

APPROVED

SEP 06 2017

BOARD REPORT

BOARD OF RECREATION
AND PARK COMMISSIONERS

NO. 17-193

DATE September 6, 2017

C.D. 8

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ALGIN SUTTON RECREATION CENTER – POOL REPLACEMENT AND BATHHOUSE RENOVATION (PRJ21117) (W.O. #E170293F) PROJECT – APPROVAL OF FINAL PLANS AND CALL FOR BIDS

AP Diaz

V. Israel

f *R. Barajas

CP

N. Williams

H. Fujita

[Signature]
General Manager

Approved

Disapproved

Withdrawn

RECOMMENDATIONS

1. Approve the final plans and specifications, herein included as Attachment 1, for the Algin Sutton Recreation Center – Pool Replacement and Bathhouse Renovation (PRJ21117) (W.O. #E170293F) project (Project);
2. Approve the date for receipt of bids to be advertised as Tuesday, October 10, 2017, at 3:00 P.M. in the Board Office;
3. Approve the reduction in the value of work that the specifications require to be performed by the Prime Contractor from thirty percent (30%) to twenty percent (20%) of the base bid price; and,
4. Authorize the Department of Recreation and Parks' (RAP) Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Submitted for the Board's approval are the final plans and specifications of the Project, located at 8800 South Hoover Street, Los Angeles, California 90044. The existing pool and bathhouse are located on the north end of the Algin Sutton Recreation Center.

The Algin Sutton Pool has been identified as having aging and deteriorated pool equipment and pool tank. The pool facility is on the verge of shutting down at any time. The Proposition K Ballot Measure allocated Eight Hundred Dollars (\$800,000.00) for construction of a new pool building at the Algin Sutton Recreation Center. The existing pool building is the structure that houses the pool equipment, and is located adjacent to the existing bathhouse. The existing bathhouse underwent major renovation in 2007. The current Project would incorporate construction of a new pool building (i.e., new pool equipment building) into the overall broader

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project scope that includes replacing the existing pool with a new pool and adding a splash pad to the aquatic facility. As part of issuing the building permit for the new pool building, the Department of Building and Safety (DBS) is requiring that the aquatic facility have restrooms available for staff working in the pool building. There is not sufficient space for the restrooms to be located within the pool building. So, to comply with the DBS permitting requirements, the overall project scope will include renovating the restrooms that are located within the existing bathhouse to be compliant with the Americans with Disabilities Act (ADA) and ensuring ADA access to those restrooms. Since having ADA compliant restrooms for staff working while in the pool building is a requirement for obtaining building permits for the pool building, it has been determined that Proposition K funds can be used to pay for renovating two (2) stalls in the men's restroom and two (2) stalls in the women's restroom within the existing bathhouse, and access to the restrooms to make them ADA compliant.

There are other improvements that are integral to building the new pool and splash pad that also serve the new pool building, such as sewer pipes, water pipes, stormwater drainage, electrical, landscaping, etc. To the extent that other improvements being constructed as part of the new pool and splash pad also serve the new pool building, Proposition K funds may be used to pay for a proportionate share of the cost of those improvements to the extent that the improvements directly serve the pool building. The Department of Public Works, Bureau of Engineering (BOE) project manager will identify the improvements that directly serve the new pool building and the proportionate share of the cost of those improvements and will ensure that Proposition K funds are only used for eligible costs related to the pool building.

The Office of Council District 8 (CD8) has requested that the project delivery be fast-tracked so that the Project is completed by summer 2018. In order to meet this very aggressive schedule, it was determined that demolition of the existing pool, and related excavation and re-compaction for the new pool could be performed by RAP's on-call vendors, while Construction Documents were being finalized for the construction of the new pool and the renovations to the pool building. On May 17, 2017, the Board authorized the demolition of the swimming pool (Report No. 17-127). The demolition and related excavation and re-compaction are already underway under a totally separate contract. So, that site preparation work is not part of the scope of work that comprises this Call for Bids.

The proposed scope for this project includes the following:

1. Construction of a new 75 foot by 120 foot swimming pool and surrounding pool deck.
2. Renovation of the existing bathhouse, with additional plumbing fixtures to meet current code requirements.
3. Construction of a new pool equipment building.
4. Construction of a new splash pad.
5. Construction of new pool equipment and bathroom building for the splash pad.
6. Construction of new 10-foot high perimeter fence.
7. Replacement of existing landscaping, and installation of new landscaping and irrigation.
8. Construction of parking lot extension for additional nine parking stalls and bike racks.
9. Replacement of site utility connections serving the building and the pool.
10. Installation of security light poles throughout the site and LED underwater pool lights.

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The Community was involved throughout the project design process. As required by Proposition K, the project was presented to the community. Three (3) Local Voluntary Neighborhood Oversight Committee (LVNOC) meetings were conducted. Approximately seven (7) LVNOC members attended each of the community meetings. The LVNOC Meeting No. 1 was held on March 2, 2016, LVNOC Meeting No. 2 was held on August 11, 2016, and LVNOC Meeting No. 3 was held on January 19, 2017. The Community, the LVNOC and CD8 are in full support of the Project.

Lehrer Architects prepared the plans and specifications under the direction of the Department of Public Works, Bureau of Engineering (BOE), Architectural Division.

The Department of Public Works, Bureau of Engineering (BOE), City Engineer's estimate of the Project's base construction cost, without the Additive Alternates, is Five Million Seven Hundred Thousand Dollars (\$5,700,000). Due to the saturated construction market and the potential impact on public bidding, three (3) Additive Alternates are included below. These Additive Alternates will provide RAP with the flexibility to add items to the scope of work, if sufficient funding is available, and allow for a successful award of the construction project.

Additive Alternate No.1 – A lump sum price to be added to the Base Bid, at the discretion of the Board at the time of award, for the addition of a new large shade canopy directly east of bathhouse.

Additive Alternate No.2 – A lump sum price to be added to the Base Bid, at the discretion of the Board at the time of award, for the addition of a new shade canopy behind the new splash pad.

Additive Alternate No.3 – A lump sum price to be added to the Base Bid, at the discretion of the Board at the time of award, for the construction of 10-foot high tubular specialty designed fence, in lieu of the standard tubular steel fence.

Additive Alternate No.4 – A lump sum price to be added to the Base Bid, at the discretion of the Board at the time of award, to compress the total contract period from 450 calendar days to 240 calendar days.

Funds are currently available from the following funds and account:

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>
RAP Capital Improvement Funds	205/88/88NMAN
Sites & Facility FY 14-15	209/88/88M214
Prop K – Specified (FY 2016)	43K/10/10MPGB
Prop K – Specified (FY 2017)	43K/10/10NPJA
CDBG – 43rd FY 16-17	424/43/43P595
Prop K GAP	TBD
Prop K FY 16-17 Inflation	TBD
Prop K Future Interest	TBD

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It has been the policy of this Board to require that the prime contractor on construction projects perform a minimum of thirty percent (30%) of the work of the project, as measured by the base bid price. However, because this project has a great deal of specialty work, the thirty percent (30%) participation level may exclude competent contractors from bidding. Therefore, BOE staff is recommending the Contractor's self-performance requirement be reduced to twenty percent (20%). This should attract a broader range of sub-contractors, thus creating a more inviting and competitive bidding environment.

ENVIRONMENTAL IMPACT STATEMENT

Pursuant to Board action on May 17, 2017 (BR17-127), the proposed project has been determined to be Categorically Exempt pursuant to Article III, Section 1 Class 1 Categories 11 (d) and 12, Class 3 Categories 6 and 8, Class 4 and Class 11 Categories 3 and 6 (addition of minor accessory structures) of the City of Los Angeles CEQA Guidelines. Furthermore, the Board authorized (BR 17-127) the filing of the Notice of Exemption (NOE) with the Los Angeles County Clerk. The proposed Project has been evaluated and approved in compliance with CEQA. The NOE was filed with the Los Angeles County Clerk on August 25, 2017. The scope of the project and the environment conditions have not substantially changed since the May 17, 2017 Board action and the NOE that was filed is still valid for the Board's current action. No additional CEQA documentation is required.

TREE AND SHADE STATEMENT

The existing Algin Sutton Recreation Center has many established trees surrounding the existing bathhouse and pool. Of the existing twenty (20) trees identified onsite, three (3) are proposed to be removed to make room for the new pool construction, and a total of 69 new trees will be planted as part of this Project. The three (3) trees to be removed have a total canopy cover of 2,476 square feet, the trees to be removed are a Liquidambar, a London Plane, and a Eucalyptus tree. The proposed new trees to be planted as a part of the project include five (5) Bottle trees for the existing parking lot, as well as twenty-one (21) Mexican Palm trees, sixteen (16) Fern Pine trees, eighteen (18) Gold Medallion trees, and nine (9) Maidenhair Trees, all of which will be planted in and around the pool building and splash pad area. At the time of planting, the new trees should provide approximately 5,940 square feet of canopy cover. Upon full maturity, the trees to be planted should provide approximately 7,425 square feet of canopy cover. In addition, should adequate funding be available, a large shade canopy is included as an Additive Alternate, which, if constructed, will be placed east of the pool building and splash pad area and provide additional shade for both areas.

FISCAL IMPACT STATEMENT

The project will be funded by a combination of the aforementioned funding sources. There is no immediate fiscal impact to RAP's General Fund. It is anticipated that future operations and maintenance costs of the facility should be reduced relative to the existing pool and bathhouse, as it will be a modern and energy-efficient facility, designed in accordance with the needs and recommendations of the Department, including input from Aquatics and maintenance staff.

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This Report was prepared by Alex Ngo, Project Manager, BOE Architectural Division. Reviewed by Neil Drucker, Proposition K Program Manager and Mahmood Karimzadeh, Principal Architect, BOE Architectural Division; Deborah Weintraub, BOE, Chief Deputy City Engineer; and Cathie Santo Domingo, Superintendent, Planning, Maintenance, and Construction Branch.

LIST OF ATTACHMENTS

- 1) Final Plans and Specifications for the Project.
- 2) NOE filed on August 25, 2017.

COUNTY CLERK'S USE
ORIGINAL FILED

AUG 25 2017

LOS ANGELES, COUNTY CLERK

CITY OF LOS ANGELES
 OFFICE OF THE CITY CLERK
 ROOM 395, CITY HALL
 LOS ANGELES, CALIFORNIA 90012
 CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION
 (Articles II and III - City CEQA Guidelines)

COUNTY CLERK'S USE
 DOCUMENT FILED
 City Clerk's Office
 NE-17-127-8E
 No: _____
 Certified by: _____
 Date: 8-24-17

Submission of this form is optional. The form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, California, 90650, pursuant to Public Resources Code Section 21152(b). Pursuant to Public Resources Code Section 21167(d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project.

LEAD CITY AGENCY AND ADDRESS:	Environmental Management Group Los Angeles City Engineer 1149 S. Broadway, MS 939 Los Angeles, CA 90015	COUNCIL DISTRICTS B
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PROJECT TITLES: Algin Sutton Recreation Center Pool Building (WO: E170293A)	LOG REFERENCE
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PROJECT LOCATIONS: 8800 S Hoover Street, Los Angeles, CA	(T.B. P & G - 704 B3)
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DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT: The proposed project is a combination of demolition and construction activities. A full description can be found in the Categorical Exemption Narrative, attached. Demolition activities include demolition of the pool, fencing, shade structure, underground utilities and equipment room. Construction activities include site preparation, new pool and pool deck, new pool accessories and service equipment, construct a new and remodel of an existing equipment room, new LED pole lights and pool lights, install new utilities, new equipment room, new splash pad, construct new pump room for the splash pad, construct a new Americans with Disabilities Act (ADA) compliant bathroom, new fencing, remove and replace landscaping and irrigation system, relocate nine parking spots from near the existing pool to the southwest corner of the property. Because of the age of the pool, pool decking, and equipment room these areas have become a maintenance issue. Additionally portions of the pool contain lead based materials. The new facilities will ease maintenance issues. The demolition activities will remove hazardous materials. Residents of the South Los Angeles Community by being provided with a state-of-the-art water oriented recreation facility.

CONTACT PERSON James R Tebbetts	TELEPHONE NUMBER (213) 485-5732
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EXEMPT STATUS: (Check One)	CITY CEQA GUIDELINES	STATE CEQA GUIDELINES
<input type="checkbox"/> MINISTERIAL	Art. II, Sec. 2.b	Sec. 15268
<input type="checkbox"/> DECLARED EMERGENCY	Art. II, Sec. 2.a(1)	Sec. 15269(a)
<input type="checkbox"/> EMERGENCY PROJECT	Art. II, Sec. 2.a(2)(3)	Sec. 15269(b)(c)
<input type="checkbox"/> GENERAL EXEMPTION	Art. II, Sec. 1	Sec. 15061(b)(3)
<input checked="" type="checkbox"/> CATEGORICAL EXEMPTION*	Art. III, Sec. 1 Class 1 Cat. 11 d)	Sec. 15301 (l)(4)
	Art. III, Sec. 1 Class 1 Cat. 12	Sec. 15301
	Art. III, Sec. 1 Class 3 Cat. 6 & 8	Sec. 15303 (e)
	Art. III, Sec. 1 Class 4	Sec. 15304 (b)
	Art. III, Sec. 1 Class 11 Cat. 3 & 6	Sec. 15311
<input type="checkbox"/> STATUTORY*	Art. _____	Sec. _____

* See Public Resources Code Sec. 21080 and set forth state and city guidelines provisions.

JUSTIFICATION FOR PROJECT EXEMPTION: This project falls under Sections 15301 (l)(4), 15303 (e), 15304 (b), and 15311 of CEQA and Article III, Section 1 Class 1 Categories 11 d) and 12, Article III, Section 1 Class 3 Categories 6 and 8, Article III, Section 1 Class 4 and Article III, Section 1 Class 11 Categories 3 and 6 of the City of Los Angeles CEQA Guidelines. Section 15301 (l) (4) consists of minor alteration of existing public facilities involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination, to include accessory carports/patios (i.e., shade structures), swimming pools, and fences.

Continued On Page 2/37

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING

SIGNATURE:  Maria Martin	TITLE: Environmental Affairs Officer Environmental Management Group	DATE: 5/11/17
FEE: \$75.00	RECEIPT NO.	REC'D BY
		DATE

DISTRIBUTION: (1) County Clerk (2) City Clerk (3) Agency Record

CATEGORICAL EXEMPTION NARRATIVE

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF THE PROJECT: (Continued from Notice of Exemption Form)

The scope of work for this project includes the following demolition and construction activities:

Demolition Activities: Demolition of the existing 7,500 square-foot (sq. ft.) swimming pool and pool deck, demolition of the existing tubular fence and existing steel shade structure, demolition of existing underground utilities, demolition of an existing 790 sq.-ft. equipment room, removal of existing landscaping within the vicinity of the construction areas (pool/splash pad and new parking area) (3 trees will be removed, See Table 1), removal of nine parking spaces adjacent to the existing pool, and removal of existing light poles.

Construction Activities: Site preparation (excavation, backfill and re-compaction), construction of a 9,000 sq. ft. pool tank and pool deck construction, installation of pool accessories and service equipment, upgrade of the existing pool room as required for new equipment, new light emitting diode (LED) stadium pole lights and LED underwater pool lights, replacement of all site utility connections serving the building and the pool from the building to property line, new splash pad and colored concrete pool deck, new 690 sq. ft. equipment room for the splash pad, two linear shade canopies, a single corrugated perforated metal canopy, a new pump room for the new splash pad, a new ADA compliant bathroom facility upgrade for the new splash pad, new shade structure (3,700 sq. ft.), new perimeter fencing and gates, existing electrical and plumbing system upgrades as applicable, replacement of new landscaping, planting of new trees (87, See Table 2), installation of an irrigation system, and relocation of nine parking spaces currently located east of the pool to the existing parking lot at the southwest corner of the Recreation Center.

JUSTIFICATION FOR PROJECT EXEMPTION: (Continued Notice of Exemption Form)

Section 15303 (e) consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures, to include accessory carports/patios (i.e., shade structures), swimming pools, and fences.

Section 15304 (b) consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes, to include new gardening or landscaping, including the replacement of existing conventional landscaping with water efficient or fire resistant landscaping.

Section 15311 consists of construction, or placement of minor structures accessory to existing institutional facilities.

Article III, Section 1 Class 1 Category 11 d) consists of the minor alteration of existing public facilities, involving negligible or no expansion of use beyond that previously existing such as accessory structures including carports/patios (shade structures), swimming pools, and fences.

Article III, Section 1 Class 1 Category 12 consists of the minor alteration of existing public facilities, involving negligible or no expansion of use beyond that previously existing, such as outdoor lighting and fencing for security and operations.

Article III, Section 1 Class 3 Category 6 consists of construction and location of limited numbers of new, small facilities or structures, installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure such as accessory structures including carports/patios (shade structures), swimming pools and fences.

Article III, Section 1 Class 3 Category 8 consists of construction and location of limited numbers of new, small facilities or structures, installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure such as additions to underground electric and water utility distribution system facilities such as cables, conduits, pipelines, manholes, vaults and appurtenances, including connections to existing overhead electrical utility distribution lines.

Article III, Section 1 Class 11 Category 3 consists of construction or placement of minor structures accessory to existing institutional facilities such as Game courts, play equipment, drinking fountains, restrooms, fences, walks, visual screens.

Article III, Section 1 Class 11 Category 6 consists of construction or placement of minor structures accessory to existing institutional facilities such as construction of minor structures accessory to existing Institutional facilities.

I. HISTORY

Algin Sutton Recreation Center is located at 8800 South Hoover Street in the South Los Angeles Community Plan area. This 16.46-acre facility provides a variety of services and programs to the community and includes, but not limited to an auditorium, lighted baseball diamond, indoor and outdoor (lighted) basketball courts, children's play area, picnic tables, lighted soccer field, lighted tennis courts, Futsol Field (a version of soccer, with five players per side), computer lab, fitness zone, stage, multipurpose building, handball courts, and an outdoor swimming pool, with bathhouse. Due to the size of the park, and the facilities, features, and programs it provides, Algin Sutton Recreation Center meets the standard for a Community Park, as defined in the City's Public Recreation Plan. The Recreation Center is named after Algin Sutton, a 30-year career employee in the Department of Recreation and Parks for the City of Los Angeles

According to a report prepared for the Recreation and Parks Department (*The Pools of the City of Los Angeles - Condition Report* dated July 2004) the Algin Sutton Pool was constructed in 1931. Because of the age of the pool, pool decking, and equipment room these areas have become a maintenance issue. Portions of the pool contain lead based materials. Samples taken for lead analyses indicated that lead is present at the equipment room (pump house) and pool deck. The demolition activities will remove this material. The new facilities will ease these maintenance and hazardous materials issues.

A portion of the funding for the work at the Recreation Center is from *Proposition K: L.A. For Kids Program, Recreational and Cultural Facilities Program*. According to the August 2016, Proposition K Progress Report, the Proposition K 9th Cycle Competitive Grant application to fund the existing pool replacement was recommended to be on the C-list for future funding. This project consists of the construction of a new swimming pool facility and associated infrastructure.

II. ENVIRONMENTAL REVIEW

The State CEQA Guidelines (CCR Sec 15300.2) limit the use of categorical exemptions in the following circumstances:

1. Location. Exemption Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may be significant in a particularly sensitive environment. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

The following environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies are found in the project area: Flooding – Zone C (FEMA Panel No. 060137 0092 C). As there are no structures proposed for habitation, there will be no impact to or impact from the flood issue.

The project will not impact on or be impacted by an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies. As such these locational circumstances do not apply to Class 4 and 11 exemptions proposed. Standard construction standards will be followed so that impacts are minimized.

2. Cumulative Impact. This exception applies when, although a particular project may not have a significant impact, the cumulative impact of successive projects of the same type in the same place, over time is significant.

In and by itself there are no cumulative impacts associated with this project; therefore this exemption has no application here.

3. Significant Effect. This exception applies when, although the project may otherwise be exempt, there is a reasonable possibility that the project will have a significant effect due to unusual circumstances.

Tree Removal Issues: The project proposes the removal of 3 trees and planting 87 trees. Section 15304 (b) of the State CEQA Guidelines deals with the removal of healthy, mature, scenic trees. The trees to be removed do not meet this definition as they are not considered "scenic". The species of trees found here are not found in the City of Los Angeles Protected Tree Ordinance. Additionally there is no reference to "scenic" trees within the *South Central Los Angeles Community Plan*. Any removed trees would be replaced in accordance to City policy and replaced in accordance with Department of Recreation and Parks (RAP) Policies and Guidelines (*Tree Removal, Replacement and Planting*). Tree replacement is guided by the *Los Angeles City Landscape Policy* and by the objectives and functions as defined by the Recreation & Parks Department. The new trees may be selected and contract grown in advance, as part of the construction contract, to ensure that an appropriate sized tree is installed during construction.

Table 1 provides a listing of the trees to be removed (common and scientific names), the number to be removed, and location. Table 2 provides a listing of the trees to be replanted (common and scientific names), number and size of trees to be planted, and location.

TABLE 1 – TREES TO BE REMOVED		
TREE SPECIES		# TO BE REMOVED
COMMON NAME	SCIENTIFIC NAME	
POOL AREA		
Canary Island Pine	<i>Pinus canariensis</i>	2
NEW PARKING AREA		
Unknown Tree Species – Non-Native		1
Source: Project Landscaping Plans		

TABLE 2 – TREES TO BE PLANTED			
TREE SPECIES		# TO BE PLANTED	TREE SIZE AT PLANTING
COMMON NAME	SCIENTIFIC NAME		
POOL AREA			
Bottle Tree	<i>Brachychiton populneus</i>	5	36" Box
Fern Pine Tree	<i>Podocarpus Gracilior</i>	16	36" Box
Gold Medallion Tree	<i>Cassia Leptophylla</i>	18	24" Box
Maidenhair Tree	<i>Ginkgo Bilboa 'Saratoga'</i>	9	36" Box
Mexican Blue Palm	<i>Brahea Armata</i>	21	6' Min.
Sub-Total		69	
NEW PARKING AREA			
Bottle Tree	<i>Brachychiton Polulneus</i>	18	36" Box
Total New Trees		87	
Source: Project Landscaping Plans			

Shading Issues: As noted above the project proposes the removal of 3 trees. These trees will be removed to permit the project to be constructed as proposed. The project proposes the replacement planting of 87 trees to meet the *RAP Tree Removal, Replacement and Planting Policy*. The number and type of canopy type trees (66) to be planted, substantially exceeds the shade area lost by the removal of the 3 trees. As noted in the above Section, entitled *Construction Activities*, the project proposes the construction of a shade canopy. The canopy as proposed has an area of 3,700 sq. ft.

Lighting Issues: New or replaced light sources introduced by a project may increase ambient nighttime illumination levels. Additionally, nighttime spillover of light onto adjacent properties has the potential to interfere with certain functions, including vision, sleep, privacy, and general enjoyment of the natural nighttime condition. The significance of the impact depends on the type of use affected, proximity to the affected use, the intensity of the light source, and the existing ambient light environment. The nearest sensitive use to this new nighttime light source is the residential area found to the east of the project site. The proposed LED pole lights should not cause an impact as they will follow the following *Los Angeles Municipal Code Section*:

Chapter 9, Article 3, Section 93.0117. No exterior light source may cause more than two foot candles of lighting intensity or generate direct glare onto exterior glazed windows or glass doors; elevated habitable porch, deck, or balcony; or any ground surface intended for uses such as recreation, barbecue or lawn areas or any other property containing a residential unit or units.

As it relates to the expansion of the parking lot along Hoover Street, if lighting is proposed here, the proposed pole lights should not cause an impact as they will follow the following *Los Angeles Municipal Code Section*:

Chapter 1, Article 2, Sec. 12.21 A 5(k). All lights used to illuminate a parking area shall be designed, located and arranged so as to reflect the light away from any streets and adjacent premises.

Various white LED options are available on the outdoor lighting market and that number is anticipated to rise in the future. The International Dark-Sky Association (IDA) has developed a set of recommendations for those choosing lighting systems. These suggestions will aid in the selection of lighting that is energy and cost efficient, yet ensures safety and security, protects wildlife, and promotes the goal of dark night skies. These include:

- Always choose fully shielded fixtures that emit no light upward.
- Use "warm-white" or filtered LEDs (CCT < 3,000 K; S/P ratio < 1.2) to minimize blue emission.
- Look for products with adaptive controls like dimmers, timers, and motion sensors.
- Consider dimming or turning off the lights during overnight hours.
- Avoid the temptation to over-light because of the higher luminous efficiency of LEDs.
- Only light the exact space and in the amount required for particular tasks.

There are no other unusual circumstances known to this office. Therefore, this exception has no application here.

4. Scenic Highway. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.

The proposed project is not within sight of any state officially designated scenic highway. Therefore, this exception has no application here.

5. Hazardous Waste Site. This exception applies when a project is located on a site listed as a hazardous waste site under Government Code Section 65962.5.

On February 21, 2017, a review of the State Department of Toxic Substances Control (Envirostor at www.envirostor.dtsc.ca.gov) and the State Water Resources Control Board (GeoTracker at <http://geotracker.waterboards.ca.gov/>) have not listed any hazardous waste sites at the subject property or within nine hundred feet of the subject property.

On October 7, 2015, a *Transaction Screen* was performed by the City of Los Angeles, Department of Recreation and Parks, Environmental Management Division (EMD) for the Algin Sutton Pool Project. The purpose of this assessment was to identify potential environmental concerns in connection with the subject property. This assessment included evaluation of the subject property based on EMD's personal familiarity and knowledge of the project site's environmental conditions and development history, consultations with other Department personnel, review of historical land use records, reasonably ascertainable regulatory agency records, and previous reports for the vicinity. No subsurface investigation, chemical analyses, or sampling of materials were undertaken as part of this assessment. This assessment has revealed no potential environmental concerns in connection with the subject property.

Because of the age of the buildings/structures to be demolished, they may contain hazardous materials (i.e., asbestos, lead paint, polychlorinated biphenyls (PCB's), etc.). A Limited Asbestos & Lead Inspection Report was completed for the project site (*Asbestos & Limited Lead Inspection Report*, September 21, 2016). No asbestos containing materials were identified at the equipment room (pump house). Samples taken for lead indicated that lead is present at the equipment room (pump house) and pool deck.

The proposed project is not within an area identified as a hazardous waste site. Hazardous materials found within the equipment room, during demolition activities, the removal of areas that contain lead will conform to Federal, State, and Local Regulations. Therefore, this exception has no application here.

6. Historical Resources. This exception applies when a project may cause a substantial adverse change in the significance of a historical resource.

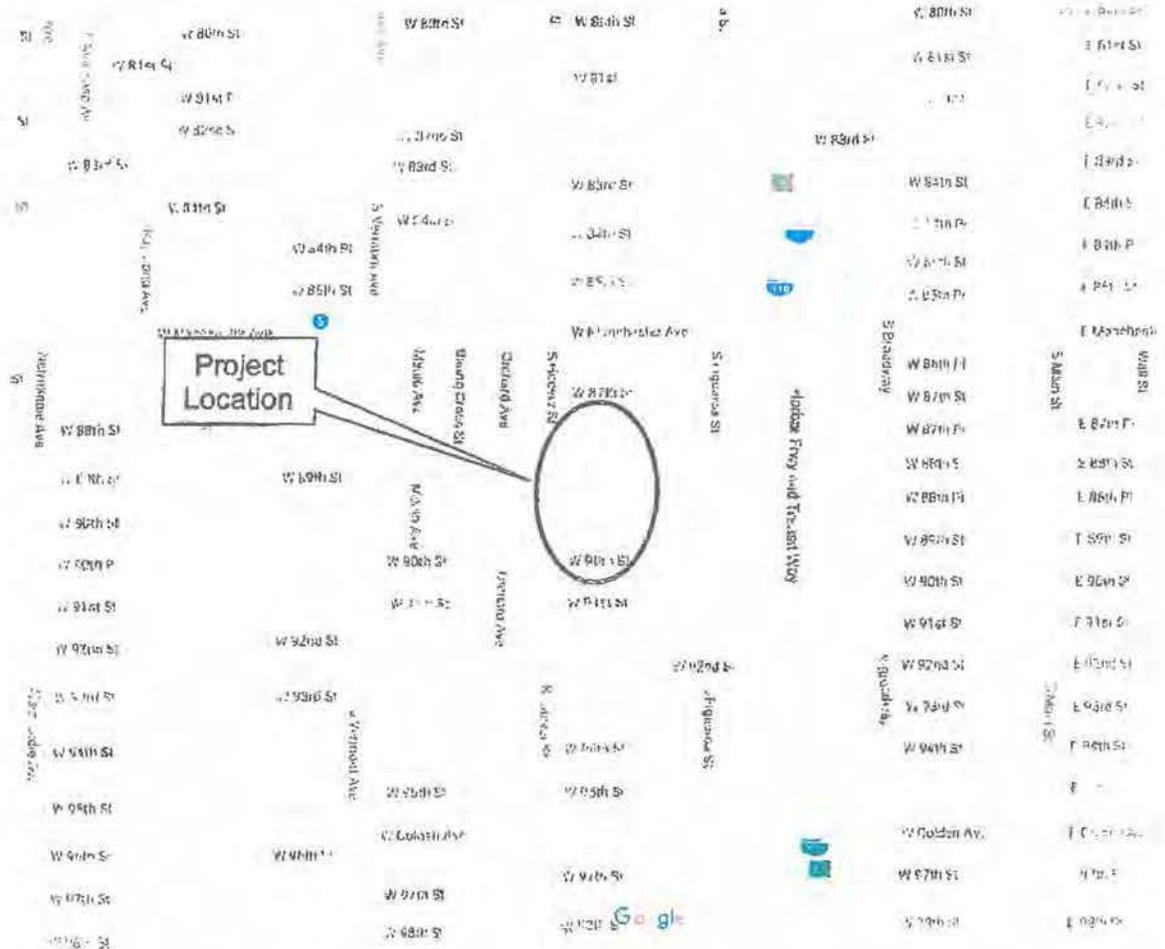
According to a report prepared for the Recreation and Parks Department (*The Pools of the City of Los Angeles - Condition Report - July 2004*) the Algin Sutton Pool was constructed in 1931. Because of the age of the pool, pool decking, and equipment room a historical resource and archaeological assessment was completed for the project site by SWCA Environmental Consultants.

The *Historical Resource and Archaeological Assessment for the Algin Sutton Pool Replacement and Bathhouse Renovation Project* report (SWCA Consultants, March 2017) indicates that the pool and bathhouse facility is not collectively, nor individually, eligible for National Register of Historic Places, California Register of Historical Resources, or as a Los Angeles Historic Cultural Monument. Therefore, no known historical resources would be impacted by the proposed project.

The disruption of archaeological resources is not anticipated. As such, City Engineer Standard Specifications, Section 6-3.2, states: "If discovery is made of items of archaeological or paleontological interest, the Contractor shall immediately cease excavation in the area of discovery and shall not continue until ordered by the Engineer." Therefore, during activities in which there will be ground disturbances (i.e., digging, drilling, etc.) if any evidence of archaeological, cultural, or paleontological resources is found, all work within the vicinity of the find shall stop until a qualified archaeologist can assess the finds and make recommendations. No excavation of any finds should be attempted by project personnel unless directed by a qualified archaeological consultant. Work in other areas may continue.

Therefore, this exception has no application here.

FIGURE 1 - PROJECT LOCATION



FIGURES 2A AND 2B – PROJECT SITE MAP



FIGURE 3 – PROJECT SITE PLAN

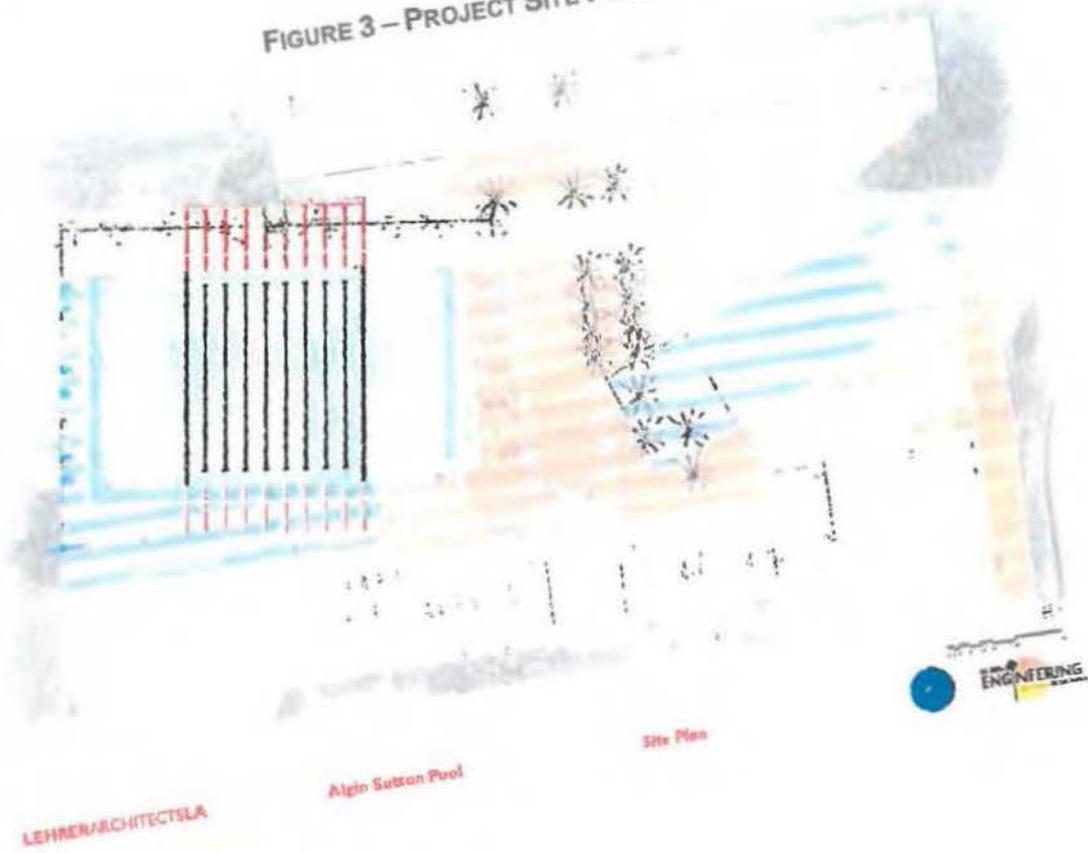


FIGURE 4 – ALGIN SUTTON RECREATION CENTER – VIEW FROM POOL



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Algin Sutton Pool

View from Pool



FIGURE 5 – ALGIN SUTTON RECREATION CENTER – VIEW FROM SPLASH PAD



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Algin Sutton Pool

View from Splashpad



