared and submitted for review and approval prior to initiating construction activities within the buffer area. The monitoring report shall summarize the results of the nest monitoring, describe construction restrictions currently in place, and confirm that construction activities can proceed within the buffer area without jeopardizing</i></p>			

Impact Statement	Significance	Mitigation Measure	Responsible Implementation Party	Monitoring Period	Monitoring Agency
		<p><i>the survival of the young birds. Construction within the designated buffer area shall not proceed until written authorization is received by the applicant from CDFW.</i></p>			
<p><b>Impact 4.3-2:</b> Implementation of the Project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.</p>	<p>Less than Significant with Mitigation Incorporated.</p>	<p>Refer to Mitigation Measures MM BIO-1 and MM BIO-2.</p>	<p><b>Qualified Biological Consultant</b></p>	<p><b>Pre-Construction</b></p>	<p><b>DPR Planning Division</b></p>
<p><b>Cultural Resources</b></p>					
<p><b>Impact 4.4-1:</b> Implementation of the Project would not cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5.</p>	<p>Less than Significant with Mitigation Incorporated.</p>	<p><b>MM CUL-1</b> <i>Should a significant historical or archaeological resource(s) be discovered on the property, ground disturbing activities shall be suspended 100 feet around the resource(s). The Project archeologist and a representative of the appropriate Native American Tribe(s) (when necessary), and the County of Los Angeles shall confer regarding mitigation of the discovered</i></p>	<p><b>Contractor to halt construction if potential resource is discovered.</b></p>	<p><b>Construction</b></p>	<p><b>DPR Construction Manager</b></p>

Impact Statement	Significance	Mitigation Measure	Responsible Implementation Party	Monitoring Period	Monitoring Agency
		<p><i>resource(s). A treatment plan shall be prepared and implemented by the archaeologist to protect the identified historical or archaeological resource(s) from damage and destruction. Any recovered historical or archaeological resources shall be processed and curated according to current professional repository standards as appropriate. The collections and associated records shall be donated to an appropriate curation facility, or, the artifacts may be delivered to the appropriate Native American Tribe(s) if that is recommended by the County. A final report containing the significance and treatment findings shall be prepared by the archaeologist and submitted to the County.</i></p>	<p><b>Qualified Archaeologist, representative of the appropriate Native American Tribes(s) (when necessary), and County to confer on discovered resources and appropriate mitigation.</b></p>		
<p><b>Impact 4.4-2:</b> Implementation if the Project would not cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA guidelines Section 15064.5.</p>	<p>Less than Significant with Mitigation Incorporated.</p>	<p>Refer to Mitigation Measures MM CUL-1</p>	<p><b>Contractor to halt construction if potential resource is discovered. Qualified</b></p>	<p><b>Construction</b></p>	<p><b>DPR Construction Manager</b></p>

Impact Statement	Significance	Mitigation Measure	Responsible Implementation Party	Monitoring Period	Monitoring Agency
			Archaeologist, representative of the appropriate Native American Tribes(s) (when necessary), and County to confer on discovered resources and appropriate mitigation.		
<p><i>Impact 4.4-3: Implementation of the Project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources.</i></p>	<p>Less than Significant with Mitigation Incorporated.</p>	<p><b>MM CUL-2</b> <i>Should paleontological resource(s) be discovered on the property, ground disturbing activities shall be suspended 100 feet around the resource(s). The Project paleontologist and the County shall confer regarding mitigation of the discovered resource(s). A treatment plan shall be prepared and implemented by the paleontologist to protect the identified historical or archaeological resource(s) from damage and destruction. Any recovered paleontological</i></p>	<p><b>Contractor to halt construction if potential resource is discovered.</b></p> <p><b>Qualified paleontologist and the County to confer on discovered resources and appropriate mitigation.</b></p>	<p><b>Construction</b></p>	<p><b>DPR Planning Division</b></p>

Impact Statement	Significance	Mitigation Measure	Responsible Implementation Party	Monitoring Period	Monitoring Agency
		<p><i>resources shall be processed and curated according to current professional repository standards as appropriate. The collections and associated records shall be donated to an appropriate curation facility. A final report containing the significance and treatment findings shall be prepared by the paleontologist and submitted to the County.</i></p>			
<b>Geology and Soils</b>					
<p><b>Impact 4.5-1:</b> Implementation of the Project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving 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; strong seismic groundshaking; seismic-related ground failure, including liquefaction; or landslides.</p>	<p>Less than Significant with Mitigation Incorporated.</p>	<p><b>MM GEO-1</b> For each phase of development of EMJ Park the County shall have project and site specific geotechnical evaluations prepared by a qualified geotechnical engineer. The County shall implement all recommended design features identified in the geotechnical evaluations during construction of future phases of development.</p>	<p><b>Contractor</b></p>	<p><b>Construction</b></p>	<p><b>DPR Construction Manager</b></p>

Impact Statement	Significance	Mitigation Measure	Responsible Implementation Party	Monitoring Period	Monitoring Agency
<i>Impact 4.5-2: Implementation of the Project would not result in substantial soil erosion or the loss of topsoil.</i>	Less than Significant with Mitigation Incorporated.	Refer to Mitigation Measures MM GEO-1.	Contractor	Construction	DPR Construction Manager
<b>Hazards and Hazardous Materials</b>					
<i>Impact 4.7-2: Implementation of the Project would not 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.</i>	Less than Significant with Mitigation Incorporated.	<b>MM HAZ-1</b> <i>The County shall not develop any portions of the site with contaminated soils from the former Athens Tank Farm until all remediation actions have been completed and both the LARWQCB and the DTSC have deemed a particular use area appropriate for public use.</i>	LARWQCB and DTSC	Pre-Construction	DPR Planning Division
<b>Noise</b>					
<i>Impact 4.10-1 Grading and construction associated with project implementation could result in significant temporary noise impacts to nearby noise sensitive receptors.</i>	Less than Significant with Mitigation Incorporated.	<b>MM NOI-1</b> <i>The County shall require the contractor to implement the following noise management procedures during construction. The measures outlined below shall be included in the construction specifications and periodically verified by the County's Construction Manager:</i>  <ul style="list-style-type: none"> <li>• <i>All construction equipment shall be equipped with mufflers and sound control devices (e.g., intake silencers</i></li> </ul>	Contractor	Construction	DPR Construction Manager

Impact Statement	Significance	Mitigation Measure	Responsible Implementation Party	Monitoring Period	Monitoring Agency
		<p><i>and noise shrouds) no less effective than those provided on the original equipment and no equipment shall have an un-muffled exhaust.</i></p> <ul style="list-style-type: none"> <li>• <i>All construction equipment shall be maintained and tuned-up to minimize noise emissions.</i></li> <li>• <i>Stationary equipment shall be placed so as to maintain the greatest possible distance to the sensitive receptors.</i></li> <li>• <i>All cement crushing activities onsite and associated noise generating equipment to reuse existing pavement shall be performed such that emitted noise is directed the greatest possible distance away from the sensitive receptors.</i></li> <li>• <i>All equipment servicing shall be performed so as to maintain the greatest possible distance to the sensitive receptors.</i></li> <li>• <i>Impact tools (e.g., jack</i></li> </ul>			

Impact Statement	Significance	Mitigation Measure	Responsible Implementation Party	Monitoring Period	Monitoring Agency
		<p><i>hammers, pavement breakers, and rock drills) used for Project construction shall be hydraulically or electronically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler shall be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used where feasible, and this could achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible.</i></p> <ul style="list-style-type: none"> <li><i>A qualified "Noise Disturbance Coordinator" shall be retained amongst the construction crew who shall be responsible for responding to any local complaints about construction noise. When a</i></li> </ul>			

Impact Statement	Significance	Mitigation Measure	Responsible Implementation Party	Monitoring Period	Monitoring Agency
		<p><i>complaint is received, the Disturbance Coordinator shall notify the County and City within 24 hours of the complaint and determine the cause of the noise complaint (e.g., starting too early, malfunctioning muffler, etc.) and shall implement reasonable measures to resolve the complaint, as deemed acceptable by the County of Los Angeles Department of Public Health.</i></p> <ul style="list-style-type: none"> <li><i>Construction activities shall not take place outside of the allowable hours specified by the County and City of Los Angeles Municipal Code Section 41.40 (7:00 AM and 9:00 PM) and shall not exceed maximum noise levels specified in the County of Los Angeles Municipal Code Section 12.08.440 and County and City of Los Angeles Municipal Code Section 112.05.</i></li> </ul>			

Impact Statement	Significance	Mitigation Measure	Responsible Implementation Party	Monitoring Period	Monitoring Agency
<p><b>Impact 4.10-2:</b> Implementation of the proposed Project would result in significant vibration impacts to nearby sensitive receptors.</p>	<p>Significant and unavoidable even with Mitigation Incorporated.</p>	<p><b>MM NOI-2</b> Prior to large bulldozers, large loaded trucks, and vibratory compactor/rollers being operated on the Project site within 100 feet of an occupied residence the County will notify the affected residential property owners in writing of upcoming construction including the anticipated start and end dates and hours of operation. Prior to large bulldozers, large loaded trucks, and vibratory compactor/rollers being operated on the Project site within 100 feet of an institutional structure the County will contact the school administration and coordinate with them to identify and schedule construction activities on the best dates and times to minimize disruption of school activities. Consistent with Section 12.08.560 of the Los Angeles County Municipal Code, this restriction does not apply to trucks on a public right-of-way.</p>	<p><b>Contractor</b></p>	<p><b>Construction</b></p>	<p><b>DPR Construction Manager</b></p>

Impact Statement	Significance	Mitigation Measure	Responsible Implementation Party	Monitoring Period	Monitoring Agency
<p><i>Impact 4.10-4 The proposed Project would not result in a significant increase in long-term stationary ambient noise levels.</i></p>	<p>Less than Significant with Mitigation Incorporated.</p>	<p><b>MM NOI-3</b> <i>Prior to issuance of building permits for the <del>equestrian facilities center</del>, aquatic center, and/or multi-purpose sports stadium at EMJ Park, the DPR Construction Manager shall ensure that the public address (PA) systems shall include and utilize a processor to control the maximum output that the speakers can attain; so that even if the announcer shouts into the microphone, the levels will be controlled to the maximum allowable level programmed into the processor. The maximum output noise level shall be set to not exceed the following limits as measured at one meter (3.28 feet) from the source:</i></p> <ul style="list-style-type: none"> <li><del>• Equestrian Event: 88.5 dBA <math>L_{max}</math>;</del></li> <li>• Aquatic Center Event: 93.8 dBA <math>L_{max}</math>; and</li> <li>• Multi-purpose Sports Stadium: 81.0 dBA <math>L_{max}</math>.</li> </ul> <p><i>Additionally, the speakers of the proposed PA system shall be</i></p>	<p><b>DPR Construction Manager</b></p>	<p><b>Pre-Construction</b></p>	<p><b>DPR Construction Manager</b></p>

Impact Statement	Significance	Mitigation Measure	Responsible Implementation Party	Monitoring Period	Monitoring Agency
		<p><i>located and shielded to directionally focus the emitted sound away from the residential land uses located surrounding the project site (i.e., <del>residential land uses to the north of the Equestrian Event</del>, residential land uses to the east of the Aquatic Center, and residential land uses to the south and east of the Multi-purpose Sports Stadium). In addition, the hours of operation of the PA system shall be restricted to daytime (between 7:00 AM and 10:00 PM) in order to not cause additional impacts related to sleep disturbance of nearby residential property owners.</i></p> <p><i>Alternatively, a future Noise Study may be prepared to determine the specific noise-generating sources and associated noise levels at nearby sensitive receptors. The Noise Study may include, but is not limited to, recommendations for noise attenuation (e.g., sound wall barrier or berm, noise-level limits</i></p>			

Impact Statement	Significance	Mitigation Measure	Responsible Implementation Party	Monitoring Period	Monitoring Agency
		<p><i>on the use of a public address/announcement systems, etc.) to ensure Project compliance with the City of Los Angeles and County of Los Angeles noise standards. The Noise Study shall be submitted for review and approval to the County of Los Angeles Regional Planning Department.</i></p> <p><b>MM NOI-4</b> <i>Prior to issuance of building permits for the Aquatic Center at EMJ Park, the DPR Construction Manager shall ensure that pool mechanical equipment, such as pool pumps and filters, are fully enclosed on the Project site in order to provide proper attenuation at nearby sensitive receptors.</i></p>	<p><b>DPR Construction Manager</b></p>	<p><b>Pre-Construction</b></p>	<p><b>DPR Construction Manager</b></p>
<b>Recreation</b>					
<p><b>Impact 4.12-2:</b> <i>Implementation of the Project includes the expansion of a recreational facility and construction of additional amenities which would have an adverse physical effect on the environment. As identified in</i></p>	<p>Significant and Unavoidable even with Mitigation Incorporated (Construction Vibration).</p>	<p><b>MM REC-1</b> <i>Prior to construction, the County shall implement a Pedestrian Safety Plan that would include signage to identify routes of minimal impact, potential amenity closures, and permitted hours of construction activity. The Pedestrian Safety Plan may</i></p>	<p><b>DPR Construction Manager</b></p>	<p><b>Construction</b></p>	<p><b>DPR Construction Manager and Public Health</b></p>

Impact Statement	Significance	Mitigation Measure	Responsible Implementation Party	Monitoring Period	Monitoring Agency
<p><i>Section 4.10 Noise, the proposed Project would result in significant and unavoidable impacts from construction vibration. However potential safety hazards to park users during construction is minimized with implementation of MM REC-1.</i></p>		<p><i>also include plans for installing fencing as appropriate or other barriers to assure that open trenches are not accessible, and rerouting pedestrian traffic away from potentially hazardous construction areas or conditions.</i></p>			
<p><b>Transportation/Traffic</b></p>					
<p><b>Cumulative Impacts</b></p>	<p>Less than Significant with Mitigation Incorporated.</p>	<p><b>MM TRA-3</b> <i>Central Avenue / 120th Street: The County shall restripe southbound approach to provide an exclusive southbound right-turn lane.</i></p>	<p><b>DPR Construction Manager</b></p>	<p><b>Construction</b></p>	<p><b>DPR Construction Manager</b></p>

**APPENDIX B**  
**TRAFFIC MEMORANDUM**

## MEMORANDUM

To: Clement Lau, AICP

From: Darlene Danehy, T.E., PTOE, RSP

Date: September 17, 2019

Subject: Addendum No. 2 to the Final EIR for the Earvin "Magic" Johnson Park Master Plan  
(2019 Revised Master Plan)  
Traffic Evaluation

---

### **Executive Summary**

This memorandum serves as an addendum to the *Earvin "Magic" Johnson Park Revised Master Plan Traffic Evaluation (2018 Traffic Memo)*, dated August 21, 2018 (approved by LA County DPW on September 25, 2018). The Master Plan for the park has since changed, and this addendum provides analyses for the plan amendment, referred to as the "2019 Revised Master Plan" or "Proposed Project". The changes include the following:

- Remove the equestrian center
- Remove the music center
- Relocate the South Agency maintenance facility from the west to the east side of the park and expand from 16,000 square feet (sf) to 30,000 sf
- Expand the nature lab from 5,000 sf to 40,000 sf
- Relocate the museum building to the site previously dedicated for the equestrian center
  - The museum will initially include 47,300 sf of gallery and office space and 95,400 sf of storage. A 20,000-sf addition of flexible space is to be constructed later. For this study, it was assumed that 5,000 sf of the flexible space will become part of the gallery/office and the remaining 15,000 sf will provide additional storage. This will bring the total area of the museum (at buildout) to 52,300 sf of gallery/office, and 110,400 sf of storage.
- Add six (6) acres of passive park uses (in the area previously occupied by the museum on the east side of the park)
- Relocation of the two access points on Avalon Boulevard, with one of the relocated driveways being located at the existing 126<sup>th</sup> Street signal.

These uses are expected to generate 3,317 new external trips, including 167 trips in the AM peak hour and 420 trips in the PM peak hour. It should also be noted that those volumes are lower than the volumes in the *2018 Traffic Memo* or the *2015 TIA* for the park.

Although the findings of the *2018 Traffic Memo* are still valid and generally conservative due to the reduced trip generation, two intersections were identified for evaluation in this document (using the Critical Movement Analysis, CMA) due to one of the following reasons:

- Changes in intersection geometry or access location
- New intersections not evaluated in the *2018 Traffic Memo*

Table 1 shows each of the intersections and which criteria they meet, if any. The table also shows that project traffic will not increase at any of the new or original intersections, and shows that mitigation measures were not required for any of the intersections in the previous addendum. The two intersections highlighted in the table are those which were analyzed in this addendum to determine if there are any new impacts when compared to the *2018 Traffic Memo*.

**Table 1. Intersection Selection Criteria**

ID	Intersection	Geometry/ Location has Changed	Project Traffic Volumes are Higher	Mitigation was Identified in 2018 Traffic Memo	New Intersection (not in 2018 Traffic Memo)
8	El Segundo Blvd/ McKinley Ave				
10	El Segundo Blvd/ Clovis Ave				
12	120th St/ Avalon Blvd				
13	120th St/ Wadsworth Ave				
14	120th St/ Central Ave				
17	Project Access/ Avalon Blvd	X			
18	120th St/ West Structure DW				
19	120th St/ East Structure DW				
20	126th St/ Avalon Blvd				X

For the remaining seven intersections evaluated in the *2018 Traffic Memo*:

- There was no mitigation required in the *2018 Traffic Memo*
- The geometry or location have not changed since the *2018 Traffic Memo* was completed
- Project traffic volumes for the Proposed Project are expected to be the same or lower than the project traffic volumes in the *2018 Traffic Memo*

Based on the listed conditions, there will not be any impacts at those seven intersections; therefore, those intersections were not evaluated in this addendum. In addition, the analyses in this memorandum shows that the 2019 Revised Master Plan will not have a significant impact on either of the two study intersections.

### **Proposed Project**

The Los Angeles County Department of Parks and Recreation is proposing changes to the 2018 Approved Master Plan, referred to as the “2019 Revised Master Plan” or “Proposed Project”. Several features which were previously evaluated in the Certified EIR for the 2016 Master Plan and the 2018 Addendum are still included in the Proposed Project, though there have been some changes to certain components. The primary changes include:

- Remove the equestrian center
- Remove the music center
- Relocate the South Agency maintenance facility from the west to the east side of the park and expand from 16,000 sf to 30,000 sf
- Expand the nature lab from 5,000 sf to 40,000 sf
- Relocate the museum building to the site previously dedicated for the equestrian center
  - The museum is now assumed to initially include 47,300 square feet (sf) of gallery and office space and 95,400 sf of storage. A 20,000-sf addition of flexible space is to be constructed later. For this study, it was assumed that 5,000 sf of the flexible space will become part of the gallery/office and the remaining 15,000 sf will provide additional storage. This will bring the total area of the museum (at buildout) to 52,300 sf of gallery/office, and 110,400 sf of storage.
- Add six (6) acres of passive park uses (in the area previously occupied by the museum on the east side of the park)
- Relocation of the two access points on Avalon Boulevard, with one of the relocated driveways being located at the existing 126<sup>th</sup> Street signal.

The site plan is shown in Figure 1.

### *Trip Generation*

Trip generation for the park was developed using the rates from the *2015 TIA*, which were taken from the Institute of Transportation Engineers *Trip Generation Manual*, SANDAG, and counts which were collected at the existing park driveways. Note that trip generation for the maintenance facility was only calculated for the expansion; traffic generated by the existing 16,000 sf facility is assumed to be in place under existing conditions and therefore is not considered to be new traffic generated by the project.

Table 2 shows the projected trip generation; as was the case in the *2018 Traffic Memo*, a 10% internal capture rate was assumed for each of the park uses. Based on the updated plan, the new park uses are expected to generate 4,220 external daily trips, including 234 in the AM peak hour and 510 in the PM peak hour. The park area to be replaced (32.5 acres) will result in a loss of approximately 903 daily external trips, 67 AM peak hour trips, and 90 PM peak hour trips. Therefore, the project is expected to generate approximately 3,317 new external trips, including 167 in the AM peak hour and 420 in the PM peak hour.

The trip generation in the *2018 Traffic Memo* included 3,479 daily trips, 186 AM peak hour trips, and 440 PM peak hour trips, as shown in Table 2. Therefore, the proposed Project represents a 5% decrease in daily volumes, a 10% decrease in AM peak hour volumes, and a 5% decrease in PM peak hour volumes when compared to the modified project in the *2018 Traffic Memo*.



**Table 2. Project Trip Generation**

Development Type	Units	Number of Units	Daily Trips	AM Peak Hour Trips		PM Peak Hour Trips	
				In	Out	In	Out
Community Event Center	1,000 SF	20.0	676	27	14	27	28
Amphitheater and Lawn	Seats	1,100	220	1	0	11	7
Nature Lab	1,000 SF	40.0	180	12	4	1	24
Museum - Gallery	1,000 SF	52.3	236	16	5	1	31
Museum - Art Storage	1,000 SF	110.4	221	7	7	10	10
Aquatic Center	1,000 SF	30.0	1,290	54	35	111	68
Gymnasium	1,000 SF	20.0	860	36	23	74	45
Multi-Purpose Stadium	Seats	3,000	600	1	1	29	19
Outdoor Athletic Fields	Fields	3	214	2	1	36	18
South Agency Maintenance Facility	1,000 SF	14	24	2	1	1	2
New Passive Park Area	Acres	6	167	7	5	10	7
Internal Capture Trips			-469	-16	-10	-31	-26
Park Area to be Replaced	Acres	32.5	-903	-40	-27	-54	-36
<b>Total New External Trips</b>			<b>3,317</b>	<b>109</b>	<b>59</b>	<b>224</b>	<b>196</b>
<b>2018 Memo New External Trips</b>			<b>3,479</b>	<b>125</b>	<b>61</b>	<b>235</b>	<b>205</b>
<b>Difference</b>			<b>-162</b>	<b>-16</b>	<b>-2</b>	<b>-11</b>	<b>-9</b>

*Trip Distribution*

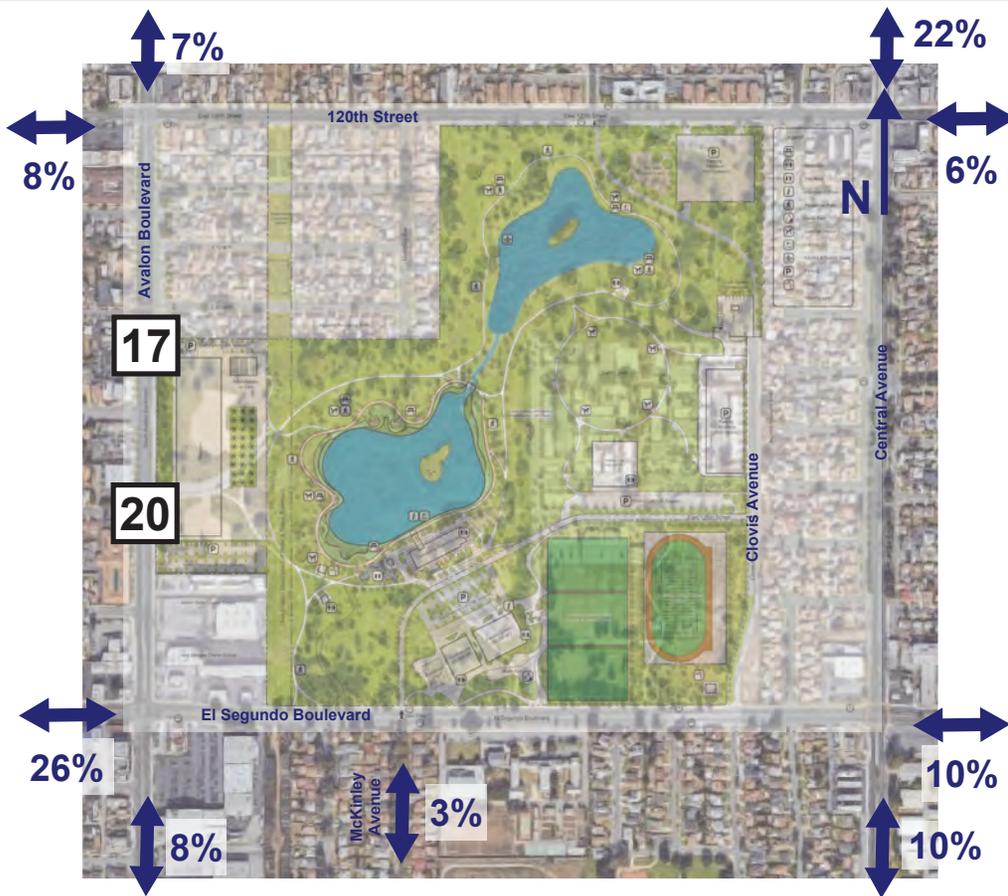
The trip distribution is based on the distribution in the *2018 Traffic Memo*, with minor adjustments at the park access points on Avalon Boulevard due to the following:

- The museum will now have access exclusively from Avalon Boulevard
- The museum will have two access points – one at the north end of the site and one at the existing signalized intersection of 126<sup>th</sup> Street and Avalon Boulevard
- The museum is expected to generate approximately 12% of the total park trips in the peak hour
  - The access which was previously expected to serve the equestrian center only accounted for 11% of the total project traffic. To match the museums trip generation, the trips assigned to its two access points have been increased to 12%.

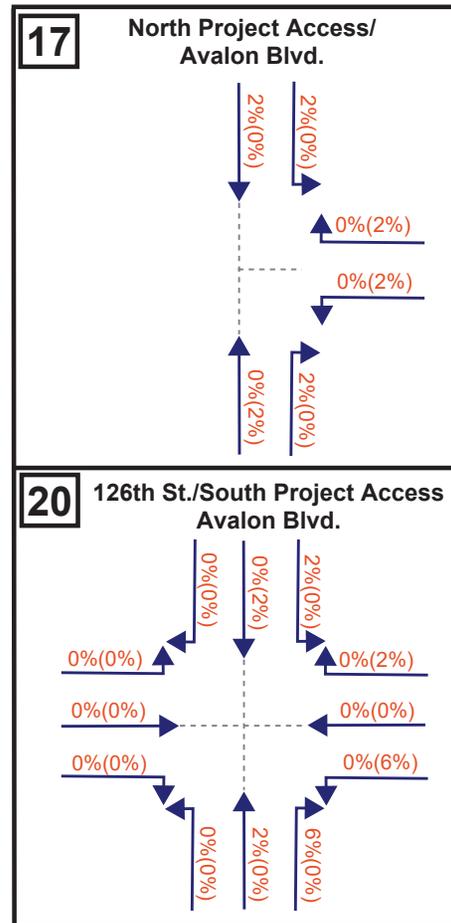
The overall trip distribution is unchanged. Figure 2 shows the overall trip distribution and the distribution at both museum access points.

*Project Traffic Volumes*

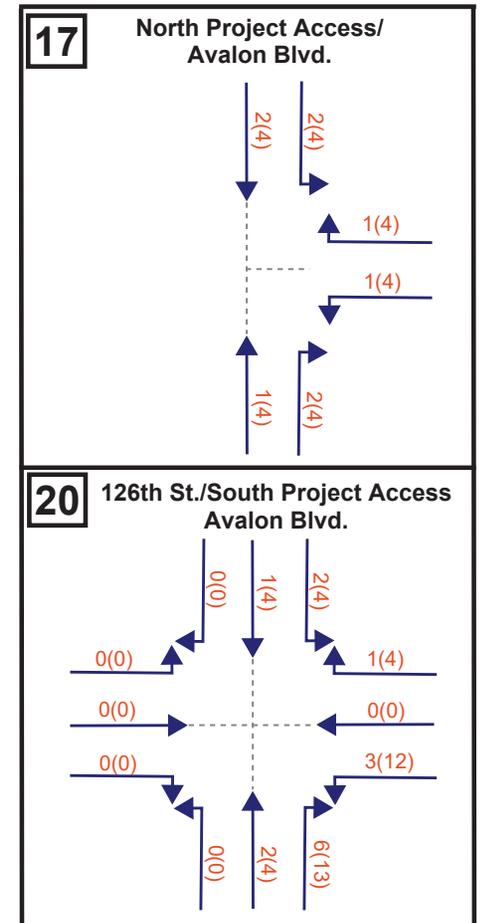
Because the Proposed Project will generate fewer trips overall than the project evaluated in the *2018 Traffic Memo*, and because the overall trip distribution is expected to remain the same as the *2018 Traffic Memo*, the project traffic volumes for the current 2019 Revised Master Plan will be the same or lower than the volumes in the *2018 Traffic Memo* for all the intersections included in the original addendum. However, because the North Project Access on Avalon Boulevard moved from its original location, it will be evaluated in this memorandum. In addition, the new project access on Avalon Boulevard at 126<sup>th</sup> Street will also be evaluated. Figure 2 shows the project traffic volumes for the two study intersections.



### Project Trip Distribution



### Project Traffic Volumes



**LEGEND**  
 xx%(xx%) Inbound(Outbound) Trip Distribution  
 xx(xx) AM(PM) Peak Hour Traffic Volume (veh/hr)

**Existing Conditions**

Traffic volumes were collected on January 24, 2019 at the intersection of Avalon Boulevard and 126<sup>th</sup> Street. Figure 3 shows the existing traffic volumes at the existing intersection as well as the current intersection geometry.

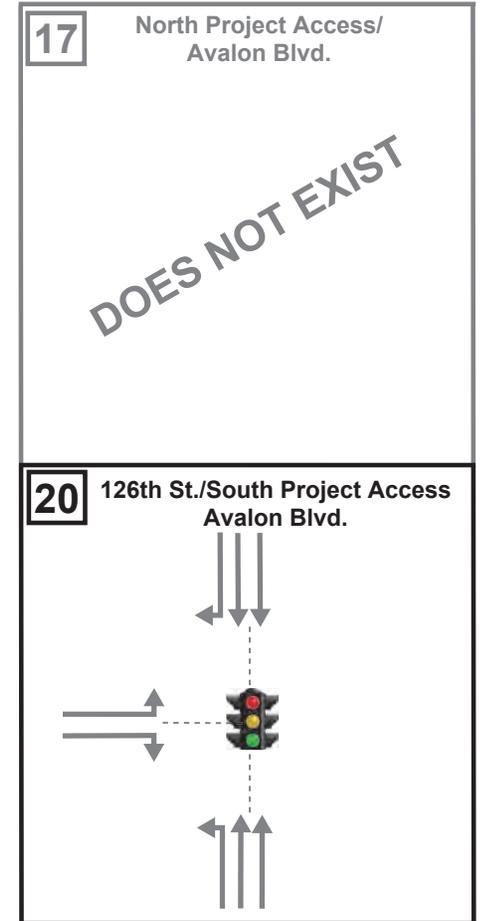
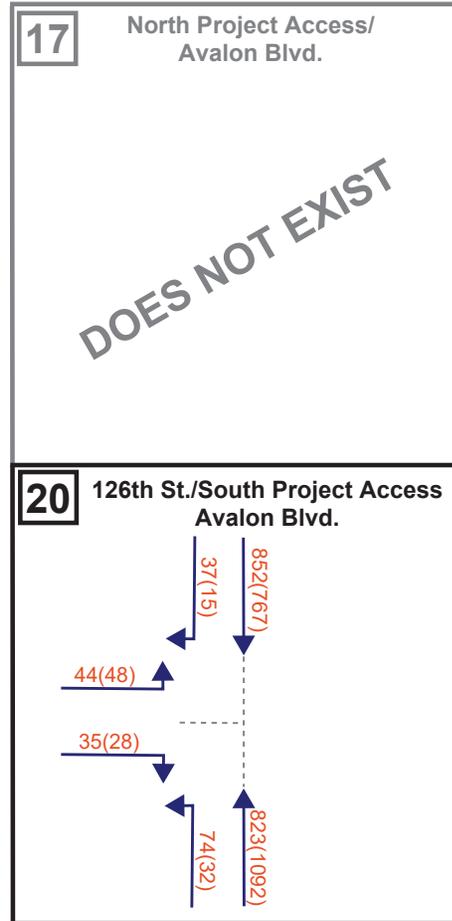
**Future Conditions**

Figure 4 shows the existing plus project traffic volumes and the future intersection geometry. Figure 5 shows existing plus cumulative traffic volumes without and with the project. The cumulative traffic volumes were taken directly from the *2015 TIA*.



### Existing Traffic Volumes

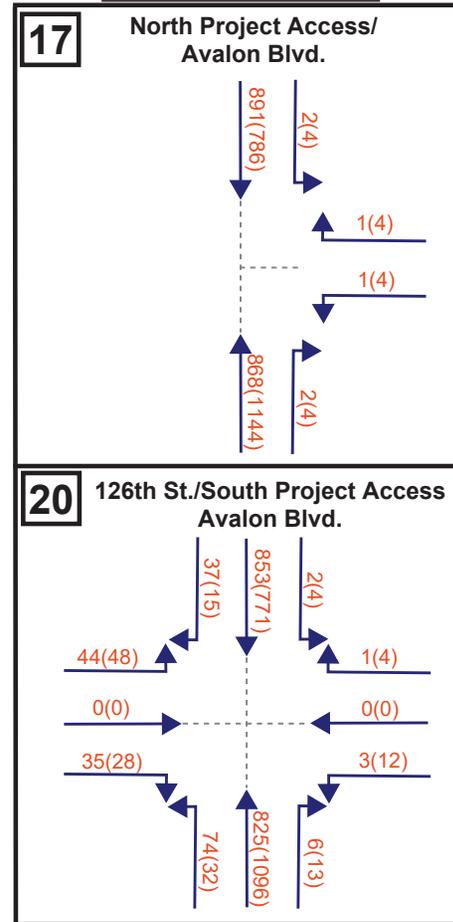
### Existing Geometry



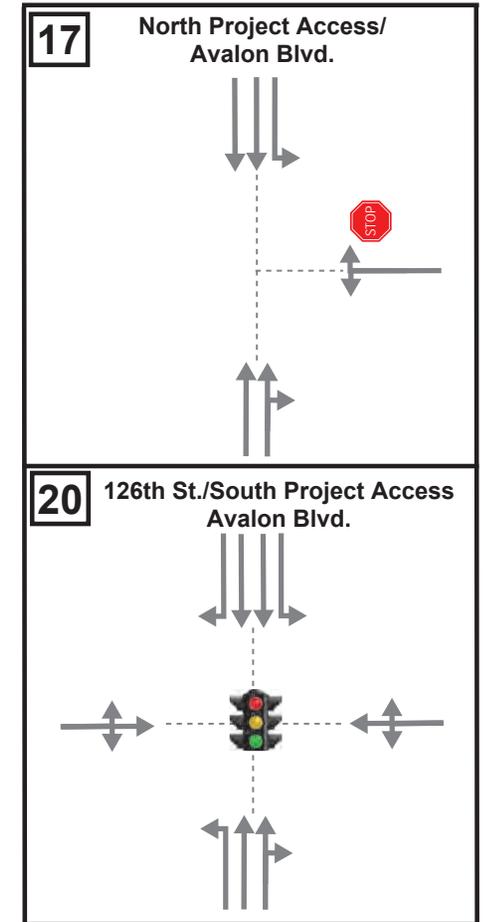
**LEGEND**  
xx(xx) AM(PM) Peak Hour Traffic Volume (veh/hr)



### Existing Plus Project Traffic Volumes



### Future Geometry

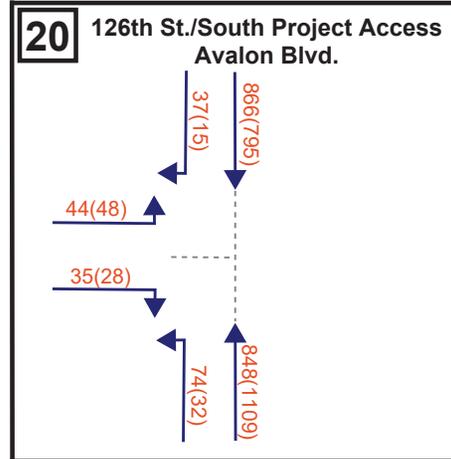
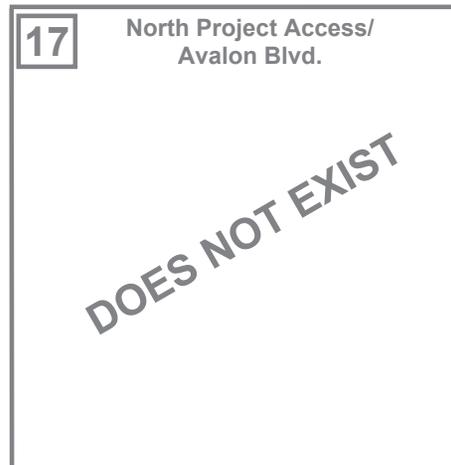


#### LEGEND

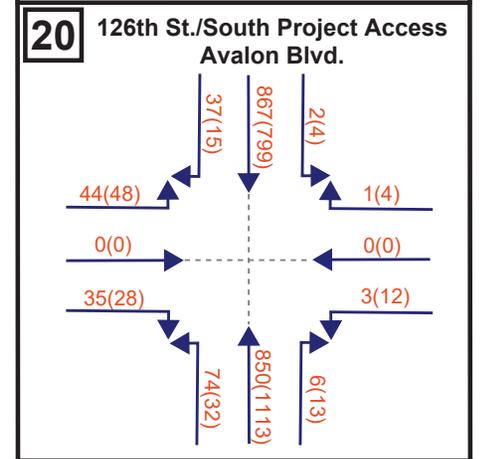
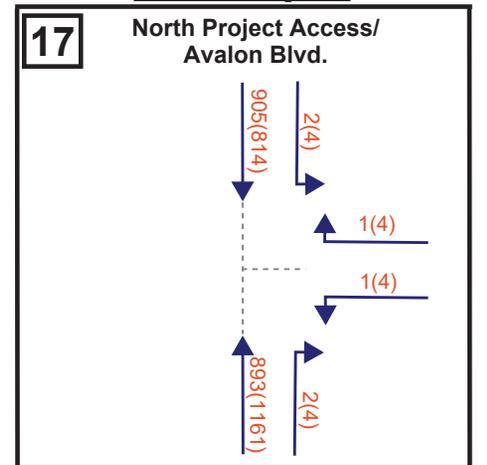
xx(xx) AM(PM) Peak Hour Traffic Volume (veh/hr)



**Existing Plus Cumulative  
Traffic Volumes  
Without Project**



**Existing Plus Cumulative  
Traffic Volumes  
With Project**



**LEGEND**  
xx(xx) AM(PM) Peak Hour Traffic Volume (veh/hr)

**Traffic Operations**

Existing and existing plus cumulative conditions were compared with and without the project to determine if the project will have a significant impact at either of the study intersections. Table 3 shows the significant impact thresholds for Los Angeles County for signalized intersections; the County guidelines do not refer to significant impacts at unsignalized intersections. As seen in the table, a significant impact is only possible when the LOS of a signalized intersection is C or worse.

**Table 3. Los Angeles County Significant Impact Thresholds**

Intersection Conditions Pre-Project		Project V/C Increase
LOS	V/C	
C	0.71 to 0.80	0.04 or more
D	0.81 to 0.90	0.02 or more
E/F	0.91 or more	0.01 or more

To remain consistent with the *2018 Traffic Memo*, the CMA methodology was used to evaluate the signalized intersection and the HCM methodology in *Synchro* was used to evaluate the unsignalized intersection. The CMA and HCM calculation sheets are included as Attachment B to this memorandum.

Table 4 shows the LOS results for existing and existing plus project conditions. As seen in the table, the project is not expected to have a significant impact at the intersection of 126<sup>th</sup> Street/South Project Access and Avalon Boulevard. Further, the stop-controlled movement (exiting the project) at the unsignalized intersection of the North Project Access and Avalon Boulevard is expected to operate at LOS C or better in both peak hours.

Similarly, Table 5 shows the LOS results for existing plus cumulative conditions without and with the project. Again, the project is not expected to have a significant impact at the intersection of 126<sup>th</sup> Street/South Project Access and Avalon Boulevard. In addition, the stop-controlled movement (exiting the project) at the unsignalized intersection of the North Project Access and Avalon Boulevard is still expected to operate at LOS C or better in both peak hours.

In addition to determining if a project will have a significant impact, Los Angeles County requires a measure of the cumulative impact on the roadway network, including the proposed project. If a location meets the significant impact thresholds when comparing existing conditions and existing plus cumulative with project conditions, the project is then responsible for contributing its fair share of the funding needed to improve the affected location. As shown in Table 6, this project will not be required to provide a fair share contribution at either intersection.

**Table 4. Intersection LOS – Existing Project Impacts Analysis**

Intersection	Existing				Existing + Project				Increase in V/C		Significant Impact?
	AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour		AM	PM	
	V/C or Delay	LOS	V/C or Delay	LOS	V/C or Delay	LOS	V/C or Delay	LOS			
N. Project Access/ Avalon Blvd*	Does Not Exist				15.7	C	19.6	C	N/A		N/A
126th St/ S. Project Access/ Avalon Blvd	0.450	A	0.451	A	0.454	A	0.464	A	0.004	0.013	No

\*Two-Way Stop Control; delay is not defined for the intersection, so the delay for the stop-controlled movement is shown.

**Table 5. Intersection LOS – Cumulative Project Impacts Analysis**

Intersection	Existing + Cumulative				Existing + Cumulative + Project				Increase in V/C		Significant Impact?
	AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour		AM	PM	
	V/C or Delay	LOS	V/C or Delay	LOS	V/C or Delay	LOS	V/C or Delay	LOS			
N. Project Access/ Avalon Blvd*	Does Not Exist				16.0	C	19.9	C	N/A		N/A
126th St/ S. Project Access/ Avalon Blvd	0.455	A	0.457	A	0.460	A	0.470	A	0.004	0.013	No

\*Two-Way Stop Control; delay is not defined for the intersection, so the delay for the stop-controlled movement is shown.

**Table 6. Intersection LOS – County of Los Angeles Cumulative Impacts Analysis**

Intersection	Existing				Existing + Cumulative + Project				Increase in V/C		Fair Share Contribution?
	AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour		AM	PM	
	V/C or Delay	LOS	V/C or Delay	LOS	V/C or Delay	LOS	V/C or Delay	LOS			
N. Project Access/ Avalon Blvd*	Does Not Exist				16.0	C	19.9	C	N/A		N/A
126th St/ S. Project Access/ Avalon Blvd	0.450	A	0.451	A	0.460	A	0.470	A	0.010	0.019	No

\*Two-Way Stop Control; delay is not defined for the intersection, so the delay for the stop-controlled movement is shown.

**Conclusion**

As detailed in this memorandum, buildout of the 2019 Revised Master Plan for the Earvin “Magic” Johnson Park project will not have a significant impact on traffic operations at either of the study intersections. No changes are anticipated at any of the other intersections evaluated in the 2018 Traffic Memo. Therefore, no mitigation will be needed.

Attachment A – 2019 Traffic Counts  
Attachment B – CMA and HCM Calculation Sheets

Clement Lau, AICP  
September 17, 2019

Attachment A  
2019 Traffic Counts

## National Data & Surveying Services

# Intersection Turning Movement Count

**Location:** Avalon Blvd & 126th St  
**City:** Los Angeles  
**Control:** Signalized

**Project ID:** 19-05011-001  
**Date:** 1/24/2019

### Total

NS/EW Streets:	Avalon Blvd				Avalon Blvd				126th St				126th St				TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
AM	1 NL	2 NT	0 NR	0 NU	0 SL	2 ST	0 SR	0 SU	0 EL	1 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
7:00 AM	5	145	0	1	0	137	6	0	1	0	9	1	0	0	0	0	305
7:15 AM	4	168	0	3	0	188	3	0	4	0	3	0	0	0	0	0	373
7:30 AM	19	239	0	1	0	227	5	0	17	0	14	0	0	0	0	0	522
7:45 AM	18	202	0	4	0	237	9	0	9	0	4	0	0	0	0	0	483
8:00 AM	10	188	0	1	0	226	10	1	11	0	7	0	0	0	0	0	454
8:15 AM	16	194	0	5	0	162	13	0	7	0	10	0	0	0	0	0	407
8:30 AM	13	171	0	7	0	128	13	0	3	0	6	0	0	0	0	0	341
8:45 AM	5	131	0	1	0	141	9	0	4	0	5	0	0	0	0	0	296
<b>TOTAL VOLUMES :</b>	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
	90	1438	0	23	0	1446	68	1	56	0	58	1	0	0	0	0	3181
<b>APPROACH %'s :</b>	5.80%	92.71%	0.00%	1.48%	0.00%	95.45%	4.49%	0.07%	48.70%	0.00%	50.43%	0.87%					
<b>PEAK HR :</b>	<b>07:30 AM - 08:30 AM</b>																<b>TOTAL</b>
<b>PEAK HR VOL :</b>	63	823	0	11	0	852	37	1	44	0	35	0	0	0	0	0	1866
<b>PEAK HR FACTOR :</b>	0.829	0.861	0.000	0.550	0.000	0.899	0.712	0.250	0.647	0.000	0.625	0.000	0.000	0.000	0.000	0.000	0.894
	0.866				0.904				0.637								

NS/EW Streets:	Avalon Blvd				Avalon Blvd				126th St				126th St				TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
PM	1 NL	2 NT	0 NR	0 NU	0 SL	2 ST	0 SR	0 SU	0 EL	1 ET	0 ER	0 EU	0 WL	0 WT	0 WR	0 WU	
4:00 PM	10	277	0	1	0	202	5	0	18	0	4	0	0	0	0	0	517
4:15 PM	5	263	0	1	0	182	4	0	7	0	3	0	0	0	0	0	465
4:30 PM	7	274	0	1	0	182	2	0	11	0	14	0	0	0	0	0	491
4:45 PM	6	278	0	1	0	201	4	0	12	0	7	0	0	0	0	0	509
5:00 PM	6	294	0	1	0	144	3	0	5	0	1	0	0	0	0	0	454
5:15 PM	6	306	0	0	0	190	6	0	10	0	7	0	0	0	0	0	525
5:30 PM	7	279	0	0	0	174	2	0	5	0	3	0	0	0	0	0	470
5:45 PM	6	267	0	1	0	183	5	0	4	0	1	0	0	0	0	0	467
<b>TOTAL VOLUMES :</b>	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
	53	2238	0	6	0	1458	31	0	72	0	40	0	0	0	0	0	3898
<b>APPROACH %'s :</b>	2.31%	97.43%	0.00%	0.26%	0.00%	97.92%	2.08%	0.00%	64.29%	0.00%	35.71%	0.00%					
<b>PEAK HR :</b>	<b>04:00 PM - 05:00 PM</b>																<b>TOTAL</b>
<b>PEAK HR VOL :</b>	28	1092	0	4	0	767	15	0	48	0	28	0	0	0	0	0	1982
<b>PEAK HR FACTOR :</b>	0.700	0.982	0.000	1.000	0.000	0.949	0.750	0.000	0.667	0.000	0.500	0.000	0.000	0.000	0.000	0.000	0.958
	0.976				0.944				0.760								

Clement Lau, AICP  
September 17, 2019

Attachment B  
CMA and HCM Calculation Sheets

E-W Street: 126th Street  
 N-S Street: Avalon Boulevard  
 Scenario: Buildout

Movement	AM Existing			PM Existing			AM Exst+Project			PM Exst+Project		
	Volume	No. of Lanes	Lane Volume	Total Volume	No. of Lanes	Lane Volume	Volume	No. of Lanes	Lane Volume	Total Volume	No. of Lanes	Lane Volume
EB Left	44	0	0	48	0	0	44	0	0	48	0	0
Comb. L-T		0	0		0	0		0	0		0	0
EB Thru		0	0		0	0	0	0	0	0	0	0
Comb. T-R		0	0		0	0		0	0		0	0
EB Right	35	0	0	28	0	0	35	0	0	28	0	0
Comb. L-T-R		1	79		1	76		1	79		1	76
WB Left							4	0	0	12	0	0
Comb. L-T								0	0		0	0
WB Thru							0	0	0	0	0	0
Comb. T-R								0	0		0	0
WB Right							1	0	0	4	0	0
Comb. L-T-R								1	5		1	16
NB Left	74	1	74	32	1	32	74	1	74	32	1	32
Comb. L-T		0	0		0	0		0	0		0	0
NB Thru	823	2	412	1092	2	546	825	2	413	1096	2	548
Comb. T-R		0	0		0	0		0	0		0	0
NB Right		0	0		0	0	7	0	0	13	0	0
Comb. L-T-R		0	0		0	0		0	0		0	0
SB Left		0	0		0	0	2	0	0	4	0	0
Comb. L-T		0	0		0	0		0	0		0	0
SB Thru	852	2	426	767	2	384	853	2	427	771	2	386
Comb. T-R		0	0		0	0		0	0		0	0
SB Right	37	1	37	15	1	15	37	1	37	15	1	15
Comb. L-T-R		0	0		0	0		0	0		0	0
Critical Volumes		E-W:	79		E-W:	76		E-W:	84		E-W:	92
		N-S:	500		N-S:	546		N-S:	501		N-S:	548
		Total:	579		Total:	622		Total:	585		Total:	640
Number of Phases		2		2		3		3		3		3
Intersection Capacity		1,600		1,600		1,600		1,600		1,600		1,600
PHF		0.89		0.96		0.89		0.89		0.96		0.96
Lost Time		10%		10%		10%		10%		10%		10%
Volume/Capacity Ratio		0.450		0.451		0.454		0.464				
Level of Service		A		A		A		A				

**Intersection**

Int Delay, s/veh 0

**Movement** WBL WBR NBT NBR SBL SBT

Lane Configurations	W		N	N	W	N
Traffic Vol, veh/h	1	1	868	2	2	891
Future Vol, veh/h	1	1	868	2	2	891
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	50	-
Veh in Median Storage#	-	0	-	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	1	943	2	2	968

**Major/Minor** Minor1 Major1 Major2

Conflicting Flow All	1432	473	0	0	945	0
Stage 1	944	-	-	-	-	-
Stage 2	488	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	125	538	-	-	722	-
Stage 1	339	-	-	-	-	-
Stage 2	583	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	125	538	-	-	722	-
Mov Cap-2 Maneuver	127	-	-	-	-	-
Stage 1	338	-	-	-	-	-
Stage 2	583	-	-	-	-	-

**Approach** WB NB SB

HCM Control Delay, s 15.7 0 0  
 HCM LOS C

**Minor Lane/Major Mvmt** NBT NBR WBLn1 SBL SBT

Capacity (veh/h)	-	-	339	722	-
HCM Lane V/C Ratio	-	-	0.006	0.003	-
HCM Control Delay (s)	-	-	15.7	10	-
HCM Lane LOS	-	-	C	B	-
HCM 95th %tile Q(veh)	-	-	0	0	-

**Intersection**

Int Delay, s/veh 0.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↔		↑↑		↔	↑↑
Traffic Vol, veh/h	4	4	1144	4	4	786
Future Vol, veh/h	4	4	1144	4	4	786
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	50	-
Veh in Median Storage#	-	0	-	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	4	4	1243	4	4	854

Major/Minor	Minor1	Major1	Major2
Conflicting Flow All	1680	624	0
Stage 1	1245	-	-
Stage 2	435	-	-
Critical Hdwy	6.84	6.94	-
Critical Hdwy Stg 1	5.84	-	-
Critical Hdwy Stg 2	5.84	-	-
Follow-up Hdwy	3.52	3.32	-
Pot Cap-1 Maneuver	86	428	-
Stage 1	235	-	-
Stage 2	620	-	-
Platoon blocked, %		-	-
Mov Cap-1 Maneuver	85	428	-
Mov Cap-2 Maneuver	83	-	-
Stage 1	233	-	-
Stage 2	620	-	-

Approach	WB	NB	SB
HCM Control Delay, s	19.6	0	0.1
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	SBL	SBT
Capacity (veh/h)	-	-	256	554
HCM Lane V/C Ratio	-	-	0.034	0.008
HCM Control Delay (s)	-	-	19.6	11.6
HCM Lane LOS	-	-	C	B
HCM 95th %tile Q(veh)	-	-	0.1	0

E-W Street: 126th Street  
 N-S Street: Avalon Boulevard  
 Scenario: Buildout

Movement	AM Future Cumulative			PM Future Cumulative			AM Total			PM Total		
	Volume	No. of Lanes	Lane Volume	Total Volume	No. of Lanes	Lane Volume	Volume	No. of Lanes	Lane Volume	Total Volume	No. of Lanes	Lane Volume
EB Left	44	0	0	48	0	0	44	0	0	48	0	0
Comb. L-T		0	0		0	0		0	0		0	0
EB Thru		0	0		0	0	0	0	0	0	0	0
Comb. T-R		0	0		0	0		0	0		0	0
EB Right	35	0	0	28	0	0	35	0	0	28	0	0
Comb. L-T-R		1	79		1	76		1	79		1	76
WB Left							4	0	0	12	0	0
Comb. L-T								0	0		0	0
WB Thru							0	0	0	0	0	0
Comb. T-R								0	0		0	0
WB Right							1	0	0	4	0	0
Comb. L-T-R								1	5		1	16
NB Left	74	1	74	32	1	32	74	1	74	32	1	32
Comb. L-T		0	0		0	0		0	0		0	0
NB Thru	848	2	424	1109	2	555	850	2	425	1113	2	557
Comb. T-R		0	0		0	0		0	0		0	0
NB Right		0	0		0	0	7	0	0	13	0	0
Comb. L-T-R		0	0		0	0		0	0		0	0
SB Left		0	0		0	0	2	0	0	4	0	0
Comb. L-T		0	0		0	0		0	0		0	0
SB Thru	866	2	433	795	2	398	867	2	434	799	2	400
Comb. T-R		0	0		0	0		0	0		0	0
SB Right	37	1	37	15	1	15	37	1	37	15	1	15
Comb. L-T-R		0	0		0	0		0	0		0	0
Critical Volumes		E-W:	79		E-W:	76		E-W:	84		E-W:	92
		N-S:	507		N-S:	555		N-S:	508		N-S:	557
		Total:	586		Total:	631		Total:	592		Total:	649
Number of Phases		3		3		3		3		3		3
Intersection Capacity		1,600		1,600		1,600		1,600		1,600		1,600
PHF		0.89		0.96		0.89		0.89		0.96		0.96
Lost Time		10%		10%		10%		10%		10%		10%
Volume/Capacity Ratio		0.455		0.457		0.460		0.470				
Level of Service		A		A		A		A				

**Intersection**

Int Delay, s/veh 0

**Movement** WBL WBR NBT NBR SBL SBT

Lane Configurations	W	R	N	N	S	S
Traffic Vol, veh/h	1	1	893	2	2	905
Future Vol, veh/h	1	1	893	2	2	905
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	50	-
Veh in Median Storage#	-	0	-	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	1	971	2	2	984

**Major/Minor** Minor1 Major1 Major2

Conflicting Flow All	1468	487	0	0	973	0
Stage 1	972	-	-	-	-	-
Stage 2	496	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	18	526	-	-	704	-
Stage 1	327	-	-	-	-	-
Stage 2	577	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	18	526	-	-	704	-
Mov Cap-2 Maneuver	18		-	-		-
Stage 1	326	-	-	-	-	-
Stage 2	577	-	-	-	-	-

**Approach** WB NB SB

HCM Control Delay, s16 0 0  
 HCM LOS C

**Minor Lane/Major Mvmt** NBT NBR/BLn1 SBL SBT

Capacity (veh/h)	-	-	328	704	-
HCM Lane V/C Ratio	-	-	0.007	0.003	-
HCM Control Delay (s)	-	-	16	10.1	-
HCM Lane LOS	-	-	C	B	-
HCM 95th %tile Q(veh)	-	-	0	0	-

**Intersection**

Int Delay, s/veh 0.1

**Movement** WBL WBR NBT NBR SBL SBT

Lane Configurations	W	W	N	N	S	S
Traffic Vol, veh/h	4	4	1161	4	4	814
Future Vol, veh/h	4	4	1161	4	4	814
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	50	-
Veh in Median Storage#	-	0	-	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	4	4	1262	4	4	885

**Major/Minor** Minor1 Major1 Major2

Conflicting Flow All	1715	633	0	0	1266	0
Stage 1	1264	-	-	-	-	-
Stage 2	451	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	81	422	-	-	545	-
Stage 1	229	-	-	-	-	-
Stage 2	609	-	-	-	-	-
Platoon blocked, %			-	-	-	-
Mov Cap-1 Maneuver	80	422	-	-	545	-
Mov Cap-2 Maneuver	78	-	-	-	-	-
Stage 1	227	-	-	-	-	-
Stage 2	609	-	-	-	-	-

**Approach** WB NB SB

HCM Control Delay, s	19.9	0	0.1
HCM LOS	C		

**Minor Lane/Major Mvmt** NBT NBR WBLn1 SBL SBT

Capacity (veh/h)	-	-	250	545	-
HCM Lane V/C Ratio	-	-	0.035	0.008	-
HCM Control Delay (s)	-	-	19.9	11.7	-
HCM Lane LOS	-	-	C	B	-
HCM 95th %tile Q(veh)	-	-	0.1	0	-

# EARVIN "MAGIC" JOHNSON RECREATION AREA REVISED MASTER PLAN



County of Los Angeles Department of Parks and Recreation  
Supervisor Mark Ridley-Thomas, 2nd District

SEPTEMBER 2019



This page is intentionally left blank.

# **EARVIN “MAGIC” JOHNSON RECREATION AREA REVISED MASTER PLAN**



**SEPTEMBER 2019**

**Prepared by:**

County of Los Angeles  
Department of Parks and Recreation

**County of Los Angeles  
Department of Parks and Recreation**

John Wicker, Director  
Norma Garcia, Deputy Director

**County of Los Angeles Board of Supervisors**

Supervisor Mark Ridley-Thomas, Second District



**BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES**

866 KENNETH HAHN HALL OF ADMINISTRATION / LOS ANGELES, CALIFORNIA 90012 / (213) 974-2222

**MARK RIDLEY-THOMAS**  
SUPERVISOR, SECOND DISTRICT

September 2019

Dear Neighbors,

It is my pleasure to present the Earvin "Magic" Johnson Recreation Area Revised Master Plan.

First adopted by the Los Angeles County Board of Supervisors on February 23, 2016, the Master Plan reflects a partnership with hundreds of residents and park users who contributed their time and creativity during community meetings and public hearings to holistically reimagine the park.

The Master Plan envisions a completely transformed parks with amenities including a community event center, a gymnasium, an aquatic center, an amphitheater, a wedding pavilion, a multi-purpose stadium, walking trails and other recreational amenities. To enhance the sustainability of the park and meet the cultural needs of the community, the Plan has been updated to incorporate an innovative storm water capture project, an arts museum and a dog park.

Over the past decade, this park was associated with environmental contamination that was discovered in association with the location's previous use as an oil tank farm. The implementation of this Plan is possible now that the site has been fully characterized, contaminated shallow soil has been removed, and soil vapor and ground water remediation is well underway. We are now focused on revitalizing the park with long-awaited, state-of-the-art amenities that can be implemented in a manner that is safe for all patrons.

As we move forward, we are committed to constructing high-quality recreational, educational, civic, and cultural amenities that showcase and celebrate innovation and environmental sustainability. I am pleased to be partnering with the County's Department of Parks and Recreation, Department of Public Works, the Los Angeles Community Development Authority, and Chief Executive Office, along with community stakeholders to begin implementation of the Plan, which includes a 20,000-square foot event center, wedding pavilion, children's play area, walking paths, landscaping, dog park and a multi-benefit water quality project. We anticipate these improvements will be complete in 2020.

I look forward to seeing this community-driven vision become a reality.

With hope,

**MARK RIDLEY-THOMAS**  
Supervisor, Second District



COUNTY OF LOS ANGELES  
DEPARTMENT OF PARKS AND RECREATION

*"Parks Make Life Better!"*

John Wicker, Director

Norma E. Garcia, Chief Deputy Director

September 2019

**EARVIN "MAGIC" JOHNSON RECREATION AREA  
REVISED MASTER PLAN**

The County of Los Angeles Department of Parks and Recreation (DPR) is very pleased to present the Earvin "Magic" Johnson Recreation Area Revised Master Plan.

Earvin "Magic" Johnson Recreation Area has long been a cherished park in the heart of the Willowbrook community, dating back to when it was known as Willowbrook State Recreation Area. The 120-acre park has been very well-used by constituents who value it as a place to stroll, exercise, and spend quality time with family and friends. DPR takes great pride in our responsibility to operate and maintain the park which is a much-needed green oasis in South Los Angeles. The park serves both local and regional residents, including many from nearby communities that are lacking in parkland.

The Revised Master Plan offers a wonderful vision that will take the existing park to the next level by imaginatively and creatively transforming the park. DPR undertook extensive outreach efforts over the past five years to actively engage community members to develop the Master Plan. I am proud of this comprehensive planning effort and am confident that the implementation of this vision will enhance and activate spaces throughout the park to meet the diverse recreational, educational, civic, and cultural needs of the surrounding community and region. I am also thrilled to have the investment of funding and support from Supervisor Mark Ridley-Thomas, as well as the established and future partnerships with other County departments and organizations in our continuing efforts to revitalize the park and enhance park experience.

I would like to thank all of the residents, community-based organizations, and other stakeholders and partners who participated in the planning process and provided valuable input to shape the Master Plan. We are very excited that this Master Plan and its implementation will help to expand the rich legacy of park and recreational resources established in Willowbrook and the South Los Angeles region for generations to come.

Sincerely,

John Wicker  
Director

## ACKNOWLEDGEMENTS

A special thank you to the many constituents, stakeholders, and public officials who participated in the planning process and helped to develop this transformative vision of Earvin “Magic” Johnson Recreation Area. The park has always been well-used by the community. With the implementation of the proposed improvements, the park will become a world-class gem for the local community and the region to enjoy.



Figure 1: Island in the South Lake (Source: DPR)

### COUNTY OF LOS ANGELES BOARD OF SUPERVISORS

Hilda L. Solis, 1st District  
Mark Ridley-Thomas, 2nd District  
Sheila Kuehl, 3rd District  
Janice Hahn, 4th District  
Kathryn Barger, 5th District

### 2ND DISTRICT EXECUTIVE STAFF

Karly Katona, Associate Chief Deputy  
Lacey Johnson, Assistant Deputy  
Ron Fisher, Assistant Deputy

### PARKS AND RECREATION STAFF

John Wicker, Director  
Norma E. Garcia, Chief Deputy Director  
Alina Bokde, Deputy Director  
Carl Cooper, Deputy Director  
Mika Yamamoto, Regional Operations Manager  
Kathline J. King, Chief of Planning  
Clement Lau, Departmental Facilities Planner II  
Loretta Quach, Departmental Facilities Planner I  
Sean Sackett, Departmental Facilities Planner I  
Bryan Moscardini, Departmental Facilities Planner I  
Jennifer Jung, Park Planner  
Jui Ing Chien, Park Planner

### CONSULTANTS

AHBE  
Michael Baker International  
Psomas

### Prepared by:

County of Los Angeles  
Department of Parks and Recreation

# TABLE OF CONTENTS

I.	Cover Page .....	1
II.	Title Page .....	3
III.	Letter from Supervisor Mark Ridley-Thomas .....	4
IV.	Letter from the Director .....	5
V.	Acknowledgments .....	6
VI.	Table of Contents .....	7
VII.	List of Figures and Tables .....	9
VIII.	Executive Summary .....	10
	a. Project Location .....	11
	b. Demographics .....	12
	c. Site History .....	13
	d. Ongoing Site Remediation .....	14
	e. Related Park Planning Efforts .....	14
	i. Los Angeles Countywide Parks and Recreation Needs Assessment .....	15
	ii. Willowbrook Community Parks and Recreation Plan .....	16
	f. Other Planning and Development Efforts in Willowbrook .....	17
	i. Martin Luther King, Jr. (MLK) Center Campus Master Plan .....	17
	ii. Willowbrook/Rosa Parks Station Improvement Project .....	17
	iii. Willowbrook Transit-Oriented District .....	17
	iv. Willowbrook Streetscape Project .....	18
	v. Compton Creek Regional Garden Park Master Plan .....	18
	g. Trail Planning .....	19
IX.	Revised Master Plan .....	20
	a. The 2016 Master Plan .....	20
	b. The Revised Master Plan .....	22
	i. Phase 1A Site Plan .....	25
	ii. Phase 1B Site Plan .....	26
	iii. Full Buildout Site Plan .....	27
X.	Phasing Plan .....	28
	a. Revised Master Plan - Phase 1A .....	30
	i. Community Event Center .....	30
	ii. Children’s Play Area and Splash Pad .....	30
	iii. Wedding Lawn .....	30
	iv. Biofiltration Gardens and Stormwater Recycling System .....	31

b.	Revised Master Plan - Phase 1B .....	32
i.	Museum .....	32
ii.	Amphitheater .....	32
iii.	Dog Park .....	33
iv.	Outdoor Athletic (Soccer) Field .....	33
c.	Proposed Revised Master Plan Buildout .....	33
i.	Aquatic Center .....	33
ii.	Gymnasium .....	33
iii.	Skate Park and Outdoor Basketball Areas .....	34
iv.	North Lake, Fishing Docks and Paddle Boats/Kayak Launch .....	34
v.	Parking Structure .....	34
vi.	Multi-Purpose Stadium/Outdoor Athletic Fields .....	34
vii.	Nature Lab .....	34

# LIST OF FIGURES AND TABLES

## FIGURES

- Figure 1: Island in the South Lake (Source: DPR) ..... 5
- Figure 2: Project Location Map (Source: GIS) ..... 11
- Figure 3: Areas located within a one, three and five mile rings from the park. (Source: GIS) ..... 12
- Figure 4: Athens Tank Farm (Source: CA State Waterboard) ..... 13
- Figure 5: Los Angeles County General Plan (Source: County of Los Angeles, Department of Regional Planning) ..... 15
- Figure 6: Los Angeles Countywide Parks and Recreation Needs Assessment (Source: DPR) ..... 15
- Figure 7: Willowbrook Community Parks and Recreation Plan (Source: DPR) ..... 16
- Figure 8: Compton Creek Trail (Source: Willowbrook CPRP) ..... 19
- Figure 9: Multi-Use Trail with Native Vegetation by the North Lake (Source: AHBE) ..... 20
- Figure 10: 2016 Adopted Master Plan (Source: AHBE) ..... 21
- Figure 11: Community Workshop Meeting (Source: DPR) ..... 22
- Figure 12: Community Workshop Meeting (Source: DPR) ..... 22
- Figure 13: Looking across the South Lake to the Community Event Center (Source: AHBE) ..... 23
- Figure 14: Gathering Space behind the Community Event Center by the South Lake (Source: AHBE) ..... 24
- Figure 15: Phase 1A Revised Master Plan (Source: AHBE) ..... 25
- Figure 16: Phase 1B Revised Master Plan ..... 26
- Figure 17: Full Buildout Revised Master Plan ..... 27
- Figure 18: Public Plaza in front of the Community Event Center (Source: AHBE) ..... 30
- Figure 19: Biofiltration Gardens Surrounding the South Lake Perimeter (Source: AHBE) ..... 31
- Figure 20: Perimeter Treatments for South Lake (Source: AHBE) ..... 31

## TABLES

- Table 1: Demographics by Distance to the Park (Source: ESRI) ..... 12
- Table 2: Comparison of Master Plan Phasing (Source: Psomas) ..... 28

## EXECUTIVE SUMMARY

Earvin “Magic” Johnson Recreation Area (EMJRA) is the most treasured and visited public park in the community of Willowbrook. The community values the park as a place to stroll, exercise, and spend time with family and friends. As a large facility, it serves both local and regional residents, including many from nearby communities that are lacking in parkland.

The park has not been significantly improved since 1985 and today some of the park’s infrastructure are in need of rehabilitation, upgrades, or replacement. The Los Angeles County Department of Parks and Recreation (DPR) has been working on a Master Plan to revitalize the existing 120-acre EMJRA since Summer 2014. The Master Plan was developed with substantial input from the community to ensure that the park will continue to be an asset to residents from Willowbrook and beyond. The Master Plan not only seeks to enhance the existing two lakes and walking paths in the park, it also proposes new facilities and amenities to address the growing and diverse recreational needs of park users. The Master Plan was adopted by the Los Angeles County Board of Supervisors on February 23, 2016.

The 2016 Master Plan is a bold vision to enhance the community through improvements to existing facilities, addition of new amenities, and incorporation of adjacent properties to the park. The 2016 Master Plan includes the following components: community event center, gymnasium, equestrian center, South Agency Headquarters, aquatic center, multi-purpose stadium, amphitheater, skate park, water features, wedding pavilion, walking trails and exercise amenities, dog park, sculpture garden and civic plaza, restrooms, group picnic areas, children’s play areas, and parking. Due to both fiscal and environmental constraints, it was anticipated that implementation of the 2016 Master Plan would occur in six phases.

To enhance the park as a cultural destination for the community and improve its water resiliency, DPR prepared the 2018 Revised Master Plan to modify various components of the 2016 Master Plan. The major changes included the development of a new Cultural Complex, the implementation of a stormwater treatment/recycled water system, and the retention of the South Lake. The proposed Cultural Complex would fill a void in South Los Angeles which currently lacks facilities that promote and support the arts, and address the community’s need for art facilities as expressed during the development of the Master Plan and the Willowbrook Community Parks and Recreation Plan. Also, the park provides a suitable location to divert wet and dry stormwater run-off from the nearby Compton Creek. The stormwater will be detained in the park where it would be treated and cleaned, and then pumped into the South Lake and also used to irrigate the park.

DPR has prepared the 2019 Revised Master Plan to modify various components of the 2018 Master Plan and expedite the development of much needed amenities. Specifically, a dog park, acres of passive park uses, and two outdoor athletic (soccer) fields would be developed during Phase 1B instead of during a future phase. Also, a new South Agency maintenance yard would be built to ensure the park is well-maintained.

## PROJECT LOCATION

The park site is located in the unincorporated community of Willowbrook, with a small section at the northern end of the site within the City of Los Angeles. Adjacent cities and communities include the City of Los Angeles and City of Gardena to the west, City of Los Angeles to the north, City of Compton to the east, and City of Carson to the south.

Regional access to the park is provided by Interstate 105 (I-105) approximately ¼ mile to the north, and Interstate 110 (I-110) approximately 1 ¼ miles to the west. I-105, which runs in the east-west direction north of the park, connects with I-110, which runs north-south. The park is generally bounded by 120th Street to the north, Avalon Boulevard to the west, El Segundo Boulevard to the south, and Clovis Avenue to the east.

Along the areas east of the park are single-family homes. Areas south of the park include single-family homes, school, and other public parks. Centennial High School is located to the southeast; south and west of the park along El Segundo Boulevard are retail, restaurants and light industrial uses. North of the park are single-family homes and apartments.

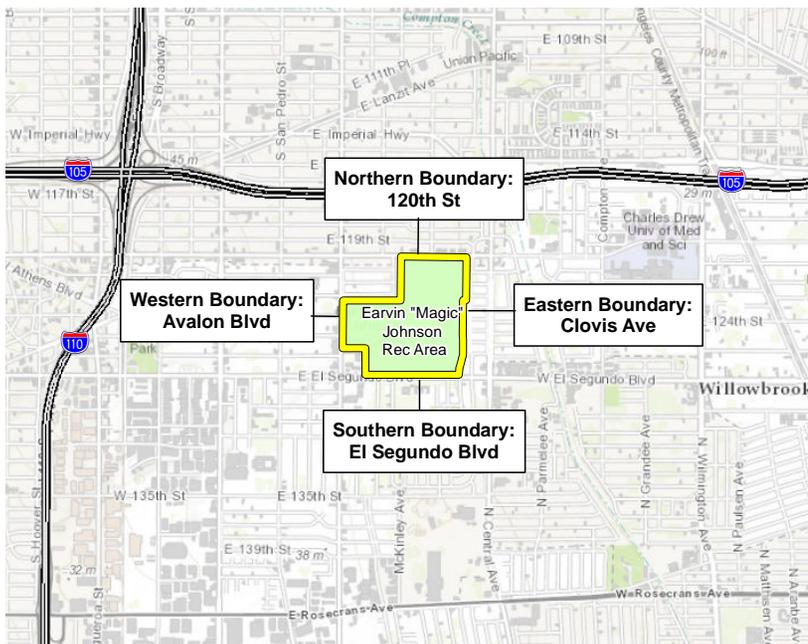


Figure 2: Project Location Map (Source: GIS)

There are two parcels that form a peninsula jutting into the existing park site from the east. The Community Development Commission (CDC) owned the north parcel, also known as the former UVA Site, which has been transferred to the County. Adjoining the former UVA Site to the south is the former Ujima Housing Corporation (UHC) site, which has also been acquired by the County. The UVA site has been closed and demolished. A former day care facility that previously existed on the former UHC site has been temporarily relocated outside of the park vicinity. Both sites are included in the Master Plan.

An aboveground City of Los Angeles Department of Water and Power utility line traverses the west side of the park. It is a 100-foot-wide easement, oriented north-south and 1600 feet long. The land contains a series of transmission towers. The existing electrical transmission line easement would remain in place and no development is proposed to occur within the easement.

## DEMOGRAPHICS

The unincorporated community of Willowbrook has a population of about 36,000 residents. Over the past two decades, the Willowbrook area has undergone consistent growth in population, increasing by 4 percent from 1990 to 2000, and by 5 percent from 2000 to 2010. Los Angeles County as a whole has also experienced growth in the past two decades: 7 percent between 1990 and 2000, and 3 percent between 2000 and 2010. A steady growth in population in Willowbrook reflects the need to continue providing new recreational facilities and services to adequately serve community residents.

Nearly two-thirds (64 percent) of the population in Willowbrook is Latino, while 34 percent is African American. From 2000 to 2010, the Latino population in Willowbrook increased by approximately 10 percent, while the African American population decreased by 10 percent. Growth in the Latino population is a trend observed countywide. It is important to provide recreational amenities and programming that meet the unique and diverse needs of community residents, taking into consideration cultural differences in park uses and preferences.

The following table shows the 2017 estimates by ESRI for the areas located within a one, three and five miles ring of EMJRA. The median household income of the area within the 5-mile ring is \$41,095, which is significantly lower than the County's median household income of \$57, 952. About 44 percent of the population in Willowbrook is very low or low income, meaning they make less than \$35,000 annually. This is a significant percentage of the population and emphasizes the need to provide free or reduced-cost recreational facilities and programming to meet the needs of lower income residents in order to improve their access and opportunities for physical activity.

Table 1: Demographics by Distance to Park (Source: ESRI)

2017 Estimates by ESRI	1-mile ring	3-mile ring	5-mile ring
Population	33,307	360,015	983,326
Households	8,579	88,748	255,840
Average Household Size	3.84	4	3.81
Median Age	30.0	28.8	30.1
Median Household Income	\$42,203	\$37,313	\$41,095
Average Household Income	\$56,979	\$50,376	\$55,842
Per Capita Income	\$15,140	\$12,901	\$14,882

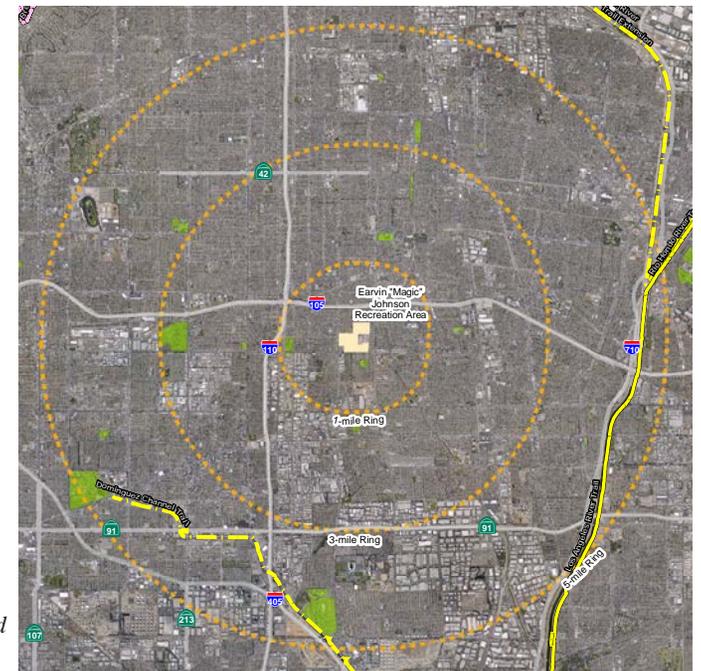


Figure 3: Areas located within a one, three and five mile rings from the park. (Source: GIS)

## SITE HISTORY

The EMJRA site was originally occupied by the Athens Tank Farm, which was owned and operated by the ExxonMobil Oil Corporation, for storage and distribution of petroleum products from 1923 through 1962. The tank farm equipment and facilities were removed in 1964. The site was vacated by ExxonMobil in 1965 and a portion was later developed with the Ujima Village Apartment Complex (UVA) site, located at Clovis Avenue and East 126 Street, in the early 1970s, with funding by a mortgage insured by the U.S. Department of Housing and Urban Development (HUD). A portion of the Master Plan site was also developed with the UHC structures, which was adjacent to the UVA site and was also developed in the early 1970s. The remainder of the Master Plan site was developed with the existing park between 1977 and 1985 as a joint project of California State Parks and County of Los Angeles Department of Parks and Recreation which was called the Willowbrook State Recreation Area and comprised of 95.83 acres. An additional 4.72 acres was added through a lease and a joint use agreement with the City of Los Angeles Department of Water and Power for a total of 99.54 acres.

The park was developed in three phases. Phase One was completed in January 1982 and included grading, building two lakes with the connecting stream, partial landscaping and irrigation, and some walkways. Phase Two was completed in December 1983 and included two comfort stations, picnic areas, a playground, outdoor area for seniors, more landscaping and irrigation, and the south parking lot. Phase Three was completed in May 1985 and included more picnic areas, walkways, landscaping, irrigation, and the north parking lot. A Quit Claim Deed was filed by the State Parks on December 1, 1987 to transfer the Park to the County. In 1992, the Park was renamed to the Earvin “Magic” Johnson Recreation Area to honor the former Los Angeles Lakers professional basketball player. By 1995, HUD had foreclosed on the UVA site and had sold the site to the Community Development Commission (CDC). CDC vacated the site and it was demolished in 2013. The UVA property (tract number 25674, parcels 906 and 907) will be transferred from the CDC to the County of Los Angeles. The CDC obtained approval from the HUD to reuse the property for open space and recreational use and to transfer the property to the County for development as a public park and recreation area. Now owned by the County, this property adds to the existing park acreage and provide the opportunity for the pursuit of timely, coordinated, and enhanced recreational, open space, and cultural amenities consistent with the Master Plan. On February 23, 2016, Los Angeles County Board of Supervisors adopted the Park Master Plan which supersedes the State’s 1978 Resource Management Plan and General Development Plan for Willowbrook State Recreation Area. The 2016 Master Plan encompasses approximately 126 acres of land, including the existing park (104 acres), the former UVA site (16 acres), and the UHC site (6 acres). Vacated in 2013, the UHC site has been acquired by the County. Existing development on the site has been demolished.

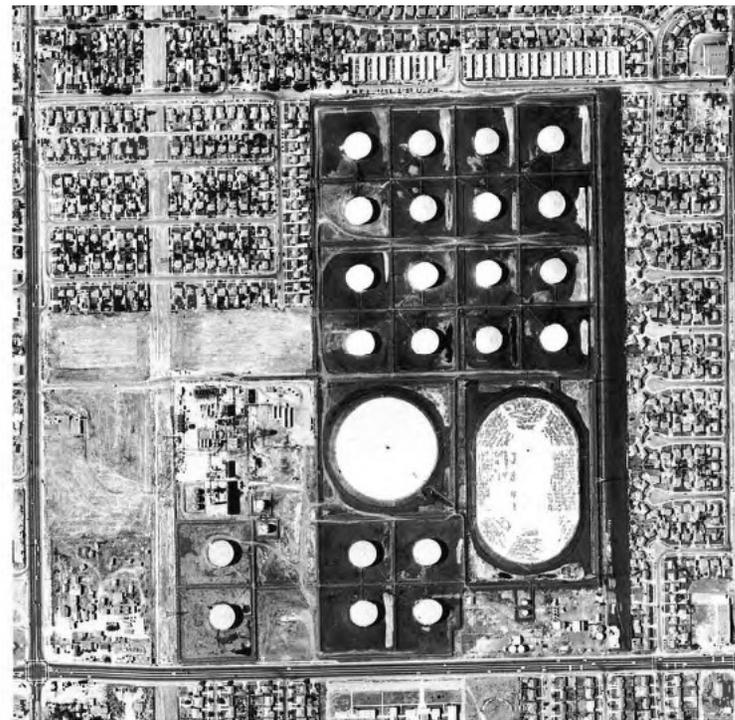


Figure 4: Athens Tank Farm (Source: CA State Waterboard)

## ONGOING SITE REMEDIATION

Almost the entire EMJRA site is located on the former Athens Tank Farm. The former Athens Tank Farm was a petroleum products storage and distribution facility that consisted of two large crude oil reservoirs, 22 above ground storage tanks, absorption plants, and pipelines.

On February 17, 2000, Phase I Environmental Site Assessment prepared for previous park development reaffirmed soil contamination issues (petroleum hydrocarbons/VOCs) are likely as a result from previous operations of the Athens Tank Farm. The RWQCB assumed jurisdiction over the site investigation in 2006, with support of DTSC and the Department of Public Health. Initial site assessments (2008 and 2009) for the current investigation were conducted by Kleinfelder West, Inc., on behalf of Exxon-Mobil as is the current sampling and monitoring investigation.

A Remedial Action Plan (RAP) was prepared in 2012 by Kleinfelder West Inc. to address impacted soils and soil vapors on the project site. The RAP provides for implementation of a remedial technology to mitigate concentrations of soil vapor. These environmental cleanup efforts are currently in process. On July 24, 2012, the California Environmental Protection Agency (CalEPA) announced its decision to assign DTSC a co-lead with the RWQCB to ensure the health, safety, cleanup and community outreach efforts are conducted collaboratively on the former Athens Tank Farm site and surrounding area.

Ground water monitoring is ongoing in both shallow and deep groundwater wells, and a Groundwater RAP for groundwater remediation was approved in 2017. Soil vapor extraction (SVE) has been pilot-tested and Phase II Horizontal Wells were installed under the CDC-owned property in 2014. The results from the SVE will be used by the RWQCB to determine if the third phase will be implemented. The SVE results will provide the basis for a full remediation program by Exxon-Mobil. Off-site groundwater and soil testing will be included as the contamination plume is presumed to have migrated off-site to the south and east of the property.

The lake water has also been found to possibly be contaminated. Through signage, the County has instructed the public to not consume any fish caught in the lakes. Although DPR practices a catch and release program for fishing, the signs were installed to emphasize the requirement of releasing the fish in case of any contamination.

## RELATED PARK PLANNING EFFORTS

Various park planning efforts have taken place in and around the community of Willowbrook. Summarized below are the plans that have shaped and influenced the planning and development for the Earvin “Magic” Johnson Recreation Area.

### **Los Angeles County General Plan – Parks and Recreation Element**

Adopted by the Los Angeles County Board of Supervisors on October 6, 2015, the Los Angeles County General Plan provides the policy framework and establishes the long-range vision for how and where the unincorporated areas will grow, and establishes goals, policies,

and programs to foster healthy, livable, and sustainable communities. The Parks and Recreation Element provides policy direction for the maintenance and expansion of the County’s parks and recreation system. The goals and policies set forth in this Element address the growing and diverse recreation needs of the communities served by the County. The County also offers unique trail user opportunities that showcase its diverse scenery and provide connectivity to parks, open spaces, cultural resources, and wilderness areas.

The Revised Master Plan is consistent with and implements the following policies in the Parks and Recreation Element:

- Policy P/R 1.1: Provide opportunities for public participation in designing and planning parks and recreation programs.
- Policy P/R 1.2: Provide additional active and passive recreation opportunities based on a community’s setting, and recreational needs and preferences.
- Policy P/R 1.3: Consider emerging trends in parks and recreation when planning for new parks and recreation programs.
- Policy P/R 1.4: Promote efficiency by building on existing recreation programs.
- Policy P/R 1.5: Ensure that County parks and recreational facilities are clean, safe, inviting, usable and accessible.
- Policy P/R 1.6: Improve existing parks with needed amenities and address deficiencies identified through the park facility inventories.
- Policy P/R 1.8: Enhance existing parks to offer balanced passive and active recreation opportunities through more efficient use of space and the addition of new amenities.
- Policy P/R 1.10: Ensure a balance of passive and recreational activities in the development of new park facilities.

### Los Angeles Countywide Parks and Recreation Needs Assessment

Adopted by the Board of Supervisors on July 5, 2016, the Countywide Parks Needs Assessment was a historic and significant undertaking to engage all communities within Los Angeles County in a collaborative process to gather data and input for future decision-making on parks and recreation. The primary goal of the Parks Needs Assessment was to quantify the magnitude of need for parks and recreational facilities, and determine the potential costs of meeting that need. This goal has been accomplished, as evidenced by the final report which uses a transparent, best-practices approach to evaluate park and recreation needs, and is the product

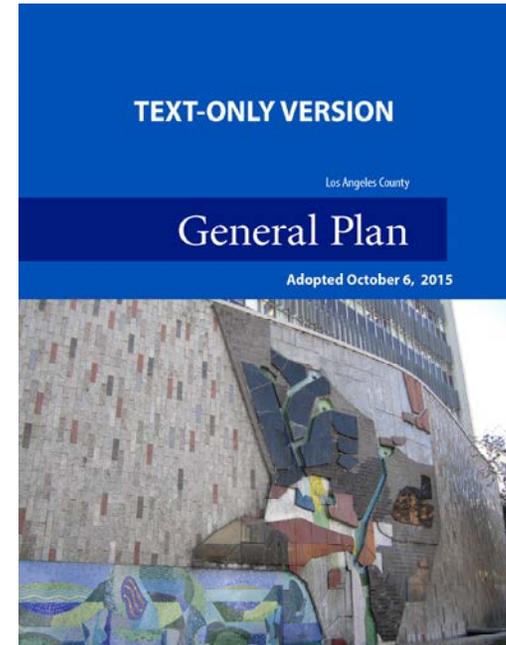


Figure 5: Los Angeles County General Plan (Source: County of Los Angeles, Department of Regional Planning)

Figure 6: Los Angeles Countywide Parks and Recreation Needs Assessment (Source: DPR)



of an engagement process that involved the public, cities, unincorporated communities, community-based organizations, and other stakeholders. Specifically, the Parks Needs Assessment:

- Uses a set of metrics to measure and document park needs for each study area;
- Establishes a framework to determine the overall level of park need for each study area;
- Offers a list of priority park projects for each study area;
- Details estimated costs for the priority park projects by study area;
- Builds a constituency of support and understanding of the park and recreational needs and opportunities; and
- Informs future decision-making regarding planning and funding for parks and recreation.

Earvin “Magic” Johnson Recreation Area is located within the Unincorporated Willowbrook Study Area which is determined to be an area of High park need. In addition, Willowbrook is surrounded by various cities and unincorporated communities with Very High or High park need, including Compton, Lynwood, West Athens-Westmont, and the City of Los Angeles – Southeast Los Angeles and Harbor Gateway Study Areas. As a park that will offer a variety of amenities that are not readily available in South Los Angeles, EMJRA will help to meet the recreational needs of residents from both Willowbrook and nearby communities.

### **Willowbrook Community Parks and Recreation Plan**

DPR completed Community Parks and Recreation Plans in February 2016 to envision greener futures for the six of the most park poor unincorporated communities in Los Angeles County: East Los Angeles, East Rancho Dominguez, Lennox, Walnut Park, West Athens-Westmont, and Willowbrook. Each of the six plans identifies and addresses the unique park and recreation needs of the communities. Specifically, each plan first examines existing conditions, including: local demographics; existing parkland and recreational facilities; parkland gaps; recreation programs currently offered; trees and tree canopies in existing parks; transportation, safety and connectivity issues as they relate to parks; and availability of land for recreation purposes. Based upon the review of existing conditions and findings from the public outreach process, each plan provides a detailed assessment and prioritization of the community’s park and recreation needs. The plan then presents a green space vision, design concepts for potential new park projects, and strategies to address the identified needs. Finally, the plan identifies possible partnership and funding opportunities, and details next steps to implement the green space vision and strategies.

As part of the public outreach process for the Willowbrook Community Parks and Recreation Plan, community members expressed the need for a wide variety of recreational amenities, including the following: exercise facilities, such as new walking and running paths; play space for children; spaces for older youth, including sports facilities; gathering places for community and family events; an arts facility; a performance space; a splash pad; and an equestrian center, including stables, riding rings, equestrian trails; and green infrastructure. Implementation of the Revised Master Plan will address many of these needs by including expansion and

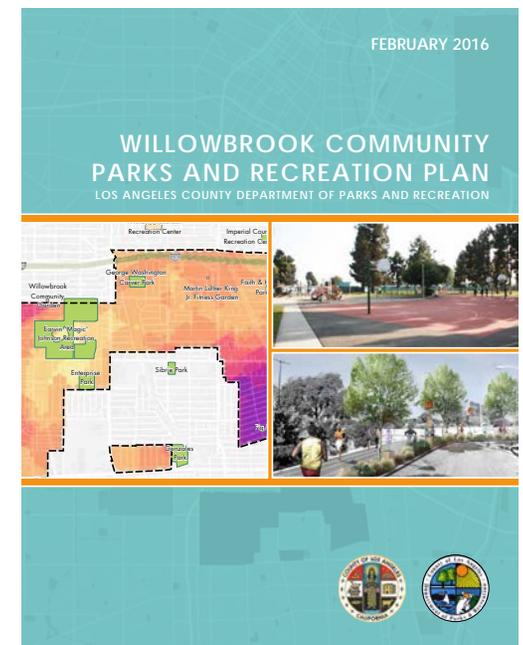


Figure 7: Willowbrook Community Parks and Recreation Plan (Source: DPR)

comprehensive rehabilitation of the existing park and the construction of new, state-of-the-art recreational facilities (LEED Gold community event center, arts facility, museums, wedding pavilion, equestrian center with stables and riding rings, gymnasium, aquatic center, multi-purpose stadium, etc.) and amenities (picnic areas, amphitheater for a performance space, outdoor basketball courts, water features, walking trails and exercise amenities, children’s play areas, dog park, splash pad, fishing lake, restrooms, green infrastructure, etc.).

## **OTHER PLANNING AND DEVELOPMENT EFFORTS IN WILLOWBROOK**

There are various other recently completed or currently underway planning and development efforts in Willowbrook that impact parks, recreation, and urban greening. These following plans include direction for parks, plazas, and streetscape improvements.

### **Martin Luther King, Jr. (MLK) Medical Center Campus Master Plan**

As part of the process to reopen the Martin Luther King, Jr. Multi-Service Ambulatory Care Center (MLK-MACC), formerly Martin Luther King Jr./Drew Medical Center, in northeastern Willowbrook, the MLK Medical Center Campus Master Plan was developed by Los Angeles County and outside consultants. The campus plan envisioned a “Wellness Community,” in the area surrounding the medical facility. The Wellness Community is designed around the medical complex as a healthy lifestyle hub with new opportunities for physical activity, food access, and preventative healthcare.

The master plan incorporates numerous new plazas, green spaces, gardens, and streetscape improvements, as well as a connective pedestrian pathway, called the Wellness Spine, connecting the different component pieces. Martin Luther King Fitness Garden is within the project area and was designed to fit with the public health theme of the Wellness Community. Fellowship Garden of Love at Holmes will be the first community garden in the Master Plan area, but other community gardens are proposed at various sites in the Master Plan, as well as a substantial urban forest buffer between the 105 Freeway and the Wellness Community.

### **Willowbrook/Rosa Parks Station Improvement Project**

The Rosa Parks Metro Station is located at the intersection between the blue and green light rail lines under the 105 Freeway near the edge of the Martin Luther King, Jr. Hospital Campus Master Plan area. The station is over 25 years old and in addition to providing service for the light rail lines, the station is the hub for six Metro buses and three local shuttles. Metro is planning to implement station upgrades to improve access to the station and accommodate increased use, which will involve renovation of the existing station and expansion to the area south of the existing station.

### **Willowbrook Transit-Oriented District (TOD)**

Prepared by the Department of Regional Planning, the Willowbrook TOD Specific Plan is intended to build on the vision of the MLK Center Master Plan and the Willowbrook/Rosa Parks Station Improvement Project. The TOD Specific Plan sets up an implementation strategy for the area surrounding the Metro Station that will focus on housing, retail, and institutional uses around the station, as well as access from the station into the community.

### **Willowbrook Streetscape Project**

Also located within the Martin Luther King, Jr. Hospital Campus Master Plan area, the Willowbrook Streetscape Project includes improvements along 120th Street from Compton Avenue to Wilmington Avenue, 119th Street from Wilmington Avenue, and S. Wilmington Avenue from the 105 Freeway to 120th Street. The Department of Public Works will improve pedestrian and bicycle conditions along these corridors and introduce elements of green infrastructure, including street trees and stormwater treatment.

### **Compton Creek Regional Garden Park Master Plan**

The City of Compton completed a Master Plan for the Compton Creek corridor within their City boundary. The plan ends at the Willowbrook border but includes a vision for a green corridor along the creek with parks, trails and green infrastructure lining the route. The vision calls for the softening of the creek edge and increased access, allowing the public to have a more positive experience with the creek than the current one with the closed concrete channel.

## TRAIL PLANNING

There are currently no trails that traverse or are directly adjacent to EMJRA. However, about a 1/2 mile from EMJRA, Compton Creek creates a north-south corridor through the center of Willowbrook. In this area, the creek is below grade in a concrete v-ditch with no formal access to the water's edge. Through a lease agreement with the Los Angeles County Flood Control District (FCD), DPR developed a pedestrian walking path along the channel between E. 120th Street and E. 118th Street. The project includes a 12-foot wide decomposed granite (DG) trail, benches, and a rip-rap swale along the channel edge. The project also includes safety fencing between the trail and the channel and decorative gates at the intersection with the public streets. The project was constructed by the Los Angeles Conservation Corps, a crew that hires local youth to install public works projects. DPR is currently planning a second phase of the Compton Creek Trail in Willowbrook, which will extend between E. 120th Street and El Segundo Boulevard, the border of the City of Compton.

Also, Rail-to-Trail Conservancy has developed a multi-use bike trail, the Compton Creek bike path runs through the heart of the city of Compton, beginning at El Segundo Boulevard and continuing south to the Los Angeles River confluence. The path runs along the east bank of Compton Creek and provides access to businesses, churches and the civic center. There are also 18 schools, seven parks and two public transit stations within a half-mile of the Compton Creek bike path. There are 44,661 residents that live within a half-mile of the Compton Creek bike path. In addition, the City of Compton developed the Compton Creek Regional Garden Master Plan that proposed creating a more naturalized channel with trail improvements along the edge, discussed below. The City has implemented some trail improvements along the creek.



Figure 8: Compton Creek Trail (Source: Willowbrook CPRP)

Completed in February 2016, the Willowbrook Community Parks and Recreation Plan (CPRP) proposes the repurposing of existing corridors within the community and builds on the other ongoing green infrastructure projects, such as the Willowbrook Transit-Oriented District Specific Plan and the Los Angeles County Bike Master Plan, to create a pedestrian-, bike-, and equestrian-friendly network, connecting residents to green space and providing linear greenways. Figure 5.2 in the CPRP illustrates key connections and corridors for linking existing open space with future projects, both within the community and in the surrounding area. For detailed information about these connections, please refer to the CPRP.

# REVISED MASTER PLAN

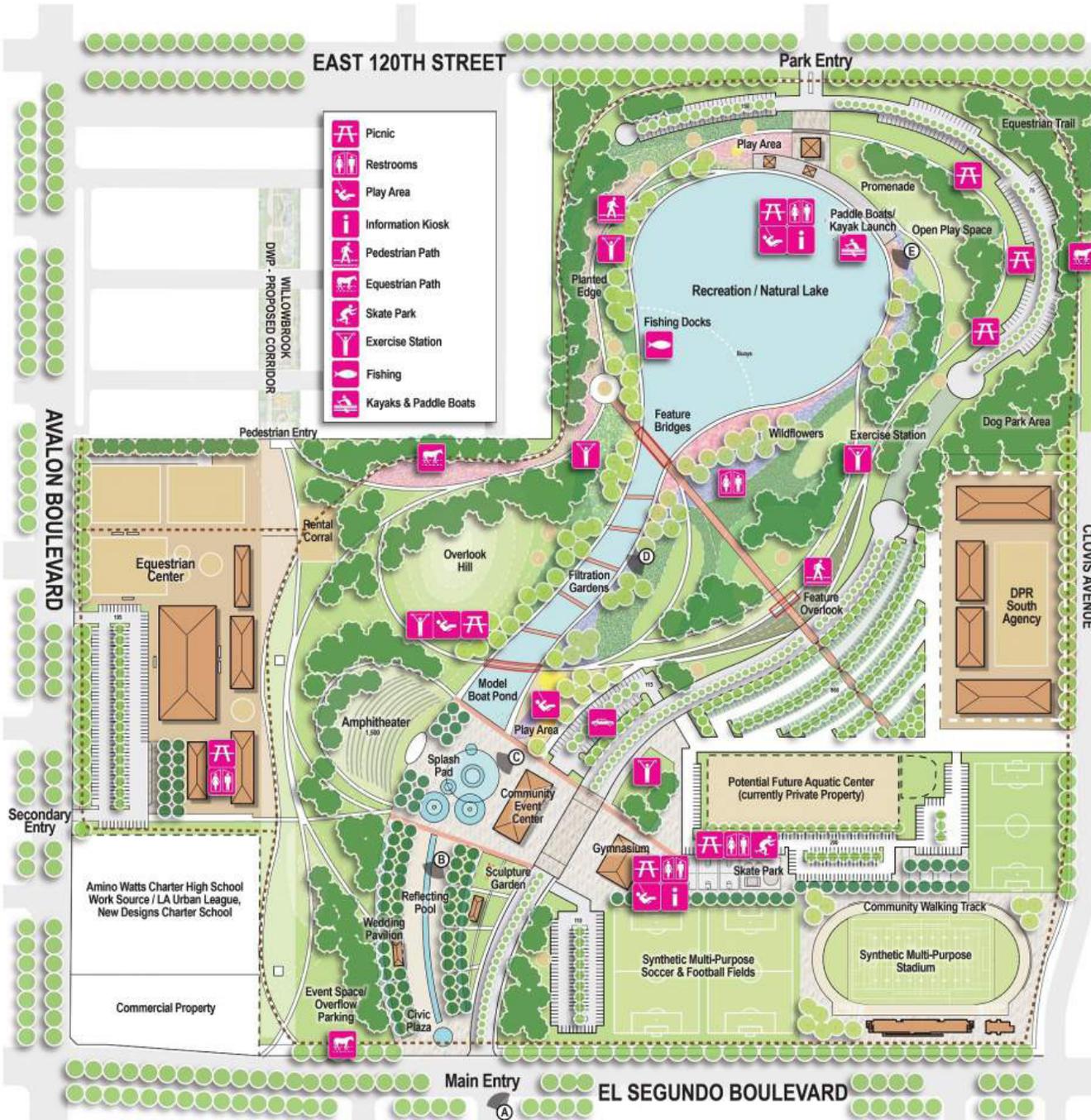
## THE 2016 MASTER PLAN

The 2016 Master Plan was envisioned to enhance the community through improvements to existing facilities, addition of new facilities, and incorporation of adjacent properties to the Park. The 2016 Master Plan included the following components: community event center, gymnasium, equestrian center, South Agency Headquarters, aquatic center, multi-purpose stadium, amphitheater, skate park, water features, wedding pavilion, walking trails and exercise amenities, dog park, sculpture garden and civic plaza, restrooms, group picnic areas, children's play areas, and parking.

Due to both fiscal and environmental constraints, it was anticipated that implementation of the 2016 Master Plan would occur in six phases. Phase 1 is generally located in the center of the site and has the lowest level of remediation constraints. The remaining five phases could be developed in a variety of different sequences as remediation phases are completed and funding for construction of amenities becomes available.

During the project process, DPR and the office of Supervisor Mark Ridley-Thomas worked with the public to develop a master plan that would imaginatively and creatively transform the park. DPR undertook extensive outreach efforts to inform project stakeholders and





Opposite Page - Figure 9: Multi-Use Trail with Native Vegetation by the North Lake (Source: AHBE)

Figure 10: 2016 Adopted Master Plan (Source: AHBE)

continuously engage the general public, park users, and local residents in a dialogue about the adequacy of the existing park and what could be done to improve their park user experience. In addition, DPR met with the Regional Water Quality Control Board (RWQCB) and Department of Toxic Substances Control (DTSC) to discuss preliminary Master Plan efforts. Public hearings were conducted by the Regional Planning Commission and the Board of Supervisors prior to the adoption of the Master Plan and the EIR.



Figure 11: Community Workshop Meeting (Source: DPR)



Figure 12: Community Workshop Meeting (Source: DPR)

## THE 2018 REVISED MASTER PLAN

To enhance the park as a cultural destination for the community and improve its stormwater resiliency, DPR prepared the 2018 Revised Master Plan to modify various components of the 2016 Master Plan. The major changes included the development of a new cultural complex, the implementation of a stormwater treatment/recycled water system, and the retention of the South Lake. The proposed cultural complex would fill a void in South Los Angeles which currently lacks facilities that promote and support the arts, and address the community's need for art facilities as expressed during the development of the Master Plan and the Willowbrook Community Parks and Recreation Plan. Also, the park provides a suitable location to divert wet and dry stormwater run-off from the nearby Compton Creek. The stormwater would be detained in the park where it would be treated and cleaned, and then pumped into the South Lake and also used to irrigate the park. This stormwater project advances the County's stormwater resiliency and clean water goals consistent with the Enhanced Watershed Management Plan for the Lower Los Angeles River.

In addition, under the 2018 Master Plan, surface parking areas would be replaced with a 2-story 800-space parking structure and a 2-story 600-space parking structure at project build-out. The active athletic fields and aquatic center would be slightly reconfigured adjacent to the East 126th Street alignment, and facilities at the existing County maintenance yard would be relocated to accommodate parking at the equestrian center.



Figure 13: Looking across the South Lake to the Community Event Center (Source: AHBE)

## THE 2019 REVISED MASTER PLAN

DPR has prepared a 2019 Revised Master Plan to modify various components of the 2018 Master Plan. The 17,000-sf music center would no longer be part of the Master Plan. The nature lab would be expanded from 5,000 sf to 40,000 sf and would be a part of the future phases and no longer a part of Phase 1B. The museum would be downsized from 250,000 sf to 162,700 sf and relocated adjacent to South Avalon Boulevard, at the site of the previously-planned equestrian center. Six acres of passive park uses would be added to the east side of the park site. The proposed South Agency maintenance yard would be relocated to the east side of the park site, expanded from 16,000 sf to 30,000 sf, and constructed during Phase 1B instead of during a future phase. The equestrian center would no longer be part of the Master Plan. The dog park would be relocated to the northeast portion of the park, expanded from 20,000 sf to 32,670 sf, and constructed during Phase 1B instead of during a future phase. Two outdoor athletic (soccer) fields would also be developed during Phase 1B instead



*Figure 14: Gathering Space behind the Community Event Center by the South Lake (Source: AHBE)*

of during a future phase. The capacity of the surface parking lot north of 126th Street would be increased from 113 to 138 spaces.

Development under the 2019 Revised Master Plan would still occur in phases. Table 2, Comparison of Master Plan Phasing, shows the components originally included in the 2016 Master Plan, and compares them to the components included in Phases 1A, 1B and Buildout of the 2018 and 2019 Revised Master Plans.

An Addendum to the Certified EIR has been prepared to demonstrate that the potential impacts associated with the changes to the 2016 Master Plan and the 2018 Revised Master Plan were adequately addressed within the impact analysis provided in the 2016 Certified EIR.

Phase 1A, 1B, and Full Buildout of the Revised Master Plan are illustrated on the following site plans.



Earvin "Magic" Johnson Recreation Area Revised Master Plan - Phase 1B



Note: Design of buildings are intended to be diagrammatic for the purposes of the Master Plan and will be refined at later stages in the process.

Rev. September 2019

Figure 16: Phase 1B Revised Master Plan

Earvin "Magic" Johnson Recreation Area Revised Master Plan - Full Buildout



Note: Design of buildings are intended to be diagrammatic for the purposes of the Master Plan and will be refined at later stages in the process.

Rev. September 2019

Figure 17: Full Buildout Revised Master Plan

# PHASING PLAN

Development under the Revised Master Plan would occur in phases. Table 2, Comparison of Master Plan Phasing, shows the components originally included in the 2016 Master Plan, and compares them to the components included in Phases 1A, 1B and Full Buildout of the 2018 Approved Master Plan and the 2019 Revised Master Plan.

Table 2: Comparison of Master Plan Phasing (Source: Psomas)

2016 Approved Master Plan		2018 Approved Master Plan			2019 Revised Master Plan		
Plan Components	Phase	Phase IA	Phase IB	Buildout	Phase IA	Phase IB	Buildout
Community Event Center	Phase I	Minor Relocation			No change		
Gymnasium				Minor Relocation			No change
Amphitheater			Relocation and Reduced Seating			No change to South Lake amphitheater.	
Interactive Fountain Area (Splash Pad)		Minor Relocation			No change		
Wedding Pavilion		Minor Relocation			No change		
Civic Plaza		Minor Relocation			No change		
Model Boat Area		South Lake Biofiltration, Stormwater Treatment, and Irrigation System				No change	
Lake/Water Area and Reflecting Pool Area						No change	
Sculpture Garden						No change	
Surface Parking		Eco-Parking Lot				No change	
South Agency Headquarters	Future Phase		Museum, nature lab, music center, eco-parking lot	Redevelopment of existing South Agency maintenance yard and new Parking Structure. South Agency Headquarters removed from Master Plan.		Relocation and downsizing of museum; Removal of music center from Master Plan; Addition of passive park uses. No change to eco-parking lot.	Nature lab – minor relocation, expansion, and removal from Phase IB
South Agency Maintenance Yard				Redevelopment and slight relocation of existing South Agency maintenance yard		Demolition of existing South Agency maintenance yard. Relocation and expansion of proposed South Agency maintenance yard to east side of the park, adjacent to Clovis Avenue.	
Equestrian Center	Future Phase			No Change			Removed from Master Plan

<b>2016 Approved Master Plan</b>		<b>2018 Approved Master Plan</b>			<b>2019 Revised Master Plan</b>		
<b>Plan Components</b>	<b>Phase</b>	<b>Phase IA</b>	<b>Phase IB</b>	<b>Buildout</b>	<b>Phase IA</b>	<b>Phase IB</b>	<b>Buildout</b>
Aquatic Center	Future Phase			Minor Relocation			No Change
Multi-Purpose Stadium	Future Phase			Minor Relocation			No Change
Outdoor Athletic Fields				Minor Relocation		Development of two outdoor (soccer) athletic fields in Phase IB.	
Skate Park Area				Minor Relocation			No Change
Outdoor Basketball				Minor Relocation			No Change
Surface Parking				Minor Relocation		Increase in capacity from 113 to 138 spaces.	
Play Areas				Relocated			No Change
Dog Park	Future Phase			Relocated		Relocation to the northeast portion of the park and expanded from 20,000 sf to 32,670 sf.	
Fishing Dock Area				Minor Relocation			No Change
Paddle/Kayak Boats				Minor Relocation			No Change
Surface Parking				Parking Structure			No Change
Restrooms	Various			Minor Relocation			No Change
Group Picnic Areas	Various			Minor Relocation			No Change
Trail System	Various			Minor Relocation			No Change
Exercise Station Areas	Various			Minor Relocation			No Change

## REVISED MASTER PLAN - PHASE 1A

Development under Phase 1A would rearrange many of the original components in Phase 1 of the 2016 Master Plan and add new components. The community events center, community plaza, children’s play area, splash pad, and wedding pavilion would be located on the southern side of the South Lake. The existing surface parking lot on the south side of the South Lake would remain and a new “eco-parking lot” would be constructed east of Wadsworth Avenue on the former UHC property (located south of the UVA site). The existing restroom located on the south side of the South Lake would remain and be rehabilitated. Phase 1A consists of the following primary components:

### Community Event Center

With an area of about 20,000 square feet, the community event center is envisioned to be the focal point of the park. It would include a lobby with informational displays and reception area, restrooms, kitchen, support area for staff and storage, and maintenance and electrical areas. The County is seeking Leadership in Energy and Environmental Design (LEED) Gold certification for the community event center. The center is proposed to be open 9:00 am to 8:00 pm on weekdays and open 9:00 am to 5:00 pm on weekends. Times of operation could be extended to accommodate the schedule of events.

### Children’s Play Area and Splash Pad

A children’s play area and a water play area are proposed on the southern side of the South Lake and west of the community event center.

### Community Ring

A “community ring” has been added around the South Lake and would be the main walking path; it would also connect to the other existing walking paths throughout the park site. Picnic areas, exercise amenities, seating areas, viewing areas, and an observation deck would be developed along the community ring.



Figure 18: Public Plaza in front of the Community Event Center (Source: AHBE)

### Wedding Lawn

A wedding lawn is proposed on the southern side of the South Lake, adjacent to the community event center. The wedding lawn is envisioned to be about 1,250 square feet in size, and accommodate 100 to 200 people. The wedding lawn would be partially covered and would include garden amenities. The wedding lawn would be open seven days a week from 9:00 am to sunset. Times of operation could be extended to accommodate the schedule of events. Rental fees would apply to this park amenity for large events, such as weddings.

## Biofiltration Gardens and Stormwater Recycling System

Willowbrook was once distinguished by grassland with willow trees and a slow, shallow brook traversing the landscape. Hence the name, “willow brook”. In the early days, it was rich in spring water and winter rains would bring up fine strands of rye grass between the gravelly ridges that were left by long-ago floods from the Los Angeles River. What was once marshes and grazing land for cattle, has now become an urbanized mix of residential and commercial uses in South Los Angeles. “Water” has always been a part of Willowbrook’s story. That is why in developing a vision for the Revised Master Plan, DPR and its team of consultants carried forward this core theme and wanted to pay tribute to this life-giving element. Demonstrating how “water” could be used to create community, while paying

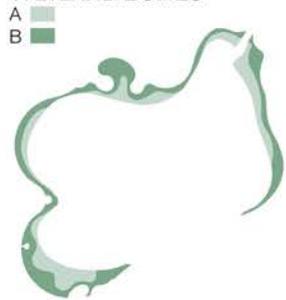
homage to “water” as our transformative conceptual muse. There was also a need to include discourse of how “water” is a precious and scarce resource in our region. To recognize this, a sustainable layer has been added to the concept that would provide a water treatment system to clean the lake water and be used to irrigate the landscape throughout the site. In the physical design form, this would be a water body that takes on several forms, from urban to natural, and functions as a water treatment element – capturing and cleaning the regional watershed through biological means – a living system that uses existing stormwater to replenish the water bodies. This would bring an educational aspect to the project that the community could appreciate for years to come.

New biofiltration garden areas would be constructed in edge areas around the South Lake to act as a filtration mechanism further cleaning the recycled water before it flows into the South Lake. The new stormwater treatment system would involve the collection of dry weather and wet/storm water flows from the stormdrain system beneath the intersection of Clovis Avenue and El Segundo Boulevard into a diversion structure located at the southeast corner of the Project site. Pipelines will be installed to transport flows to the pre-treatment facility and pump station located west of the Community Center. A pretreatment vault would involve aluminum sulfate (alum), which facilitates the capture of suspended

UPLAND GRASSLANDS /  
COASTAL SAGE SCRUB MIX  
URBAN CONTEXT



WETLAND ZONES



COASTAL SAGE SCRUB  
RESTORATION  
PATCHES

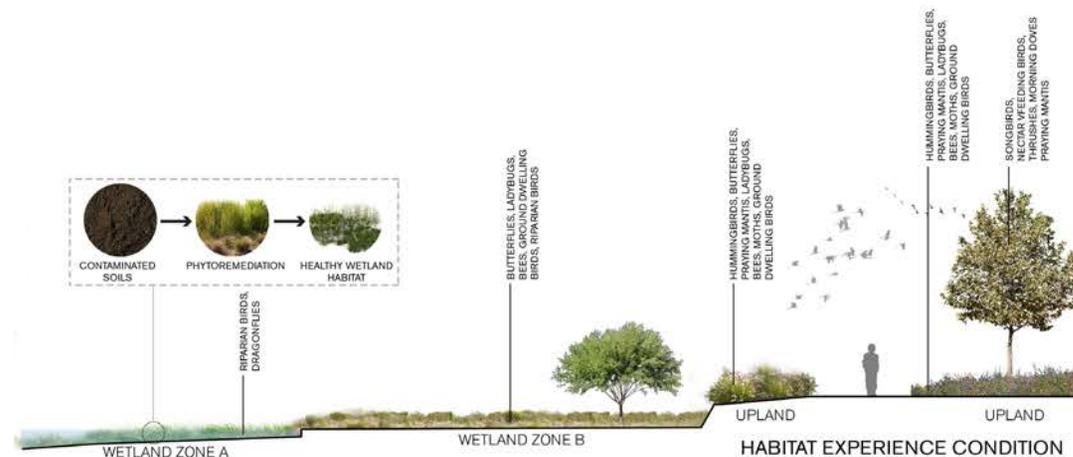


Figure 20: Perimeter Treatments for South Lake  
(Source: AHBE)

Figure 19: Biofiltration Gardens Surrounding the South Lake Perimeter (Source: AHBE)

particulates in the water. Pretreated water and potable water would then be pumped into a subsurface irrigation wetwell that would discharge into the South Lake and a recycled water irrigation system. Water within the South Lake would be circulated into the North Lake, where an additional irrigation pump would be installed to irrigate the Project site with recycled water. Water would then be circulated via a recirculation pump vault back to the alum pretreatment vault at the South Lake.

## **REVISED MASTER PLAN - PHASE 1B**

To enhance the park as a cultural destination for the community, Phase 1B proposes a new museum and an outdoor amphitheater. The proposed museum will fill a void in South Los Angeles which currently lacks facilities that promote and support the arts, and address the community's need for art facilities as expressed during the development of the Master Plan and the Willowbrook Community Parks and Recreation Plan (CPRP). As part of the planning and outreach processes for the 2016 Master Plan and the CPRP, constituents expressed the need for a wide range of amenities that were lacking in the community, including: exercise facilities, such as new walking and running paths; play space for children; spaces for older youth, including sports facilities; gathering places for community and family events; an arts facility; a performance space; a splash pad; and green infrastructure. Most of these amenities were already included in the 2016 Master Plan. The Revised Master Plan is now addressing the community's unmet need for an arts facility and a performance space by incorporating a museum and an outdoor amphitheater.

Figure 16, Revised Master Plan - Phase 1B, depicts the site facilities after development under Phase 1B. A 138-space surface parking lot would be developed south of the open lawn area and a 215-space eco-parking lot would be developed to the east of the open space area. Under Phase 1B, the portion of Wadsworth Avenue north of East 126th Street would be vacated and would become part of the park area and the new amphitheater. The bulb-outs located along East 126th Street would be removed and East 126th Street would be constructed as a through street. Phase 1B consists of the following primary components:

### **Museum**

The new museum would potentially include: up to approximately 162,700 sf consisting of 52,300 sf of art gallery/public space and 110,400 sf of art storage. The museum would initially include 47,300 sf of gallery and office space and 95,400 sf of storage. A 20,000-sf addition of flexible space would be constructed later. It was assumed that 5,000 sf of the flexible space would become part of the gallery/office and would provide additional storage. The museum would have access exclusively from South Avalon Boulevard. There would be two access points to the museum: one at the north end of the museum site, and one at the existing signalized intersection of 126th Street and Avalon Boulevard. Two surface parking lots would be constructed during museum construction: a staff parking lot on the north end of the museum site and a visitor parking lot on the south end of the museum site.

### **Amphitheater**

To accommodate performances, an outdoor amphitheater is also proposed to accommodate 300 visitors through built seating and an additional 900 visitors through lawn seating for a total capacity of 1,200 visitors.

### **Dog Park**

A dog park is included in the Master Plan to address community desires for this amenity. The dog park would be located to the northeast of the project site, could encompass about 32,670 sf and would be fenced. The dog park would be open to the public seven days a week from sunrise to sunset.

### **Outdoor Athletic (Soccer) Fields**

In the southeast corner of the park, outdoor athletic (soccer) fields are proposed on four acres. The athletic fields would be fenced. These fields would help to meet the community's need for space to play soccer, one of the most popular sports in the area.

## **PROPOSED REVISED MASTER PLAN BUILDOUT**

As shown in Table 2, the Revised Master Plan would alter Phase 1 and the South Agency Headquarters components of the 2016 Master Plan. These changes would be implemented during Phase 1A, Phase 1B and future phases, whereas the remainder of the 2016 Master Plan would be carried out in the remaining four phases. The remaining four phases would occur in an order to be determined at a later time; the primary components of these phases are listed below in no particular order.

- Aquatic Center, Gymnasium, Skate Park, and Outdoor Basketball Court
- North Lake; Fishing Docks; Paddle Boats/Kayak Launch; Clovis Avenue Extension; and Parking Structure
- Multi-Purpose Stadium, Expanded Outdoor Athletic Field
- Nature Lab

### **Aquatic Center**

The aquatic center is envisioned as encompassing approximately 25,000 to 35,000 sf. It would include four outdoor pools, including competition, instructional, leisure, and activity pools. It would also include outdoor spectator space/stands. Additionally, the aquatic center would include offices, classrooms/training rooms, locker/dressing rooms, restrooms, weight rooms, and storage areas. The aquatic center is proposed to be two stories in height and would be in operation seven days a week. Rental fees would apply to use the amenities of this park facility.

### **Gymnasium**

In the southern portion of the park, a 21,000 sf gymnasium is proposed. The gymnasium would be a public event area, and would consist of the following uses: lobby, exercise room, restrooms, two indoor basketball courts, locker rooms, support areas (including staff offices, storage, janitors closet, mechanical room, and pipe chase), as well as a circulation hall area. The gymnasium is proposed to be open five days a week from 5:00 am to 11:00 pm. Times of operation could be extended to accommodate schedule of events.

### **Skate Park and Outdoor Basketball Areas**

A 15,000 sf outdoor skate park is proposed south of the aquatic center. Additionally, two outdoor basketball courts are proposed west of the gymnasium, for a total of 9,000 to 10,000 sf of playing surface. The skate park and outdoor basketball courts would be open to the public seven days a week from sunrise to sunset.

### **North Lake, Fishing Docks and Paddle Boats/Kayak Launch**

The North Lake is envisioned to be used in a more active manner, and would include a paddle boat/kayak boat area. This area would also include a concession stand, a restroom area, boat shack, and storage area. A promenade, picnic shelter, children's play area and parking are also proposed around the North Lake which would enhance the water edge. A 1,500 sf fishing dock would be developed to allow for fishing to once again occur at the lake.

### **Parking Structure**

The second parking structure of the Revised Master Plan would accommodate approximately 800 spaces and would be located in the northeastern corner of the EMJRA site, with access from the adjacent East 120th Street and connectivity into the central roadway through the park.

### **Multi-Purpose Stadium/Outdoor Athletic Fields**

In the southeast corner of the park, the multi-purpose sports fields with synthetic surfaces would be expanded, and running/walking track is proposed on two acres. The multi-purpose fields would include spectator bleachers, lighting for nighttime events, restrooms, ticket booths, and concession stands. The athletic fields would be fenced and would encompass approximately six acres. The stadium would be open seven days a week from 5:00 am to 11:00 pm. Times of operation could be extended to accommodate the schedule of events. Rental fees would apply to this park amenity for large events.

### **Nature Lab**

A nature lab is proposed to be located east of the outdoor amphitheater. The building would be a maximum of 40,000 sf in size. The nature lab would host visitors of all ages who would be able to participate in science research, learn scientific methods, and engage in hands on activities that build their observation skills.