

# EL SERENO PARK IMPROVEMENT PROJECT DRAFT ENVIRONMENTAL IMPACT REPORT



Prepared for

CITY OF LOS ANGELES  
DEPARTMENT OF RECREATION AND PARKS

Prepared by

TERRY A. HAYES ASSOCIATES INC.

October 2015

# **EL SERENO PARK IMPROVEMENT PROJECT**

## **DRAFT ENVIRONMENTAL IMPACT REPORT**

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**STATE CLEARINGHOUSE NO. 2014031041**

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# 1.0 INTRODUCTION

This chapter provides an overview of the purpose and focus of the Draft Environmental Impact Report (EIR), a discussion of the intended use of this Draft EIR, a description of the organization of the Draft EIR, and a discussion of the public review process and potential areas of controversy.

## 1.1 PURPOSE OF THIS REPORT

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The purpose of an EIR, as defined in Section 15121 (a) of the State Guidelines for the implementation of the California Environmental Quality Act (CEQA) California Code of Regulations (CCR), Title 14, Division 6, Chapter 3 “Guidelines,” is to “inform public agency decision-makers and the public generally of the potential significant environmental effects of a project, identify possible ways to minimize the significant effect, and describe reasonable alternatives to the project.”

This document assesses the potential significant environmental impacts, including significant and unavoidable impacts and cumulative impacts, resulting from the El Sereno Park Improvement Project (proposed project). Where there is potential for a significant adverse effect, this report identifies mitigation measures that would either eliminate the impact or reduce the effect to a less-than-significant level.

## 1.2 AUTHORIZATION AND FOCUS

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This Draft EIR has been prepared in accordance with the State CEQA Guidelines, as amended to date. Specifically, this document evaluates the environmental effects that could result from implementation of the proposed project. The following topic areas are addressed in this Draft EIR:

- Cultural Resources
- Noise and Vibration

The City of Los Angeles Department of Recreation and Parks (LADRP) determined through the Initial Study that the proposed project would not have the potential to cause significant impacts related to Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources (Paleontological), Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Population and Housing, Public Services, Recreation, Transportation and Traffic, and Utilities and Service Systems. These issues are briefly addressed in Chapter 6.0, Other CEQA Considerations, of this Draft EIR.

## 1.3 LEAD AGENCY

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In accordance with Section 15367 of the State CEQA Guidelines, the Lead Agency for the proposed project is the LADRP. The Lead Agency is “the public agency which has the principal responsibility for carrying out or approving the project.” The contact person is:

Paul Davis, Environmental Specialist  
City of Los Angeles  
Department of Recreation and Parks  
221 N. Figueroa Street, Suite 100  
Los Angeles, CA 90012

## 1.4 INTENDED USE OF THIS DRAFT EIR

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This Draft EIR was prepared at the direction and under the supervision of the LADRP. The intended use of this Draft EIR is to assist the LADRP in making decisions regarding the approval of the proposed project.

## 1.5 DRAFT EIR ORGANIZATION

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The Draft EIR is comprised of the following chapters:

- 1.0 Introduction.** This chapter briefly discusses the purpose of the EIR, identifies the environmental issues assessed in the EIR, and describes the environmental review process and organization of the EIR.
- 2.0 Summary.** This chapter provides a summary of the proposed project, its potential environmental effects and mitigation measures, and a summary of the alternatives to the proposed project evaluated in this Draft EIR.
- 3.0 Project Description.** This chapter describes the project location, existing conditions, project objectives, and a description of the proposed project.
- 4.0 Environmental Setting and Impact Analysis.** This chapter contains the environmental setting, project analyses, mitigation measures, and conclusions regarding the level of significance after mitigation for the following environmental issues:
  - 4.1 Cultural Resources
  - 4.2 Noise and Vibration
- 5.0 Alternatives.** This chapter provides analysis of each of the two alternatives to the proposed project including: No Project Alternative and Adaptive Reuse Alternative. In addition, a Relocation Alternative is considered but rejected from further discussion is addressed.
- 6.0 Other CEQA Discussions.** This chapter provides a discussion of the (1) significant environmental effects of the proposed project, (2) significant environmental effects that cannot be avoided if the proposed project is implemented, (3) significant irreversible environmental changes that would result from implementation of the proposed project, and (4) growth-inducing impacts of the proposed project.
- 7.0 Persons and Sources Consulted.** This chapter lists all of the persons, public agencies, and organizations that were consulted or contributed and all the references and sources used in the preparation of the Draft EIR.

## 1.6 PUBLIC REVIEW AND COMMENTS

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A Notice of Preparation (NOP) for this Draft EIR was issued on October 2, 2014 by the LADRP for a 30-day public review period. A total of 14 comment letters were received. Information, data and observations resulting from these letters are included throughout this Draft EIR where relevant. The NOP and copies of each comment letter received are included in Appendix A of this Draft EIR.

In accordance with Sections 15087 and 15105 of the CEQA Guidelines, this Draft EIR is being circulated for a 45-day public review period. Responsible and trustee agencies and the public are invited to comment in writing on the information contained in this document. Persons and agencies commenting are encouraged to provide information that they believe is missing from the Draft EIR and to identify where the information

can be obtained. All comment letters received concerning the Draft EIR will be responded to in writing, and the comment letters, together with the responses to those comments will be included in the Final EIR.

Comment letters should be sent to:

Paul Davis  
City of Los Angeles  
Department of Recreation and Parks  
221 N. Figueroa Street, Suite 100  
Los Angeles, CA 90012  
Fax: (213) 202-2677  
E-Mail: [paul.j.davis@lacity.org](mailto:paul.j.davis@lacity.org)

## **1.7 AREAS OF CONTROVERSY/ISSUES TO BE RESOLVED**

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Potential areas of controversy and issues to be resolved by the LADRP decision-makers may include those environmental issue areas where the potential for a significant unavoidable impact has been identified. These areas may include cultural resources and construction noise.

## 2.0 SUMMARY

In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15123, this chapter of the Draft Environmental Impact Report (EIR) contains an overview of the El Sereno Park Improvement Project (proposed project), its potential environmental effects and mitigation measures, and a summary of the alternatives to the proposed project evaluated in this Draft EIR.

### 2.1 INTRODUCTION

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The purpose of an EIR, as defined in Section 15121(a) of the State CEQA Guidelines for the implementation of the California Code of Regulations (CCR), Title 14, Division 6, Chapter 3 “Guidelines,” is to “inform public agency decision-makers and the public generally of the potential significant environmental effects of a project, identify possible ways to minimize the significant effect and describe reasonable alternatives to the project.” This document assesses the potential significant environmental impacts, including significant unavoidable impacts and cumulative impacts, related to the proposed project. Where there is a potential for a significant adverse effect, this report identifies mitigation measures that would either eliminate the impact or reduce the effect to a less-than-significant level.

This Draft EIR was prepared at the direction and under the supervision of the City of Los Angeles Department of Recreation and Parks (LADRP), the Lead Agency for the proposed project. The intended use of this Draft EIR is to assist the LADRP in making decisions regarding the approval of the proposed project.

A Notice of Preparation (NOP) for this Draft EIR was issued on October 2, 2014 by the LADRP for a 30-day public review period. A total of 14 comment letters were received. Information, data and observations resulting from these letters are included throughout this Draft EIR where relevant. The NOP and copies of each comment letter received are included in Appendix A of this Draft EIR.

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Comment letters should be sent to:

City of Los Angeles  
Department of Recreation and Parks  
221 N. Figueroa Street, Suite 100  
Los Angeles, CA 90012  
Contact: Paul J. Davis  
Fax: (213) 202-2611  
E-Mail: paul.j.davis@lacity.org

### 2.2 SUMMARY OF THE PROPOSED PROJECT

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The proposed project consists of the construction and installation of several new recreational facilities within the El Sereno Recreation Center and Park boundaries. To accommodate these new recreational facilities, the Clubhouse and concession stand would be demolished. A basketball court and batting cage would be constructed within the existing building footprint of the Clubhouse. In addition, a jogging path, fitness

equipment, picnic tables, benches, and drinking fountains would be installed in the paved area just north of the Clubhouse. All facilities would be accessible according to American Disabilities Act standards.

## 2.3 SIGNIFICANT AND UNAVOIDABLE IMPACTS

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Section 15382 of the State CEQA Guidelines defines a significant impact on the environment as “a substantial, or potentially substantial, adverse change in any of the physical conditions within an area affected by the project, including land, air, water, flora, fauna, ambient noise, and objects of historic or aesthetic significance.” In order to approve a project with significant and unavoidable impacts, the lead agency must adopt a Statement of Overriding Considerations (in accordance with Section 15093 of the State CEQA Guidelines) indicating that the benefits of approving the proposed project outweigh the negative environmental consequences. Based on the analysis contained in this EIR, the proposed project would create significant and unavoidable impacts on Cultural Resources (Historical) and Noise and Vibration (Construction Noise).

## 2.4 SIGNIFICANT IMPACTS THAT CAN BE MITIGATED TO LESS THAN SIGNIFICANT

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Based on the analysis contained in the Initial Study and this Draft EIR, the proposed project would result in the following significant impacts that can be mitigated to less than significant. **Table 2-1**, at the end of this chapter, provides a summary of significant impacts that would result from implementation of the proposed project and the recommended mitigation measures.

## 2.5 LESS-THAN-SIGNIFICANT OR NO IMPACT

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The Initial Study prepared for the proposed project, included as Appendix A, found that the proposed project would result in no or less-than-significant impacts related to following topic areas:

- Aesthetics
- Agriculture/Forestry Resources
- Air Quality
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Population and Housing
- Public Services
- Recreation
- Transportation and Traffic
- Utilities and Service Systems

## 2.6 SUMMARY OF ALTERNATIVES

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CEQA requires that an EIR describe a range of reasonable alternatives to the project or to the location of the project that could feasibly avoid or lessen significant environmental impacts while substantially attaining the basic objectives of the project.<sup>1</sup> An EIR should also evaluate the comparative merits of the alternatives. The range of feasible alternatives is selected and discussed in a manner intended to foster meaningful public participation and informed decision making. Among the factors that may be taken into account when addressing the feasibility of alternatives (as described in CEQA Guidelines Section 15126.6[f][1]) are environmental impacts, site suitability, economic viability, availability of infrastructure, general plan

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<sup>1</sup>CEQA Guidelines, California Code of Regulations (CCR), Title 14, Division 6, Chapter 3, Section 15126.6.

consistency, regulatory limitations, jurisdictional boundaries, and whether the proponent could reasonably acquire, control, or otherwise have access to the alternative site.

The alternatives considered for the proposed project include:

**Alternative 1 – No Project Alternative.** The No Project Alternative is required by Section 15126.6 (e)(2) of the CEQA Guidelines and assumes that the proposed project would not be implemented. The No Project Alternative allows decision-makers to compare the impacts of approving the proposed project with the impacts of not approving the proposed project. However, “no project” does not necessarily mean that development on the project site will be prohibited. The No Project Alternative includes “what would be reasonably expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services” (CEQA Section 15126.6 [e][2]). In this instance, the Clubhouse would remain vacant, and the building would likely continue to deteriorate. The LADRP would continue to bear the maintenance costs associated with the vacant deteriorating building and public safety hazards associated with the vacant Clubhouse would remain. The No Project Alternative would not be consistent with the project objectives to reduce public safety hazards, eliminate maintenance costs or increase usable park and open space within the community.

**Alternative 2 – Adaptive Reuse Alternative.** The Adaptive Reuse Alternative assumes the Clubhouse building would be rehabilitated for use as additional community space. It is assumed that all identified character-defining features of the Clubhouse would be repaired and maintained in-situ to the highest degree feasible, and the renovations would comply with current building codes. Under the Adaptive Reuse Alternative, the basketball court and batting cage that are proposed to be constructed within the existing building footprint of the Clubhouse would be installed elsewhere within the park. The proposed jogging path, fitness equipment, picnic tables, benches, and drinking fountains would be installed in the paved area just north of the Clubhouse, similar to the proposed project. The Adaptive Alternative would be consistent with the project objectives to reduce public safety hazards and eliminate maintenance costs; however, this alternative would not increase usable park and open space within the community.

**TABLE 2-1: SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact Category	Significant Impact	Mitigation Measures	Significance After Mitigation
<b>BIOLOGICAL RESOURCES</b>			
Local Policies or Ordinances Protecting Biological Resources	The proposed project would not conflict with any policies or ordinances protecting biological resources. However, the project site contains a number of trees including Pepper, Jacaranda and Cypress trees. The Jacaranda and Cypress trees would be removed upon project construction. While these trees are not protected by the City of Los Angeles's Tree Protection Ordinance, the proposed project would be required to comply with the provisions of the Migratory Bird Treaty Act and the California Fish and Game Code. Therefore, if construction takes place during nesting season, Mitigation Measure <b>BR1</b> would be implemented to ensure that nests are avoided.	<p><b>BR1</b> If project construction activities cannot be implemented outside of the nesting season, the applicant shall retain a qualified biologist to perform pre-construction nest surveys to identify active nests within and adjacent to the project area. If the pre-construction survey is conducted early in the nesting season (February 1 - March 15) and nests are discovered, a qualified biologist may remove the nests only after it has been determined that the nest is not active, i.e., the nest does not contain eggs, nor is an adult actively brooding on the nest. Any active nests identified within the project area or within 300 feet of the project area should be marked with a buffer, and the buffer area would need to be avoided by construction activities until a qualified biologist determines that the chicks have fledged. The buffer area shall be 300 feet for non-raptor nests, and 500-feet for raptor nests. If the buffer area cannot be avoided during construction of the project, the project applicant should retain a qualified biologist to monitor the nests on a daily basis during construction to ensure that the nests do not fail as a result of noise generated by the construction. The biological monitor should have the authority to halt construction if the construction activities cause negative effects, such as adults abandoning the nest or chicks falling from the nest.</p>	Less Than Significant
<b>CULTURAL RESOURCES</b>			
Archaeological Resources	Because of previous disturbance at the site, it is anticipated that no archaeological resources are present. However, this does not preclude the possibility that archaeological resources could be encountered during demolition and grading activities associated with the proposed project. To ensure that the proposed project would not cause an adverse change in the significance of archaeological resources Mitigation Measure <b>CR1</b> would be implemented in the event that archaeological resources are encountered during construction.	<p><b>CR1</b> During construction, if buried cultural resources, such as chipped or ground stone, historical artifacts, building foundations, or human bone, are inadvertently discovered during ground disturbing activities, the contractor shall ensure that all work will stop in that area and within 100 feet of the find until a qualified archaeologist can assess the significance of the find and, if necessary, develop appropriate treatment measures in consultation with the City.</p>	Less Than Significant
Paleontological Resources	The project site is immediately underlain by Quaternary younger alluvium which typically has a low potential to contain paleontological resources. However, these deposits do overlie beds of the late Miocene marine Puente Formation which has the potential to contain significant to highly significant vertebrate fossils. A museum records search from the Los Angeles County Museum of Natural History revealed that no significant fossil localities have	<p><b>CR2</b> Prior to the start of construction, a qualified paleontologist shall conduct a pre-construction site visit and complete a paleontological assessment memo detailing the results of the site visit, additional research, and a sensitivity analysis in order to assess the relationship between the proposed project location and the Puente Formation. The paleontological assessment shall also include additional mitigation, if deemed necessary.</p>	Less Than Significant

**TABLE 2-1: SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact Category	Significant Impact	Mitigation Measures	Significance After Mitigation
Human Remains	<p>been recorded within the proposed project footprint; however, several scientifically important vertebrate fossil localities (including a fossil whale type specimen) have been found in the surrounding area. To ensure that the proposed project would not directly or indirectly destroy a unique paleontological resource, Mitigation Measure <b>CR2</b> would be implemented prior to the start of construction to determine if additional mitigation measures are necessary to avoid impacts to paleontological resources.</p>	<p><b>CR3</b> If human remains of Native American origin are discovered during project construction, compliance with state laws, which fall within the jurisdiction of the Native American Heritage Commission (Public Resource Code Section 5097), relating to the disposition of Native American burials will be adhered to. If any human remains are discovered or recognized in any location other than a dedicated cemetery, the contractor shall ensure that excavation or disturbance of the site (including any nearby area reasonably suspected to overlie adjacent human remains) shall stop until:</p> <ol style="list-style-type: none"> <li>1. The coroner of the county has been informed and has determined that no investigation of the cause of death is required; and</li> <li>2. If the remains are of Native American origin,                             <ol style="list-style-type: none"> <li>a. The descendants of the deceased Native Americans have made a recommendation to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98, or</li> <li>b. The Native American Heritage Commission was unable to identify a descendant or the descendant failed to make a recommendation within 24 hours after being notified by the commission.</li> </ol> </li> </ol> <p>According to California Health and Safety Code, six or more human burials at one location constitute a cemetery (Section 8100) and disturbance of Native American cemeteries is a felony (Section 7052). Section 7050.5 requires that construction or excavation be stopped in the vicinity of discovered human remains until the coroner can determine whether the remains are those of a Native American. If the remains are determined to be Native American, the coroner must contact the California Native American Heritage Commission.</p>	Less Than Significant

**TABLE 2-1: SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact Category	Significant Impact	Mitigation Measures	Significance After Mitigation
Historic Resources	<p>The Historic Structures Report prepared for the proposed project found that the El Sereno Recreation Center Clubhouse embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for a study of a period, and as such appears eligible for listing as a City of Los Angeles Historic-Cultural Monument for its Post-World War II Modernist-style architecture. Therefore, the El Sereno Recreation Center Clubhouse is considered a historical resource for the purposes of CEQA, and the demolition of the building would constitute a significant direct impact to cultural resources insofar as it entails a substantial adverse change in the significance of historical resources.</p>	<p><b>CR4</b> Impacts resulting from the demolition of the El Sereno Clubhouse and associated concession stand shall be minimized through archival documentation of both building complexes in as-built and as-found condition. Prior to issuance of demolition permits, LADRP shall ensure that documentation of the buildings and structures proposed for demolition is completed in the form of a Historic American Building Survey (HABS) documentation that shall comply with the Secretary of the Interior's Standards for Architectural and Engineering Documentation (NPS 1990). The documentation shall include large-format photographic recordation, detailed historic narrative report, and compilation of historic research. The documentation shall be completed by a qualified architectural historian or historian who meets the Secretary of the Interior's Professional Qualifications Standards for History and/or Architectural History (NPS 1983). The original archival-quality documentation shall be offered as donated material to the Library of Congress where it will be available for current and future generations. Archival copies of the documentation also would be submitted to the downtown branch of the Los Angeles Public Library, the El Sereno library and any local historical organizations where it would be available to local researchers. Completion of this mitigation measure shall be monitored and enforced by LADRP.</p>	Significant and Unavoidable
<b>NOISE AND VIBRATION</b>			
Construction Noise	Construction noise would increase ambient noise and would exceed the significance thresholds for construction activities.	<p><b>N1</b> All construction equipment shall be properly maintained and equipped with mufflers and other suitable noise attenuation devices.</p> <p><b>N2</b> Contractors shall endeavor to use rubber-tired equipment rather than tracked equipment. Noisy equipment shall be used only when necessary and shall be switched off when not in use.</p> <p><b>N3</b> Contractors shall ensure that all stockpiling and vehicle staging areas are located away from noise-sensitive receivers.</p> <p><b>N4</b> Contractors shall establish a public liaison for project construction that shall be responsible for addressing public concerns about construction activities, including excessive noise. The liaison shall determine the cause of the concern (e.g., starting too early, bad muffler, etc.) and shall work with LADRP to implement reasonable measures to address the concern.</p> <p><b>N5</b> Contractors shall develop a construction schedule to ensure that the construction would be completed quickly to minimize the time a sensitive receptor will be exposed to construction noise.</p> <p><b>N6</b> Construction supervisors shall be informed of project-specific noise requirements, noise issues for sensitive land uses adjacent to the project site, and/or equipment operations.</p> <p><b>N7</b> Construction equipment shall be electric- and hydraulic-powered rather than diesel- and pneumatic-powered, as feasible.</p>	Significant and Unavoidable

**TABLE 2-1: SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact Category	Significant Impact	Mitigation Measures	Significance After Mitigation
		<p><b>N8</b> Temporary barriers (e.g., noise blankets) shall be utilized, as applicable to site conditions, to shield the line-of-site from equipment to sensitive land uses.</p> <p><b>N9</b> Truck routes shall be on major arterial roads within non-residential areas. If not feasible, truck routes shall be reviewed and approved by Los Angeles Department of Transportation before the haul route can be located on major arterial roads in residential areas.</p> <p><b>N10</b> Contractors shall coordinate with the site administrators for the Farmdale Elementary School and El Sereno Middle School to discuss construction activities that generate high noise levels. Coordination between the site administrator and contractors shall continue on an as-needed basis.</p>	

**SOURCE:** TAHA, 2015.

## 3.0 PROJECT DESCRIPTION

This chapter provides a detailed description of the El Sereno Park Improvement Project (proposed project). The project description discussion includes the background of the proposed project, the project objectives, and a description of the existing environment at the project site and in the surrounding area. The estimated timeline for construction and occupancy of the proposed project is also included.

### 3.1 PROJECT BACKGROUND

The El Sereno Recreation Center and Park located at 4721 Klamath Street in the City of Los Angeles was initially developed circa 1931 and included a community building, outdoor swimming pool, tennis courts, and a baseball diamond. The facility was constructed as part of a larger plan to create municipal parks within residential neighborhoods in the City of Los Angeles during the 1930s. As the population of El Sereno and Los Angeles as a whole grew in the years following World War II, voters passed a municipal bond measure to provide funding for new recreational facilities. The Clubhouse building, which would be demolished as part of the project, was one of these facilities.

Built in 1949 and designed by architect Milton Caughey, the Clubhouse is a single-story, wood frame and stucco building accented by cut-stone veneer at the southern end of the building. The Clubhouse contains restrooms, a craft room, storage rooms, a kitchen area, an auditorium, an equipment room, and a covered outdoor terrace. A small separate wood frame structure identified as a former concession stand is located across the terrace from the Clubhouse. The Clubhouse and concessions stand have been closed to the public for a number of years and are currently being used as a park maintenance equipment storage facility. Asbestos and lead abatement work was performed on the Clubhouse and concession stand in November 2013.

Although the park was recorded as a historic district, and the park property was determined eligible for listing in the National Register of Historic Places under Criterion A for its association with events that have made a significant contribution to the broad patterns of our history, the Clubhouse and concession stand were not included as part of the federal and State designations.

### 3.2 PROJECT OBJECTIVES

Section 15124(b) of the CEQA Guidelines requires the project description to include a statement of objectives of the proposed project. A statement of objectives defines the project's underlying purpose and facilitates the formation of project alternatives. The proposed project is intended to fulfill the following objectives:

- Reduce public safety hazards by eliminating the risk of fire, structural collapse, personal injury to trespassers, vandalism and crime, by demolishing an abandoned, deteriorated building;
- Increase usable park and open space within the community; and
- Install new recreational facilities within El Sereno Recreation Center and Park.

### 3.3 LOCATION AND SURROUNDING LAND USES

The project site is located within the boundaries of the existing El Sereno Recreation Center and Park located at 4721 Klamath Street in the community of El Sereno in City of Los Angeles. The regional location of the project site is shown in **Figure 3-1**. The 19-acre park includes an auditorium, barbecue pits, baseball diamond, basketball courts, children's play area, community room, indoor/outdoor gym, picnic tables, tennis courts, an indoor pool, a skate park, and a clubhouse with concession stand.



LEGEND:

 Project Site

NOT TO SCALE



SOURCE: TAHA, 2014.

Specifically, the project site includes the portion of the park that contains the Clubhouse, concession stand and a paved area with benches just north of the Clubhouse. As shown in the aerial photograph provided in **Figure 3-2**, the project site is located immediately west of this park's main driveway and entrance on Klamath Street. The project site steps up from the street and driveway, and the Clubhouse is setback from Klamath Street by an undeveloped vegetated area. The Clubhouse is an approximately 3,850-square-foot, one-story, wood-framed, stucco building that is accented by cut-stone veneer at the southern end of the building. The Clubhouse has two restrooms, a craft room, six storage rooms, a kitchen areas, an auditorium area with a stage, a water heater closet, an equipment room, a covered terrace, and a detached concession stand. The concession stand, measuring approximately 13 feet by 9 feet, located across the terrace from the Clubhouse is a small wood-framed structure.

The Clubhouse has been closed to the public for a number of years and is currently being used as a park maintenance equipment storage facility. Due to disuse, the building condition is in severe disrepair. Windows and doors have been covered with plywood and some siding from both buildings has been removed. Vegetation on the project site includes several pepper and cypress trees, a jacaranda tree, shrubs, and weeds. Photographs of the project site are provided in **Figure 3-3**. The project site is zoned and has a General Plan land use designation of Open Space (OS).

### **SURROUNDING USES**

The project site is bound by the El Sereno Recreation Center and Park on all sides. Specifically, the project site is surrounded by the playground, the Skate Park, a parking lot, and the park's main building to the north, the indoor pool building to the east, a grassy open space and Klamath Street to the south, and tennis courts and a basketball court to the west. Across Klamath Street and to the west of the park are single-family residences. The area immediately surrounding the project site within the El Sereno Recreation Center and Park is zoned and designated OS. The area south and west of the project site, outside of the park, is zoned One-Family Residential (R1) and designated Low Residential. The aerial map presented in **Figure 3-2** depicts the project site and surrounding area.

## **3.4 PROJECT DESCRIPTION**

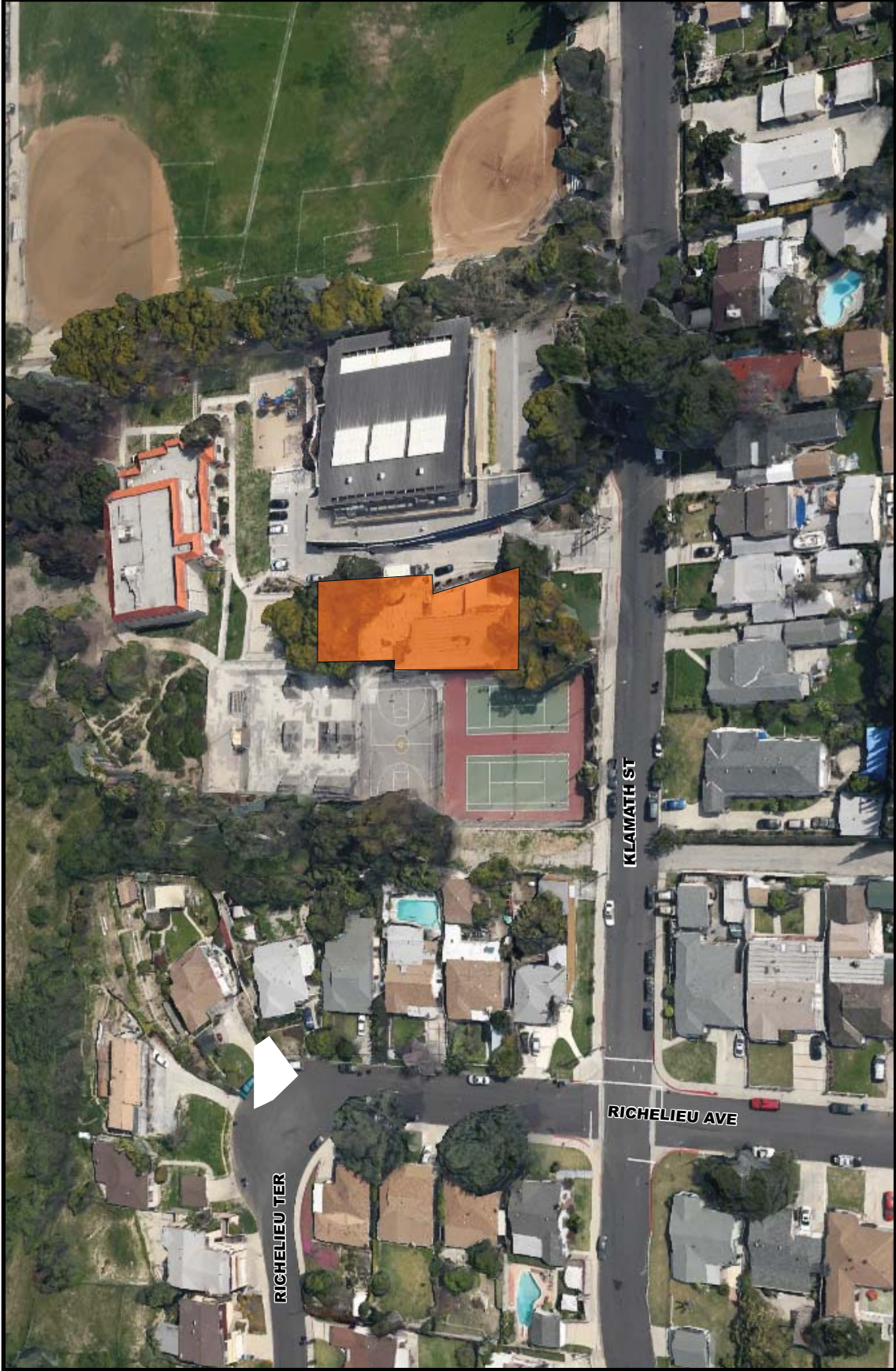
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The proposed project consists of the construction and installation of several new recreational facilities within the El Sereno Recreation Center and Park boundaries. To accommodate these new recreational facilities, the Clubhouse and concession stand would be demolished. A basketball court and batting cage would be constructed within the existing building footprint of the Clubhouse. In addition, a jogging path, fitness equipment, picnic tables, benches, and drinking fountains would be installed in the paved area just north of the Clubhouse. All facilities would be accessible according to the American Disabilities Act standards. The proposed project concept plan is included as **Figure 3-4**.

## **3.5 CONSTRUCTION SCHEDULE AND PHASING**

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Site preparation and construction would take place over a period of approximately three months. In accordance with the City of Los Angeles Noise Ordinance, construction crews would work no more than eight hours a day and would restrict their activities to between 7:00 a.m. and 8:00 p.m. on non-federal holiday weekdays, and between 8:00 a.m. and 6:00 p.m. on Saturdays.



LEGEND:  Project Site

SOURCE: TAHA, 2014.



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FIGURE 3-2

PROJECT SITE AERIAL MAP



Clubhouse facade, view facing west.



Clubhouse, view facing south.

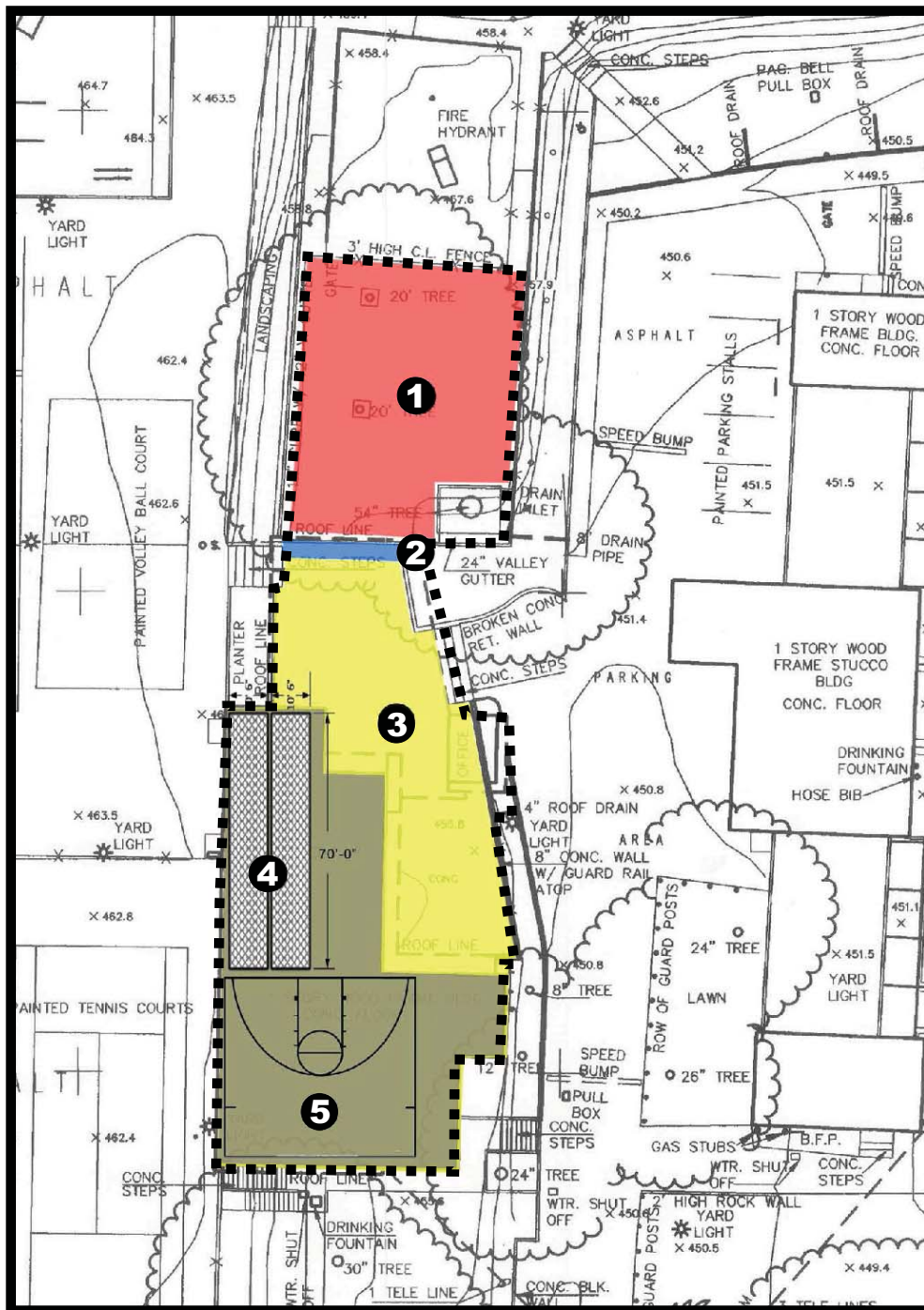


South elevation, view facing northwest.



Concession Stand, view facing southwest.

SOURCE: SWCA, 2014.



**LEGEND:**

- Project Site
- Project Feature
- 1.** Fitness Equipment, Picnic Tables/Benches, Drinking Fountain
- 2.** ADA Ramp Access to Fitness Area
- 3.** Pathway, Jogging Path
- 4.** Batting Cage
- 5.** Basketball Court

SOURCE: City of Los Angeles, Department of Recreation and Parks, 2014.

## 4.0 ENVIRONMENTAL IMPACTS

This chapter evaluates the significant environmental impacts that could result from the implementation of the proposed project. These potential impacts are analyzed for the following environmental issues: cultural resources; noise; and cumulative impacts. Discussion is focused on the identification of changes that may be considered to be environmentally significant (a substantial, or potentially substantial, adverse change in the environment) relative to the existing environmental conditions.

Analysis of each environmental issue is organized to include the following subsections:

**REGULATORY FRAMEWORK** – An identification of applicable federal, State and local regulations.

**EXISTING SETTING** – A description of existing conditions that precede implementation of the proposed project.

**THRESHOLDS OF SIGNIFICANCE** – The criteria by which the project components are measured to determine if the proposed project would cause a substantial or potentially substantial adverse change in the existing environmental conditions.

**IMPACTS** – An analysis of the beneficial and adverse effects of the proposed project, including, where appropriate, assessments of the significance of potential adverse impacts relative to established thresholds (relative to existing conditions per California Environmental Quality Act).

**MITIGATION MEASURES** – Wherever significant adverse impacts relative to existing conditions are identified in the Impacts subsection, appropriate and reasonable measures are recommended to avoid or minimize impacts to the extent feasible.

**SIGNIFICANCE OF IMPACTS AFTER MITIGATION** – A discussion of whether a significant and unavoidable impact would be reduced to a less-than-significant level or to no impact after mitigation under CEQA or remain significant and unavoidable.

## 4.1 CULTURAL RESOURCES

This section assesses potential effects to cultural resources that could result from implementation of the El Sereno Park Improvement Project (proposed project). Cultural resources are defined as buildings, sites, districts, structures, or objects having historical, archaeological, or cultural significance. This section includes a historical overview and discussion of known cultural resources within a quarter-mile radius of the project area. Applicable federal, State, and local regulations are identified, followed by an analysis of potential impacts to cultural resources. Paleontological resources, while not generally considered a “cultural resource,” are afforded protection under California Environmental Quality Act (CEQA) Guidelines and as such are discussed in this section. An *Historic Structures Evaluation Report* was prepared for the proposed project is included in Appendix B.

### REGULATORY FRAMEWORK

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#### FEDERAL

**National Historic Preservation Act of 1966 (NHPA).** The NHPA established the National Register of Historic Places (NRHP) as the official list of districts, sites, buildings, structures, and objects worthy of preservation. Overseen by the National Park Service (NPS) under the U.S. Department of the Interior, the NRHP was authorized under the NHPA, as amended. Its listings encompass all National Historic Landmarks, as well as historic areas administered by the NPS.

NRHP guidelines for the evaluation of historic significance were developed to be flexible and to recognize the accomplishments of all who have made significant contributions to the nation’s history and heritage. Its criteria are designed to guide State and local governments, federal agencies, and others in evaluating potential entries in the NRHP. For a property to be listed or determined eligible for listing, it must be demonstrated to possess integrity and to meet at least one of the following criteria:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.

Integrity is defined in NRHP guidance, *How to Apply the National Register Criteria*, as “the ability of a property to convey its significance. To be listed in the NRHP, a property must not only be shown to be significant under the NRHP criteria, but it also must have integrity”. NRHP guidance further asserts that properties be completed at least 50 years ago to be considered for eligibility. Properties completed fewer than 50 years before evaluation must be proven to be “exceptionally important” to be considered for listing.

A historic property is defined as “any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in, the NRHP maintained by the Secretary of the Interior. This term includes artifacts, records, and remains that are related to and located within such properties. The term

includes properties of traditional religious and cultural importance to an Indian tribe or Native Hawaiian organization and that meet the NRHP criteria” (36 Code of Federal Regulations [CFR] 800.16(i)(1)).

Effects on historic properties under Section 106 of the NHPA are defined in the assessment of adverse effects in 36 CFR 800.5(a)(1):

*An adverse effect is found when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property’s location, design, setting, materials, workmanship, feeling, or association. Consideration shall be given to all qualifying characteristics of a historic property, including those that may have been identified subsequent to the original evaluation of the property’s eligibility for the National Register. Adverse effects may include reasonably foreseeable effects caused by the undertaking that may occur later in time, be farther removed in distance or be cumulative.*

Adverse effects on historic properties are clearly defined and include, but are not limited to:

- (i) Physical destruction of or damage to all or part of the property;
- (ii) Alteration of a property, including restoration, rehabilitation, repair, maintenance, stabilization, hazardous material remediation and provision of handicapped access, that is not consistent with the Secretary’s Standards for the Treatment of Historic Properties (36 CFR 68) and applicable guidelines;
- (iii) Removal of the property from its historic location;
- (iv) Change of the character of the property’s use or of physical features within the property’s setting that contributes to its historic significance;
- (v) Introduction of visual, atmospheric or audible elements that diminish the integrity of the property’s significant historic features;
- (vi) Neglect of a property that causes its deterioration, except where such neglect and deterioration are recognized qualities of a property of religious and cultural significance to an Indian tribe or Native Hawaiian organization; and
- (vii) Transfer, lease, or sale of property out of federal ownership or control without adequate and legally enforceable restrictions or conditions to ensure long-term preservation of the property’s historic significance (36 CFR 800.5 (2)).

To comply with Section 106, the criteria of adverse effect are applied to historic properties, if any exist in the project area of potential effect (APE), pursuant to 36 CFR 800.5(a)(1). If no historic properties are identified in the APE, a finding of “no historic properties affected” will be made for the proposed project. If there are historic properties in the APE, application of the criteria of adverse effect will result in project-related findings of either “no adverse effect” or of “adverse effect,” as described above. A finding of no adverse effect may be appropriate when the undertaking’s effects do not meet the thresholds in criteria of adverse effect 36 CFR 800.5(a)(1), in certain cases when the undertaking is modified to avoid or lessen effects, or if conditions were imposed to ensure review of rehabilitation plans for conformance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties (codified in 36 CFR 68).

If adverse effects findings were expected to result from the proposed project, mitigation would be required, as feasible, and resolution of those adverse effects by consultation may occur to avoid, minimize, or mitigate adverse effects on historic properties pursuant to 36 CFR 800.6(a).

**Native American Graves Protection and Repatriation Act of 1990 (NAGPRA).** The NAGPRA (25 United States Code [USC] 3001 et seq.) protects human remains, funerary objects, sacred objects, and items of cultural patrimony of indigenous peoples where there is an appropriate federal nexus. NAGPRA stipulates priorities for assigning ownership or control of such cultural items excavated or discovered on federal or tribal lands, or in the possession and control of an agency that has received federal funding.

NAGPRA also provides for the repatriation of human remains and associated items previously collected from federal lands and in the possession or control of a federal agency or federally funded repository. Implementing regulations are codified in 43 CFR 10. In addition to defining procedures for dealing with previously collected human remains and associated items, these regulations outline procedures for negotiating plans of action or comprehensive agreements for treatment of human remains and associated items encountered in intentional excavations or inadvertent discoveries on federal or tribal lands.

Secretary of the Interior's Standards. The Secretary of the Interior is responsible for establishing professional standards and providing guidance related to the preservation and protection of all cultural resources listed, or eligible for listing, in the NRHP. The Secretary of the Interior's Standards for the Treatment of Historic Properties apply to all grant-in-aid projects assisted through the National Historic Preservation Fund and are intended to be applied to a wide variety of resource types, including buildings, structures, sites, objects, and districts. The treatment standards, developed in 1992, were codified as 36 CFR 68 entitled, The Secretary of the Interior's Standards for Historic Preservation Projects. The standards address four treatments:

- Preservation focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time (protection and treatment are also considered under this treatment).
- Rehabilitation as a treatment focuses on the repair and replacement of deteriorated features, when alterations or additions to the property are planned for a new or continued use, and when a depiction of a property at a particular point in time is not appropriate.
- Restoration is the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time, through the removal of features from other periods in its history and reconstruction of missing features from the target reconstruction period.
- Reconstruction addresses those aspects of treatment necessary to recreate an entire non-surviving building using new material.

## STATE

**California Environmental Quality Act (CEQA).** CEQA requires a lead agency to determine whether a project may have a significant effect on historical resources (Section 21084.1). If it can be demonstrated that a project will cause damage to a unique archaeological resource, the lead agency may require that reasonable efforts be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that they cannot be left undisturbed, mitigation measures are required (Sections 21083.2[a], [b], and [c]).

Section 21083.2(g) defines a *unique archaeological resource* as an archaeological artifact, object, or site about which it can be clearly demonstrated that without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

1. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
2. Has a special and particular quality such as being the oldest of its type or the best available example of its type.
3. Is directly associated with a scientifically recognized, important prehistoric or historic event or person.

A *historical resource* is a resource listed in or determined to be eligible for listing in the California Register of Historical Resources (CRHR), a resource included in a local register of historical resources (Section 15064.5[a][2]), or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant (Section 15064.5[a][3]).

Public Resources Code (PRC) Section 5024.1, Section 15064.5 of the CEQA Guidelines, and PRC Sections 21083.2 and 21084.1 were used as the basic guidelines for this cultural resources study. PRC Section 5024.1 requires an evaluation of historical resources to determine their eligibility for the CRHR. The purpose of the CRHR is to maintain listings of the state's historical resources and indicate which properties are to be protected from substantial adverse change. The criteria for listing resources on the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the NRHP, enumerated below.

According to PRC Section 5024.1(c)(1-4), a resource is considered historically significant if it 1) retains "substantial integrity" and 2) meets at least one of the following criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
2. Is associated with the lives of persons important in our past.
3. Embodies the distinctive characteristics of a type, period, region or method of installation, or represents the work of an important creative individual, or possesses high artistic values.
4. Has yielded, or may be likely to yield, information important in prehistory or history.

Impacts to significant cultural resources that affect the characteristics of any resource that qualify it for the NRHP or that adversely alter the significance of a resource listed on or eligible for the CRHR are considered a significant effect on the environment. These impacts could result from "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired" (CEQA Guidelines, Section 15064.5 [b][1], 2000). *Material impairment* is defined as demolition or alteration "in an adverse manner [of] those characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in, the California Register" (CEQA Guidelines, Section 15064.5[b][2][A]).

As set forth under CEQA, paleontological resources are afforded protection by environmental legislation. Appendix G (part V) of the CEQA Guidelines provides guidance relative to significant impacts to paleontological resources, indicating that a project would have a significant impact to paleontological resources if it will disturb or destroy a unique paleontological resource or site, or unique geologic feature. Other state requirements for paleontological resources management are included in PRC Sections 5097.5 and 30244. These statutes prohibit the removal of any paleontological site or feature on public lands without permission of the jurisdictional agency, define the removal of paleontological sites or features as a misdemeanor, and require reasonable mitigation of adverse impacts to paleontological resources from developments on public (state) lands.

## LOCAL

**Los Angeles Historic-Cultural Monuments (HCMs).** Local landmarks in the City of Los Angeles are known as HCMs and are under the aegis of the Planning Department, Office of Historic Resources. An HCM, monument, or local landmark is defined in the Cultural Heritage Ordinance as any site (including significant trees or other plant life located on the site), building or structure of particular historic or cultural significance to the City of Los Angeles, including historic structures or sites in which the broad cultural, economic or social history of the nation, State or community is reflected or exemplified; or which is identified with historic personages or with important events in the main currents of national, State or local history; or which embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period, style or method of construction; or a notable work of a master builder, designer, or architect whose individual genius influenced his or her age (Los Angeles Municipal Code [LAMC] Section 22.171.7, Added by Ordinance No. 178,402, Effective 4-2-07).

**Historic Preservation Overlay Zones (HPOZs).** As described by the City of Los Angeles Office of Historic Resources, the (HPOZ Ordinance was adopted in 1979 and amended in 2004 "to identify and protect neighborhoods with distinct architectural and cultural resources, the City...developed an expansive program

of Historic Preservation Overlay Zones... HPOZs, commonly known as historic districts, provide for review of proposed exterior alterations and additions to historic properties within designated districts.”

Regarding HPOZ eligibility, City of Los Angeles Ordinance No. 175891 states that features designated as contributing shall meet one or more of the following criteria:

- adds to the Historic architectural qualities or Historic associations for which a property is significant because it was present during the period of significance, and possesses Historic integrity reflecting its character at that time; or
- owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city; or
- retaining the building, structure, Landscaping, or Natural Feature, would contribute to the preservation and protection of an Historic place or area of Historic interest in the City (LAMC Section 12.20.3).

Regarding effects on federal and locally significant properties, LAMC declares the following:

*The department shall not issue a permit to demolish, alter or remove a building or structure of historical, archaeological or architectural consequence if such building or structure has been officially designated, or has been determined by state or federal action to be eligible for designation, on the National Register of Historic Places, or has been included on the City of Los Angeles list of historic cultural monuments, without the department having first determined whether the demolition, alteration or removal may result in the loss of or serious damage to a significant historical or cultural asset. If the department determines that such loss or damage may occur, the applicant shall file an application and pay all fees for the California Environmental Quality Act Initial Study and Check List, as specified in Section 19.05 of the Los Angeles Municipal Code. If the Initial Study and Check List identify the historical or cultural asset as significant, the permit shall not be issued without the department first finding that specific economic, social or other considerations make infeasible the preservation of the building or structure (Section 91.106.4.5, Permits for Historical and Cultural Buildings).*

## EXISTING SETTING

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### CITY OF LOS ANGELES

The Spanish Governor of California, Felipe de Neve, recognized the need to establish a pueblo southwest of the Mission San Gabriel to help supply Spain’s military forts (presidios) in California and to help maintain Spain’s control over the region. On September 4, 1781, 44 settlers from Sonora, Mexico, accompanied by the governor, soldiers, mission priests, and several Native Americans arrived at a site alongside the Rio de Porciúncula (later renamed the Los Angeles River; Robinson 1959:238; Ríos-Bustamante 1992). They founded a pueblo called La Reyna de los Angeles, or the town of the Queen of the Angels (Treutlein 2004). This settlement consisted of a small group of adobe-brick houses and streets and would eventually be known as the City of Los Angeles. Two years after the Mexican-American War, the City of Los Angeles incorporated on April 4, 1850.

The County of Los Angeles was established on February 18, 1850, one of 27 counties established in the months prior to California attaining statehood in the United States. Many of the ranchos in the area now known as Los Angeles County, which focused on cattle production, remained intact after the United States took possession of California; however, a severe drought in the 1860s resulted in many of the ranchos being sold or otherwise acquired by Americans. Most of these ranchos were subdivided into agricultural parcels or towns (Dumke 1944). Nonetheless, ranching retained its importance, and by the late 1860s, Los Angeles was one of the top dairy production centers in the country (Rolle 2003). By 1876, Los Angeles County had a population of 30,000 persons (Dumke 1944).

After a sharp decline in the importance of the cattle industry, Los Angeles was transformed into a regional business center and a center of citriculture in the late 1800s and early 1900s (Caughey and Caughey 1977). These factors, combined with the expansion of port facilities and railroads throughout the region, contributed to the impact of the real estate boom of the 1880s on Los Angeles (Caughey and Caughey 1977; Dumke 1944).

By the late 1800s, government leaders recognized the need for a large and secure water supply to sustain the growing population in the Los Angeles area. Irish immigrant William Mulholland personified the City's efforts for a stable water supply (Dumke 1944; Nadeau 1997). By 1913, the City of Los Angeles had purchased large tracts of land in the Owens Valley and Mulholland planned and completed the construction of the 240-mile aqueduct that brought the valley's water to the city (Nadeau 1997).

With an ample water supply secured, Los Angeles rapidly expanded outward from the city core in the first decades of the 20<sup>th</sup> century. This, coupled with the growth of the oil, film, and tourism industries, pushed the population of the Los Angeles from 102,000 in 1900 to 1,238,000 by 1930 (Fogelson 1967:78). Although subdivision and industry slowed during the Great Depression, Los Angeles remained fairly productive through the 1930s in contrast to many other cities across the country (Fogelson 1967:273). Development in Los Angeles picked up again in the 1940s, and the City quickly became the center of a massive war effort in southern California during World War II. With the war's end in 1945, Los Angeles welcomed a flood of returning GIs and other migrants, and the City developed further outwards into the San Fernando Valley through the 1950s and 1960s. The number of Los Angeles residents has continued to rise since this time, with the City's population nearing four million as of 2010.

## **EL SERENO**

The following history is excerpted from the El Sereno volume of the Third Supplemental Historic Architectural Survey Report 710 Freeway Gap Closure Project (Casen and Anderson 1994).

The area that would become El Sereno is located along a former road between the San Gabriel Mission and the Pueblo of Los Angeles, and was used by the Mission for cattle grazing after its founding 1771. Following the Mexican Independence in 1821, the land was granted to Juan Antonio Ballesteros, Registrar of the Pueblo of Los Angeles from 1823-24. Initially, he named the area Rancho Rosa de Castilla after a spring that ran through the area with wild roses growing along its banks. Included within the boundaries of the rancho was present-day Lincoln Heights, El Sereno, City Terrace, and parts of South Pasadena, Alhambra, and Monterey Park (Casen and Anderson 1994:IV-6). The name El Sereno means "the serene one" in Spanish.

Following California's entry into the United States in 1850, the ranch was sold to the Batz family, who were Basque and Mexican immigrants, subsequent generations of whom lived on ranch land until the early 1980s. It was at this time that the last member of the Batz family in El Sereno, Esperanza Batz, passed away. Though the rancho had long since been subdivided by the time Batz died, it was still regarded by those who could remember as Rancho Rosa de Castilla. During their ownership of the rancho, the Batz family sold off parts of their land to a small number of families. The project site was developed on land that had come into the hands of the Smith family by 1885 (Casen and Anderson 1994:V-7).

The Southern Pacific Railroad arrived in El Sereno in 1876, followed by the Santa Fe Railroad the following year. The newly accessible outskirts of Los Angeles were open to a multitude of immigrants from the Eastern and Midwestern United States. Many new tracts and subdivisions sprang up after the area was opened up to train travel. However, aside from the homesteader-ranchers who began settling the area in the early 1830s, El Sereno remained largely undeveloped, unlike nearby Lincoln Heights, Boyle Heights, and Alhambra (Casen and Anderson 1994:IV-9).

The terrain and restricted access to water served as limiting factors in the settlement of the area. Rosa de Castilla abutted the Pueblo of Los Angeles lands along the west foot of Ascot Hills, the east side of which are adjacent to the project area. Serviced by the Arroyo Rosa de Castilla and Ascot Reservoir as early as 1894, El Sereno lacked sufficient water resources to sustain a large population (Casen and Anderson 1994:IV-9). Perhaps due to the limited water resources and the success they saw due to otherwise fertile grazing land, ranchers who owned the large parcels that constituted El Sereno had little incentive to subdivide (Casen and Anderson 1994:IV-9). Largely remaining farmland well into the second decade of the 20<sup>th</sup> century, El Sereno was a place of prosperity for the relative few homesteaders that occupied it. Compared to many areas in Los Angeles, the successful real estate speculator arrived much later in El Sereno.

Despite a low development rate, El Sereno saw no shortage of amenities. By 1885, the Pacific Electric Line was visiting Pasadena multiple times a day and reaching the Lincoln Heights community and the huge pleasure grounds known as East Side Park, just west of El Sereno, along the Kuhrts Street line. In 1902, the Pasadena Short Line on the Pacific Electric Line opened up, passing right through El Sereno along Huntington Drive and the following year saw the first central subdivision (Casen and Anderson 1994:IV-11). The town featured the first school in the area, Farmdale, then under jurisdiction of the Pasadena School District, which stands today on the same parcel as the subject building, as well as several grocers, general stores, churches, a post office and at least three stops off of the Pacific Electric.

Then also known as Bairdstown (named after Llewelyn Baird, brother to early subdividers), El Sereno was included in the Bairdstown Annexation that occurred in June of 1915, officially becoming part of Los Angeles. It wasn't until 1917 that the name of the community was officially changed to El Sereno (Casen and Anderson 1994:IV-12). The small town, was made up of four distinct neighborhoods (Rose Hill, Bairdstown, Farmdale, and Sierra Vista), and with incorporation came greater commercial and industrial development (Casen and Anderson 1994:IV-11). The project site is located in the Farmdale tract of El Sereno.

El Sereno, like nearby Lincoln Heights, served the historic core of Downtown Los Angeles as a center for industrial manufacture as well as for pleasure grounds. East Side Park, today Lincoln Park, is located on the Westside of Ascot Hills; Ascot Hills is so named for the Legion Ascot Speedway, which was a full track raceway for motor vehicles in the 1920s (Behrens 2011). These amenities brought affluent Angelenos from Downtown and Pasadena for day trips, but due to the limited availability of subdivisions, El Sereno did not experience a sizeable population boom until the beginning of World War II (Casen and Anderson 1994:IV-12). When the Great Depression hit, the little development that had been happening in El Sereno came to a halt.

Its close proximity to the industrial developments along the S.P.R.R. to the south and along the Los Angeles River to the west, made the community attractive to immigrants looking for a place to settle. However, due to the restrictive covenants in place in El Sereno until 1948, when they were lifted by Supreme Court Decision (Shelley vs. Kramer), Mexican-Americans, a large population of the Los Angeles workforce, were excluded from purchasing homes in the area (Casen and Anderson 1994:IV-14). The community today is densely populated and features a mixture of early 20<sup>th</sup> century and post-World War II housing that largely filled in the gaps between pre- and post-war development.

## **CULTURAL RESOURCES WITHIN THE PROJECT SITE AND VICINITY**

Previously recorded cultural resources within the project area and a 0.25-mile radius were identified through a search of the California Historical Resources Information System (CHRIS) at the South Central Coastal Information Center (SCCIC) located at California State University, Fullerton. The search was completed on April 8, 2014, and included any previously recorded cultural resources and investigations within the project area, in addition to a review of the NRHP, the CRHR, the California Historic Resources Inventory (HRI), the California Points of Historical Interest list (SPHI), the California Historical Landmarks list (SHL), and the Archaeological Determinations of Eligibility list.

**Previously Conducted Cultural Resources Studies within Quarter-Mile of the Project Area.** Eleven cultural resources studies have been previously conducted within quarter-mile of the project area (Table 4.1-1). None of these studies included portions of the project site.

<b>TABLE 4.1-1: PREVIOUS CULTURAL RESOURCES STUDIES WITHIN QUARTER-MILE OF THE PROJECT AREA</b>				
<b>CCIC Report No.</b>	<b>Title of Study</b>	<b>Author</b>	<b>Year</b>	<b>Proximity to Project Area</b>
LA-02136	Archaeological and Historical Assessment of 120 Acres for the Proposed Ascot Family Park and Recreation Center in the El Sereno Community, City of Los Angeles	Perry, R.	1990	Outside
LA-02815	Native American Placenames in the Vicinity of the Pacific Pipeline Part 1: the Los Angeles Basin	King, C.	1993	Outside
LA-03511	Assessment of the Archaeological Impact by the Development of the Waste Water Facilities Plan W.o. 31389	Romani, J.	1977	Outside
LA-03584	Our Pioneer Mother	MacDonald, L.	1931	Outside
LA-03773	Preliminary Assessment of Potential Impacts and Evaluation of Cultural Resources Along Proposed Transit System Alignment Alternatives in the City of Los Angeles, Los Angeles County, California	Singer, C.	1978	Outside
LA-04323	Cultural Evolution in the Archaic/Mesolithic: a Research Design for the Los Angeles Basin	Hill, J.	1985	Outside
LA-07568	Paleontological Resource Survey and Impact Evaluation for a Proposed Rapid Transit System in the City of Los Angeles, Los Angeles County, California	Bernor, R.	1978	Outside
LA-07826	Cultural Resources Records Search and Constraints Analysis Report; LAX/South (Orange County) High Speed Ground Access Study, Los Angeles and Orange Counties, California	Shepard, R. and Mason, R.	2001	Outside
LA-11484	Partial List of Indian Village Sites in Lost (sic) Angeles County, with a few in Orange County. (Information from Eugene Robinson, Handwritten, in "Reconnaissance Sites 15F" loose leaf notebook of Mr. E.F. Walker, Southwest Museum, Los Angeles, California	Walker, E. and Robinson, E.	None given	Outside
LA-11747	Programmatic Agreement Compliance Report, Twenty-First Reporting Period, July 1, 2005—March 31, 2006	Sakai, R.	2006	Outside
LA-11748	Programmatic Agreement Compliance Report Fifteenth Reporting Period July 1—December 31, 2002	Sakai, R.	2003	Outside

**SOURCE:** SWCA, 2014.

**Previously Recorded Cultural Resources within Quarter-Mile of the Project Area.** The records search indicates that 10 cultural resources have been previously recorded within a quarter-mile radius of the project area (Table 4.1-2). One of these is the El Sereno Recreation Center Historic District (19-176190), which is adjacent to the project area and includes four individual resources that are also adjacent to the project area: the 1931 community building (19-176275), outdoor swimming pool (19-176276), tennis courts (19-176277), and the baseball diamond (19-176278). The property was determined eligible (National Register Status Code 2D) for listing in the NRHP under Criterion A for its association with events that have made a significant contribution to the broad patterns of our history; namely, the history of parks and recreation in Los Angeles. The El Sereno Clubhouse and concession stand, while located within the boundary of the previously identified historic district and the subjects of the current study, were not included as part of the evaluation or determination of eligibility.

TABLE 4.1-2: PREVIOUSLY RECORDED CULTURAL RESOURCES WITHIN QUARTER-MILE OF THE PROJECT AREA				
CCIC Report No.	Street Address	Resource Description	CRHR Status Code	Proximity to Project Area
19-176190	4721 Klamath St.	El Sereno Recreation Center	2S2	Within
19-176276	4721 Klamath St.	El Sereno Recreation Center-Swimming	2D2	Within
19-176278	4721 Klamath St.	El Sereno Recreation Center-Baseball	2D2	Within
19-176277	4721 Klamath St.	El Sereno Recreation Center-Tennis	2D2	Within
19-176275	4721 Klamath St.	El Sereno Recreation Center-Community	2D2	Within
162428	2918 Minto Court	Residence	6U	Outside
19-173842	2415 N. Eastern Ave.	Residence	6Y	Outside
19-173870	2432 N. Eastern Ave.	Residence	6Y	Outside
19-173039	2839 N. Eastern Ave.	Farmdale School	3S	Outside
19-175184	2917 Phelps Ave.	Residence	6Y	Outside
<p>Notes:                      2D2 = Contributor to a district determined eligible for the NRHP by consensus through Section 106 process. Listed in the CRHR.                      2S2 = Individual property determined eligible for the NRHP by a consensus through Section 106 process; listed in the CRHR.                      3S = Appears eligible for the NRHP as an individual property through survey evaluation.                      6U = Determined ineligible for the NRHP pursuant to Section 106 without review by SHPO.                      6Y = Determined ineligible for NRHP by consensus through Section 106 process – Note evaluated for NRHR or Local Listing.  <b>SOURCE:</b> SWCA 2014.</p>				

An additional five resources were identified within quarter-mile of the project area, including three residences and a school. No archaeological resources were identified as a result of the CHRIS records search.

**Built Environment Resources.** The El Sereno Clubhouse is located at the eastern base of the Ascot Hills on a stepped section of El Sereno Park. The Clubhouse is a single-story Modern-style building that was constructed in 1949. The building is irregular in plan with an asymmetrical façade and varied massing, and set atop a raised concrete and cut-stone foundation. Characteristic of its Modernist design, the Clubhouse is covered by a flat roof, is clad in smooth stucco and aluminum sheeting, and accented by cut-stone veneer at the southern end of the building. A secondary flat roof supported by round metal posts extends from the north elevation and partially from the west and east elevations, creating a covered patio area. Fenestration consists of fixed, metal-framed windows across the building, and louvered windows on the west elevation, which are metal-framed with metal grate security screen coverings. Located at the southern end of the building atop a concrete stairway, the primary entrance is set within a deep alcove and features double metal and glass doors that are currently covered by a security screen. Other points of entry consist of double metal doors located on the north, east, and west elevations. Underneath the covered patio area is a small, detached concession stand building that features a similar design and materials to the primary building. The one-story building has a slightly sloped roof and a rectangular floor plan, and projects outwards from its cut-stone foundation to the west, partially hovering above the ground two feet below. The Clubhouse and concession stand are situated on a sloping parcel, within El Sereno Park, and surrounded by park buildings and a residential neighborhood. Both buildings are currently vacant, with windows and doors covered with plywood. Some siding from both buildings has been removed as part of hazardous materials remediation. Despite these alterations, both buildings have undergone few alterations and retain a high degree of integrity.

The El Sereno Recreation Center was initially developed circa 1931 and included a community building, outdoor swimming pool, tennis courts, and a baseball diamond. The facility was constructed as part of a larger plan to create municipal parks within residential neighborhoods in the City of Los Angeles during the 1930s (Office of Historic Resources 2013). As the population of El Sereno and Los Angeles as a whole grew in the years following World War II, voters passed a municipal bond measure to provide funding for new recreational facilities. The Clubhouse was one of these facilities and by early 1949 architect Milton Caughey was chosen to design the project.

Born and educated on the East Coast, Caughey moved to Los Angeles in 1942 to practice architecture in a culture and climate more receptive to Modernist designs (Caughey 2007). After serving in the U.S. Naval Reserve during World War II, Caughey began his own practice in Los Angeles in 1947. From 1953 through 1957 he partnered with the firm Caughey and Ternstrom, and eventually returned to practice as a sole proprietor before his death at age 46 in 1958. During his short but impressive career, Caughey received four Merit Awards for Excellence in Design and Execution from the Southern California Chapter of the American Institute of Architects. In addition, his work was documented by renowned architectural photographers Robert Cleveland, Marvin Rand, and Julius Shulman. Two of his residential projects, the Garred House (1949) and the Goss house (1950) were also included in David Gebhard and Robert Winter's Guide to Architecture in Southern California alongside such well-known Modernist architects as Raphael Soriano, Rudolf Schindler, and Richard Neutra (Gebhard and Winter 1965).

Much of Caughey's early work was residential, with houses featuring the flat roofs, post and beam construction, and open interior spaces characteristic of Postwar Modernism. Inspired by the historical and visually austere forms of the International and Bauhaus movements of the early twentieth century, Modernism became the preferred architectural style for a prosperous and aspirational American population in the decades after World War II (Gelernter 1999). Nowhere did this ring truer than Los Angeles, where an abundance of land and a flood of returning military personnel led to a period of unprecedented growth and construction. With its fluid interior and exterior spaces, progressive building materials, and non-traditional forms, Modernism became the preeminent architectural style for the subsequent development homes, schools, and commercial buildings.

As Caughey's career progressed into the 1950s, he shifted his attention towards many of these large-scale institutional and commercial projects. His schools, juvenile detention homes, and recreation centers, featured the same modern design principles exhibited in his residential projects. Early examples in Los Angeles include, the Barry Building (1951), the Barrington Playground Clubhouse (1954), and Walgrove Elementary School (mid-1950s). These large facilities also provided Caughey with the opportunity to experiment with new structural materials such as exposed metal trusses and diagonal bracing, sun-shading, and covered outdoor hallways. Towards the late 1950s, Caughey, like many of his contemporaries, began to employ steel construction, modular systems, and prefabricated elements (Caughey 2007).

## THRESHOLDS OF SIGNIFICANCE

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In accordance with Appendix G of the State CEQA Guidelines, the proposed project would have a significant impact related to cultural resources if it would:

- Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?

## IMPACTS

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The El Sereno Recreation Center property has been determined eligible for listing in the NRHP as a historic district (19-176190) for its associations with events that have made a significant contribution to the broad patterns of our history; and is considered a historical resource under CEQA. However, shortly after its recordation, the El Sereno Recreation Center underwent a major rehabilitation that resulted in the demolition of the 1931 community building and outdoor pool, and the replacement of the baseball diamond. This project also included the construction of the current indoor pool building that is located adjacent to the El Sereno Clubhouse. As a result of the demolition and extensive alteration to three of the four contributing resources recorded in 1994, the integrity of the district has been significantly compromised and it is likely no longer significant. Therefore demolition of the El Sereno Recreation Center Clubhouse would not constitute a significant adverse impact to the previously El Sereno Recreation Historic District. In addition, the

Clubhouse is one of many such property-types at the State and national level, and it does not appear eligible for listing in the California or National Registers for its design/construction (Criterion C/3). Likewise, the Clubhouse does not appear to be associated with historic events (Criterion A/1) or people (Criterion B/2), and there is no evidence that the property may be likely to yield information important in prehistory or history (Criterion D/4).

However, the Clubhouse is an excellent example of a Postwar Modernist-style institutional building designed by the regionally-notable architect Milton Caughey. It is one of his earliest-known institutional buildings and includes many of the Modernist design elements he would later employ in AIA-recognized projects, such as exposed metal trusses, sun-shading, and covered outdoor hallways. Additionally, while Postwar-Modernist architecture proliferated across Los Angeles in the late-1940s through the 1960s, there are relatively few known examples in the community of El Sereno, and the Clubhouse stands as a rare example of an architectural and cultural trend that characterized the City and the country as a whole. Although the building is currently vacant with its windows boarded, it retains integrity of its location, design, setting, materials, workmanship, and association. The Clubhouse embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for a study of a period, and as such appears eligible for listing as a City of Los Angeles Historic-Cultural Monument for its Post-World War II Modernist-style architecture. Therefore, the El Sereno Recreation Center Clubhouse is considered a historical resource for the purposes of CEQA, and the demolition of the building would constitute a significant direct impact to cultural resources insofar as it entails a substantial adverse change in the significance of historical resources. Without mitigation, the proposed project would result in a significant impact related to historical resources.

## MITIGATION MEASURES

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- CR1** During construction, if buried cultural resources, such as chipped or ground stone, historical artifacts, building foundations, or human bone, are inadvertently discovered during ground disturbing activities, the contractor shall ensure that all work will stop in that area and within 100 feet of the find until a qualified archaeologist can assess the significance of the find and, if necessary, develop appropriate treatment measures in consultation with the City.
- CR2** Prior to the start of construction, a qualified paleontologist shall conduct a pre-construction site visit and complete a paleontological assessment memo detailing the results of the site visit, additional research, and a sensitivity analysis in order to assess the relationship between the proposed project location and the Puente Formation. The paleontological assessment shall also include additional mitigation, if deemed necessary.
- CR3** If human remains of Native American origin are discovered during project construction, compliance with state laws, which fall within the jurisdiction of the Native American Heritage Commission (Public Resource Code Section 5097), relating to the disposition of Native American burials will be adhered to. If any human remains are discovered or recognized in any location other than a dedicated cemetery, the contractor shall ensure that excavation or disturbance of the site (including any nearby area reasonably suspected to overlie adjacent human remains) shall stop until:
1. The coroner of the county has been informed and has determined that no investigation of the cause of death is required; and
  2. If the remains are of Native American origin,
    - a. The descendants of the deceased Native Americans have made a recommendation to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98, or

- b. The Native American Heritage Commission was unable to identify a descendant or the descendant failed to make a recommendation within 24 hours after being notified by the commission.

According to California Health and Safety Code, six or more human burials at one location constitute a cemetery (Section 8100) and disturbance of Native American cemeteries is a felony (Section 7052). Section 7050.5 requires that construction or excavation be stopped in the vicinity of discovered human remains until the coroner can determine whether the remains are those of a Native American. If the remains are determined to be Native American, the coroner must contact the California Native American Heritage Commission.

**CR4** Impacts resulting from the demolition of the El Sereno Clubhouse and associated concession stand shall be minimized through archival documentation of both building complexes in as-built and as-found condition. Prior to issuance of demolition permits, LADRP shall ensure that documentation of the buildings and structures proposed for demolition is completed in the form of a Historic American Building Survey (HABS) documentation that shall comply with the Secretary of the Interior's Standards for Architectural and Engineering Documentation (NPS 1990). The documentation shall include large-format photographic recordation, detailed historic narrative report, and compilation of historic research. The documentation shall be completed by a qualified architectural historian or historian who meets the Secretary of the Interior's Professional Qualifications Standards for History and/or Architectural History (NPS 1983). The original archival-quality documentation shall be offered as donated material to the Library of Congress where it will be available for current and future generations. Archival copies of the documentation also would be submitted to the downtown branch of the Los Angeles Public Library, the El Sereno library and any local historical organizations where it would be available to local researchers. Completion of this mitigation measure shall be monitored and enforced by LADRP.

## SIGNIFICANCE OF IMPACTS AFTER MITIGATION

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The Initial Study prepared for the proposed project included Mitigation Measures **CR1** through **CR3**. Mitigation Measure **CR1** would be implemented in the event that archaeological resources are encountered during construction. Although the proposed project's disturbance depth is relatively shallow, Mitigation Measure **CR2** would be implemented prior to the start of construction to determine if additional mitigation measures are necessary to avoid impacts to paleontological resources. Mitigation Measure **CR3** would be implemented in the event that human remains are encountered during construction.

Impacts related to historical resources were determined to be significant without mitigation. Mitigation Measure **CR4** would reduce impacts resulting from the demolition of the Clubhouse and concession stand; however, no feasible mitigation measures were identified to reduce the significant direct impact to cultural resources insofar as it entails a substantial adverse change in the significance of historical resources. Therefore, the proposed project would result in a significant and unavoidable impact related to historical resources.

## 4.2 NOISE AND VIBRATION

This section provides an overview of noise and vibration levels and evaluates the construction and operational impacts associated with the El Sereno Park Improvement Project (proposed project). Supporting data and calculations are included in Appendix C. Topics addressed include short-term construction equipment and long-term operational noise and ground-borne vibration.

### NOISE CHARACTERISTICS AND EFFECTS

**Characteristics of Sound.** Sound is technically described in terms of the loudness (amplitude) and frequency (pitch) of the sound. The standard unit of measurement for sound is the decibel (dB). The human ear is not equally sensitive to sound at all frequencies. The “A-weighted scale,” abbreviated dBA, reflects the normal hearing sensitivity range of the human ear. On this scale, the range of human hearing extends from approximately 3 to 140 dBA. **Figure 4.2-1** provides examples of A-weighted noise levels from common sounds.

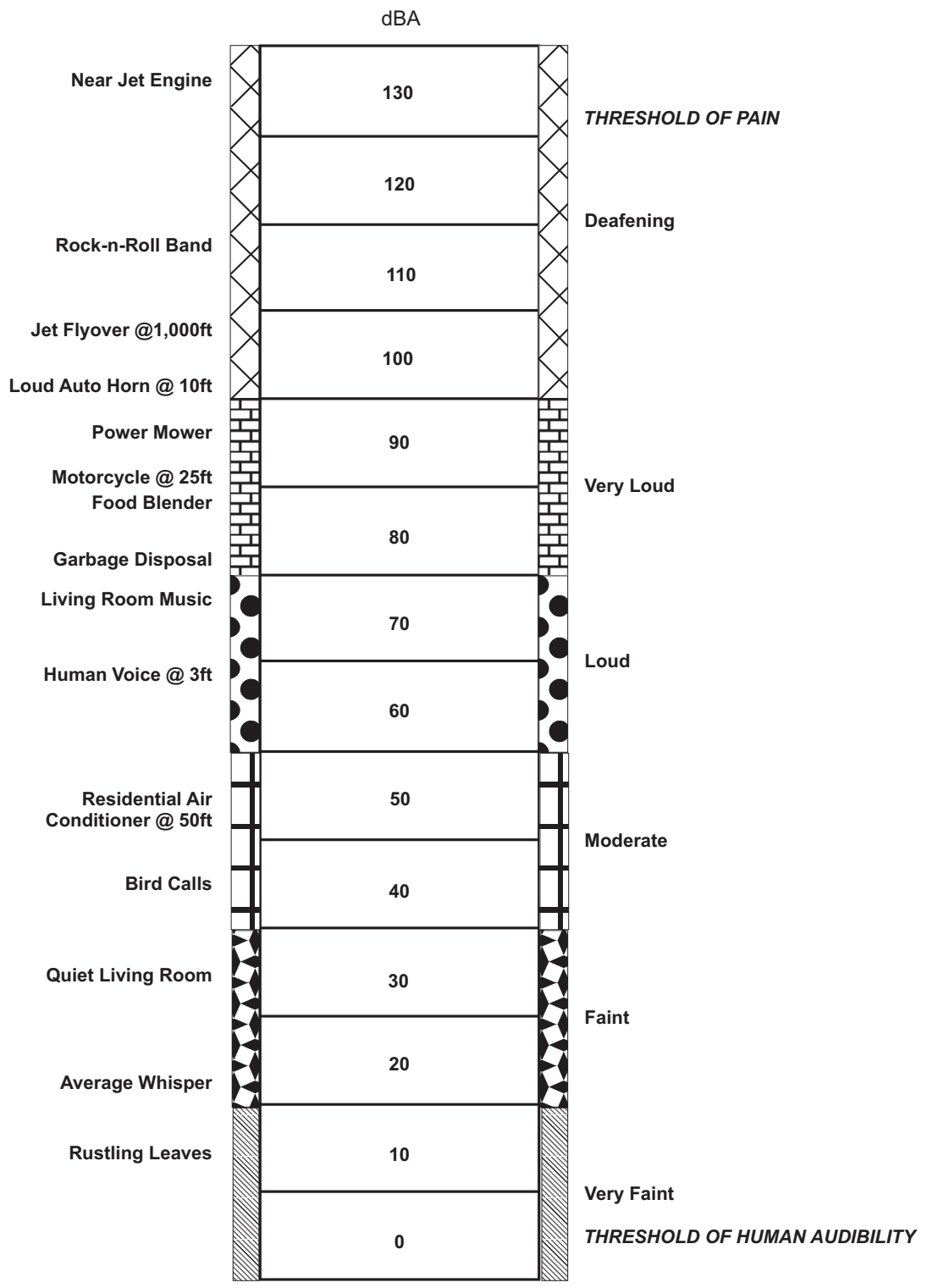
**Noise Definitions.** This noise analysis discusses sound levels in terms of Community Noise Equivalent Level (CNEL) and Equivalent Noise Level ( $L_{eq}$ ).

*Community Noise Equivalent Level (CNEL).* CNEL is an average sound level during a 24-hour period. CNEL is a noise measurement scale, which accounts for noise source, distance, single event duration, single event occurrence, frequency and time of day. Human reaction to sound between 7:00 p.m. and 10:00 p.m. is as if the sound were actually 5 dBA higher than if it occurred from 7:00 a.m. to 7:00 p.m. From 10:00 p.m. to 7:00 a.m., humans perceive sound as if it were 10 dBA higher due to the lower background level. Hence, the CNEL is obtained by adding an additional 5 dBA to sound levels in the evening from 7:00 p.m. to 10:00 p.m. and 10 dBA to sound levels in the night from 10:00 p.m. to 7:00 a.m. Because CNEL accounts for human sensitivity to sound, the CNEL 24-hour noise level is always a higher number than the actual 24-hour average.

*Equivalent Noise Level ( $L_{eq}$ ).*  $L_{eq}$  is the average noise level on an energy basis for any specific time period. The average noise level is based on the energy content (acoustic energy) of the sound. The  $L_{eq}$  for one hour is the energy average noise level during the hour.  $L_{eq}$  can be thought of as the level of a continuous noise, which has the same energy content as the fluctuating noise level. The equivalent noise level is expressed in terms of dBA.

**Effects of Noise.** Noise is generally defined as unwanted sound. The degree to which noise can impact the human environment ranges from levels that interfere with speech and sleep (annoyance and nuisance) to levels that cause adverse health effects (hearing loss and psychological effects). Human response to noise is subjective and can vary greatly from person to person. Factors that influence individual response include the intensity, frequency, and pattern of noise, the amount of background noise present before the intruding noise, the nature of work or human activity that is exposed to the noise source.

**Audible Noise Changes.** Studies have shown that the smallest perceptible change in sound level for a person with normal hearing sensitivity is approximately 3 dBA. A change of at least 5 dBA would be noticeable and would likely evoke a community reaction. A 10-dBA increase is subjectively heard as a doubling in loudness and would cause a community response. Noise levels decrease as the distance from the noise source to the receiver increases. Noise generated by a stationary noise source, or “point source,” will decrease by approximately 6 dBA over hard surfaces (e.g., reflective surfaces such as parking lots or smooth bodies of water) and 7.5 dBA over soft surfaces (e.g., absorptive surfaces such as soft dirt, grass, or scattered bushes and trees) for each doubling of the distance. For example, if a noise source produces a noise level of 89 dBA at a reference distance of 50 feet, then the noise level would be 83 dBA at a distance of 100 feet from the noise source, 77 dBA at a distance of 200 feet, and so on. Noise generated by a mobile source will decrease by approximately 3 dBA over hard surfaces and 4.5 dBA over soft surfaces for each doubling of the distance.



SOURCE: Cowan, James, *Handbook of Environmental Acoustics*, 1993.

Generally, noise is most audible where there is a direct line-of-sight.<sup>1</sup> Solid barriers, such as walls, berms, or buildings, that break the line-of-sight between the source and the receiver greatly reduce noise levels from the source since sound can only reach the receiver by bending over the top of the barrier. Sound barriers can reduce sound levels by up to 20 dBA. However, if a barrier is not solid or not high or long enough to break the line-of-sight from the source to the receiver, its effectiveness is greatly reduced.

## VIBRATION CHARACTERISTICS AND EFFECTS

**Characteristics of Vibration.** Vibration is an oscillatory motion through a solid medium in which the motion's amplitude can be described in terms of displacement, velocity, or acceleration. Vibration can be a serious concern, causing buildings to shake and rumbling sounds to be heard. In contrast to noise, vibration is not a common environmental problem. It is unusual for vibration from sources such as buses and trucks to be perceptible, even in locations close to major roads. Some common sources of vibration are trains, buses on rough roads, and construction activities, such as blasting, pile driving, and heavy earth-moving equipment.

**Vibration Definitions.** There are several different methods that are used to quantify vibration. The peak particle velocity (PPV) is most frequently used to describe vibration impacts to buildings and is usually measured in inches per second. The PPV is defined as the maximum instantaneous peak of the vibration signal. The root mean square (RMS) amplitude is most frequently used to describe the effect of vibration on the human body. The RMS amplitude is defined as the average of the squared amplitude of the signal. Decibel notation (Vdb) is commonly used to measure RMS. The decibel notation acts to compress the range of numbers required to describe vibration.

**Effects of Vibration.** High levels of vibration may cause physical personal injury or damage to buildings. Ground-borne vibration levels rarely affect human health. Instead, most people consider ground-borne vibration to be an annoyance that can affect concentration or disturb sleep. In addition, high levels of ground-borne vibration can damage fragile buildings or interfere with equipment that is highly sensitive to ground-borne vibration (e.g., electron microscopes).

**Perceptible Vibration Changes.** In contrast to noise, vibration is not a phenomenon that most people experience every day. The background vibration velocity level in residential areas is usually 50 Vdb RMS or lower, well below the threshold of perception for humans which is around 65 Vdb RMS. Most perceptible indoor vibration is caused by sources within buildings, such as operation of mechanical equipment, movement of people, or slamming of doors. Typical outdoor sources of perceptible vibration are construction equipment, steel-wheeled trains, and traffic on rough roads. If the roadway is smooth, the vibration from traffic is rarely perceptible.

## REGULATORY FRAMEWORK

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### NOISE





**Los Angeles Municipal Code (LAMC).** The City of Los Angeles has established policies and regulations concerning the generation and control of noise that could adversely affect its citizens and noise sensitive land uses. Regarding construction, Section 41.40 of the LAMC indicates that no construction or repair work shall be performed between the hours of 9:00 p.m. and 7:00 a.m., since such activities would generate loud noises and disturb persons occupying sleeping quarters in any adjacent dwelling, hotel, apartment or other place of residence. No person, other than an individual home owner engaged in the repair or construction of his/her single-family dwelling, shall perform any construction or repair work of any kind or perform such work within 500 feet of land so occupied before 8:00 a.m. or after 6:00 p.m. on any Saturday or on a federal holiday, or at any time on Sunday. Under certain conditions, the City may grant a waiver to allow limited construction activities to occur outside of the limits described above.

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<sup>1</sup>Line-of-sight is an unobstructed visual path between the noise source and the noise receptor.

Section 112.05 of the LAMC also specifies the maximum noise level of powered equipment or powered hand tools. Any powered equipment or hand tool that produces a maximum noise level exceeding 75 dBA at a distance of 50 feet is prohibited. However, this noise limitation does not apply where compliance is technically infeasible. Technically infeasible means the above noise limitation cannot be met despite the use of mufflers, shields, sound barriers and/or any other noise reduction device or techniques during the operation of equipment.

**Noise Element of the General Plan.** The Noise Element of the General Plan guides the development of noise regulations.<sup>2</sup> It addresses noise mitigation regulations, strategies and programs and delineates federal, State and City jurisdiction relative to rail, automotive, aircraft and nuisance noise. The Noise Element includes a community noise exposure table that addressed land use consistency (**Table 4.2-1**).

<b>TABLE 4.2-1: GUIDELINES FOR NOISE COMPATIBLE LAND USE</b>							
<b>Land Use Category</b>	<b>Community Noise Exposure (dBA, CNEL)</b>						
	<b>55</b>	<b>60</b>	<b>65</b>	<b>70</b>	<b>75</b>	<b>80</b>	
Residential - Low Density Single-Family, Duplex, Mobile Homes							
Residential - Multi-Family							
Transient Lodging - Motels Hotels							
Schools, Libraries, Churches, Hospitals, Nursing Homes							
Auditoriums, Concert Halls, Amphitheaters							
Sports Arena, Outdoor Spectator Sports							
Playgrounds, Neighborhood Parks							
Golf Courses, Riding Stables, Water Recreation, Cemeteries							
Office Buildings, Business Commercial and Professional							
Industrial, Manufacturing, Utilities, Agriculture							
 <b>Normally Acceptable</b> - Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction without any special noise insulation requirements.							
 <b>Conditionally Acceptable</b> - New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply system or air conditioning will normally suffice.							
 <b>Normally Unacceptable</b> - New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.							
 <b>Clearly Unacceptable</b> - New construction or development should generally not be undertaken.							
<b>SOURCE:</b> California Office of Noise Control, Department of Health Services.							

<sup>2</sup>City of Los Angeles, *Noise Element of the Los Angeles City General Plan*, February 3, 1999.  
taha 2014-035 4.2-4

New playgrounds and neighborhood parks are typically compatible with noise levels that do not exceed 75 dBA CNEL. Programs included in the Noise Element that are relevant to the proposed project include:

- For a proposed development project that is deemed to have a potentially significant noise impact on noise sensitive uses, as defined by this chapter, require mitigation measures, as appropriate, in accordance with CEQA and City procedures.
- Use, as appropriate, the “Guidelines for Noise Compatible Land Use” (see **Table 4.2-1**), or other measures that are acceptable to the city, to guide land use and zoning reclassification, subdivision, conditional use and use variance determinations and environmental assessment considerations, especially relative to sensitive uses.
- Continue to enforce, as applicable, federal, State, and City regulations intended to abate or eliminate disturbances of the peace and other intrusive noise.

## VIBRATION

There are no adopted City standards for vibration. The Federal Transit Administration (FTA) has established building damage guidelines that are dependent on the building type. These standards are shown in **Table 4.2-2**. Construction-related vibration affects structures through foundations, and residential foundations are typically engineered concrete. These types of structures can be exposed to vibration levels of 0.3 inches per second without experiencing structural damage.<sup>3</sup>

<b>TABLE 4.2-2: VIBRATION DAMAGE CRITERIA</b>	
<b>Building Category</b>	<b>PPV (Inches Per Second)</b>
I. Reinforced-concrete, steel, or timber (no plaster)	0.5
II. Engineered concrete and masonry (no plaster)	0.3
III. Non-engineered timber and masonry buildings	0.2
IV. Buildings extremely susceptible to vibration damage	0.12

**SOURCE:** FTA, *Transit Noise and Vibration Impact Assessment*, May 2006.

## EXISTING SETTING

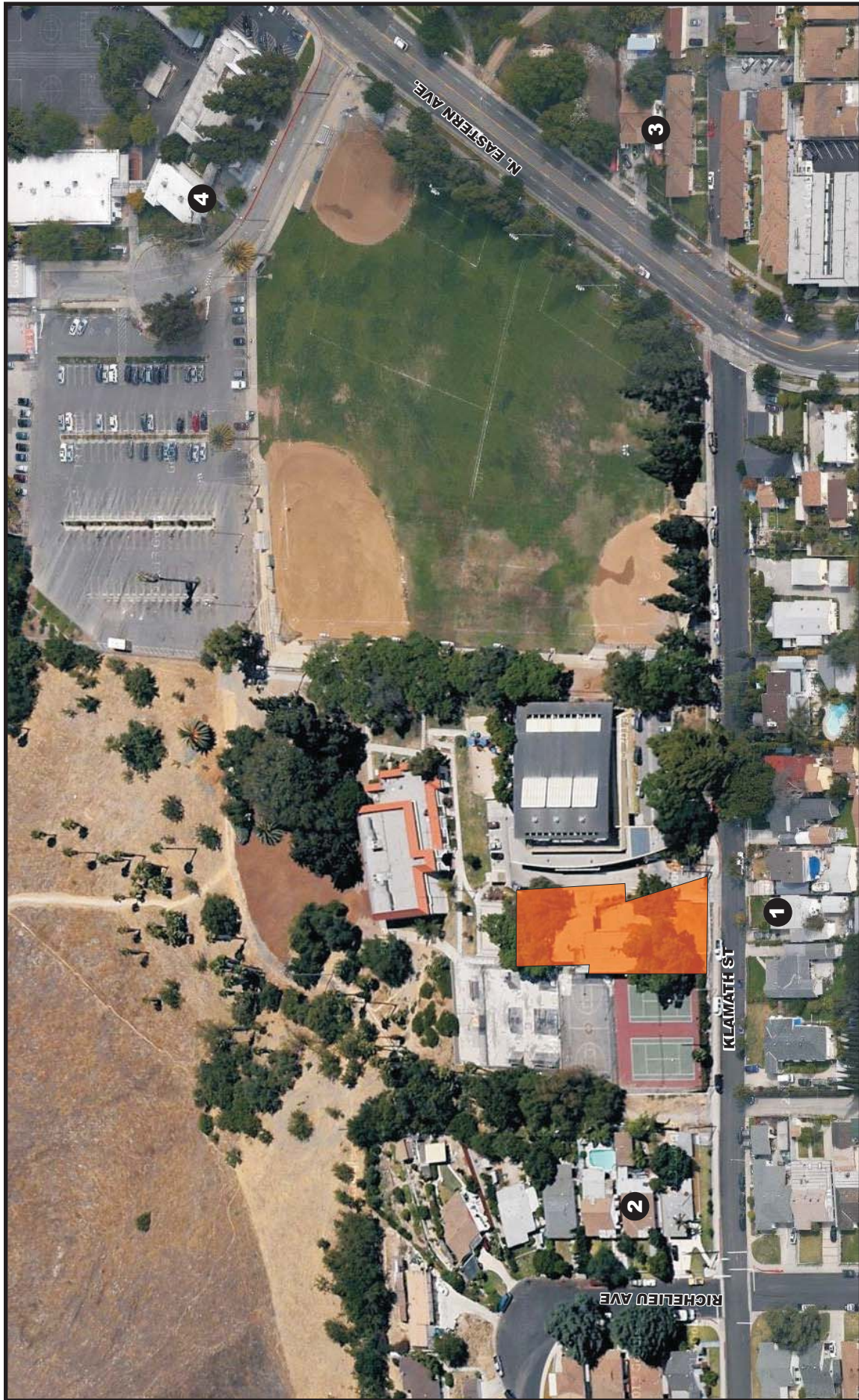
### NOISE

Based on field observation, the existing noise environment in the vicinity of the project area is characterized primarily by vehicular traffic on local roadways. Other sources of noise are typical of urban areas and include activity associated with the existing El Sereno Recreation Center and Park, Farmdale Elementary School, and landscaping equipment. Ambient noise measurements were taken using a SoundPro DL Sound Level Meter between 11:00 a.m. and 1:00 p.m. on October 15, 2014. These readings were used to establish existing ambient noise conditions and to provide a baseline for evaluating impacts. Noise monitoring locations are shown in **Figure 4.2-2**. As shown in **Table 4.2-3**, existing ambient sound levels range between 50.8 and 70.8 dBA  $L_{eq}$ .

<b>TABLE 4.2-3: EXISTING NOISE LEVELS</b>		
<b>Key to Figure 4.2-2</b>	<b>Noise Monitoring Location</b>	<b>Sound Level (dBA, <math>L_{eq}</math>)</b>
1	Single-Family Residences adjacent to the west and South on Klamath St.	56.1
2	Single-Family Residences on Richelieu St.	50.8
3	Single-Family Residences on North Eastern Ave.	70.8
4	Farmdale Elementary School	68.9

**SOURCE:** TAHA, 2015.

<sup>3</sup>Federal Transit Administration, *Transit Noise and Vibration Impact Assessment*, May 2006.  
taha 2014-035 4.2-5



LEGEND: █ Project Site **#** Noise Monitoring/Sensitive Receptor Locations

- 1.** Single-Family Residences along Klamath St.
- 2.** Single-Family Residences along Richelieu Ave.
- 3.** Single-Family Residences along N. Eastern Ave.
- 4.** Farmdale Elementary School

SOURCE: TAHA, 2014.



## VIBRATION

Similar to the environmental setting for noise, the vibration environment is dominated by traffic from nearby roadways. Heavy trucks can generate vibrations that depend on vehicle type, weight, and pavement conditions. As heavy trucks typically operate on major streets, existing vibration in the project vicinity is minimal near the project site. Field observations indicate that truck vibration levels from adjacent roadways are not perceptible at the project site.

## SENSITIVE RECEPTORS

Noise- and vibration-sensitive land uses are locations where people reside or where the presence of unwanted sound could adversely affect the use of the land. Residences, schools, hospitals, guest lodging, libraries, and some passive recreation areas would each be considered noise- and vibration-sensitive and may warrant unique measures for protection from intruding noise. Sensitive receptors have been identified within one-quarter mile of the project site. Noise generated by activity at the project site would not be audible past this distance due to the physics of how sound attenuates with distance and the presence of intervening structures to block sound. Sensitive receptors are shown in **Figure 4.2-2** and include:

- Residences with those nearest to the project site located 100 feet to the south across Klamath Street and 140 to the west
- Farmdale Elementary School located 800 feet to the northeast (nearest building)
- El Sereno Middle School located 1,100 to the northeast (nearest building)

The above sensitive receptors represent the nearest sensitive receptors to the site with the potential to be impacted by the proposed project. Additional sensitive receptors are located further from the project site in the surrounding community and would be less affected by the proposed project than the above sensitive receptors.

## THRESHOLDS OF SIGNIFICANCE

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In accordance with Appendix G of the State CEQA Guidelines, the proposed project would have a significant impact related to noise if it would:

- Expose persons or generate noise to levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies;
- Expose people to or generate excessive vibration or groundborne noise levels;
- Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project; and/or
- Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.

## NOISE

The City of Los Angeles has established significance thresholds in its *L.A. CEQA Thresholds Guide*. The following specific significance thresholds are relevant to the proposed project.

**Construction.** The proposed project would have a significant impact related to construction noise if:

- Construction activities lasting more than one day would exceed existing ambient noise levels by 10 dBA or more at a noise-sensitive use;
- Construction activities lasting more than ten days in a three-month period would exceed existing ambient noise levels by 5 dBA or more at a noise-sensitive use; and/or
- Construction activities would exceed the ambient noise level by 5 dBA at a noise-sensitive use between the hours of 9:00 p.m. and 7:00 a.m. Monday through Friday, before 8:00 a.m. or after 6:00 p.m. on Saturday, or anytime on Sunday.

**Operations.** The proposed project would have a significant impact related to operational activity if:

- Ambient noise level measured at the property line of affected uses increases by 3 dBA CNEL to or within the “normally unacceptable” or “clearly unacceptable” categories, as shown in **Table 4.2-1**, or any 5 dBA or more increase in noise level.

## VIBRATION

There are no adopted City standards for vibration. Based on FTA guidelines, the proposed project would have a significant impact related to vibration if:

- Vibration levels would exceed 0.3 inches per second at buildings with engineered concrete and masonry foundations.

## IMPACTS

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The noise and vibration analysis quantifies potential construction impacts. The noise analysis discusses the construction process and presents equipment noise levels. These noise levels are compared to the LAMC to determine the level of significance. The anticipated maximum vibration level at nearest structure was quantified based on guidance provided by the FTA in the *Transit Noise and Vibration Impact Assessment*. The estimated vibration level was compared to building damage impact criteria established by the FTA to determine the level of significance.

### *Construction*

#### NOISE

Construction of the proposed project would result in temporary increases in ambient noise levels in the project area on an intermittent basis. Site preparation and construction would take place over a maximum period of three months. Construction is expected to begin in June 2015, and would be complete by August 2015. In accordance with the City of Los Angeles Noise Ordinance, construction crews would work no more than eight hours a day and would restrict their activities to between 7:00 a.m. and 8:00 p.m. on non-federal holiday weekdays, and between 8:00 a.m. and 6:00 p.m. on Saturdays.

In broad terms, the proposed project would include demolition, site preparation, and construction activities. It is anticipated that the use of heavy-duty equipment would be limited during the construction process. Trucks would be required to haul demolition debris and deliver materials. One piece of equipment similar to a small bulldozer would be required to load haul trucks and prepare the site. Additional equipment would potentially include demolition materials or a generator to provide power to the construction site. Ambient noise levels in the community surrounding the project site range from 50.8 to 70.8 dBA  $L_{eq}$ , and certain construction activities would audibly increase ambient noise levels. Overall, it is anticipated that the majority of demolition, site preparation, and construction activities associated with the proposed project would involve manual labor as opposed to mechanical equipment. Manual labor generates much less noise than mechanically-driven heavy-duty equipment. Nonetheless, **Table 4.2-4** shows the noise level ranges for the types of equipment that could be used during construction of the proposed project. A truck typically generates a noise level of 89 dBA at 50 feet.

The estimated typical construction noise levels at sensitive receptors are shown in **Table 4.2-5**. Noise levels related to construction activity would exceed the 5-dBA significance threshold at residences near the project site. Therefore, without mitigation, the proposed project would result in a significant impact related to typical construction noise, as construction activity would expose people to or generate noise levels in excess of applicable standards, and result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.

Noise Source	Noise Level (dBA)	
	50 Feet	100 Feet
Front Loader	80	74
Trucks	89	83
Jackhammers	90	84
Generators	77	71
Back Hoe	84	78

**SOURCE:** USEPA, *Noise from Construction Equipment and Operations, Building Equipment and Home Appliances*, PB 206717, 1971.

Sensitive Receptor	Distance (feet) /a/	Maximum Construction Noise Level (dBA) /b/	Monitored Existing Ambient (dBA, L <sub>eq</sub> ) /c/	New Ambient (dBA, L <sub>eq</sub> ) /d/	Increase /e/
Single-Family Residences on Klamath St.	100	83.0	56.1	83.0	26.9
Single-Family Residences to the West	140	80.1	56.1	80.1	24.0
Farmdale Elementary School	800	64.9	68.9	69.7	1.5
El Sereno Middle School	1,100	62.2	68.9	69.7	0.8

/a/ Distance of noise source from receptor.  
 /b/ Construction noise source's sound level at receptor location, with distance and building adjustment.  
 /c/ Pre-construction activity ambient sound level at receptor location.  
 /d/ New sound level at receptor location during the construction period, including noise from construction activity.  
 /e/ An incremental noise level increase of 5 dBA or more would result in a significant impact.

**SOURCE:** TAHA, 2015.

## VIBRATION

Construction activity can generate varying degrees of vibration, depending on the construction procedure and the construction equipment used. Operation of construction equipment generates vibrations that spread through the ground and diminish in amplitude with distance from the source. The effect on buildings located in the vicinity of a construction site often varies depending on soil type, ground strata, and construction characteristics of the receiver building(s). The results from vibration can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibration at moderate levels, to slight damage at the highest levels.

In most cases, the primary concern regarding construction vibration relates to damage. According to the FTA *Transit Noise and Vibration Impact Assessment*, small bulldozers generate a vibration level of approximately 0.89 inches per second at 25 feet. The nearest off-site structures are located approximately 140 feet to the west and south. It is anticipated that construction-related vibration levels would be approximately 0.007 at that structure. This vibration levels would not exceed the 0.3 inches per second PPV standard established for non-engineered timber and masonry buildings. Therefore, the proposed project would result in a less-than-significant impact related to construction vibration.

## Operations

### NOISE

The proposed project includes the installation of several new recreational facilities such as a basketball court, batting cage, a pathway/jogging path within the existing building footprint of the Clubhouse. In addition, fitness equipment, picnic tables, benches and drinking fountains would also be installed in the paved area just north of the Clubhouse. The majority of improvements would not be significant sources of noise. For example, activity associated with the jogging path and exercise equipment would not generate noise that would be audible past the property line. The new basketball court would be consistent with existing uses at the project site, which includes a basketball court and a tennis court.

The batting cage has the highest potential to generate significant operational noise levels. Noise measurements conducted 10 feet from a batting area resulted in recorded maximum noise levels of 72 to 78 dBA.<sup>4</sup> Use of the batting cage would be an intermittent activity that would increase daytime hourly noise levels near the project site. However, the City's operational significance threshold for the assessment of CEQA impacts has been established as a CNEL, which is a 24-hour metric. The significance threshold relevant to residential land uses near the project site is a 5 dBA CNEL increase because the monitored noise level near the project site was 56.1 dBA. The existing noise level is well below the “normally unacceptable” or “clearly unacceptable” categories, as shown in **Table 4.2-1**, above. The batting cage would not generate nighttime noise that would affect the CNEL, and batting cage activity would increase noise levels near the project site by less than 5 dBA CNEL. Therefore, the proposed project would result in a less-than-significant impacts related to operational noise.

## VIBRATION

Upon completion of the proposed pocket park, the proposed project would not include new operational activities that would generate vibration. Therefore, no impacts related to operational vibration would occur.

## MITIGATION MEASURES

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### *Construction*

- N1** All construction equipment shall be properly maintained and equipped with mufflers and other suitable noise attenuation devices.
- N2** Contractors shall endeavor to use rubber-tired equipment rather than tracked equipment. Noisy equipment shall be used only when necessary and shall be switched off when not in use.
- N3** Contractors shall ensure that all stockpiling and vehicle staging areas are located away from noise-sensitive receivers.
- N4** Contractors shall establish a public liaison for project construction that shall be responsible for addressing public concerns about construction activities, including excessive noise. The liaison shall determine the cause of the concern (e.g., starting too early, bad muffler, etc.) and shall work with the LADRP to implement reasonable measures to address the concern.
- N5** Contractors shall develop a construction schedule to ensure that the construction would be completed quickly to minimize the time a sensitive receptor will be exposed to construction noise.
- N6** Construction supervisors shall be informed of project-specific noise requirements, noise issues for sensitive land uses adjacent to the project site, and/or equipment operations.
- N7** Construction equipment shall be electric- and hydraulic-powered rather than diesel- and pneumatic-powered, as feasible.
- N8** Temporary barriers (e.g., noise blankets) shall be utilized, as applicable to site conditions, to shield the line-of-site from equipment to sensitive land uses.
- N9** Truck routes shall be on major arterial roads within non-residential areas. If not feasible, truck routes shall be reviewed and approved by Los Angeles Department of Transportation before the haul route can be located on major arterial roads in residential areas.
- N10** Contractors shall coordinate with the site administrators for the Farmdale Elementary School and El Sereno Middle School to discuss construction activities that generate high noise levels. Coordination between the site administrator and contractors shall continue on an as-needed basis.

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<sup>4</sup>County of Sacramento, *Noise Element of the General Plan*, 2011.

## Operations

No impacts related to noise and vibration would occur. No mitigation measures are required.

## SIGNIFICANCE OF IMPACTS AFTER MITIGATION

### Construction

#### NOISE

The (unmitigated) construction analysis identified potential significant noise impacts related to general construction activity with heavy-duty equipment. The analysis below discusses the mitigation proposed to reduce noise levels associated with these activities. Mitigation Measure **N1** would reduce equipment engine noise levels by approximately 3 dBA. The other Mitigation Measures **N2** through **N10**, while difficult to quantify, will contribute to controlling construction noise levels. These mitigation measures would reduce noise levels to the greatest extent feasible. As shown in **Table 4.2-6**, construction noise levels would still exceed the 5-dBA significance threshold at various sensitive receptors. Therefore, general construction noise would result in a significant and unavoidable impact, would expose people to, or generate, noise levels in excess of applicable standards, and result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.

**TABLE 4.2-6: TYPICAL CONSTRUCTION NOISE LEVELS – MITIGATED**

Sensitive Receptor	Distance (feet) /a/	Maximum Construction Noise Level (dBA) /b/	Monitored Existing Ambient (dBA, L <sub>eq</sub> ) /c/	New Ambient (dBA, L <sub>eq</sub> ) /d/	Increase /e/
Single-Family Residences on Klamath St.	100	80.0	56.1	80.0	23.9
Single-Family Residences to the West	140	77.1	56.1	77.1	21.0
Farmdale Elementary School	800	61.9	68.9	69.7	0.8
El Sereno Middle School	1,100	59.2	68.9	69.3	0.4

/a/ Distance of noise source from receptor.  
 /b/ Construction noise source's sound level at receptor location, with distance and building adjustment.  
 /c/ Pre-construction activity ambient sound level at receptor location.  
 /d/ New sound level at receptor location during the construction period, including noise from construction activity.  
 /e/ An incremental noise level increase of 5 dBA or more would result in a significant impact.  
**SOURCE:** TAHA, 2015.

#### VIBRATION

Impacts related to construction vibration were determined to be less than significant without mitigation.

### Operations

Impacts related to operational noise and vibration were determined to be less than significant without mitigation.

## 5.0 ALTERNATIVES

California Environmental Quality Act (CEQA) requires that an Environmental Impact Report (EIR) describe a range of reasonable alternatives to the project or to the location of the project that could feasibly avoid or lessen significant environmental impacts, while substantially attaining the basic objectives of the project.<sup>1</sup> An EIR should also evaluate the comparative merits of the alternatives. This chapter sets forth potential alternatives to the El Sereno Park Improvement Project (proposed project) and provides a qualitative analysis of each alternative and a comparison of each alternative to the proposed project. Key provisions of the CEQA Guidelines pertaining to the alternatives analysis are summarized below.<sup>2</sup>

- The discussion of alternatives shall focus on alternatives to the project including alternative locations that are capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly.
- The No Project Alternative shall be evaluated along with its potential impacts. The No Project Alternative analysis shall discuss the existing conditions at the time the notice of preparation is published, as well as what would reasonably be expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services.
- The range of alternatives required in an EIR is governed by a "rule of reason." Therefore, the EIR must evaluate only those alternatives necessary to permit a reasoned choice. The alternatives shall be limited to ones that would avoid or substantially lessen any of the significant effects of the proposed project.
- For alternative locations, only locations that would avoid or substantially lessen any of the significant effects of the project need be considered for inclusion in the EIR.
- An EIR need not consider an alternative whose effects cannot be reasonably ascertained and whose implementation is remote and speculative.

The range of feasible alternatives is selected and discussed in a manner intended to foster meaningful public participation and informed decision making. Among the factors that may be taken into account when addressing the feasibility of alternatives (as described in CEQA Guidelines Section 15126.6[f][1]) are environmental impacts, site suitability, economic viability, availability of infrastructure, general plan consistency, regulatory limitations, jurisdictional boundaries, and whether the proponent could reasonably acquire, control, or otherwise have access to the alternative site.

An EIR must briefly describe the rationale for selection and rejection of alternatives. The lead agency may make an initial determination as to which alternatives are feasible, and, therefore, merit in-depth consideration.<sup>3</sup> Alternatives may be eliminated from detailed consideration in the EIR if they fail to meet project objectives, are infeasible, or do not avoid any significant environmental effects.<sup>4</sup>

### 5.1 PROJECT-LEVEL IMPACTS

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As addressed in this EIR, the proposed project would create significant and unavoidable impacts associated with historical resources and construction noise. As discussed in Section 4.1, Cultural Resources, demolition of the Clubhouse, which is eligible for listing locally as Historic-Cultural Monument in the City of Los Angeles, would result in a substantial adverse change in the significance of a historical resource. Mitigation Measure **CR4** would reduce impacts resulting from the demolition of the Clubhouse; however, no feasible

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<sup>1</sup>CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, Section 15126.6, 2005.

<sup>2</sup>Ibid.

<sup>3</sup>CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, Section 15126.6(f)(3), 2005.

<sup>4</sup>CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, Section 15126.6(c), 2005.

mitigation measures were identified to reduce the significant direct impact to cultural resources insofar as it entails a substantial adverse change in the significance of a historical resource. Therefore, the proposed project would result in a significant and unavoidable impact related to historical resources. In addition, as discussed in Section 4.2, Noise and Vibration, noise levels related to construction activity would exceed the 5-dBA significance threshold at residences near the project site. Mitigation Measures N1 through N10 would reduce noise levels to the greatest extent feasible; however, construction noise levels would still exceed the 5-dBA significance threshold at various sensitive receptors. Therefore, construction noise would result in a significant and unavoidable impact.

Other potentially significant impacts have been identified; however, all of these impacts would be reduced to less-than-significant levels with implementation of the mitigation measures identified in the respective impact analysis sections of this EIR and in the Initial Study.

## PROJECT OBJECTIVES

As called for by the CEQA Guidelines, the achievement of project objectives must be balanced by the ability of an alternative to reduce the significant impacts of the project. The proposed project is intended to fulfill the following objectives:

- Reduce public safety hazards by eliminating the risk of fire, structural collapse, personal injury to trespassers, vandalism and crime, by demolishing an abandoned, deteriorated building;
- Increase usable park and open space within the community; and
- Install new recreational facilities within El Sereno Recreation Center and Park.

Any evaluated alternative should meet these project objectives. In addition, while not specifically required under CEQA, other parameters may be used to further establish criteria for selecting alternatives such as adjustments to project phasing and other “fine-tuning” that could shape feasible alternatives in a manner that may result in reducing identified environmental impacts. In some instances, when the project results in environmental impacts that are reduced to less-than-significant levels with mitigation, an alternative may reduce these less-than-significant impacts even further.

## 5.2 ALTERNATIVES TO THE PROPOSED PROJECT

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The CEQA statute, the CEQA Guidelines, and related recent court cases do not specify a precise number of alternatives to be evaluated in an EIR. Rather, “the range of alternatives required in an EIR is governed by the rule of reason that sets forth only those alternatives necessary to permit a reasoned choice.”<sup>5</sup> At the same time, Section 15126.6(b) of the CEQA Guidelines requires that “...the discussion of alternatives shall focus on alternatives to the project or its location which are capable of avoiding or substantially lessening any significant effects of the project” and Section 15126.6(f) requires, “The alternatives shall be limited to ones that would avoid or substantially lessen any of the significant effects of the project.” Accordingly, alternatives that would not address potentially significant effects are not considered herein. However, the CEQA Guidelines require that a “No Project” alternative must be included and, if appropriate, an alternative site location should be analyzed.<sup>6</sup> Other project alternatives may involve a modification of the proposed land uses, density, or other project elements at the same project location.

Alternatives should be selected on the basis of their ability to attain all or most of the basic objectives of the project while reducing the project’s significant environmental effects. The CEQA Guidelines state that “[t]he EIR should briefly describe the rationale for selecting alternatives to be discussed [and]...shall include sufficient information to allow meaningful evaluation, analysis and comparison with the proposed

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<sup>5</sup>CEQA Guidelines, CCR, Title 14, Division 6, Chapter 3, Section 15126.6(f).

<sup>6</sup>CEQA Guidelines, CCR, Title 14, Division 6, Chapter 3, Section 15126.6(e) and Section 15126(f)(2).

project.”<sup>7</sup> The feasibility of the alternatives is another consideration in the selection of alternatives. The CEQA Guidelines state that “[a]mong the factors that may be taken into account when addressing the feasibility of alternatives are site suitability, economic viability, availability of infrastructure, general plan consistency, other plans or regulatory limitations [and] jurisdictional boundaries...”<sup>8</sup>“The range of feasible alternatives shall be selected and discussed in a manner to foster meaningful public participation and informed decision making.”<sup>9</sup> Alternatives that are considered remote or speculative, or whose effects cannot be reasonably predicted do not require consideration. Therefore, feasibility, the potential to mitigate significant project-related impacts, and reasonably informing the decision-maker are the primary considerations in the selection and evaluation of alternatives.

## **ALTERNATIVES CONSIDERED BUT ELIMINATED FROM FURTHER DISCUSSION**

**Relocating the Buildings.** Under this alternative, the Clubhouse and concession stand would be relocated to another site. The purpose of this alternative would be to preserve the buildings. This alternative would avoid demolishing a historical resource; however, building or structure relocation is complex and costly, and cannot be conducted haphazardly. Considerable effort is required to relocate a building. The basic steps include: 1) determine if the building(s) and or structure(s) can be successfully removed and relocated without incurring substantial damage; 2) select an appropriate site for relocation; 3) provide a plan and process for removal and relocation; and 4) conduct site improvements and repairs to restore site and associated built environment.

Assuming the Clubhouse and concession stand are suitable for relocation, this alternative would require an available property of similar size. A search of real estate websites returned several available properties within a one half-mile radius of the project site. However, most of these properties contain steep slopes that would require significant grading and site preparation in order to accommodate the Clubhouse. Due to the cost of acquiring an additional property, grading and site preparation, and cost associated with relocating the Clubhouse, this alternative was considered infeasible. For these reasons, the alternative was not carried forward for evaluation in the Draft EIR.

### **Alternative 1 – No Project Alternative**

The No Project Alternative is required by Section 15126.6 (e)(2) of the CEQA Guidelines and assumes that the proposed project would not be implemented. The No Project Alternative allows decision-makers to compare the impacts of approving the proposed project with the impacts of not approving the proposed project. However, “no project” does not necessarily mean that development on the project site will be prohibited. The No Project Alternative includes “what would be reasonably expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services” (CEQA Section 15126.6 [e][2]). In this instance, the Clubhouse would remain vacant, and the building would likely continue to deteriorate. The RAP would continue to bear the maintenance costs associated with the vacant deteriorating building and public safety hazards associated with the vacant Clubhouse would remain. The No Project Alternative would not be consistent with the project objectives to reduce public safety hazards, eliminate maintenance costs or increase usable park and open space within the community.

### **Alternative 2 – Adaptive Reuse Alternative**

The Adaptive Reuse Alternative assumes the Clubhouse building would be rehabilitated for use as additional community space. It is assumed that all identified character-defining features of the Clubhouse would be repaired and maintained in-situ to the highest degree feasible, and the renovations would comply with current building codes. Under the Adaptive Reuse Alternative, the basketball court and batting cage that are proposed to be constructed within the existing building footprint of the Clubhouse would be installed

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<sup>7</sup>CEQA Guidelines, CCR, Title 14, Division 6, Chapter 3, Section 15126.6(e) and Section 15126(f).

<sup>8</sup>CEQA Guidelines, CCR, Title 14, Division 6, Chapter 3, Section 15126.6(f)(1).

<sup>9</sup>CEQA Guidelines, CCR, Title 14, Division 6, Chapter 3, Section 15126.6(f).

elsewhere within the park. The proposed jogging path, fitness equipment, picnic tables, benches, and drinking fountains would be installed in the paved area just north of the Clubhouse, similar to the proposed project. The Adaptive Alternative would be consistent with the project objectives to reduce public safety hazards, eliminate maintenance costs; however, this alternative would not increase usable park and open space within the community.

### **ANALYSIS OF ALTERNATIVE 1 – NO PROJECT ALTERNATIVE**

Alternative 1 would have the following impacts:

**Cultural Resources.** Under the No Project Alternative, the Clubhouse building and concession stand would remain in their current boarded up and vacant state and no other actions would be taken to improve the park. In time, the buildings would become more dilapidated, resulting in the inability to document and photograph them in the form of Historic American Building Survey (HABS) documentation. However, because the No Project Alternative would avoid demolishing a historical resource, impacts related to cultural resources under the No Project Alternative would be less than the proposed project, and the proposed project’s significant and unavoidable impact related to historical resources would be avoided.

**Noise and Vibration.** The No Project Alternative would not include new sources of construction or operational noise or vibration. There would be no change to the existing ambient environment and no potential for noise and vibration impacts to the surrounding community. Therefore, the No Project Alternative would result in no impact related to noise and vibration, and the proposed project’s significant and unavoidable impact related to construction noise would be avoided.

### **ANALYSIS OF ALTERNATIVE 2 – ADAPTIVE REUSE ALTERNATIVE**

Alternative 2 would have the following impacts:

**Cultural Resources.** Under the Adaptive Reuse Alternative, the Clubhouse building would be rehabilitated for use as additional community space. It is assumed that all identified character-defining features of the Clubhouse would be repaired and maintained in-situ to the highest degree feasible, and the renovations would comply with current building codes. All work would be completed under the direction of an architectural historian who meets the Secretary of the Interior’s Professional Qualifications Standards. The basketball court and batting cage that are proposed to be constructed within the existing building footprint of the Clubhouse would be installed elsewhere within the park, and the proposed jogging path, fitness equipment, picnic tables, benches, and drinking fountains would be installed in the paved area just north of the Clubhouse, similar to the proposed project. Therefore, the Adaptive Reuse Alternative would result in less-than-significant impacts related to cultural resources and avoid the significant and unavoidable historic resource impacts of the proposed project.

**Noise.** Under the Adaptive Reuse Alternative, the Clubhouse would be rehabilitated for use as additional community space. Renovation activities would generate temporary construction noise and vibration similar to the proposed project. While it is assumed that the Adaptive Reuse Alternative would involve less construction than the proposed project, construction noise impacts under the Adaptive Reuse Alternative would likely remain significant and unavoidable similar to the proposed project due the operation of heavy-duty equipment and proximity to sensitive receptors. Regarding operations, noise impacts would be similar to the proposed project since there would be the same amount of outdoor equipment and recreation space would be provided. Therefore, the Adaptive Reuse Alternative would result in similar impacts compared the proposed project and construction noise impacts would remain significant and unavoidable.

### **ENVIRONMENTALLY SUPERIOR ALTERNATIVE**

Section 15126.6 of the State CEQA Guidelines requires that an “environmentally superior” alternative be selected from the alternatives that are evaluated in the EIR. In general, the environmentally superior alternative is the alternative that would be expected to generate the fewest adverse impacts. If the No Project

alternative is identified as environmentally superior, then another environmentally superior alternative shall be identified among the other alternatives.

The No Project Alternative would temporarily avoid the significant impact related to historic resources and would not have any effect on noise levels. However, the Clubhouse and concession stand would continue to deteriorate and in time, the Clubhouse would become even more dilapidated, resulting in the inability to document and photograph it in the form of HABS documentation. Also, No Project Alternative would not be consistent with the project objectives of reducing public safety hazards by eliminating the risk of fire, structural collapse, personal injury to trespassers, vandalism and crime, by demolishing an abandoned, deteriorated building and increasing usable park space in the community. The Adaptive Reuse Alternative would eliminate the significant and unavoidable historic resource impact and would be consistent with the project objectives to reduce public safety hazards and eliminate maintenance costs. However, this alternative would not increase usable park and open space within the community.

Of the two alternatives, the Adaptive Reuse Alternative would be considered the environmentally superior alternative because it produces the fewest impacts when compared to the proposed project. While the Adaptive Reuse Alternative is superior from a strictly environmental stand point, it does not meet the goals and objectives of the LADRP in terms of increasing usable park space in the community.

## 6.0 OTHER CEQA CONSIDERATIONS

Section 15126 of the California Environmental Quality Act (CEQA) Guidelines requires that all phases of a project must be considered when evaluating its impact on the environment, including planning, acquisition, development and operation. As part of this analysis, the EIR must also identify (1) significant environmental effects of the proposed project, (2) significant environmental effects that cannot be avoided if the proposed project is implemented, (3) significant irreversible environmental changes that would result from implementation of the proposed project, and (4) growth-inducing impacts of the proposed project.

### 6.1 SIGNIFICANT ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT

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Table 2-1, Summary of Impacts and Mitigation Measures in Chapter 2.0, Summary, and Sections 4.1 and 4.2 of this EIR provide a comprehensive identification of the proposed project's environmental effects, including the level of significance both before and after mitigation for noise and vibration and cultural resources.

### 6.2 SIGNIFICANT ENVIRONMENTAL EFFECTS THAT CANNOT BE AVOIDED IF THE PROPOSED PROJECT IS IMPLEMENTED

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Section 15126.2(b) of the CEQA Guidelines requires that an EIR describe any significant impacts that cannot be avoided, even with the implementation of feasible mitigation measures. Implementation of the proposed project would result in significant and unavoidable impact to historical resources and construction noise. The proposed project includes the demolition of the Clubhouse building, which is eligible for local designation as a Historic-Cultural Monument in the City of Los Angeles. As discussed in Section 4.1, Cultural Resources, demolition of the Clubhouse building would constitute a significant direct impact to cultural resources insofar as it entails a substantial adverse change in the significance of historical resources. As discussed in Section 4.2, Noise and Vibration, noise levels related to construction activity would exceed the 5-dBA significance threshold at residences near the project site. Therefore, construction noise would result in a significant and unavoidable impact, would expose people to, or generate, noise levels in excess of applicable standards, and result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.

### 6.3 GROWTH INDUCING IMPACTS

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Section 15125.2(d) of the CEQA Guidelines requires that growth inducing impacts of a proposed project be considered. Growth inducing impacts are characteristics of a project that could directly or indirectly foster economic or population growth or the construction of additional housing, either directly or indirectly, in the surrounding environment. According to the CEQA Guidelines, such projects include those that would remove obstacles to population growth (e.g., a major expansion of a waste water treatment plant). In addition, as set forth in the CEQA Guidelines, increases in the population may tax existing community service facilities, requiring construction of new facilities that could cause significant environmental effects. The CEQA Guidelines also state that it must not be assumed that growth in an area is necessarily beneficial, detrimental or of little significance to the environment.

As analyzed in the Initial Study, the proposed project would not induce population, nor would it create housing or employment. Similarly, the proposed project would not remove impediments to growth. With regard to infrastructure-induced population growth, the proposed project would use minimal quantities of electricity and water. No new infrastructure for water or electric would be required.

## 6.4 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL EFFECTS

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Section 15126.2(c) of the CEQA Guidelines requires a discussion of any significant irreversible environmental changes that would be caused by the proposed project. Specifically, Section 15126.2(c) states:

*Uses of nonrenewable resources during the initial and continued phases of the project may be irreversible, since a large commitment of such resources makes removal or nonuse thereafter unlikely. Primary impacts and, particularly secondary impacts (such as highway improvement which provides access to a previously inaccessible area) generally commit future generations to similar uses. Also irreversible damage can result from environmental accidents associated with the project. Irreversible commitments of resources should be evaluated to assure that such current consumption is justified.*

Generally, a project would result in significant irreversible environmental changes if any of the following would occur:

- The primary and secondary impacts would generally commit future generations to similar uses;
- The project would involve a large commitment of nonrenewable resources;
- The project involves uses in which irreversible damage could result from any potential environmental accidents associated with the project; or
- The proposed consumption of resources is not justified (e.g., the project involves the wasteful use of energy).

Resources that will be permanently and continually consumed by the proposed project's implementation include water and electricity; however, the amount and rate of consumption of these resources would not result in significant environmental impacts related to the unnecessary, inefficient, or wasteful use of resources. In addition, construction activities related to the proposed project would result in the irretrievable commitment of nonrenewable energy resources, primarily in the form of fossil fuels (including fuel oil), natural gas, and gasoline for automobile and construction equipment.

Compliance with all applicable building codes, as well as project design features (such as native landscaping and smart irrigation), would ensure that all natural resources are conserved to the maximum extent feasible. However, even with implementation of conservation measures consumption of natural resources would generally increase with implementation of the proposed project.

## 6.5 EFFECTS DETERMINED NOT TO BE SIGNIFICANT

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The Initial Study prepared for the proposed project, included as Appendix A, found that the proposed project would result in no or less-than-significant impacts related to following topic areas:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Population and Housing
- Public Services
- Recreation
- Transportation and Traffic
- Utilities and Service Systems

Impacts related to Cultural Resources (archeological and paleontological resources and human remains) and Biological Resources were found to be less than significant with implementation of the following mitigation measures identified in the Initial Study:

- BR1** If project construction activities cannot be implemented outside of the nesting season, the applicant shall retain a qualified biologist to perform pre-construction nest surveys to identify active nests within and adjacent to the project area. If the pre-construction survey is conducted early in the nesting season (February 1 - March 15) and nests are discovered, a qualified biologist may remove the nests only after it has been determined that the nest is not active, i.e., the nest does not contain eggs, nor is an adult actively brooding on the nest. Any active nests identified within the project area or within 300 feet of the project area should be marked with a buffer, and the buffer area would need to be avoided by construction activities until a qualified biologist determines that the chicks have fledged. The buffer area shall be 300 feet for non-raptor nests, and 500-feet for raptor nests. If the buffer area cannot be avoided during construction of the project, the project applicant should retain a qualified biologist to monitor the nests on a daily basis during construction to ensure that the nests do not fail as a result of noise generated by the construction. The biological monitor should have the authority to halt construction if the construction activities cause negative effects, such as adults abandoning the nest or chicks falling from the nest.
- CR1** During construction, if buried cultural resources, such as chipped or ground stone, historical artifacts, building foundations, or human bone, are inadvertently discovered during ground disturbing activities, the contractor shall ensure that all work will stop in that area and within 100 feet of the find until a qualified archaeologist can assess the significance of the find and, if necessary, develop appropriate treatment measures in consultation with the City.
- CR2** Prior to the start of construction, a qualified paleontologist shall conduct a pre-construction site visit and complete a paleontological assessment memo detailing the results of the site visit, additional research, and a sensitivity analysis in order to assess the relationship between the proposed project location and the Puente Formation. The paleontological assessment shall also include additional mitigation, if deemed necessary.
- CR3** If human remains of Native American origin are discovered during project construction, compliance with state laws, which fall within the jurisdiction of the Native American Heritage Commission (Public Resource Code Section 5097), relating to the disposition of Native American burials will be adhered to. If any human remains are discovered or recognized in any location other than a dedicated cemetery, the contractor shall ensure that excavation or disturbance of the site (including any nearby area reasonably suspected to overlie adjacent human remains) shall stop until:
1. The coroner of the county has been informed and has determined that no investigation of the cause of death is required; and
  2. If the remains are of Native American origin,
    - a. The descendants of the deceased Native Americans have made a recommendation to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98, or
    - b. The Native American Heritage Commission was unable to identify a descendant or the descendant failed to make a recommendation within 24 hours after being notified by the commission.

According to California Health and Safety Code, six or more human burials at one location constitute a cemetery (Section 8100) and disturbance of Native American cemeteries is a felony (Section 7052). Section 7050.5 requires that construction or excavation be stopped in the vicinity of discovered human remains until the coroner can determine whether the remains are those of a Native American. If the remains are determined to be Native American, the coroner must contact the California Native American Heritage Commission.

## 7.0 SOURCES CONSULTED

A number of technical reports and studies were utilized in the preparation of this Draft Environmental Impact Report (EIR). These reports are referenced throughout this document where appropriate. In addition, this chapter documents all persons and sources that contributed in the preparation of this Draft EIR.

### 7.1 REFERENCES

---

California Environmental Quality Act (CEQA) California Code of Regulations (CCR), Title 14, Division 6, Chapter 3.

California Office of Noise Control, Department of Health Services.

California Public Resources Code.

City of Los Angeles, Department of City Planning. *Historic-Cultural (HCM) List, City Declared Monuments*. July 22, 2013, available: [http://www.preservation.lacity.org/files/HCMDatabase%23072213\\_0.pdf](http://www.preservation.lacity.org/files/HCMDatabase%23072213_0.pdf), accessed: October 30, 2014.

City of Los Angeles, *Noise Element of the Los Angeles City General Plan*, February 3, 1999.

County of Sacramento, *Noise Element of the General Plan*, 2011.

Federal Transit Administration, *Transit Noise and Vibration Impact Assessment*, May 2006.

SWCA Environmental Consultants, *Historic Structures Evaluation Report for the El Sereno Recreation Center Clubhouse, City and County of Los Angeles, California*, December 2013.

United States Environmental Protection Agency, *Noise from Construction Equipment and Operations, Building Equipment and Home Appliances*, PB 206717, 1971.

### 7.2 PREPARERS OF THIS EIR

---

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CEO: Terry Hayes, AICP

Senior Environmental  
Scientist: Sam Silverman

Project Manager: Kevin Ferrier

Assistant Planners: Nick Ayars  
Kieran Bartholow

## APPENDIX A

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Notice of Preparation, Initial Study, and  
NOP Comment Letters

# CITY OF LOS ANGELES DEPARTMENT OF RECREATION AND PARKS

ERIC GARCETTI  
MAYOR



MICHAEL A. SHULL  
General Manager

Commission  
SYLVIA PATSAOURAS, President  
IRIS ZUÑIGA, Vice President  
LYNN ALVAREZ  
MISTY M. SANFORD

## NOTICE OF PREPARATION

**DATE:** September 26, 2014

**TO:** State Clearinghouse, Responsible and Trustee Agencies, and Interested Individuals and Organizations

**SUBJECT:** Notice of Preparation of a Draft Environmental Impact Report for the El Sereno Park Improvement Project

**LEAD AGENCY:** Los Angeles Department of Recreation and Parks

The Los Angeles Department of Recreation and Parks (LADRAP) will be the Lead Agency pursuant to the California Environmental Quality Act (CEQA) and will prepare an Environmental Impact Report (EIR) for the El Sereno Park Improvement Project. LADRAP requests your comments regarding the scope and content of the EIR.

### PROJECT LOCATION

The project site is within the boundaries of the existing El Sereno Recreation Center and Park located at 4721 Klamath Street in the community of El Sereno in the City of Los Angeles. The project site, which contains the Clubhouse and a paved area, is located immediately west of the park's main driveway and entrance on Klamath Street. The project site steps up from the driveway and is setback from Klamath Street by an undeveloped vegetated area. The Clubhouse, built in 1949, is an approximately 3,850 square foot, one-story, wood-framed, stucco building. The Clubhouse has two restrooms, a craft room, six storage rooms, a kitchen areas, an auditorium area with a stage, a water heater closet, an equipment room, a covered terrace, and a detached concession stand. The concession stand, measuring approximately 13 feet by 9 feet, located across the terrace from the Clubhouse is a small wood-framed structure. The Clubhouse has been closed to the public for a number of years and is currently being used as a park maintenance equipment storage facility.

### PROJECT DESCRIPTION

LADRAP is proposing to replace the existing Clubhouse and the adjacent paved area with several new recreational facilities within in El Sereno Recreation Center and Park. A basketball court, batting cage, and pathway/jogging path would constructed within the existing building footprint of the Clubhouse. In addition, fitness equipment, picnic tables, benches, and drinking fountains would be installed in the paved area just north of the Clubhouse. All facilities would be accessible to American Disabilities Act standards. The intent of the proposed project is to increase usable park space in the community and serve existing park users.



## POTENTIAL ENVIRONMENTAL EFFECTS

Based on the findings of the Initial Study prepared for the proposed project, potentially significant impacts are expected to be confined to historic resources and construction noise. An EIR will be prepared to evaluate the project's potential impacts on these environmental topics and analyze alternatives. The alternatives will be developed to reduce environmental impacts that may be identified during the EIR process. All other environmental effects were found to have no impact or have a less-than-significant impact in the Initial Study and will therefore not be evaluated in greater detail in the EIR.

## PUBLIC COMMENT PERIOD

The 30-day public comment period for this Notice of Preparation and Initial Study will commence on **October 2, 2014** and conclude on **November 3, 2014**. Copies of this Notice of Preparation and the Initial Study will be available for review at the following locations:

- El Sereno Branch Library 5226 S. Huntington Drive, Los Angeles, CA 90032 (323) 225-9201
- Lincoln Heights Branch Library 2530 Workman Street, Los Angeles, CA 90031 (323) 226-1692
- El Sereno Recreation Center 4721 Klamath Street, Los Angeles, CA 90032 (323) 225-3517

A copy of the Notice of Preparation and Initial Study will be posted online at:  
<http://www.laparks.org/environmental/environmental.htm>.

Please submit comments in writing to the address provided below. Comment letters must be received by 5:00 p.m. on **November 3, 2014**.

Los Angeles Department of Recreation and Parks  
221 N. Figueroa Street, Suite 100  
Los Angeles, CA 90012  
Contact: Paul Davis  
Fax: (213) 202-2611  
E-Mail: [paul.j.davis@lacity.org](mailto:paul.j.davis@lacity.org)

If there are any questions regarding this Notice of Preparation, please contact Mr. Paul Davis at (213) 202 - 2667.

# EL SERENO PARK IMPROVEMENT PROJECT INITIAL STUDY

Prepared for

**CITY OF LOS ANGELES**  
Department of Recreation and Parks  
221 North Figueroa Street, Suite 100  
Los Angeles, CA 90012

Prepared by

**TERRY A. HAYES ASSOCIATES INC.**  
8522 National Boulevard, Suite 102  
Culver City, CA 90232

October 2014

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## 1.0 INTRODUCTION

In accordance with the California Environmental Quality Act (CEQA), this Initial Study has been prepared to inform City of Los Angeles decision-makers, affected agencies, and the public of the potential environmental consequences of the proposed El Sereno Park Improvement Project (proposed project). The preparation of this Initial Study is governed by CEQA (Public Resources Code, Sections 21000–21178) and the CEQA Guidelines (California Code of Regulations, Title 4, Chapter 14, Sections 15000–15387). The City of Los Angeles Department of Recreation and Parks (RAP) is the lead agency for the proposed project.

### 1.1 PROJECT INFORMATION

<b>Project Title:</b>	El Sereno Park Improvement Project
<b>Lead Agency Name and Address:</b>	City of Los Angeles Department of Recreation and Parks 221 North Figueroa Street, Suite 100 Los Angeles, CA 90012
<b>Contact Person and Phone Number:</b>	Mr. Paul Davis, Project Manager (213) 202-2667
<b>Project Sponsor's Name and Address:</b>	City of Los Angeles Department of Recreation and Parks 221 North Figueroa Street, Suite 100 Los Angeles, CA 90012

### 1.2 ENVIRONMENTAL COMPLIANCE REQUIREMENTS

As part of the permitting process, the proposed project is required to undergo an environmental review pursuant to CEQA. An Initial Study is used by the lead agency as the basis for determining whether a Negative Declaration (ND), Mitigated Negative Declaration (MND), or Environmental Impact Report (EIR) is the appropriate document to satisfy the environmental review requirements of CEQA. An EIR is prepared when the Initial Study concludes that a project may have a significant impact on the environment. If the Initial Study concludes that a project would have less-than-significant impacts on the environment, a ND is prepared. If the Initial Study concludes that a project would have less-than-significant impacts on the environment with implementation of mitigation measures, a MND is prepared.

Based on the findings of this Initial Study, the proposed project has the potential to result in impacts that cannot be reduced to a less-than-significant level by mitigation measures. Accordingly, the preparation of an EIR is required to further evaluate the potentially significant environmental effects of the proposed project. This Initial Study serves to focus the EIR to those topic areas for which the proposed project could result in significant and unavoidable effects.

This Initial Study will be made available for a 30-day public review period. During this review period, the public and responsible agencies may submit comments on the proposed project. The RAP will review and consider all comments as a part of the proposed project's environmental analysis as required by CEQA Guidelines Section 15082. This Initial Study, the Notice of Preparation and associated comments will be included in the EIR to be prepared for the proposed project.

## 1.3 DEFINITION OF IMPACT CATEGORIES

Below are the four impact categories as defined by CEQA used to describe the level of significance of project impacts. In each environmental topic area, the appropriate impact category will be determined as it relates to that topic area.

**No Impact.** The designation assigned to environmental topics where the proposed project would have no effect.

**Less-Than-Significant Impact.** The designation assigned to environmental topics where a change may occur as a result of the proposed project; however, the change would not exceed established impact threshold levels.

**Less-Than-Significant Impact with Mitigation Incorporated.** The designation assigned to environmental topics for which adverse effects can be reduced to a less-than-significant level with implementation of specific conditions and measures. The mitigation measures are listed after the discussion of the affected topic area.

**Potentially Significant Impact.** The designation assigned to environmental topics for which adverse effects cannot be reduced to a less-than-significant level by mitigation measures.

## 1.4 ORGANIZATION OF INITIAL STUDY

The content and format of this Initial Study is designed to meet the requirements of CEQA. This Initial Study is organized into the following four sections:

**1.0 Introduction.** This section provides introductory information, including the project title, the project applicant, and the lead agency for the proposed project.

**2.0 Project Description.** This section provides a description of the proposed project, a description of the project site and the surrounding land uses, the estimated timeline for the construction and implementation of the proposed project, and the required discretionary actions and approvals.

**3.0 Initial Study Checklist and Evaluation.** This section contains the complete CEQA Initial Study Checklist showing the level of impact under each environmental impact category. This section also includes a discussion of the environmental impacts associated with each category.

**4.0 Persons And Sources Consulted.** This section provides a list of sources, and governmental agencies, and consultant team members that participated in the preparation of this Initial Study.

## 2.0 PROJECT DESCRIPTION

This chapter provides a description of the project site and the surrounding land uses, the characteristics and components of the proposed project, and the estimated timeline for the implementation of the proposed project.

### 2.1 PROJECT SITE

The project site is within the boundaries of the existing El Sereno Recreation Center and Park located at 4721 Klamath Street in the community of El Sereno in City of Los Angeles. The regional location of the project site is shown in **Figure 2-1**. The 19-acre park includes an auditorium, barbeque pits, baseball diamond, basketball courts, children's play area, community room, indoor/outdoor gym, picnic tables, tennis courts, an indoor pool, a skate park, and a clubhouse with concession stand. The project site includes the portion of the park that contains the Clubhouse and a paved area with benches just north of the Clubhouse.

As shown in the aerial photograph provided in **Figure 2-2**, the project site is located immediately west of the park's main driveway and entrance on Klamath Street. The project site steps up from the street and driveway, and the Clubhouse is setback from Klamath Street by an undeveloped vegetated area. The Clubhouse, built in 1949, is an approximately 3,850 square foot, one-story, wood-framed, stucco building. The Clubhouse has two restrooms, a craft room, six storage rooms, a kitchen areas, an auditorium area with a stage, a water heater closet, an equipment room, a covered terrace, and a detached concession stand. The concession stand, measuring approximately 13 feet by 9 feet, located across the terrace from the Clubhouse is a small wood-framed structure. The Clubhouse has been closed to the public for a number of years and is currently being used as a park maintenance equipment storage facility. Due to disuse, the building condition is in severe disrepair. Windows and doors have been covered with plywood and some siding from both buildings has been removed. Asbestos and lead abatement work was performed in November 2013. Vegetation on the project site includes several pepper and cypress trees, a jacaranda tree, shrubs, and weeds. Photographs of the project site are provided in **Figure 2-3**. The project site is zoned and has a General Plan land use designation of Open Space (OS).

### 2.2 SURROUNDING LAND USES

The project site is bound by the El Sereno Recreation Center and Park on all sides. Specifically, the project site is surrounded by the playground, the El Sereno Skate Park, a parking lot, and the park's main building to the north, the indoor pool building to the east, a grassy open space and Klamath Street to the south, and tennis courts and a basketball court to the west. Across Klamath Street and to the west of the park are single-family homes. The aerial map presented in **Figure 2-2** depicts the project site and surrounding area. The area immediately surrounding the project site within the El Sereno Recreation Center and Park is zoned and designated OS. The area south and west of the project site, outside of the park, is zoned One-Family Residential (R1) and designated Low Residential.

### 2.3 PROJECT DESCRIPTION

The proposed project consists of the construction and installation of several new recreational facilities in El Sereno Recreation Center and Park. To accommodate these new recreational facilities, the Clubhouse would be demolished. A basketball court, batting cage, and pathway/jogging path would be constructed within the existing building footprint of the Clubhouse. In addition, fitness equipment, picnic tables, benches, and drinking fountains would be installed in the paved area just north of the Clubhouse. All facilities would be accessible to American Disabilities Act standards. The intent of the proposed project is to increase usable park space in the community. The proposed project concept plan is included as **Figure 2-4**.



LEGEND:  
 Project Site

SOURCE: TAHA, 2014.

**taha** El Sereno Park Improvement Project  
 Initial Study  
 taha 2014-035  
 CITY OF LOS ANGELES



FIGURE 2-1

PROJECT SITE LOCATION MAP



LEGEND:  Project Site

SOURCE: TAHA, 2014.

**taha** El Sereno Park Improvement Project  
 Initial Study  
 taha 2014-035  
 CITY OF LOS ANGELES



FIGURE 2-2

PROJECT SITE AERIAL MAP



Clubhouse facade, view facing west.



Clubhouse, view facing south.



South elevation, view facing northwest.



Concession Stand, view facing southwest.

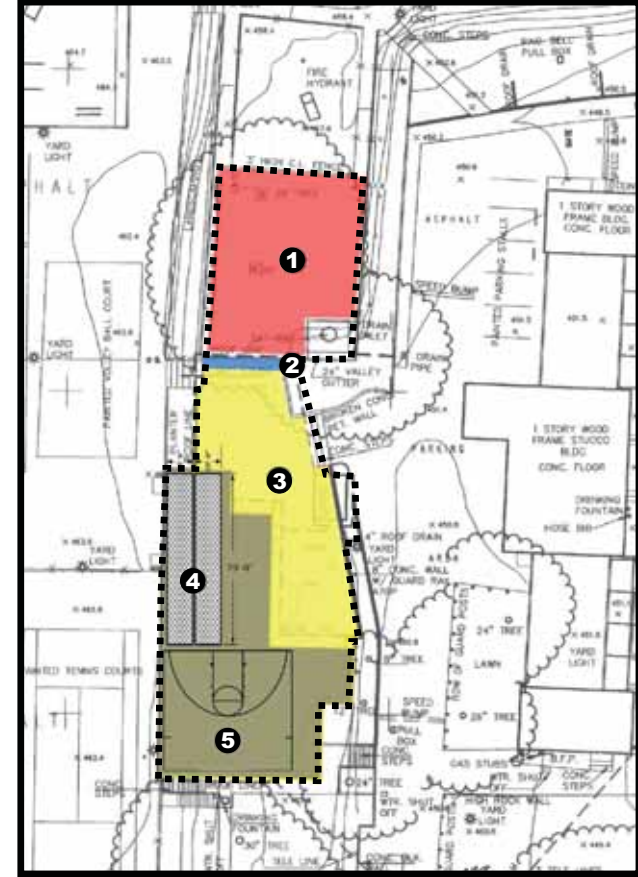
SOURCE: SWCA, 2014.

**taha** El Sereno Park Improvement Project  
Initial Study  
taha 2014-035

CITY OF LOS ANGELES

FIGURE 2-3

PROJECT SITE PHOTOS



LEGEND:

- Project Site
- Project Feature
- 1.** Fitness Equipment, Picnic Tables/Benches, Drinking Fountain
- 2.** ADA Ramp Access to Fitness Area
- 3.** Pathway, Jogging Path
- 4.** Batting Cage
- 5.** Basketball Court

SOURCE: City of Los Angeles, Department of Recreation and Parks, 2014.

**taha** El Sereno Park Improvement Project  
Initial Study  
taha 2014-035

CITY OF LOS ANGELES

FIGURE 2-4

PROPOSED PROJECT CONCEPT PLAN

## 2.4 CONSTRUCTION APPROACH

Site preparation and construction would take place over a period of approximately three months. In accordance with the City of Los Angeles Noise Ordinance, construction crews would work no more than eight hours a day and would restrict their activities to between 7:00 a.m. and 8:00 p.m. on non-federal holiday weekdays, and between 8:00 a.m. and 6:00 p.m. on Saturdays.

## 3.0 INITIAL STUDY CHECKLIST AND EVALUATION

### ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

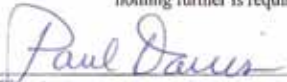
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Aesthetics               | <input type="checkbox"/> Agriculture / Forestry Resources | <input type="checkbox"/> Air Quality                                   |
| <input type="checkbox"/> Biological Resources     | <input checked="" type="checkbox"/> Cultural Resources    | <input type="checkbox"/> Geology / Soils                               |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials    | <input type="checkbox"/> Hydrology / Water Quality                     |
| <input type="checkbox"/> Land Use / Planning      | <input type="checkbox"/> Mineral Resources                | <input checked="" type="checkbox"/> Noise                              |
| <input type="checkbox"/> Population / Housing     | <input type="checkbox"/> Public Services                  | <input type="checkbox"/> Recreation                                    |
| <input type="checkbox"/> Transportation / Traffic | <input type="checkbox"/> Utilities / Service Systems      | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

**DETERMINATION:** (To be completed by the Lead Agency):

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

  
Signature

10/2/14  
Date

Paul Davis, Project Manager  
Printed Name

City of Los Angeles Department of Recreation and Parks  
For

	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<b>3.1 AESTHETICS</b> - Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**a) Less-Than-Significant Impact.** The project site is within the boundaries of the El Sereno Recreation Center and Park, and is currently developed with a Clubhouse and a paved area. The Clubhouse has been determined eligible for designation as a City of Los Angeles Historic-Cultural Monument (HCM). While the project site and park as a whole may be visible from vantage points within Ascot Hills Park which afford scenic vistas of the surrounding area, the Clubhouse is not distinguishable from these vantage points due to distance, presence of vegetation, and density of development. Therefore, the removal of the Clubhouse and the development of the project site with new recreational facilities would not have an adverse effect on scenic vistas available from Ascot Hills Park.

Views of undeveloped hillsides looking across the project site from the surrounding area to the north and west are available. These views are considered scenic, and the Clubhouse may be visible in the foreground of these views from certain vantage points. Although historic structures are often considered scenic resources, due to disuse, the structures are in severe disrepair. As shown in the photographs of the project site presented in **Figure 2-3** above, windows and doors have been covered with plywood and some siding from both buildings has been removed. As a result, views of the Clubhouse are not considered scenic and do not contribute to the scenic value of hillside views. Accordingly, the removal of the Clubhouse would not adversely affect such views. Additionally, the proposed project does not include any components that would either diminish or obstruct views of the hillsides. Therefore, impacts would be less than significant, and no further analysis is warranted.

**b) No Impact.** The proposed project would result in removal of a historic structure; however, the project site is not located within the viewshed of a State, County, or locally designated scenic highway.<sup>1,2</sup> Therefore, no impacts would occur, and no further analysis is warranted.

**c) Less-Than-Significant Impact.** The Clubhouse, considered a historic resource under CEQA and a contributor to the visual character of the project site, would be demolished as part of the proposed project. The removal of the Clubhouse would alter the visual character of the project site; however, due to disuse, the structures are in severe disrepair. As a result the Clubhouse does not contribute to the visual quality of the park and surrounding area. The Clubhouse would be replaced with new recreational facilities, including a basketball court, batting cage, and pathway/jogging path. The proposed facilities would be consistent with the existing visual character of the El Sereno Recreation Center and Park, and would be complimentary to the residential neighborhood across Klamath Street. Accordingly, the proposed project would not degrade the visual quality or character of the project site and surrounding area. Therefore, impacts would be less than significant, and no further analysis is warranted.

<sup>1</sup>California Department of Transportation. *California Scenic Highway Mapping System*, Los Angeles County. Available: [http://www.dot.ca.gov/hq/LandArch/scenic\\_highways/](http://www.dot.ca.gov/hq/LandArch/scenic_highways/). Accessed: March 26, 2014.

<sup>2</sup>City of Los Angeles. *Transportation Element of the General Plan, Map E, Scenic Highways in the City of Los Angeles*. June 1998.

**d) No Impact.** The El Sereno Recreation Center and Park and surrounding area is well lit at night. Sources of nighttime lighting include the baseball diamonds, tennis courts, and basketball courts, as well as on-site parking lots and driveways. Additional sources of nighttime lighting in the area include street, security, way finding, vehicle headlights, and interior building illumination. The proposed project does not include new sources of night time lighting, or elements or features that would create substantial new sources of glare. Therefore, no impacts would occur, and no further analysis is warranted.

	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<b>3.2 AGRICULTURE AND FOREST</b> - Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**a-e) No Impact.** The project site is zoned Open Space (OS) and is developed with a vacant Clubhouse building within the El Sereno Recreation Center and Park. The project site does not contain any farmland, forestland, timberland or any agricultural use. Therefore, no impacts would occur, and no further analysis is warranted.

	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<b>3.3 AIR QUALITY</b> - Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) **Less-Than-Significant Impact.** As the project site is located in the South Coast Air Basin (Basin), the applicable Air Quality Management Plan (AQMP) is the South Coast Air Quality Management District (SCAQMD) plan. According to the SCAQMD, there are two key indicators of consistency with the AQMP: (1) whether the project would not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP; and (2) whether the project would not exceed the assumptions in the AQMP based on the year of project buildout. The first consistency criterion refers to violations of the California Ambient Air Quality Standards. The proposed project would not generate pollution during operational activity except minor negligible emissions from maintenance of the park, including periodic landscaping activity. Project activity would not generate regional emissions that could interfere with attainment or maintenance of ambient air quality standards. In addition, the proposed project would comply with State and local strategies designed to control air pollution. Therefore, the proposed project would comply with Consistency Criterion No. 1.

The second consistency criterion requires that the proposed project not exceed the assumptions in the AQMP. A project is consistent with the AQMP if it is consistent with the population, housing, and employment assumptions that were used in the development of the AQMP. The proposed project does not include a residential component, and therefore, would not increase population or housing in the area. In addition, the proposed project would not increase employment upon completion of construction. The proposed project is considered to be consistent with growth assumptions included in the AQMP, and it would comply with Consistency Criterion No. 2.

As the proposed project would comply with Consistency Criterion Nos. 1 and 2, the proposed project would not conflict with or obstruct implementation of the applicable air quality management plan. Therefore, impacts would be less than significant, and no further analysis is warranted.

b) **Less-Than-Significant Impact.** The SCAQMD has developed construction and operational thresholds of significance to ascertain if projects comply with air quality regulations. Construction of the proposed project would contribute to air quality emissions through the use of heavy-duty construction equipment, delivery and haul related truck trips, and vehicle trips generated by construction workers traveling to and from the project site. Fugitive dust emissions would primarily result from earthwork activities. Nitrogen oxide (NO<sub>x</sub>) emissions would primarily result from the use of construction equipment. The assessment of construction air quality impacts considers each of these potential sources.

It is mandatory for all construction projects in the Basin to comply with SCAQMD Rule 403 for Fugitive Dust. Specific Rule 403 control requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the project site, and maintaining effective cover over exposed areas. Compliance with Rule 403 would reduce regional PM<sub>2.5</sub> and PM<sub>10</sub> emissions associated with construction activities by approximately 61 percent.

Construction emissions were estimated using the CalEEMod emissions inventory model. Appendix A includes a detailed list of assumptions (e.g., equipment mix and truck trips) used to estimate air emissions. **Table 3-1** shows the maximum daily emissions associated with construction activity. Construction emissions would not exceed the SCAQMD regional significance thresholds.

Regarding operational emissions, the proposed project would not generate considerable amounts of criteria air pollutant emissions during operational activity except negligible and short-term irregular emissions from maintenance of the park, including periodic landscaping activity. The proposed project is intended to serve existing park users and would not generate new vehicle trips or generate emissions that exceed SCAQMD significance thresholds related to operational activities. Therefore, impacts would be less than significant, and no further analysis is warranted.

**TABLE 3-1: REGIONAL CONSTRUCTION EMISSIONS**

	pounds per day (lbs/day)					
	VOC	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Demolition	1	13	10	<1	1	1
Site Preparation	1	14	8	<1	1	1
Paving	1	12	9	<1	1	1
<b>Maximum Total</b>	<b>1</b>	<b>14</b>	<b>10</b>	<b>&lt;1</b>	<b>1</b>	<b>1</b>
<b>Significance Threshold</b>	<b>75</b>	<b>100</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>
Exceed Threshold?	No	No	No	No	No	No

CalEEMod emissions for fugitive dust were adjusted to account for a 61 percent control efficiency associated with SCAQMD Rule 403.  
SOURCE: CalEEMod, 2014.

c) **Less-Than-Significant Impact.** The proposed project would not result in a cumulatively considerable net increase of criteria pollutants for which the project region is in non-attainment under applicable federal or State ambient air quality standards. The proposed project and the whole of the Los Angeles metropolitan area are located within the Basin, which is characterized by relatively poor air quality. The Basin is currently classified as a federal and State non-attainment area for O<sub>3</sub>, PM<sub>10</sub>, PM<sub>2.5</sub>, and lead and a federal attainment/maintenance area for CO. It is classified as a state attainment area for CO, and it currently meets the federal and State standards for nitrogen dioxide (NO<sub>2</sub>), sulfur oxide (SO<sub>x</sub>), and lead.

Because the Basin is designated as a State and/or federal nonattainment air basin for O<sub>3</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub>, and NO<sub>2</sub>, there is an ongoing regional cumulative impact associated with these pollutants. An individual project can emit these pollutants without significantly contributing to this cumulative impact depending on the magnitude of emissions. The SCAQMD has indicated that there are instances when the project-level thresholds may be used as an indicator defining if project emissions contribute to the regional cumulative impact. The use of project-specific thresholds to determine a cumulative impact is acceptable for a project that is not constructed, by necessity, with another project. The proposed project is not dependent on another project and the project-level thresholds have been deemed appropriate for assessing the cumulative impact.

As discussed in Section 3.3(b) above, the proposed project would not generate air pollutant emissions that exceed the project-level thresholds. Accordingly, the proposed project would not significantly contribute to cumulative regional emissions, and no impact to a cumulatively considerable net increase in emissions during operations would occur. Therefore, impacts would be less than significant, and no further analysis is warranted.

d) **Less-Than-Significant Impact.** Some land uses are considered more sensitive to changes in air quality than others, depending on the population groups and the activities involved. California Air Resources Board (CARB) has identified the following groups who are most likely to be affected by air pollution: children less than 14 years of age, the elderly over 65 years of age, athletes, and people with cardiovascular and chronic respiratory diseases. According to the SCAQMD, sensitive receptors include: residences, schools, playgrounds, child care centers, athletic facilities, long-term health care facilities, rehabilitation centers, convalescent centers, and retirement homes. The proposed project is located in a residential community adjacent to occupied residences. In addition, Farmdale Elementary School is located approximately 0.15 mile northeast of the project site.

Construction activity would generate on-site pollutant emissions associated with equipment exhaust and fugitive dust. However, as shown in **Table 3-2**, maximum daily emissions would not exceed the SCAQMD localized significance thresholds.

TABLE 3-2: LOCALIZED CONSTRUCTION EMISSIONS				
	pounds per day (lbs/day)			
	NO <sub>x</sub>	CO	PM <sub>10</sub>	PM <sub>2.5</sub>
Demolition	12	9	1	1
Site Preparation	14	7	1	1
Construction	12	7	1	1
<b>Maximum Total</b>	<b>14</b>	<b>9</b>	<b>1</b>	<b>1</b>
<b>Significance Threshold</b>	<b>74</b>	<b>817</b>	<b>11</b>	<b>4</b>
Exceed Threshold?	No	No	No	No

CalEEMod emissions for fugitive dust were adjusted to account for a 61 percent control efficiency associated with SCAQMD Rule 403. Localized thresholds were based on a 0.32-acre site and a 42-meter (140-foot) receptor distance.  
SOURCE: CalEEMod, 2014.

The greatest potential for toxic air contaminant emissions during construction would be diesel particulate emissions associated with heavy-duty equipment operations. The SCAQMD has not published guidance for assessing the risk from construction projects. The California Air Pollution Control Officers Association (CAPCOA) has published Health Risk Assessments for Proposed Land Use Projects. It states that, "this guidance does not include how risk assessments for construction projects should be addressed in CEQA. As this is intended to be a 'living document', the risks near construction projects are expected to be included at a later time as the toxic emissions from construction activities are better quantified. State risk assessment policy is likely to change to reflect current science, and therefore this document will need modification as this occurs." Nonetheless, as regional and localized particulate matter emissions resulting from construction activities would not result in significant impacts, it is similarly anticipated that diesel particulate emissions would not result in a significant health impact. Accordingly, construction of the proposed project would not expose sensitive receptors to substantial pollutant concentrations. As previously discussed in Section 3.3(b) above, operational emissions associated with the proposed project would be negligible. Therefore, impacts would be less than significant, and no further analysis is warranted.

- e) **Less-Than-Significant Impact.** Odors from these sources would be localized and generally confined to the immediate area under construction. The proposed project would utilize typical construction techniques, and the odors would be typical of most construction sites and temporary in nature. The proposed project would not include any land use or activity that typically generates adverse odors. Therefore, impacts would be less than significant, and no further analysis is warranted.

3.4 BIOLOGICAL RESOURCES - Would the project:

	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance (e.g., oak trees or California walnut woodlands)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) <b>Less-Than-Significant Impact.</b> The project site is located in an urbanized area within the El Sereno Recreation Center and Park and is developed with a Clubhouse and paved area. Vegetation on and immediately adjacent to the project site is limited to introduced landscape species found in urbanized environments, including a variety of trees (Pepper, Jacaranda, and Cypress), landscape shrubs, grass and weeds. Pepper trees would be maintained under the proposed project, while remaining vegetation would be removed. Based on a search of the California Natural Diversity Database for the United States Geological Survey 7.5-minute Los Angeles Quadrangle, in which the project site is located, 16 special-status species have the potential to occur in the area. <sup>3</sup> However, the project site does not contain suitable habitat for any of the species nor conditions that would support any of the 16 sensitive species. Additionally, according to the City of Los Angeles CEQA Thresholds Guide, the project site is not located in a Biological Resource Area nor is it located in a Significant Ecological Area as recognized by the County of Los Angeles. <sup>4</sup> Therefore, impacts would be less than significant, and no further analysis is warranted.				
b) <b>No Impact.</b> The project site does not contain any riparian habitat and does not contain any streams or water courses necessary to support riparian habitat. Therefore, no impacts would occur, and no further analysis is warranted.				
c) <b>No Impact.</b> The project site does not contain any federally protected wetlands, wetland resources, or other waters of the United States as defined by Clean Water Act Section 404. The project site is located in an urbanized area within the El Sereno Recreation Center and Park and is developed with a Clubhouse. Therefore, no impacts would occur, and no further analysis is warranted.				
d) <b>No Impact.</b> The proposed project would not interfere with wildlife movement or impede the use of native wildlife nursery sites. The project site is located in an urbanized area within the El Sereno Recreation Center and Park and is developed with a Clubhouse and a paved area. Because the project site is surrounded by urban development and is cut off from any natural or any undeveloped areas, wildlife movement does not occur on the project site or surrounding area. Neither the project site nor the surrounding area contains native wildlife nursery sites. Therefore, no impacts would occur, and no further analysis is warranted.				
e) <b>Less-Than-Significant Impact with Mitigation Incorporated.</b> The proposed project would not conflict with any policies or ordinances protecting biological resources. The project site contains a number of trees including Pepper, Jacaranda and Cypress trees. The Jacaranda and Cypress trees would be removed upon project construction, and the Pepper trees would be retained. Regardless, these trees are not protected by the City of Los Angeles's Tree Protection Ordinance which protects Southern California native tree				

<sup>3</sup>California Department of Fish and Wildlife. *California Natural Diversity Database, RareFind 5*, Los Angeles Quadrangle. Queried on April 1, 2014.

<sup>4</sup>City of Los Angeles, *Los Angeles CEQA Thresholds Guide, Biological Resource Areas*, Exhibit C-5, 2006.

species which include Oak, Southern California Black Walnut, Western Sycamore, and California Bay trees.

The proposed project would be required to comply with the provisions of the Migratory Bird Treaty Act and the California Fish and Game Code. Those regulations require avoidance of impacts to native birds, nests, and eggs. The project would achieve avoidance by constructing the proposed project outside of the bird nesting season which extends from February 1 to August 15, or by checking for and avoiding nests if the project starts during the nesting season. However, if construction takes place during nesting season, Mitigation Measure **BRI** would be implemented to ensure that nests are avoided. With implementation of Mitigation Measure **BRI**, impacts would be less than significant, and no further analysis is warranted.

**Mitigation Measure**

**BRI** If Project construction activities cannot be implemented outside of the nesting season, the applicant shall retain a qualified biologist to perform pre-construction nest surveys to identify active nests within and adjacent to the project area. If the pre-construction survey is conducted early in the nesting season (February 1- March 15) and nests are discovered, a qualified biologist may remove the nests only after it has been determined that the nest is not active, i.e., the nest does not contain eggs, nor is an adult actively brooding on the nest. Any active nests identified within the Project area or within 300 feet of the Project area should be marked with a buffer, and the buffer area would need to be avoided by construction activities until a qualified biologist determines that the chicks have fledged. The buffer area shall be 300 feet for non-raptor nests, and 500-feet for raptor nests. If the buffer area cannot be avoided during construction of the Project, the Project applicant should retain a qualified biologist to monitor the nests on a daily basis during construction to ensure that the nests do not fail as a result of noise generated by the construction. The biological monitor should have the authority to halt construction if the construction activities cause negative effects, such as adults abandoning the nest or chicks falling from the nest.

**f) No Impact.** No Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State Habitat Conservation Plan are applicable to the project site. Therefore, no impacts would occur and no further analysis is warranted.

	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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**3.5 CULTURAL RESOURCES** - Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Section 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**a) Potentially Significant Impact.** Implementation of the proposed project would cause a substantial adverse change in the significance of a historic resource. The proposed project includes the demolition of the Clubhouse and concession stand that is considered a historical resource for purposes of CEQA. These structures have been identified as eligible for designation as an HCM.<sup>5</sup> Therefore, a potentially significant impact would occur. This potentially significant impact will be further analyzed in the EIR.

<sup>5</sup>SWCA Environmental Consultants. *Historic Structures Evaluation Report for the El Sereno Recreation Center Clubhouse, City and County of Los Angeles, California*. December 2013.  
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**b) Less-Than-Significant Impact with Mitigation Incorporated.** A records search by the South Central Coastal Information Center for the project site has been requested to determine whether any archaeological sites occur or isolates have been identified on the project site or within a 0.5 mile radius of the project site. Because of previous disturbance at the site, it is anticipated that no archaeological resources will occur on the project site. However, this does not preclude the possibility that archaeological resources could be encountered during demolition and grading activities associated with the proposed project. To ensure that the proposed project would not cause an adverse change in the significance of archaeological resources Mitigation Measure **CR1** would be implemented in the event that archaeological resources are encountered during construction. With implementation of Mitigation Measure **CR1**, impacts would be less than significant, and no further analysis is warranted.

**Mitigation Measure**

**CR1** During construction, if buried cultural resources, such as chipped or ground stone, historical artifacts, building foundations, or human bone, are inadvertently discovered during ground-disturbing activities, the contractor shall ensure that all work will stop in that area and within 100 feet of the find until a qualified archaeologist can assess the significance of the find and, if necessary, develop appropriate treatment measures in consultation with the City.

**c) Less-Than-Significant Impact with Mitigation Incorporated.** The project site is immediately underlain by Quaternary younger alluvium. These deposits typically have a low potential to contain paleontological resources at the surface due to their more recent emplacement. However, these deposits do overlie beds of the late Miocene marine Puente Formation which has the potential to contain significant to highly significant vertebrate fossils.<sup>6</sup> Accordingly, the potential for Quaternary younger alluvium to produce significant paleontological resources increases with disturbance depth. This is especially the case in the project's northwestern portion, which is mapped approximately 150 feet southeast of the stratigraphic contact between Quaternary younger alluvium and the Puente Formation.<sup>7</sup> As part of this assessment, a museum records search from the Los Angeles County Museum of Natural History was requested. Results of the records search revealed that no significant fossil localities have been recorded within the proposed project footprint; however, several scientifically important vertebrate fossil localities (including a fossil whale type specimen) have been found in the surrounding area.<sup>8</sup> Although the proposed project's disturbance depth is relatively shallow, its proximity to the contact between Quaternary younger alluvium and the Puente Formation increases the likelihood that the sensitive Puente Formation could be encountered during construction. To ensure that the proposed project would not directly or indirectly destroy a unique paleontological resource, Mitigation Measure **CR2** would be implemented prior to the start of construction to determine if additional mitigation measures are necessary to avoid impacts to paleontological resources. With implementation of Mitigation Measure **CR2**, impacts would be less than significant and no further analysis is warranted.

**Mitigation Measure**

**CR2** Prior to the start of construction, a qualified paleontologist shall conduct a pre-construction site visit and complete a paleontological assessment memo detailing the results of the site visit, additional research, and a sensitivity analysis in order to assess the relationship between the proposed project location and the Puente Formation. The paleontological assessment shall also include additional mitigation, if deemed necessary.

<sup>6</sup>McLeod, S. A. 2014. *Natural History Museum of Los Angeles County: Unpublished collections data*. 2 p.  
<sup>7</sup>Yerkes, R.F. 1997. *Preliminary geologic map of the Los Angeles 7.5' quadrangle, Southern California*. USGS Open File Report 97-254. Scale 1:24,000.  
<sup>8</sup>McLeod, S. A. 2014. *Natural History Museum of Los Angeles County: Unpublished collections data*. 2 p.  
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d) **Less-Than-Significant Impact with Mitigation Incorporated.** Human remains could be encountered during demolition and grading activities associated with the proposed project. While no formal cemeteries, other places of human interment, or burial grounds or sites are known to occur within the project area, there is always a possibility that human remains can be encountered during construction. Although the proposed project's disturbance depth is relatively shallow, to ensure that the proposed project would not disturb any human remains, Mitigation Measure **CR3** would be implemented in the event that human remains are encountered during construction. With implementation of Mitigation Measure **CR3**, impacts would be less than significant, and no further analysis is warranted.

**Mitigation Measure**

**CR3** If human remains of Native American origin are discovered during project construction, compliance with state laws, which fall within the jurisdiction of the Native American Heritage Commission (Public Resource Code Section 5097), relating to the disposition of Native American burials will be adhered to. If any human remains are discovered or recognized in any location other than a dedicated cemetery, the contractor shall ensure that excavation or disturbance of the site (including any nearby area reasonably suspected to overlie adjacent human remains) shall stop until:

1. The coroner of the county has been informed and has determined that no investigation of the cause of death is required; and
2. If the remains are of Native American origin,
  - a. The descendants of the deceased Native Americans have made a recommendation to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98, or
  - b. The Native American Heritage Commission was unable to identify a descendant or the descendant failed to make a recommendation within 24 hours after being notified by the commission.

According to California Health and Safety Code, six or more human burials at one location constitute a cemetery (Section 8100) and disturbance of Native American cemeteries is a felony (Section 7052). Section 7050.5 requires that construction or excavation be stopped in the vicinity of discovered human remains until the coroner can determine whether the remains are those of a Native American. If the remains are determined to be Native American, the coroner must contact the California Native American Heritage Commission.

	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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**3.6 GEOLOGY AND SOILS -** Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potential result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a.i) **No Impact.** The proposed project would not expose people or structures to potential substantial adverse effects resulting from the rupture of known earthquake fault. The project site is not located within an Alquist-Priolo Earthquake Fault zone or within five miles of an Alquist-Priolo Earthquake Fault zone,<sup>9</sup> nor is the project site located within a Fault Rupture Study area.<sup>10</sup> Additionally, the proposed project would not include any structures for human occupancy. Therefore, no impacts would occur, and no further analysis is warranted.

a.ii) **Less-Than-Significant Impact.** The proposed project would not expose people or structures to potential substantial adverse effects resulting from strong groundshaking. The project site is located within the seismically active area of Southern California and strong ground shaking due to seismic activity could be experienced as a result of an earthquake on a number of faults in the region. The proposed project would be designed and constructed in accordance with the seismic safety requirements of the California Building Code (CBC) and the Los Angeles Municipal Code (LAMC). Compliance with these requirements would reduce impacts associated with seismic risks to the maximum extent practicable with current engineering practices. Additionally, the proposed project does not include the construction of any occupiable structures. Therefore, impacts would be less than significant and no further analysis is warranted.

a.iii) **Less-Than-Significant Impact.** According to the California Department of Conservation's (DOC) Seismic Hazard Zones Map for the Los Angeles Quadrangle, the project site is within a liquefaction hazard zone.<sup>11</sup> However, compliance with the CBC and the LAMC would ensure that risks associated with liquefaction or seismic-related ground failure is minimized to the maximum extent possible. Additionally, the proposed project does not include the construction of any occupiable structures. Therefore, impacts would be less than significant, and no further analysis is warranted.

a.iv) **Less-Than-Significant Impact.** The project site is located at the base of the Ascot Hills on a stepped up section of El Sereno Recreation Center and Park. According to the DOC's Seismic Hazard Zones Map for the Los Angeles Quadrangle, the project site is not located within a landslide hazard zone.<sup>12</sup> As such, the proposed project would not expose people or structures to potential substantial adverse effects resulting from landslides. Therefore, impacts would be less than significant, and no further analysis is warranted.

b) **Less-Than-Significant Impact.** The proposed project would not result in substantial soil erosion or the loss of topsoil. The project site is currently developed with a Clubhouse, a paved area, and contains limited areas of exposed soils. During construction, soils at the project site would be exposed temporarily; however, implementation of standard erosion control measures would minimize soil

<sup>9</sup>California Department of Conservation. *Special Studies Zones, Los Angeles Quadrangle*. available: [http://gwm.consrv.ca.gov/shmp/download/quad/LOS\\_ANGELES/maps/LOSANGELES.PDF](http://gwm.consrv.ca.gov/shmp/download/quad/LOS_ANGELES/maps/LOSANGELES.PDF), accessed March 26, 2014.

<sup>10</sup>City of Los Angeles. *General Plan Safety Element, Critical Facilities and Lifeline Systems, Exhibit A*, November 1996.

<sup>11</sup>California Department of Conservation, Division of Mines and Geology. *Seismic Hazards Zones Map, Los Angeles Quadrangle*. March 25, 1999. Available: [http://gwm.consrv.ca.gov/shmp/download/pdf/ozn\\_la.pdf](http://gwm.consrv.ca.gov/shmp/download/pdf/ozn_la.pdf), accessed March 26, 2014

<sup>12</sup>*Ibid.*

erosion and loss of topsoil. Following construction, no exposed soils would be present at the project site. The project site would be covered with vegetation and paved surfaces, preventing soil erosion or loss of topsoil. Therefore, impacts would be less than significant, and no further analysis is warranted.

- c) **Less-Than-Significant Impact.** The proposed project would not be located on unstable soils or geologic units. Construction of the proposed project would not increase the potential for on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse. As describe above, the project site is not located in a landslide hazard zone. Although the project site is located in a liquefaction hazard zone, compliance with the CBC and LAMC would ensure that risks associated with liquefaction are minimized to the maximum extent possible. As part of the proposed project, existing structures would be demolished and cleared. The project site would then be graded and compacted prior to construction of the new recreational facilities. The proposed project would implement standard construction practices that would ensure that the integrity of the project site is maintained. Additionally, the proposed project does not include the construction of any occupiable structures. Therefore, impacts would be less than significant, and no further analysis is warranted.
- d) **Less-Than-Significant Impact.** The proposed project would not create a substantial risk to life or property due to the presence of expansive soils. Expansive soils are typically associated with fine-grained clayey soils that have the potential to shrink and swell with repeated changes in the moisture content. While the project site may be underlain by expansive soils, the proposed project does not include the construction of any occupiable structures. Additionally, compliance with the CBC and the LAMC would ensure that risks associated with expansive soils are minimized to the maximum extent possible. As such, the proposed project would not present a risk to life or property in the event of soil expansion. Therefore, impacts would be less than significant, and no further analysis is warranted.
- e) **No Impact.** The proposed project does not include restrooms or other uses that would connect to the wastewater system or septic tanks. Therefore, no impacts would occur, and no further analysis is warranted.

	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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3.7 GREENHOUSE GAS EMISSIONS - Would the project:

- |  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?      | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

- a) **Less-Than-Significant Impact.** The SCAQMD has not approved a greenhouse gas (GHG) significance threshold for the development of non-SCAQMD and non-industrial projects. The significance threshold is based on the methodologies recommended by the California Air Pollution Control Officers Association (CAPCOA) CEQA and Climate Change white paper.<sup>13</sup> A significance threshold of 10,000 metric tons per year, which is the standard used by the Market Advisory Committee for inclusion in a GHG Cap and Trade System in California, was used based on an assessment of the CAPCOA document.

GHG emissions were estimated for equipment exhaust, truck trips, and worker commute trips. The SCAQMD has developed guidance for the determination of the significance of GHG construction emissions, and recommends emissions for construction to be amortized over 30 years. The proposed

<sup>13</sup>California Air Pollution Control Officers Association. *CEQA and Climate Change, Evaluating and Addressing Greenhouse Gas Emissions from Projects Subject to the California Environmental Quality Act*. January 2008. Available: <http://www.capcoa.org/wp-content/uploads/2012/03/CAPCOA-White-Paper.pdf>, accessed March 27, 2014.

project would generate approximately 1.22 metric tons per year of GHG emissions, which would be less than the 10,000 metric tons of CO<sub>2</sub>e per year quantitative significance threshold. Therefore, impacts would be less than significant, and no further analysis is warranted.

- b) **No Impact.** As discussed above, the proposed project would not generate significant GHG emissions. The proposed project would not generate emissions during operational activity except negligible emissions from maintenance of the park, including periodic landscaping activity. The proposed park is intended to serve existing park users and would not generate new vehicle trips. The proposed project would not conflict with any State or local climate change policy or regulation adopted for the purpose of reducing emissions of GHGs. Therefore, no impact would occur, and no further analysis is warranted.

	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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3.8 HAZARDS AND HAZARDOUS MATERIALS - Would the project:

- |  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for the people residing or working in the area?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

- a) **No Impact.** The proposed project consists of the construction and operation of new recreational facilities within an existing park. Operation of the proposed park would not generate, use, store or transport hazardous materials. Accordingly, the proposed project would not include the routine transport, use or disposal of hazardous materials. Therefore, no impact would occur and no further analysis is warranted.

- b-d) **Less-Than-Significant Impact.** The proposed project consists of the construction and operation of new recreational facilities within an existing park. The project site has been developed with a Clubhouse since 1949. The Clubhouse would be demolished as part of the proposed project. During the construction of the proposed project, hazardous materials including oils, grease, solvents, and other finishing materials would be used. However, mandatory compliance with federal, State, and local regulations, enforced by the Los Angeles Fire Department (LAFD) would minimize the likelihood of

hazardous materials release and reduce the effects of potential hazardous materials spills. No hazardous materials or contamination is known to occur on the project site, and the project site and the surrounding area are not included on a list of hazardous materials sites.<sup>14</sup> In preparation of demolition of the Clubhouse asbestos and lead abatement work was performed in November 2013. Operation of the proposed recreational facilities would not generate, use, or store hazardous materials nor would it emit hazardous emissions or handle acutely hazardous materials, substances or waste. Accordingly, the proposed project would not create a significant hazard to the public. Therefore, no impact would occur, and no further analysis is warranted.

- e,f) **No Impact.** The proposed project is not located in an airport land use plan area, or within two miles of any public or public use airports, or private air strips. Therefore, no impacts would occur, and no further analysis is warranted.
- g) **No Impact.** The proposed project would not impair or physically interfere with any adopted emergency response plans or evacuation plan. The proposed project would not require the closure of any public or private streets and would not impede emergency vehicle access to the project site or surrounding area. Additionally, emergency access to and from the project site would be provided in accordance with LAFD requirements. Therefore, no impact would occur, and no further analysis is warranted.
- h) **No Impact.** The project site is located in an urbanized area within the existing El Sereno Recreation Center and Park. No wildlands exists in the immediately surrounding area. The project site is not located in Wildfire Hazard Area.<sup>15</sup> Accordingly, the proposed project would not expose persons or structures to risks associated with wildland fires. Therefore, no impacts would occur, and no further analysis is warranted.

3.9 HYDROLOGY AND WATER QUALITY - Would the project:

	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned land uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<sup>14</sup>California Department of Toxic Substances and Control. *Envirostor Database*, 2741 Klamath Street, Los Angeles, California 90032. Available: [http://www.envirostor.dtscc.ca.gov/public/mapfull.asp?global\\_id=&x=119&y=37&z=18&ms=640,480&mt=m&findaddress=True&city=4721%20Klamath%20Street,%20Los%20Angeles%20CA&zip=&county=&federal\\_superfund=true&state\\_response=true&voluntary\\_cleanup=true&school\\_cleanup=true&ca\\_site=true&tiered\\_permit=true&evaluation=true&military\\_evaluation=true&school\\_investigation=true&operating=true&post\\_closure=true&non\\_operating=true](http://www.envirostor.dtscc.ca.gov/public/mapfull.asp?global_id=&x=119&y=37&z=18&ms=640,480&mt=m&findaddress=True&city=4721%20Klamath%20Street,%20Los%20Angeles%20CA&zip=&county=&federal_superfund=true&state_response=true&voluntary_cleanup=true&school_cleanup=true&ca_site=true&tiered_permit=true&evaluation=true&military_evaluation=true&school_investigation=true&operating=true&post_closure=true&non_operating=true). Accessed: March 27, 2014.

<sup>15</sup>City of Los Angeles, *General Plan Safety Element, Critical Facilities and Lifeline Systems, Exhibit D*, November 1996.

	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **Less-Than-Significant Impact.** The proposed project would not violate any water quality standards or waste discharge requirements and would be subject to the City's Stormwater and Urban Runoff Pollution Control Ordinance. The Stormwater and Urban Runoff Pollution Control Ordinance contains requirements for construction activities and operation of development and redevelopment projects to integrate low impact development practices and standards for stormwater pollution mitigation, and maximize open, green and pervious space on all developments and redevelopments consistent with the City's landscape ordinance and other related requirements in the City's Development Best Management Practices Handbook. Conformance to the City's Stormwater and Urban Runoff Pollution Control Ordinance would be ensured during the City's building plan review and approval process. Because the project site is less than one acre in size, the proposed project is not subject to the Standard Urban Stormwater Mitigation Plan and the National Pollution Discharge Elimination System requirements. As the proposed project does not include restrooms, the proposed project would not generate wastewater, and therefore does not have the potential to violate waste discharge requirements. Therefore, impacts would be less than significant, and no further analysis is warranted.

- b) **Less-Than-Significant Impact.** Water is supplied to the project site by the Los Angeles Department of Water and Power (LADWP). Water usage associated with the proposed project would be limited to irrigation of vegetation and drinking fountains, similar to existing conditions. Demand for water created by the proposed project would be negligible relative to existing conditions at the project site and in comparison to the City's total water consumption. Accordingly, the proposed project would not contribute to the depletion of groundwater supply. The project site is not large enough to affect groundwater recharge. Therefore, impacts would be less than significant, and no further analysis is warranted.

- c) **Less-Than-Significant Impact.** The proposed project would not substantially alter the existing drainage pattern of the project site. No streams, rivers, or other water courses are located on the project site. Currently, the majority of the project site is covered in impermeable surface. Runoff leaving the project site enters the City's storm drain system via sheet flow. With implementation of the proposed project, permeable surfaces at the project site would be increased due to the inclusion of the pathway/jogging path area. This would reduce the amount of runoff leaving the project site and entering the City's storm drain system. Stormwater runoff leaving the City would continue to be directed to the City's storm drain system via sheetflow. The project site would not contain any unvegetated or exposed surfaces. Therefore, impacts would be less than significant, and no further analysis is warranted.

- d) **Less-Than-Significant Impact.** The project site is located in a developed area and is not adjacent to a stream or river. As discussed above under Section 3.9(c), the amount of runoff leaving the project site would be reduced under the proposed project through the increase in permeable surfaces. Runoff leaving the project site would continue to enter the City's storm drain system via sheet flow. Accordingly, the alteration of the existing drainage pattern of the project would not result in flooding on- or off-site. Therefore, impacts would be less than significant, and no further analysis is warranted.

- e) **Less-Than-Significant Impact.** As discussed above under Section 3.9(c), the amount of runoff leaving the project site would be reduced under the proposed project through the increase in permeable surfaces. Accordingly, the capacity of the existing storm drain system would not be exceeded as a result of the proposed project. As the proposed project is recreational in nature, the proposed project would not be a source of polluted runoff. Therefore, impacts would be less than significant, and no further analysis is warranted.
- f) **Less-Than-Significant Impact.** In consideration of the nature and size of the project, the proposed project does not have the capacity to degrade water quality. As discussed above under Section 3.9(c) and Section 3.9(e), the proposed project would reduce the amount of runoff entering the City's storm drain system and would not be a source of polluted runoff. Therefore, impacts would be less than significant, and no further analysis is warranted.
- g,h) **No Impact.** According to the City's General Plan Safety Element, the project site is not located within a 100-year or 500-year flood plain.<sup>16</sup> Therefore, the proposed project would result in no impacts related to flood zones, and no further analysis is warranted.
- i,j) **No Impact.** There are no dams, levees, or landlocked bodies of water located within the vicinity of the project site. According to the City's General Plan Safety Element, the project site is not located within an Inundation or Tsunami Hazard Area.<sup>17</sup> Therefore, no impacts would occur, and no further analysis is warranted.

	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<b>3.10 LAND USE AND PLANNING - Would the project:</b>				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>a) No Impact.</b> The project site is currently developed with a Clubhouse, concession stand, and a paved area within the El Sereno Recreation Center and Park. The proposed project includes the demolition of the Clubhouse and concession stand, and the construction and installation of new recreational facilities. The proposed project does not include any components that could result in the physical division of an established community. Therefore, no impact would occur, and no further analysis is warranted.				
<b>b) Less-Than-Significant Impact.</b> The proposed project would not conflict with an applicable land use plan, policy or regulation. The project site is zoned and has a General Plan land use designation of OS. This zone and land use designation allows for parks, playgrounds, or community centers owned and operated by the government. The proposed project would be required to comply with all applicable land use plans, policies, and regulations. Therefore, impacts would be less than significant, and no further analysis is warranted.				
<b>c) No Impact.</b> No habitat conservation plan or natural community conservation plan are applicable to the project site. Therefore, no impact would occur, and no further analysis is warranted.				

<sup>16</sup>City of Los Angeles, *General Plan Safety Element, Critical Facilities and Lifeline Systems, Exhibit F*, November 1996.

<sup>17</sup>*Ibid.*

	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<b>3.11 MINERAL RESOURCES - Would the project:</b>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>a-b) No Impact.</b> The proposed project would not result in the loss of availability of a known mineral resource or locally-important mineral resource recovery site. The proposed project is currently developed with a Clubhouse and a paved area within the El Sereno Recreation Center and Park. No oil extraction activities or other mineral resource recovery sites currently exist within or adjacent to the project site. Additionally, according to the City's General Plan Conservation Element, the project site is not located in a mineral resource zone. The project site has a General Plan land use designation of OS and is not delineated as a mineral resource recovery site. Therefore, no impacts would occur, and no further analysis is warranted.				

	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<b>3.12 NOISE - Would the project:</b>				
a) Exposure of persons to or generation of noise in levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of people to or generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>a,d) Potentially Significant Impact.</b> The proposed project involves the demolition of the Clubhouse and concession stand, and the construction and installation of new recreational facilities within the existing El Sereno Recreation Center and Park. The project site is located in a residential neighborhood and near Farmdale Elementary School and El Sereno Middle School. Noise levels associated with operation of the proposed project would be consistent with the existing park in which the project site is located and would not result in a significant impact. However, residences and schools are sensitive to increased noise levels and may be impacted by construction activity. This potentially significant impact, and any applicable mitigation measures to reduce this impact, will be further analyzed in the EIR.				

- b) **Potentially Significant Impact.** The proposed project would not include an operational source of vibration. However, construction equipment and trucks could expose adjacent residences to excessive vibration levels that exceed the applicable significance thresholds. This potentially significant impact, and any applicable mitigation measures to reduce this impact, will be further analyzed in the EIR.
- c) **No Impact.** The proposed project would replace the existing Clubhouse, concession stand, and a paved area with new recreational facilities. Noise levels associated with operation of new recreational facilities would be consistent with the existing park in which the project site is located. Accordingly, the proposed project would not result in a significant permanent increase in existing noise levels. Therefore, no impact would occur, and no further analysis is warranted.
- e) **No Impact.** The proposed project is not located within two miles of a public airport or public use airport. Accordingly, the proposed project would not expose people working or residing in the project area to excessive noise levels from a public airport or public use airport. Therefore, no impact would occur, and no further analysis is warranted.
- f) **No Impact.** The proposed project is not within the vicinity of a private airstrip. Accordingly, the proposed project would not expose people working or residing in the project area to excessive noise levels from a private airstrip. Therefore, no impact would occur, and no further analysis is warranted.

	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<b>3.13 POPULATION AND HOUSING -</b> Would the project:				
a) Induce substantial population growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) <b>No Impact.</b> The proposed project involves the demolition of the Clubhouse and concession stand, and construction and installation of new recreational facilities area within an existing park. The proposed project would not develop residential uses or include any components that would induce population growth. Therefore, no impacts would occur, and no further analysis is warranted.				
b-c) <b>No Impact.</b> The project site does not contain any housing. As such, the displacement of housing or people would not occur as a result of the proposed project. Therefore, no impacts would occur, and no further analysis is warranted.				

	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<b>3.14 PUBLIC SERVICES -</b> Would the project:				
a) Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v) Other public facilities (including roads)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a.i) **No Impact.** The proposed project would not impair fire protection service levels. The proposed project consists of the construction and operation of new recreational facilities within an existing park. The proposed project would be constructed in accordance with all applicable fire codes, reducing the likelihood that fire protection services would be required at the project site. Conformance with these codes would be verified prior to final project approval. Therefore, no impacts would occur, and no further analysis is warranted.
- a.ii) **No Impact.** The proposed project would not impair police protection service levels. The proposed project consists of the construction and operation of new recreational facilities within an existing park. Accordingly, increased demand for police protection services is not anticipated as a result of the proposed project. Therefore, no impacts would occur, and no further analysis is warranted.
- a.iii) **No Impact.** The proposed project would have no effect on the service levels of schools. The proposed project does not include a housing component and would therefore not generate new students. Therefore, no impacts would occur, and no further analysis is warranted.
- a.iv) **No Impact.** The proposed project would have a positive effect on the existing El Sereno Recreation Center and Park. The proposed project is the construction and operation of new recreational facilities within an existing park. Therefore, no impacts would occur, and no further analysis is warranted.
- a.v) **No Impact.** The proposed project would have no effect on libraries, senior centers, or other public facilities. The proposed project does not include a housing component, and would therefore not generate users of such facilities. Therefore, no impacts would occur, and no further analysis is warranted.

	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<b>3.15 RECREATION-</b> Would the project:				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) <b>Less-Than-Significant Impact.</b> The proposed project is intended to serve existing users of the El Sereno Recreation Center and Park. Accordingly, the proposed project would not result in the substantial physical deterioration of the park; rather it would alleviate demand for other recreational facilities within the park, slowing deterioration. Therefore, impacts would be less than significant, and no further analysis is warranted.				
b) <b>Less-Than-Significant Impact.</b> As discussed above, the proposed project would not develop residential uses or include any components that would induce population growth, and therefore, would not necessitate the need for additional or expanded recreational facilities. However, the proposed project is the construction of a recreational facility. As disclosed in this Initial Study, all impacts of the proposed project have been found to be less than significant or to not occur at all, with the exception of				

impacts related to historical resources and construction noise, which have the potential to be significant. These potentially significant impacts will be further analyzed in the EIR.

	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<b>3.16 TRANSPORTATION/TRAFFIC-</b> Would the project:				
a) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a,b) Less-Than-Significant Impact.** The proposed project is intended to serve existing users of the El Sereno Recreation Center and Park. Construction activities would be temporary and would not generate a substantial number of vehicle trips. No street closures would be required. As it is anticipated that the proposed project would not generate new park users, the number of vehicle trips generated by the proposed project would be negligible and would not have a notable affect on existing traffic volumes. Accordingly, the proposed project would not conflict with applicable plans, ordinances or policies establishing measures of effectiveness for the performance of the circulation system, or the Los Angeles County Metropolitan Transportation Authority's congestion management plan. Therefore, impacts would be less than significant, and no further analysis is warranted.
- c) No Impact.** The proposed project does not include an aviation component or include features or high-rise structure that would interfere with air traffic patterns. Therefore, no impact would occur, and no further analysis is warranted.
- d) No Impact.** The proposed project does not include any components that would increase hazards. The proposed project would be contained entirely within the project site. Adjacent roadways would not be altered as a result of the proposed project. Vehicles would not be permitted on the project site. Therefore, no impact would occur, and no further analysis is warranted.
- e) No Impact.** The proposed project would not result in inadequate emergency access and would not alter existing emergency access to the project site or El Sereno Recreation Center and Park. The proposed project would incorporate all required LAFD design standards into the design of proposed project, ensuring that adequate emergency access is provided. Existing circulation patterns in the surrounding area would not be affected by the proposed project. Construction activities would be

temporary and contained on-site. Street or lane closures would not be required. Therefore, no impact would occur, and no further analysis is warranted.

- f) No Impact.** The proposed project would not conflict with policies, plans, or programs regarding public transit, bicycle, and pedestrian facilities. The proposed project is intended to serve existing park users. Therefore, no impact would occur, and no further analysis is warranted.

	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<b>3.17 UTILITIES AND SERVICE SYSTEMS -</b> Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resource, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, State, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a,b) No Impact.** The proposed project would not include restroom facilities or other uses that would generate wastewater. Therefore, no impacts would occur, and no further analysis is warranted.
- c) No Impact.** Currently, the majority of the project site is covered in impermeable surface. With implementation of the proposed project, the amount of permeable surfaces on the project site would be increased due to the inclusion of the proposed pathway/jogging path. This would reduce the amount of runoff leaving the project site and entering the City's storm drain system. Accordingly, no new drainage infrastructure would be required to serve the proposed project. Therefore, no impacts would occur, and no further analysis is warranted.
- d) Less-Than-Significant Impact.** Water is supplied to the project site by the LADWP. Water usage associated with the proposed project would be limited to irrigation of vegetation and drinking fountains. Demand for water created by the proposed project would be negligible relative to existing conditions at the project site and in comparison to the City's total water consumption. Accordingly, the proposed project would not require new or expanded water entitlements or resources. Therefore, impacts would be less-than-significant, and no further analysis is warranted.
- e) No Impact.** As discussed under Sections 3.17(a) and (b), the proposed project would not generate wastewater. Therefore, no impacts would occur, and no further analysis is warranted.
- f) Less-Than-Significant Impact.** The project site is currently developed with a Clubhouse, concession stand, and a paved area. Presently, no solid waste is generated at the project site as these structures are closed to the public. Construction and demolition debris would be hauled to a construction and

demolition waste processing facility as required by the City's Construction and Demolition Waste Recycling Ordinance. Operation of the proposed project would not increase the amount of solid waste generated by the existing El Sereno Recreation Center and Park, as it is anticipated that the proposed project would serve existing park users and not generate additional users. Additionally, given the size of the project site, operation of the proposed park would generate a negligible amount of solid waste. Therefore, impacts would be less-than-significant, and no further analysis is warranted.

- g) **No Impact.** The proposed project would comply with all federal, State and local statutes and regulations related to solid waste. These statutes and regulations include the State's Integrated Waste Management Act which requires jurisdictions to maintain a solid waste diversion rate of 50 percent, and the City's Solid Waste Management Policy Plan which established a solid diversion rate of 70 percent for the City by 2020. The proposed project would also comply with the City's Construction and Demolition Waste Recycling Ordinance which requires all construction and demolition waste to be taken to City certified construction and demolition waste processors. Therefore, no impact would occur, and no further analysis is warranted.

	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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3.18 MANDATORY FINDINGS OF SIGNIFICANCE - Would the project:

- |  |                                     |                          |                          |                                     |
|--|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| b) Does the project have impacts which are individually limited, but cumulatively considerable? (Cumulatively considerable means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects).  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| c) Does the project have environmental effects which cause substantial adverse effects on human beings, either directly or indirectly?   | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- a) **Potentially Significant Impact.** As discussed under Section 3.4 (Biological Resources), the proposed project would result in no impacts related to biological resources, including habitat and species. However, as discussed under Section 3.5 (Cultural Resources), the proposed project would result in the demolition of the Clubhouse, which was found to be eligible for designation as a HCM, and therefore is considered a historical resource for purposes of CEQA.<sup>18</sup> Accordingly, the proposed project has the potential to eliminate an example of California History, and impacts to historic resources will be further analyzed in the EIR.

- b) **Potentially Significant Impact.** The proposed project consists of the construction of new recreational facilities within the existing El Sereno Recreation Center and Park, intended to serve existing park users. This Initial Study concluded that impacts related to topic areas other than Historic Resources and Construction Noise would not be significant. For this reason, impacts related to topics not listed, would not be cumulatively considerable, as the proposed project would not make a contribution to any cumulative impacts. Additionally, taken in sum with other projects in the area, the scale of the proposed project is so small that impacts to any environmental resource or issue areas would not be cumulatively

<sup>18</sup>SWCA Environmental Consultants. *Historic Structures Evaluation Report for the El Sereno Recreation Center Clubhouse, City and County of Los Angeles, California*. December 2013.  
taha 2014-035 3-22

considerable. Impacts related to historic resources and construction noise has the potential to be cumulatively considerable and will be further analyzed in the EIR.

- c) **No Impact.** The proposed project would replace the Clubhouse with new recreational facilities within the El Sereno Recreation Center and Park. The new recreational facilities are intended to serve existing park users. Operation of the proposed project would not consist of any uses or activities that would negatively affect any persons at the park or in the vicinity. Demolition of existing structures on the project site and construction of the project would potentially create noise and vibration levels in excess of applicable significant thresholds. However, these potentially significant impacts would be temporary and would not have a substantial adverse effect on human beings. All other issue areas with the potential to cause a substantial adverse effect on human beings have been analyzed in accordance with CEQA, and have been found to pose either no impact or a less-than-significant impact. Therefore, no further analysis is warranted.

## 4.0 PERSONS AND SOURCES CONSULTED

This chapter documents all the sources that contributed in the preparation of this Initial Study.

### 4.1 LEAD AGENCY

City of Los Angeles  
Department of Recreation and Parks  
221 North Figueroa Street, Suite 100  
Los Angeles, CA 90012  
Contact: Paul Davis, Project Manager

### 4.2 INITIAL STUDY PREPARERS

Terry A. Hayes Associates Inc.  
8522 National Boulevard, Suite 102  
Culver City, CA 90232  
Contact: Kevin Ferrier, Planner

### 4.3 TECHNICAL CONSULTANTS

SWCA Environmental Consultants  
150 S. Arroyo Parkway, 2<sup>nd</sup> Floor  
Pasadena, CA 91105  
Contact: Shannon Carmack, Architectural History Team Lead

### 4.4 SOURCES CONSULTED

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**APPENDIX A**  
Air Quality Calculations

**El Serreno Club house**  
**Los Angeles-South Coast County, Annual**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
City Park	0.32	Acre	0.32	13,939.20	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.2	<b>Precipitation Freq (Days)</b>	33
<b>Climate Zone</b>	12			<b>Operational Year</b>	2015
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MW hr)</b>	630.89	<b>CH4 Intensity (lb/MW hr)</b>	0.029	<b>N2O Intensity (lb/MW hr)</b>	0.006

**1.3 User Entered Comments & Non-Default Data**

- Project Characteristics -
- Land Use -
- Construction Phase - 1
- Grading -
- Demolition - 1
- Construction Off-road Equipment Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	11.00
tblConstructionPhase	NumDays	5.00	26.00
tblConstructionPhase	NumDays	1.00	29.00
tblConstructionPhase	PhaseStartDate	7/25/2015	7/27/2015
tblGrading	AcresOfGrading	14.50	0.50
tblProjectCharacteristics	OperationalYear	2014	2015





### 3.0 Construction Detail

#### Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	6/1/2015	6/15/2015	5	11	
2	Site Preparation	Site Preparation	6/16/2015	7/24/2015	5	29	
3	Paving	Paving	7/27/2015	8/31/2015	5	26	

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0 (Architectural Coating – sqft)

#### OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Site Preparation	Graders	1	8.00	174	0.41
Paving	Pavers	1	7.00	125	0.42
Paving	Rollers	1	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	1.00	255	0.40
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37

#### Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	18.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

#### 3.1 Mitigation Measures Construction

Water Exposed Area

Clean Paved Roads

#### 3.2 Demolition - 2015

##### Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Fugitive Dust					1.8900e-003	0.0000	1.8900e-003	2.9000e-004	0.0000	2.9000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.7700e-003	0.0657	0.0485	7.0000e-005	4.8100e-003	4.8100e-003	4.8100e-003	4.6000e-003	4.6000e-003	4.6000e-003	0.0000	5.9906	5.9906	1.2200e-003	0.0000	6.0163
<b>Total</b>	<b>7.7700e-003</b>	<b>0.0657</b>	<b>0.0485</b>	<b>7.0000e-005</b>	<b>1.8900e-003</b>	<b>4.8100e-003</b>	<b>6.7000e-003</b>	<b>2.9000e-004</b>	<b>4.6000e-003</b>	<b>4.8900e-003</b>	<b>0.0000</b>	<b>5.9906</b>	<b>5.9906</b>	<b>1.2200e-003</b>	<b>0.0000</b>	<b>6.0163</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.9000e-004	3.0100e-003	2.1700e-003	1.0000e-005	1.5000e-004	5.0000e-005	2.0000e-004	4.0000e-005	4.0000e-005	9.0000e-005	0.0000	0.6208	0.6208	1.0000e-005	0.0000	0.6209
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.7000e-004	3.9000e-004	4.0400e-003	1.0000e-005	6.0000e-004	1.0000e-005	6.1000e-004	1.6000e-004	1.0000e-005	1.7000e-004	0.0000	0.6084	0.6084	4.0000e-005	0.0000	0.6092
<b>Total</b>	<b>4.6000e-004</b>	<b>3.4000e-003</b>	<b>6.2100e-003</b>	<b>2.0000e-005</b>	<b>7.5000e-004</b>	<b>6.0000e-005</b>	<b>8.1000e-004</b>	<b>2.0000e-004</b>	<b>5.0000e-005</b>	<b>2.6000e-004</b>	<b>0.0000</b>	<b>1.2292</b>	<b>1.2292</b>	<b>5.0000e-005</b>	<b>0.0000</b>	<b>1.2301</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					7.4000e-004	0.0000	7.4000e-004	1.1000e-004	0.0000	1.1000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.7700e-003	0.0657	0.0485	7.0000e-005	4.8100e-003	4.8100e-003	4.8100e-003	4.6000e-003	4.6000e-003	4.6000e-003	0.0000	5.9906	5.9906	1.2200e-003	0.0000	6.0163
<b>Total</b>	<b>7.7700e-003</b>	<b>0.0657</b>	<b>0.0485</b>	<b>7.0000e-005</b>	<b>7.4000e-004</b>	<b>4.8100e-003</b>	<b>5.5500e-003</b>	<b>1.1000e-004</b>	<b>4.6000e-003</b>	<b>4.7100e-003</b>	<b>0.0000</b>	<b>5.9906</b>	<b>5.9906</b>	<b>1.2200e-003</b>	<b>0.0000</b>	<b>6.0163</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.9000e-004	3.0100e-003	2.1700e-003	1.0000e-005	1.5000e-004	5.0000e-005	2.0000e-004	4.0000e-005	4.0000e-005	9.0000e-005	0.0000	0.6208	0.6208	1.0000e-005	0.0000	0.6209
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.7000e-004	3.9000e-004	4.0400e-003	1.0000e-005	6.0000e-004	1.0000e-005	6.1000e-004	1.6000e-004	1.0000e-005	1.7000e-004	0.0000	0.6084	0.6084	4.0000e-005	0.0000	0.6092
<b>Total</b>	<b>4.6000e-004</b>	<b>3.4000e-003</b>	<b>6.2100e-003</b>	<b>2.0000e-005</b>	<b>7.5000e-004</b>	<b>6.0000e-005</b>	<b>8.1000e-004</b>	<b>2.0000e-004</b>	<b>5.0000e-005</b>	<b>2.6000e-004</b>	<b>0.0000</b>	<b>1.2292</b>	<b>1.2292</b>	<b>5.0000e-005</b>	<b>0.0000</b>	<b>1.2301</b>

**3.3 Site Preparation - 2015**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.7000e-004	0.0000	2.7000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0206	0.2074	0.1074	1.4000e-004		0.0128	0.0128		0.0117	0.0117	0.0000	12.9510	12.9510	3.8700e-003	0.0000	13.0322
<b>Total</b>	<b>0.0206</b>	<b>0.2074</b>	<b>0.1074</b>	<b>1.4000e-004</b>	<b>2.7000e-004</b>	<b>0.0128</b>	<b>0.0130</b>	<b>3.0000e-005</b>	<b>0.0117</b>	<b>0.0118</b>	<b>0.0000</b>	<b>12.9510</b>	<b>12.9510</b>	<b>3.8700e-003</b>	<b>0.0000</b>	<b>13.0322</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.5000e-004	5.1000e-004	5.3300e-003	1.0000e-005	7.9000e-004	1.0000e-005	8.0000e-004	2.1000e-004	1.0000e-005	2.2000e-004	0.0000	0.8020	0.8020	5.0000e-005	0.0000	0.8030
<b>Total</b>	<b>3.5000e-004</b>	<b>5.1000e-004</b>	<b>5.3300e-003</b>	<b>1.0000e-005</b>	<b>7.9000e-004</b>	<b>1.0000e-005</b>	<b>8.0000e-004</b>	<b>2.1000e-004</b>	<b>1.0000e-005</b>	<b>2.2000e-004</b>	<b>0.0000</b>	<b>0.8020</b>	<b>0.8020</b>	<b>5.0000e-005</b>	<b>0.0000</b>	<b>0.8030</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.0000e-004	0.0000	1.0000e-004	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0206	0.2074	0.1074	1.4000e-004		0.0128	0.0128		0.0117	0.0117	0.0000	12.9510	12.9510	3.8700e-003	0.0000	13.0322
<b>Total</b>	<b>0.0206</b>	<b>0.2074</b>	<b>0.1074</b>	<b>1.4000e-004</b>	<b>1.0000e-004</b>	<b>0.0128</b>	<b>0.0129</b>	<b>1.0000e-005</b>	<b>0.0117</b>	<b>0.0118</b>	<b>0.0000</b>	<b>12.9510</b>	<b>12.9510</b>	<b>3.8700e-003</b>	<b>0.0000</b>	<b>13.0322</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.5000e-004	5.1000e-004	5.3300e-003	1.0000e-005	7.9000e-004	1.0000e-005	8.0000e-004	2.1000e-004	1.0000e-005	2.2000e-004	0.0000	0.8020	0.8020	5.0000e-005	0.0000	0.8030
<b>Total</b>	<b>3.5000e-004</b>	<b>5.1000e-004</b>	<b>5.3300e-003</b>	<b>1.0000e-005</b>	<b>7.9000e-004</b>	<b>1.0000e-005</b>	<b>8.0000e-004</b>	<b>2.1000e-004</b>	<b>1.0000e-005</b>	<b>2.2000e-004</b>	<b>0.0000</b>	<b>0.8020</b>	<b>0.8020</b>	<b>5.0000e-005</b>	<b>0.0000</b>	<b>0.8030</b>

**3.4 Paving - 2015**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0157	0.1501	0.0957	1.4000e-004		9.4200e-003	9.4200e-003		8.7100e-003	8.7100e-003	0.0000	12.8966	12.8966	3.5000e-003	0.0000	12.9701
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0157</b>	<b>0.1501</b>	<b>0.0957</b>	<b>1.4000e-004</b>		<b>9.4200e-003</b>	<b>9.4200e-003</b>		<b>8.7100e-003</b>	<b>8.7100e-003</b>	<b>0.0000</b>	<b>12.8966</b>	<b>12.8966</b>	<b>3.5000e-003</b>	<b>0.0000</b>	<b>12.9701</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.1300e-003	1.6500e-003	0.0172	3.0000e-005	2.5600e-003	3.0000e-005	2.5900e-003	6.8000e-004	2.0000e-005	7.0000e-004	0.0000	2.5885	2.5885	1.5000e-004	0.0000	2.5918
<b>Total</b>	<b>1.1300e-003</b>	<b>1.6500e-003</b>	<b>0.0172</b>	<b>3.0000e-005</b>	<b>2.5600e-003</b>	<b>3.0000e-005</b>	<b>2.5900e-003</b>	<b>6.8000e-004</b>	<b>2.0000e-005</b>	<b>7.0000e-004</b>	<b>0.0000</b>	<b>2.5885</b>	<b>2.5885</b>	<b>1.5000e-004</b>	<b>0.0000</b>	<b>2.5918</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0157	0.1501	0.0957	1.4000e-004		9.4200e-003	9.4200e-003		8.7100e-003	8.7100e-003	0.0000	12.8966	12.8966	3.5000e-003	0.0000	12.9701
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0157</b>	<b>0.1501</b>	<b>0.0957</b>	<b>1.4000e-004</b>		<b>9.4200e-003</b>	<b>9.4200e-003</b>		<b>8.7100e-003</b>	<b>8.7100e-003</b>	<b>0.0000</b>	<b>12.8966</b>	<b>12.8966</b>	<b>3.5000e-003</b>	<b>0.0000</b>	<b>12.9701</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.1300e-003	1.6500e-003	0.0172	3.0000e-005	2.5600e-003	3.0000e-005	2.5900e-003	6.8000e-004	2.0000e-005	7.0000e-004	0.0000	2.5885	2.5885	1.5000e-004	0.0000	2.5918
<b>Total</b>	<b>1.1300e-003</b>	<b>1.6500e-003</b>	<b>0.0172</b>	<b>3.0000e-005</b>	<b>2.5600e-003</b>	<b>3.0000e-005</b>	<b>2.5900e-003</b>	<b>6.8000e-004</b>	<b>2.0000e-005</b>	<b>7.0000e-004</b>	<b>0.0000</b>	<b>2.5885</b>	<b>2.5885</b>	<b>1.5000e-004</b>	<b>0.0000</b>	<b>2.5918</b>

**4.0 Operational Detail - Mobile**

**4.1 Mitigation Measures Mobile**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	3.7000e-004	1.0700e-003	4.1800e-003	1.0000e-005	5.5000e-004	1.0000e-005	5.7000e-004	1.5000e-004	1.0000e-005	1.6000e-004	0.0000	0.6839	0.6839	3.0000e-005	0.0000	0.6846
Unmitigated	3.7000e-004	1.0700e-003	4.1800e-003	1.0000e-005	5.5000e-004	1.0000e-005	5.7000e-004	1.5000e-004	1.0000e-005	1.6000e-004	0.0000	0.6839	0.6839	3.0000e-005	0.0000	0.6846



### 5.3 Energy by Land Use - Electricity

#### Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
City Park	0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

#### Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
City Park	0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

## 6.0 Area Detail

### 6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0665	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.0000e-005	1.0000e-005	0.0000	0.0000	1.0000e-005
Unmitigated	0.0665	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.0000e-005	1.0000e-005	0.0000	0.0000	1.0000e-005

### 6.2 Area by SubCategory

#### Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0162					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0504					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.0000e-005	1.0000e-005	0.0000	0.0000	1.0000e-005
<b>Total</b>	<b>0.0665</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>1.0000e-005</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>0.0000</b>	<b>1.0000e-005</b>

**Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
SubCategory	tons/yr										MT/yr						
Architectural Coating	0.0162					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0504					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.0000e-005	1.0000e-005	0.0000	0.0000	1.0000e-005	0.0000
<b>Total</b>	<b>0.0665</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>1.0000e-005</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>0.0000</b>	<b>1.0000e-005</b>	<b>0.0000</b>

**7.0 Water Detail**

**7.1 Mitigation Measures Water**

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	1.2122	6.0000e-005	1.0000e-005	1.2169
Unmitigated	1.2122	6.0000e-005	1.0000e-005	1.2169

**7.2 Water by Land Use**

**Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
City Park	0 / 0.381274	1.2122	6.0000e-005	1.0000e-005	1.2169
<b>Total</b>		<b>1.2122</b>	<b>6.0000e-005</b>	<b>1.0000e-005</b>	<b>1.2169</b>

**Mitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
City Park	0 / 0.381274	1.2122	6.0000e-005	1.0000e-005	1.2169
<b>Total</b>		<b>1.2122</b>	<b>6.0000e-005</b>	<b>1.0000e-005</b>	<b>1.2169</b>

## 8.0 Waste Detail

### 8.1 Mitigation Measures Waste

#### Category/Year

	Total CO2	CH4	N2O	CO2e
	Mt/yr			
Mitigated	6.0900e-003	3.6000e-004	0.0000	0.0137
Unmitigated	6.0900e-003	3.6000e-004	0.0000	0.0137

## 8.2 Waste by Land Use

### Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	Mt/yr			
City Park	0.03	6.0900e-003	3.6000e-004	0.0000	0.0137
Total		6.0900e-003	3.6000e-004	0.0000	0.0137

### Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	Mt/yr			
City Park	0.03	6.0900e-003	3.6000e-004	0.0000	0.0137
Total		6.0900e-003	3.6000e-004	0.0000	0.0137

## 9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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## 10.0 Vegetation

**El Serreno Club house**  
Los Angeles-South Coast County, Summer

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
City Park	0.32	Acre	0.32	13,939.20	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.2	<b>Precipitation Freq (Days)</b>	33
<b>Climate Zone</b>	12			<b>Operational Year</b>	2015
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MW/hr)</b>	630.89	<b>CH4 Intensity (lb/MW/hr)</b>	0.029	<b>N2O Intensity (lb/MW/hr)</b>	0.006

**1.3 User Entered Comments & Non-Default Data**

- Project Characteristics -
- Land Use -
- Construction Phase - 1
- Grading -
- Demolition - 1
- Construction Off-road Equipment Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	11.00
tblConstructionPhase	NumDays	5.00	26.00
tblConstructionPhase	NumDays	1.00	29.00
tblConstructionPhase	PhaseStartDate	7/25/2015	7/27/2015
tblGrading	AcresOfGrading	14.50	0.50
tblProjectCharacteristics	OperationalYear	2014	2015



### 3.0 Construction Detail

#### Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	6/1/2015	6/15/2015	5	11	
2	Site Preparation	Site Preparation	6/16/2015	7/24/2015	5	29	
3	Paving	Paving	7/27/2015	8/31/2015	5	26	

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0 (Architectural Coating – sqft)

#### OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Paving	Cement and Mortar Mixers	4	6.00	91	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Site Preparation	Graders	1	8.00	174	0.41
Paving	Pavers	1	7.00	125	0.42
Paving	Rollers	1	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	1.00	255	0.40
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37

#### Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	18.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

#### 3.1 Mitigation Measures Construction

Water Exposed Area

Clean Paved Roads

#### 3.2 Demolition - 2015

##### Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.3445	0.0000	0.3445	0.0522	0.0000	0.0522			0.0000			0.0000
Off-Road	1.4120	11.9409	8.8138	0.0120		0.8748	0.8748		0.8359	0.8359	1,200.6386	1,200.6386	1,200.6386	0.2451		1,205.7861
Total	1.4120	11.9409	8.8138	0.0120	0.3445	0.8748	1.2193	0.0522	0.8359	0.8880		1,200.6386	1,200.6386	0.2451		1,205.7861

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Hauling	0.0328	0.5192	0.3540	1.2200e-003	0.0285	8.5600e-003	0.0371	7.8000e-003	7.8700e-003	0.0157			124.5423	124.5423	1.0100e-003		124.5635
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000		0.0000
Worker	0.0493	0.0620	0.7646	1.4500e-003	0.1118	1.1200e-003	0.1129	0.0296	1.0200e-003	0.0307			127.1422	127.1422	7.2600e-003		127.2945
<b>Total</b>	<b>0.0821</b>	<b>0.5812</b>	<b>1.1186</b>	<b>2.6700e-003</b>	<b>0.1403</b>	<b>9.6800e-003</b>	<b>0.1499</b>	<b>0.0374</b>	<b>8.8900e-003</b>	<b>0.0463</b>			<b>251.6844</b>	<b>251.6844</b>	<b>8.2700e-003</b>		<b>251.8581</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Fugitive Dust					0.1344	0.0000	0.1344	0.0203	0.0000	0.0203			0.0000			0.0000	
Off-Road	1.4120	11.9409	8.8138	0.0120		0.8748	0.8748		0.8359	0.8359	0.0000	1,200.6386	1,200.6386	0.2451			1,205.7861
<b>Total</b>	<b>1.4120</b>	<b>11.9409</b>	<b>8.8138</b>	<b>0.0120</b>	<b>0.1344</b>	<b>0.8748</b>	<b>1.0092</b>	<b>0.0203</b>	<b>0.8359</b>	<b>0.8562</b>	<b>0.0000</b>	<b>1,200.6386</b>	<b>1,200.6386</b>	<b>0.2451</b>			<b>1,205.7861</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Hauling	0.0328	0.5192	0.3540	1.2200e-003	0.0285	8.5600e-003	0.0371	7.8000e-003	7.8700e-003	0.0157			124.5423	124.5423	1.0100e-003		124.5635
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000		0.0000
Worker	0.0493	0.0620	0.7646	1.4500e-003	0.1118	1.1200e-003	0.1129	0.0296	1.0200e-003	0.0307			127.1422	127.1422	7.2600e-003		127.2945
<b>Total</b>	<b>0.0821</b>	<b>0.5812</b>	<b>1.1186</b>	<b>2.6700e-003</b>	<b>0.1403</b>	<b>9.6800e-003</b>	<b>0.1499</b>	<b>0.0374</b>	<b>8.8900e-003</b>	<b>0.0463</b>			<b>251.6844</b>	<b>251.6844</b>	<b>8.2700e-003</b>		<b>251.8581</b>

**3.3 Site Preparation - 2015**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Fugitive Dust					0.0183	0.0000	0.0183	1.9700e-003	0.0000	1.9700e-003			0.0000			0.0000	
Off-Road	1.4222	14.2999	7.4063	9.3600e-003		0.8797	0.8797		0.8093	0.8093			984.5542	984.5542	0.2939		990.7267
<b>Total</b>	<b>1.4222</b>	<b>14.2999</b>	<b>7.4063</b>	<b>9.3600e-003</b>	<b>0.0183</b>	<b>0.8797</b>	<b>0.8980</b>	<b>1.9700e-003</b>	<b>0.8093</b>	<b>0.8113</b>			<b>984.5542</b>	<b>984.5542</b>	<b>0.2939</b>		<b>990.7267</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0247	0.0310	0.3823	7.3000e-004	0.0559	5.6000e-004	0.0565	0.0148	5.1000e-004	0.0153		63.5711	63.5711	3.6300e-003		63.6473
<b>Total</b>	<b>0.0247</b>	<b>0.0310</b>	<b>0.3823</b>	<b>7.3000e-004</b>	<b>0.0559</b>	<b>5.6000e-004</b>	<b>0.0565</b>	<b>0.0148</b>	<b>5.1000e-004</b>	<b>0.0153</b>		<b>63.5711</b>	<b>63.5711</b>	<b>3.6300e-003</b>		<b>63.6473</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.1300e-003	0.0000	7.1300e-003	7.7000e-004	0.0000	7.7000e-004			0.0000			0.0000
Off-Road	1.4222	14.2999	7.4063	9.3600e-003		0.8797	0.8797		0.8093	0.8093	0.0000	984.5542	984.5542	0.2939		990.7267
<b>Total</b>	<b>1.4222</b>	<b>14.2999</b>	<b>7.4063</b>	<b>9.3600e-003</b>	<b>7.1300e-003</b>	<b>0.8797</b>	<b>0.8868</b>	<b>7.7000e-004</b>	<b>0.8093</b>	<b>0.8101</b>	<b>0.0000</b>	<b>984.5542</b>	<b>984.5542</b>	<b>0.2939</b>		<b>990.7267</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0247	0.0310	0.3823	7.3000e-004	0.0559	5.6000e-004	0.0565	0.0148	5.1000e-004	0.0153		63.5711	63.5711	3.6300e-003		63.6473
<b>Total</b>	<b>0.0247</b>	<b>0.0310</b>	<b>0.3823</b>	<b>7.3000e-004</b>	<b>0.0559</b>	<b>5.6000e-004</b>	<b>0.0565</b>	<b>0.0148</b>	<b>5.1000e-004</b>	<b>0.0153</b>		<b>63.5711</b>	<b>63.5711</b>	<b>3.6300e-003</b>		<b>63.6473</b>

**3.4 Paving - 2015**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.2092	11.5427	7.3586	0.0111		0.7247	0.7247		0.6703	0.6703		1,093.5433	1,093.5433	0.2970		1,099.7794
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>1.2092</b>	<b>11.5427</b>	<b>7.3586</b>	<b>0.0111</b>		<b>0.7247</b>	<b>0.7247</b>		<b>0.6703</b>	<b>0.6703</b>		<b>1,093.5433</b>	<b>1,093.5433</b>	<b>0.2970</b>		<b>1,099.7794</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0888	0.1116	1.3763	2.6200e-003	0.2012	2.0100e-003	0.2032	0.0534	1.8400e-003	0.0552		228.8559	228.8559	0.0131		229.1301
<b>Total</b>	<b>0.0888</b>	<b>0.1116</b>	<b>1.3763</b>	<b>2.6200e-003</b>	<b>0.2012</b>	<b>2.0100e-003</b>	<b>0.2032</b>	<b>0.0534</b>	<b>1.8400e-003</b>	<b>0.0552</b>		<b>228.8559</b>	<b>228.8559</b>	<b>0.0131</b>		<b>229.1301</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.2092	11.5427	7.3586	0.0111		0.7247	0.7247		0.6703	0.6703	0.0000	1,093.5433	1,093.5433	0.2970		1,099.7794
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>1.2092</b>	<b>11.5427</b>	<b>7.3586</b>	<b>0.0111</b>		<b>0.7247</b>	<b>0.7247</b>		<b>0.6703</b>	<b>0.6703</b>	<b>0.0000</b>	<b>1,093.5433</b>	<b>1,093.5433</b>	<b>0.2970</b>		<b>1,099.7794</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0888	0.1116	1.3763	2.6200e-003	0.2012	2.0100e-003	0.2032	0.0534	1.8400e-003	0.0552		228.8559	228.8559	0.0131		229.1301
<b>Total</b>	<b>0.0888</b>	<b>0.1116</b>	<b>1.3763</b>	<b>2.6200e-003</b>	<b>0.2012</b>	<b>2.0100e-003</b>	<b>0.2032</b>	<b>0.0534</b>	<b>1.8400e-003</b>	<b>0.0552</b>		<b>228.8559</b>	<b>228.8559</b>	<b>0.0131</b>		<b>229.1301</b>

**4.0 Operational Detail - Mobile**

**4.1 Mitigation Measures Mobile**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.0400e-003	5.4500e-003	0.0228	5.0000e-005	3.1100e-003	8.0000e-005	3.1900e-003	8.3000e-004	7.0000e-005	9.1000e-004		4.2842	4.2842	1.9000e-004		4.2882
Unmitigated	2.0400e-003	5.4500e-003	0.0228	5.0000e-005	3.1100e-003	8.0000e-005	3.1900e-003	8.3000e-004	7.0000e-005	9.1000e-004		4.2842	4.2842	1.9000e-004		4.2882

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
City Park	0.51	0.51	0.51	1,464	1,464
<b>Total</b>	<b>0.51</b>	<b>0.51</b>	<b>0.51</b>	<b>1,464</b>	<b>1,464</b>

**4.3 Trip Type Information**

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
City Park	16.60	8.40	6.90	33.00	48.00	19.00	66	28	6

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.534619	0.058604	0.178185	0.126004	0.038986	0.006286	0.016079	0.029769	0.002429	0.003158	0.003693	0.000543	0.001646

**5.0 Energy Detail**

**4.4 Fleet Mix**

Historical Energy Use: N

**5.1 Mitigation Measures Energy**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

**5.2 Energy by Land Use - NaturalGas**

**Unmitigated**

Land Use	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
City Park	0	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**Mitigated**

Land Use	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
City Park	0	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

## 6.0 Area Detail

### 6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.3645	0.0000	3.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000		7.0000e-005	7.0000e-005	0.0000		7.0000e-005
Unmitigated	0.3645	0.0000	3.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000		7.0000e-005	7.0000e-005	0.0000		7.0000e-005

### 6.2 Area by SubCategory

#### Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0885					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.2760					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0000	0.0000	3.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000		7.0000e-005	7.0000e-005	0.0000		7.0000e-005
<b>Total</b>	<b>0.3645</b>	<b>0.0000</b>	<b>3.0000e-005</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>7.0000e-005</b>	<b>7.0000e-005</b>	<b>0.0000</b>		<b>7.0000e-005</b>

#### Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0885					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.2760					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0000	0.0000	3.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000		7.0000e-005	7.0000e-005	0.0000		7.0000e-005
<b>Total</b>	<b>0.3645</b>	<b>0.0000</b>	<b>3.0000e-005</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>7.0000e-005</b>	<b>7.0000e-005</b>	<b>0.0000</b>		<b>7.0000e-005</b>

## 7.0 Water Detail

### 7.1 Mitigation Measures Water

## 8.0 Waste Detail

### 8.1 Mitigation Measures Waste

## 9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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## 10.0 Vegetation

**El Serreno Club house**  
Los Angeles-South Coast County, Winter

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
City Park	0.32	Acre	0.32	13,939.20	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.2	<b>Precipitation Freq (Days)</b>	33
<b>Climate Zone</b>	12			<b>Operational Year</b>	2015
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MW/hr)</b>	630.89	<b>CH4 Intensity (lb/MW/hr)</b>	0.029	<b>N2O Intensity (lb/MW/hr)</b>	0.006

**1.3 User Entered Comments & Non-Default Data**

- Project Characteristics -
- Land Use -
- Construction Phase - 1
- Grading -
- Demolition - 1
- Construction Off-road Equipment Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	11.00
tblConstructionPhase	NumDays	5.00	26.00
tblConstructionPhase	NumDays	1.00	29.00
tblConstructionPhase	PhaseStartDate	7/25/2015	7/27/2015
tblGrading	AcresOfGrading	14.50	0.50
tblProjectCharacteristics	OperationalYear	2014	2015



### 3.0 Construction Detail

#### Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	6/1/2015	6/15/2015	5	11	
2	Site Preparation	Site Preparation	6/16/2015	7/24/2015	5	29	
3	Paving	Paving	7/27/2015	8/31/2015	5	26	

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0 (Architectural Coating – sqft)

#### OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Paving	Cement and Mortar Mixers	4	6.00	91	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Site Preparation	Graders	1	8.00	174	0.41
Paving	Pavers	1	7.00	125	0.42
Paving	Rollers	1	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	1.00	255	0.40
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37

#### Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	18.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

#### 3.1 Mitigation Measures Construction

Water Exposed Area

Clean Paved Roads

#### 3.2 Demolition - 2015

##### Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.3445	0.0000	0.3445	0.0522	0.0000	0.0522			0.0000			0.0000
Off-Road	1.4120	11.9409	8.8138	0.0120		0.8748	0.8748		0.8359	0.8359		1,200.6386	1,200.6386	0.2451		1,205.7861
<b>Total</b>	<b>1.4120</b>	<b>11.9409</b>	<b>8.8138</b>	<b>0.0120</b>	<b>0.3445</b>	<b>0.8748</b>	<b>1.2193</b>	<b>0.0522</b>	<b>0.8359</b>	<b>0.8880</b>		<b>1,200.6386</b>	<b>1,200.6386</b>	<b>0.2451</b>		<b>1,205.7861</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Hauling	0.0348	0.5375	0.4057	1.2200e-003	0.0285	8.5900e-003	0.0371	7.8000e-003	7.9000e-003	0.0157			124.2507	124.2507	1.0200e-003		124.2722
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000		0.0000
Worker	0.0514	0.0688	0.7205	1.3700e-003	0.1118	1.1200e-003	0.1129	0.0296	1.0200e-003	0.0307			120.0108	120.0108	7.2600e-003		120.1631
<b>Total</b>	<b>0.0862</b>	<b>0.6062</b>	<b>1.1261</b>	<b>2.5900e-003</b>	<b>0.1403</b>	<b>9.7100e-003</b>	<b>0.1500</b>	<b>0.0374</b>	<b>8.9200e-003</b>	<b>0.0464</b>			<b>244.2615</b>	<b>244.2615</b>	<b>8.2800e-003</b>		<b>244.4354</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Fugitive Dust					0.1344	0.0000	0.1344	0.0203	0.0000	0.0203			0.0000			0.0000	
Off-Road	1.4120	11.9409	8.8138	0.0120		0.8748	0.8748		0.8359	0.8359	0.0000	1,200.6386	1,200.6386	0.2451			1,205.7861
<b>Total</b>	<b>1.4120</b>	<b>11.9409</b>	<b>8.8138</b>	<b>0.0120</b>	<b>0.1344</b>	<b>0.8748</b>	<b>1.0092</b>	<b>0.0203</b>	<b>0.8359</b>	<b>0.8562</b>	<b>0.0000</b>	<b>1,200.6386</b>	<b>1,200.6386</b>	<b>0.2451</b>			<b>1,205.7861</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Hauling	0.0348	0.5375	0.4057	1.2200e-003	0.0285	8.5900e-003	0.0371	7.8000e-003	7.9000e-003	0.0157			124.2507	124.2507	1.0200e-003		124.2722
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000		0.0000
Worker	0.0514	0.0688	0.7205	1.3700e-003	0.1118	1.1200e-003	0.1129	0.0296	1.0200e-003	0.0307			120.0108	120.0108	7.2600e-003		120.1631
<b>Total</b>	<b>0.0862</b>	<b>0.6062</b>	<b>1.1261</b>	<b>2.5900e-003</b>	<b>0.1403</b>	<b>9.7100e-003</b>	<b>0.1500</b>	<b>0.0374</b>	<b>8.9200e-003</b>	<b>0.0464</b>			<b>244.2615</b>	<b>244.2615</b>	<b>8.2800e-003</b>		<b>244.4354</b>

**3.3 Site Preparation - 2015**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Fugitive Dust					0.0183	0.0000	0.0183	1.9700e-003	0.0000	1.9700e-003			0.0000			0.0000	
Off-Road	1.4222	14.2999	7.4063	9.3600e-003		0.8797	0.8797		0.8093	0.8093			984.5542	984.5542	0.2939		990.7267
<b>Total</b>	<b>1.4222</b>	<b>14.2999</b>	<b>7.4063</b>	<b>9.3600e-003</b>	<b>0.0183</b>	<b>0.8797</b>	<b>0.8980</b>	<b>1.9700e-003</b>	<b>0.8093</b>	<b>0.8113</b>			<b>984.5542</b>	<b>984.5542</b>	<b>0.2939</b>		<b>990.7267</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000			0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000			0.0000
Worker	0.0257	0.0344	0.3602	6.9000e-004	0.0559	5.6000e-004	0.0565	0.0148	5.1000e-004	0.0153		60.0054	60.0054	3.6300e-003			60.0816
<b>Total</b>	<b>0.0257</b>	<b>0.0344</b>	<b>0.3602</b>	<b>6.9000e-004</b>	<b>0.0559</b>	<b>5.6000e-004</b>	<b>0.0565</b>	<b>0.0148</b>	<b>5.1000e-004</b>	<b>0.0153</b>		<b>60.0054</b>	<b>60.0054</b>	<b>3.6300e-003</b>			<b>60.0816</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Fugitive Dust					7.1300e-003	0.0000	7.1300e-003	7.7000e-004	0.0000	7.7000e-004			0.0000			0.0000	
Off-Road	1.4222	14.2999	7.4063	9.3600e-003		0.8797	0.8797		0.8093	0.8093	0.0000	984.5542	984.5542	0.2939			990.7267
<b>Total</b>	<b>1.4222</b>	<b>14.2999</b>	<b>7.4063</b>	<b>9.3600e-003</b>	<b>7.1300e-003</b>	<b>0.8797</b>	<b>0.8868</b>	<b>7.7000e-004</b>	<b>0.8093</b>	<b>0.8101</b>	<b>0.0000</b>	<b>984.5542</b>	<b>984.5542</b>	<b>0.2939</b>			<b>990.7267</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000			0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000			0.0000
Worker	0.0257	0.0344	0.3602	6.9000e-004	0.0559	5.6000e-004	0.0565	0.0148	5.1000e-004	0.0153		60.0054	60.0054	3.6300e-003			60.0816
<b>Total</b>	<b>0.0257</b>	<b>0.0344</b>	<b>0.3602</b>	<b>6.9000e-004</b>	<b>0.0559</b>	<b>5.6000e-004</b>	<b>0.0565</b>	<b>0.0148</b>	<b>5.1000e-004</b>	<b>0.0153</b>		<b>60.0054</b>	<b>60.0054</b>	<b>3.6300e-003</b>			<b>60.0816</b>

**3.4 Paving - 2015**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Off-Road	1.2092	11.5427	7.3586	0.0111		0.7247	0.7247		0.6703	0.6703		1,093.5433	1,093.5433	0.2970			1,099.7794
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000				0.0000
<b>Total</b>	<b>1.2092</b>	<b>11.5427</b>	<b>7.3586</b>	<b>0.0111</b>		<b>0.7247</b>	<b>0.7247</b>		<b>0.6703</b>	<b>0.6703</b>		<b>1,093.5433</b>	<b>1,093.5433</b>	<b>0.2970</b>			<b>1,099.7794</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0925	0.1238	1.2968	2.4700e-003	0.2012	2.0100e-003	0.2032	0.0534	1.8400e-003	0.0552		216.0194	216.0194	0.0131		216.2936
<b>Total</b>	<b>0.0925</b>	<b>0.1238</b>	<b>1.2968</b>	<b>2.4700e-003</b>	<b>0.2012</b>	<b>2.0100e-003</b>	<b>0.2032</b>	<b>0.0534</b>	<b>1.8400e-003</b>	<b>0.0552</b>		<b>216.0194</b>	<b>216.0194</b>	<b>0.0131</b>		<b>216.2936</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.2092	11.5427	7.3586	0.0111		0.7247	0.7247		0.6703	0.6703	0.0000	1,093.5433	1,093.5433	0.2970		1,099.7794
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>1.2092</b>	<b>11.5427</b>	<b>7.3586</b>	<b>0.0111</b>		<b>0.7247</b>	<b>0.7247</b>		<b>0.6703</b>	<b>0.6703</b>	<b>0.0000</b>	<b>1,093.5433</b>	<b>1,093.5433</b>	<b>0.2970</b>		<b>1,099.7794</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0925	0.1238	1.2968	2.4700e-003	0.2012	2.0100e-003	0.2032	0.0534	1.8400e-003	0.0552		216.0194	216.0194	0.0131		216.2936
<b>Total</b>	<b>0.0925</b>	<b>0.1238</b>	<b>1.2968</b>	<b>2.4700e-003</b>	<b>0.2012</b>	<b>2.0100e-003</b>	<b>0.2032</b>	<b>0.0534</b>	<b>1.8400e-003</b>	<b>0.0552</b>		<b>216.0194</b>	<b>216.0194</b>	<b>0.0131</b>		<b>216.2936</b>

**4.0 Operational Detail - Mobile**

**4.1 Mitigation Measures Mobile**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.1600e-003	5.7500e-003	0.0229	5.0000e-005	3.1100e-003	8.0000e-005	3.1900e-003	8.3000e-004	8.0000e-005	9.1000e-004		4.0944	4.0944	1.9000e-004		4.0984
Unmitigated	2.1600e-003	5.7500e-003	0.0229	5.0000e-005	3.1100e-003	8.0000e-005	3.1900e-003	8.3000e-004	8.0000e-005	9.1000e-004		4.0944	4.0944	1.9000e-004		4.0984

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
City Park	0.51	0.51	0.51	1,464	1,464
<b>Total</b>	<b>0.51</b>	<b>0.51</b>	<b>0.51</b>	<b>1,464</b>	<b>1,464</b>

**4.3 Trip Type Information**

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
City Park	16.60	8.40	6.90	33.00	48.00	19.00	66	28	6

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.534619	0.058604	0.178185	0.126004	0.038986	0.006286	0.016079	0.029769	0.002429	0.003158	0.003693	0.000543	0.001646

**5.0 Energy Detail**

**4.4 Fleet Mix**

Historical Energy Use: N

**5.1 Mitigation Measures Energy**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	-0.0000	-0.0000	-0.0000	-0.0000		-0.0000	-0.0000		-0.0000	-0.0000		-0.0000	-0.0000	-0.0000	-0.0000	-0.0000

**5.2 Energy by Land Use - NaturalGas**

**Unmitigated**

Land Use	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**Mitigated**

Land Use	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

## 6.0 Area Detail

### 6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.3645	0.0000	3.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000		7.0000e-005	7.0000e-005	0.0000		7.0000e-005
Unmitigated	0.3645	0.0000	3.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000		7.0000e-005	7.0000e-005	0.0000		7.0000e-005

### 6.2 Area by SubCategory

#### Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0885					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.2760					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0000	0.0000	3.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000		7.0000e-005	7.0000e-005	0.0000		7.0000e-005
<b>Total</b>	<b>0.3645</b>	<b>0.0000</b>	<b>3.0000e-005</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>7.0000e-005</b>	<b>7.0000e-005</b>	<b>0.0000</b>		<b>7.0000e-005</b>

#### Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0885					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.2760					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0000	0.0000	3.0000e-005	0.0000		0.0000	0.0000		0.0000	0.0000		7.0000e-005	7.0000e-005	0.0000		7.0000e-005
<b>Total</b>	<b>0.3645</b>	<b>0.0000</b>	<b>3.0000e-005</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>7.0000e-005</b>	<b>7.0000e-005</b>	<b>0.0000</b>		<b>7.0000e-005</b>

## 7.0 Water Detail

### 7.1 Mitigation Measures Water

## 8.0 Waste Detail

### 8.1 Mitigation Measures Waste

## 9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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## 10.0 Vegetation

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# NOP Comment Letters



EDMUND G. BROWN JR.  
GOVERNOR

STATE OF CALIFORNIA  
GOVERNOR'S OFFICE of PLANNING AND RESEARCH  
STATE CLEARINGHOUSE AND PLANNING UNIT



KEN ALEX  
DIRECTOR

**Notice of Preparation**

October 2, 2014

To: Reviewing Agencies  
Re: El Sereno Park Improvement Project  
SCH# 2014101004

Attached for your review and comment is the Notice of Preparation (NOP) for the El Sereno Park Improvement Project draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

**Paul Davis**  
City of Los Angeles  
221 N. Figueroa Street, Suite 100  
Los Angeles, CA 90012

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scot Morgan  
Director, State Clearinghouse

Attachments  
cc: Lead Agency

**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 2014101004  
**Project Title** El Sereno Park Improvement Project  
**Lead Agency** Los Angeles, City of

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**Type** NOP Notice of Preparation  
**Description** The proposed project consists of the construction and installation of several new recreational facilities at the El Sereno Recreation Center and Park. To accommodate these new recreational facilities, the Clubhouse would be demolished. A basketball court, batting cage, and pathway/jogging path would be constructed within the existing building footprint of the Clubhouse. In addition, fitness equipment, picnic tables, benches, and drinking fountains would be installed in the paved area just north of the Clubhouse. All facilities would be accessible to American Disabilities Act standards. The intent of the proposed project is to increase usable park space in the community.

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**Lead Agency Contact**

**Name** Paul Davis  
**Agency** City of Los Angeles  
**Phone** 213 202 2611 **Fax**  
**email**  
**Address** 221 N. Figueroa Street, Suite 100  
**City** Los Angeles **State** CA **Zip** 90012

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**Project Location**

**County** Los Angeles  
**City** Los Angeles, City of  
**Region**  
**Cross Streets** Klamath Street and Richelieu Avenue  
**Lat / Long** 34° 4' 32.9" N / 118° 10' 55" W  
**Parcel No.** 5214018900  
**Township** **Range** **Section** **Base**

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**Proximity to:**

**Highways** I-710 & I-10  
**Airports**  
**Railways**  
**Waterways**  
**Schools**  
**Land Use** Z: Open Space  
GPD: Open Space

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**Project Issues** Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Seismicity; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Wetland/Riparian; Growth Inducing; Landuse; Cumulative Effects.

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**Reviewing Agencies** Resources Agency; Office of Historic Preservation; Department of Parks and Recreation; Department of Fish and Wildlife, Region 5; Native American Heritage Commission; California Highway Patrol; Caltrans, District 7; Air Resources Board; Department of Toxic Substances Control; Regional Water Quality Control Board, Region 4

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**Date Received** 10/02/2014 **Start of Review** 10/02/2014 **End of Review** 10/31/2014

2014101004

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: El Sereno Park Improvement Project

Lead Agency: Los Angeles Department of Recreation and Parks (LADRAP) Contact Person: Paul Davis
Mailing Address: 221 N. Figueroa Street, Suite 100 Phone: (213) 202-2611
City: Los Angeles Zip: 90012 County: Los Angeles

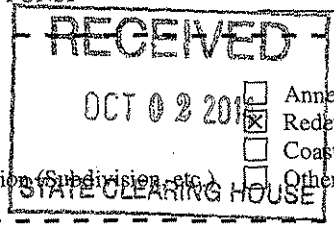
Project Location: County: Los Angeles City/Nearest Community: Los Angeles
Cross Streets: Klamath Street and Richelieu Avenue Zip Code: 90032
Longitude/Latitude (degrees, minutes and seconds): 34 ° 04 ' 32.9 " N / 118 ° 10 ' 55 " W Total Acres: 0.32
Assessor's Parcel No.: 5214018900 Section: Twp.: Range: Base:
Within 2 Miles: State Hwy #: I-710 & I-10 Waterways:
Airports: Railways: Schools:

Document Type:

CEQA: [X] NOP [ ] Draft EIR NEPA: [ ] NOI Other: [ ] Joint Document
[ ] Early Cons [ ] Supplement/Subsequent EIR [ ] EA [ ] Final Document
[ ] Neg Dec (Prior SCH No.) [ ] Draft EIS [ ] Other:
[ ] Mit Neg Dec Other: Initial Study [ ] FONSI

Local Action Type:

[ ] General Plan Update [ ] Specific Plan [ ] Rezone
[ ] General Plan Amendment [ ] Master Plan [ ] Prezone
[ ] General Plan Element [ ] Planned Unit Development [ ] Use Permit
[ ] Community Plan [ ] Site Plan [ ] Land Division (Subdivision, etc.) [ ] Other:
Annexation
[ ] Redevelopment
[ ] Coastal Permit



Development Type:

[ ] Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_
[ ] Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_
[ ] Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_
[ ] Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_
[ ] Educational:
[X] Recreational: Park Improvements
[ ] Water Facilities: Type \_\_\_\_\_ MGD
[ ] Transportation: Type \_\_\_\_\_
[ ] Mining: Mineral \_\_\_\_\_
[ ] Power: Type \_\_\_\_\_ MW
[ ] Waste Treatment: Type \_\_\_\_\_ MGD
[ ] Hazardous Waste: Type \_\_\_\_\_
[ ] Other: \_\_\_\_\_

Project Issues Discussed in Document:

[X] Aesthetic/Visual [ ] Fiscal [X] Recreation/Parks [X] Vegetation
[X] Agricultural Land [X] Flood Plain/Flooding [X] Schools/Universities [X] Water Quality
[X] Air Quality [X] Forest Land/Fire Hazard [X] Septic Systems [X] Water Supply/Groundwater
[X] Archeological/Historical [X] Geologic/Seismic [X] Sewer Capacity [X] Wetland/Riparian
[X] Biological Resources [X] Minerals [X] Soil Erosion/Compaction/Grading [X] Growth Inducement
[ ] Coastal Zone [X] Noise [X] Solid Waste [X] Land Use
[X] Drainage/Absorption [X] Population/Housing Balance [X] Toxic/Hazardous [X] Cumulative Effects
[ ] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [ ] Other: \_\_\_\_\_

Present Land Use/Zoning/General Plan Designation:

Zoning: Open Space (OS) / General Plan Designation: Open Space

Project Description: (please use a separate page if necessary)

The proposed project consists of the construction and installation of several new recreational facilities at the El Sereno Recreation Center and Park. To accommodate these new recreational facilities, the Clubhouse would be demolished. A basketball court, batting cage, and pathway/jogging path would be constructed within the existing building footprint of the Clubhouse. In addition, fitness equipment, picnic tables, benches, and drinking fountains would be installed in the paved area just north of the Clubhouse. All facilities would be accessible to American Disabilities Act standards. The intent of the proposed project is to increase usable park space in the community.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.





South Coast  
Air Quality Management District  
21865 Copley Drive, Diamond Bar, CA 91765-4178  
(909) 396-2000 • [www.aqmd.gov](http://www.aqmd.gov)

October 10, 2014

Paul Davis  
Los Angeles Department of Recreation and Parks  
221 N. Figueroa Street, Suite 100  
Los Angeles, CA 90012

**Notice of Preparation of a CEQA Document for the  
EI Sereno Park Improvement Project**

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. The SCAQMD staff's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the draft CEQA document. Please send the SCAQMD a copy of the Draft EIR upon its completion. Note that copies of the Draft EIR that are submitted to the State Clearinghouse are not forwarded to the SCAQMD. Please forward a copy of the Draft EIR directly to SCAQMD at the address in our letterhead. **In addition, please send with the draft EIR all appendices or technical documents related to the air quality and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files. These include original emission calculation spreadsheets and modeling files (not Adobe PDF files). Without all files and supporting air quality documentation, the SCAQMD will be unable to complete its review of the air quality analysis in a timely manner. Any delays in providing all supporting air quality documentation will require additional time for review beyond the end of the comment period.**

**Air Quality Analysis**

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. More recent guidance developed since this Handbook was published is also available on SCAQMD's website here: [http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-\(1993\)](http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-(1993)). SCAQMD staff also recommends that the lead agency use the CalEEMod land use emissions software. This software has recently been updated to incorporate up-to-date state and locally approved emission factors and methodologies for estimating pollutant emissions from typical land use development. CalEEMod is the only software model maintained by the California Air Pollution Control Officers Association (CAPCOA) and replaces the now outdated URBEMIS. This model is available free of charge at: [www.caleemod.com](http://www.caleemod.com).

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the analysis.

The SCAQMD has also developed both regional and localized significance thresholds. The SCAQMD staff requests that the lead agency quantify criteria pollutant emissions and compare the results to the recommended regional significance thresholds found here: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf?sfvrsn=2>. In addition to analyzing regional air quality impacts, the SCAQMD staff recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LST's can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the proposed project, it is

recommended that the lead agency perform a localized analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>.

In the event that the proposed project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the lead agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("*Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*") can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mobile-source-toxics-analysis>. An analysis of all toxic air contaminant impacts due to the use of equipment potentially generating such air pollutants should also be included.

In addition, guidance on siting incompatible land uses (such as placing homes near freeways) can be found in the California Air Resources Board's *Air Quality and Land Use Handbook: A Community Perspective*, which can be found at the following internet address: <http://www.arb.ca.gov/ch/handbook.pdf>. CARB's Land Use Handbook is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process.

### **Mitigation Measures**

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate these impacts. Pursuant to state CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed. Several resources are available to assist the Lead Agency with identifying possible mitigation measures for the project, including:

- Chapter 11 of the SCAQMD *CEQA Air Quality Handbook*
- SCAQMD's CEQA web pages at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mitigation-measures-and-control-efficiencies>.
- CAPCOA's *Quantifying Greenhouse Gas Mitigation Measures* available here: <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>.
- SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook for controlling construction-related emissions
- Other measures to reduce air quality impacts from land use projects can be found in the SCAQMD's Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning. This document can be found at the following internet address: <http://www.aqmd.gov/docs/default-source/planning/air-quality-guidance/complete-guidance-document.pdf?sfvrsn=4>.

### **Data Sources**

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's webpage (<http://www.aqmd.gov>).

The SCAQMD staff is available to work with the Lead Agency to ensure that project emissions are accurately evaluated and mitigated where feasible. If you have any questions regarding this letter, please contact me at [Eeckerle@aqmd.gov](mailto:Eeckerle@aqmd.gov) or call me at (909) 396-3128.

Sincerely,

*Jillian Baker*

Jillian Baker, Ph.D.  
Program Supervisor  
Planning, Rule Development & Area Sources

CITY OF LOS ANGELES  
CALIFORNIA

**EXECUTIVE OFFICERS**

CONNIE CASTRO  
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*VICE-PRESIDENT*

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SCOTT JOHNSON  
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*CORRESPONDING SECRETARY*



**LA-32 COMMUNITIES**

EL SERENO

HILLSIDE VILLAGE

ROSE HILLS

UNIVERSITY HILLS

April 10, 2013

The Honorable Jose Huizar  
200 N. Spring Street, Room 625  
Los Angeles, CA 90012

Dear Councilmember Huizar,

The LA-32 Neighborhood Council is writing to you on behalf of the stakeholders regarding the neglect of the El Sereno Recreation Center Clubhouse. Residents are requesting that the El Sereno Recreation Center Clubhouse be refurbished and restored for the community to use and removed from the current demo list

Earlier this month, March 2013, a public records request was made to the Department of Recreation and Parks for a document /evidence showing that the building could not be refurbished and treated for asbestos making demolition of the building the only option. The reply from the Department of Recreation and Parks was that there are no documents that stated this position.

The El Sereno Recreation Center Clubhouse has been closed and neglected for several years now. Its neglect has led to a rise in unnecessary vandalism and weather damage to the Clubhouse, making this historic building an eye-sore rather than the community center and historic landmark the community so urgently needs.

The LA-32 Neighborhood Council requests that your office begin the process to assist the stakeholders in refurbishing and restoring the El Sereno Recreation Center Clubhouse for the community to use and remove it from the current demo list. In addition, we would like to schedule a meeting with your office, representatives of Los Angeles Department of Recreation and Parks and residents of the community to collaborate on the refurbishing, restoration, operation and maintenance of the El Sereno Recreation Center Clubhouse.

Regards,

Connie Castro  
LA-32 Neighborhood Council President

Cc: Antonio Villaraigosa, Los Angeles Mayor  
Los Angeles Department of Recreation and Parks  
Zenay Loera, El Sereno District Director

**From:** Paul Davis [paul.j.davis@lacity.org]  
**Sent:** Tuesday, October 28, 2014 9:02 AM  
**To:** Elizabeth O Dell  
**Subject:** Re:

Elizabeth,

Thank you for your input, we will make sure to take your comments and concerns into consideration during the preparation of the draft Environmental Impact Report (EIR) that is currently being completed. We will inform you when the Draft EIR is available for review. The EIR will be used to inform the community, responsible agencies and the Board of Recreation and Park Commission during the process of project approval.

Feel free to contact me again, if you have any further comments or concerns.

On Tue, Oct 28, 2014 at 8:46 AM, Elizabeth O Dell <[lizziodell@yahoo.com](mailto:lizziodell@yahoo.com)> wrote:

I live in El Sereno and I am concerned about El Sereno Clubhouse that is to be torn down. Please reconsider and dedicate it as an Historical Landmark.

Thank you, The Berru's

--

Paul J. Davis  
Environmental Specialist, DRP/P&C  
221 N. Figueroa St., Suite 100  
Los Angeles, CA 90012  
(213) 202-2667  
(213) 202-2611 FAX

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# El Sereno Historical Society

Community Organization

- Timeline
- About
- Photos
- Likes
- More ▾

### PEOPLE

1,658 likes

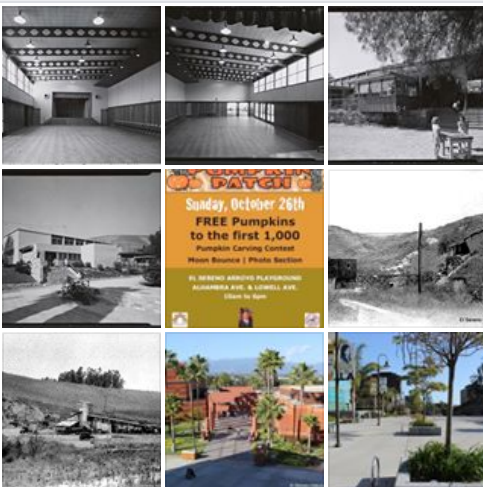
### ABOUT

- Sharing the history of El Sereno.
- <http://www.ElSerenoHistoricalSociety.org/>

### APPS

Custom Page

### PHOTOS



### VIDEOS



### El Sereno Historical Society

October 24

Action Alert! El Sereno Clubhouse Support Needed

Dear FB friends,

Your support is needed for the historic El Sereno Clubhouse, which has been determined eligible for designation as a City of Los Angeles Historic-Cultural Monument (HCM)). ... [See More](#)



Like · Comment

3 Shares

Cami Reyes, John M Velasco, Leonor H. Gonzalez and 32 others like this.

[Top Comments](#)



**Taylor Orci** The link doesn't work can you repost?  
Yesterday at 11:46am


		66	9
		29	2
		22	1

**NOTES**

**EL SERENO NEEDS YOUR HELP**  
June 17, 2013

**7-11's in El Sereno**  
December 29, 2012

**POSTS TO PAGE**

 **Beverly Calero**  
October 9 at 5:59pm


Will there be more el sereno shirts printed in the future?


Like · Comment · Share 1 1

 **George Iztcuahitli Gurrola**  
October 8 at 6:07pm

 mexicans propogating racism within our own communities, i was offend... [See More](#)

Like · Comment · Share 1 2 1 Share

 **Hector Diaz**  
September 20 at 3:27pm

 I find it funny how der wienerschnzel is recognized as a cultural la... [See More](#)

Like · Comment · Share 10 2 Shares

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 **El Aguila Bakery**

 **Lincoln Heights Remembered+**

 **California State University, Los An...**



**El Sereno Historical Society**  
<http://www.laparks.org/envi.../pdf/elSereno/initialStudy.pdf>  
Yesterday at 12:56pm



**Taylor Orci** Oops sorry I wrote that before scrolling down. I emailed Paul Davis. Hope we can get the clubhouse saved!  
2 hours ago



**Chris Chaidez** the link doesn't work  
October 25 at 4:38am



**El Sereno Historical Society**  
<http://www.laparks.org/envi.../pdf/elSereno/initialStudy.pdf>  
October 25 at 10:00am



**Pearl Sabala Contreras** where is this at ?  
October 24 at 10:37pm



**El Sereno Historical Society** Between the tennis courts and swimming pool, as you go up Klamath.  
1 · October 25 at 10:01am



**Alan Hembra** Public Comment Period:  
The 30-day public comment period for this Notice of Preparation and Initial Study will commence on October 2, 2014 and conclude on November 3, 2014. Copies of this Notice of Preparation and the Initial Study will be available for review at the following locations:  
  
Please submit comments in writing to the address provided below. Comment letters must be received by 5:00 p.m. on November 3, 2014.

Los Angeles Department of Recreation and Parks  
221 N. Figueroa Street, Suite 100, Los Angeles, CA 90012  
Contact: Paul Davis  
Fax: (213) 202-2611  
E-Mail: PAUL.J.DAVIS@LACITY.ORG  
If there are any questions regarding this Notice of Preparation, please contact Mr. Paul Davis, at (213) 202-2667  
1 · October 24 at 9:06pm



**ArChurro AntoekneeOh** It looks nothing like that anymore  
October 24 at 10:34pm



**Alan Hembra** <http://www.laparks.org/environmental/elsereno.htm>

 **City of Los Angeles Department of Recreation and Parks**  
SUBJECT: Notice of Preparation of a Draft Environmental...  
LAPARKS.ORG  
October 24 at 9:07pm



**El Sereno Historical Society**  
October 22

What memories do you have of this place...El Sereno Clubhouse, 1951.

Photo by Julius Shulman



Like · Comment · Share

1 Share

Greg Miasnik, Fred Rock, Then came City Terrace and 70 others like this. [Top Comments](#)



**Geoff Miasnik** Photo by Julius Shulman.....WOW! He is one of the most renowned Architecture Photographers in the world. Wonder who commissioned him for this. This is a big deal!

3 · October 23 at 12:36pm



**Rick Henry Serrano** Clinic Basketball. Also banquets and getting in trouble for running back on the stage. Park had board meetings in the kitchen. My mom (*Sylvia Sifuentes*) and my aunt's would do aerobics there after the new gym opened.

4 · October 22 at 10:01pm



**Chris Miasnik** Women's volleyball (they could spike and kill like crazy), ping-pong, and caroms. Craft classes and Christmas plays. The Senior Party.

4 · October 22 at 9:56pm



**Arlene Ziordia** CAROMS!!!! Now that's a word I haven't heard or thought of in a long time.

October 23 at 10:45am · Edited



**John Orona** That's where we would meet after school to fight. In those days we wouldn't fight right on the spot most of the time, but we would say, 'In the park after school'. I'm talking about the 60's.

3 · October 22 at 9:53pm



**Christina Tovalin Flores** You always have the most 'colorful' memories, John! LOL

October 23 at 12:11am



**Arlene Ziordia** 5 years old: I took tap dancing lessons there from one who could basically drum roll with one foot. Amazing! As I got older I went to day camp there.

2 · October 23 at 10:41am



**Sherry Uribe** took ballet lessons there in the 60's; my grandma also took some kind of exercise class there also in the 60's or early 70's.

2 · October 23 at 7:26am



**Mike Loya** We had preschool there. We had a few banquets there. Got into a few arguments there during the baseball drafts. I would take my baseball teams to practice with tennis balls when it rained. It will always be part of my great childhood I had @ El Sereno park.

2 · October 22 at 10:01pm



**Manny Dominguez** Anybody race pinewood derby!!!!!! And that's where we held our little knights meetings-Mr Griffith....

1 · October 23 at 5:15pm



**Chris Miasnik** Wow, Mrs. Perkins. I remember the name and maybe the house dress (haha) but not the face. I remember Mrs. Evelyn Wyatt a whole lot better...she was the playground director with an office in the ball and equipment shack on the right in the photo...worked with Ralph Burbee who could run like the wind (he was a track star at Cal State)

1 · October 23 at 11:07am



**Lydia Garcia** I spent lots of time here. My mom played volleyball here and they had cub scout meetings. I played many a carom game there. Oh and I was in so many plays I can't count. I also belonged to the Lamp Club Girls club there. Remember the piano player Mrs. Perkins. Great memories. Don't start me on the pool and races. Lol

1 · October 23 at 10:56am



**Tom Figueroa** I remember it well. My first swimming lesson was at the plunge.  
1 · October 23 at 10:21am



**Boyd Zumwalt** Being in the ball box watching someone put a dime in the soda machine flipping the circuit breaker off. Watching them leave. Turning it back on and getting the soda of my choice.  
1 · October 23 at 7:18am



**Christina Tovalin Flores** Joined Y.W.C.A. Our meetings were held there. Would attend every Tuesday on my way home from junior high school at the 'old' Wilson. Also, would play in the rec room while my mother had her tennis lessons on the courts behind the building. Oh gosh, just remembered! Swimming!!  
1 · October 23 at 12:09am



**Lynn Place** Having our Little League baseball banquets inside. To the right checking out the Ping Pong balls and paddles and playing against Paul the cop. Above the building playing basketball. 60's also.  
1 · October 22 at 11:34pm



**Delia Vallejo** It was used as the W.I.C office for a short time  
1 · October 23 at 1:37pm · Edited



**Monique Silva Jimenez** Took Folklorico classes there.  
October 23 at 7:20pm



**Jeff Fischer** Me Griffeth was a really nice guy. I remember his VW  
October 23 at 6:34pm



**Jeff Fischer** My second home!!  
October 23 at 6:33pm



**Boyd Zumwalt** Pack 502 meetings.  
October 23 at 2:03pm



**Juan Ahedo** I took karate classes there at age 10  
October 23 at 12:56pm



**El Sereno Historical Society**  
October 21


You know it's re-election year when...

Councilmember Jose Huizar is giving away free pumpkins in El Sereno!

...So come get yours this Sunday, October 26, 2014 at El Sereno Arroyo Playground, Concord Ave and Alhambra Ave. 10 am to 6 pm.




... [See More](#)

**Councilmember Jose Huizar**  
Invites you and your family to  
a **FREE** community



**Sunday, October 26th**  
**FREE Pumpkins**  
**to the first 1,000**  
Pumpkin Carving Contest  
Moon Bounce | Photo Section

**EL SERENO ARROYO PLAYGROUND**  
**ALHAMBRA AVE. & LOWELL AVE.**  
**10am to 6pm**

**From:** Paul Davis [paul.j.davis@lacity.org]  
**Sent:** Monday, November 03, 2014 11:19 AM  
**To:** Kevin Ferrier; Lisa Waldez  
**Subject:** Fwd: Save our club house

----- Forwarded message -----

From: **Camila Reyes** <[cami27reyes@aol.com](mailto:cami27reyes@aol.com)>  
Date: Mon, Nov 3, 2014 at 11:11 AM  
Subject: Save our club house  
To: [Paul.J.Davis@lacity.org](mailto:Paul.J.Davis@lacity.org)  
Cc: [RAP.commissioners@lacity.org](mailto:RAP.commissioners@lacity.org)

To Paul Davis,

I support saving and reusing the historic El Sereno Clubhouse for the following reasons:

1. The El Sereno Clubhouse is eligible as a City of Los Angeles Historic-Cultural Monument, worthy of recognition. Every effort should be taken to avoid the demolition of this historic community landmark, which would call into question the City's ability to protect our cultural heritage when clear adaptive reuse options exist.
2. The El Sereno Clubhouse can be adapted as the centerpiece of a successful El Sereno Improvement project, preserving the unique and authentic character of El Sereno that many in the community have consistently supported, including the LA-32 Neighborhood Council (LA-32 NC). The LA-32 NC represents more than 50,000+ stakeholders of our community.
3. The El Sereno Clubhouse can be sensitively upgraded to meet the community's current and future recreational needs. The El Sereno Recreational Center serves as the main hub for the community's recreational needs, providing service to thousands of our community's youth year-round.
4. The preservation alternative should be the preferred project as it would retain and reuse the historic El Sereno Clubhouse Building for plays, indoor sports, award ceremonies, dance, music, and art classes. The suggested project improvements (batting cages, fitness equipment, picnic tables) may easily be incorporated in other areas of the park. It will be a bias and an inequality for the El Sereno community not to have the basic recreational buildings that our community needs. In fact, the loss of this building means that El Sereno residents and youth will need to travel outside the community to get the basic recreational programs that could be offered at the El Sereno Clubhouse.

Please include my e-mail as Public input.

Sincerely,

Camila Reyes  
[cami27reyes@aol.com](mailto:cami27reyes@aol.com)

--

Paul J. Davis

**From:** Paul Davis [paul.j.davis@lacity.org]  
**Sent:** Tuesday, November 04, 2014 6:23 AM  
**To:** David Guizar  
**Subject:** Re: El Sereno Clubhouse

David,

Thank you for your input, we will make sure to take your comments and concerns into consideration during the preparation of the draft Environmental Impact Report (EIR) that is currently being completed. We will inform you when the Draft EIR is available for review. The EIR will be used to inform the community, responsible agencies and the Board of Recreation and Park Commission during the process of project approval.

Feel free to contact me again, if you have any further comments or concerns.

On Mon, Nov 3, 2014 at 8:23 PM, David Guizar <[tepatlollin@gmail.com](mailto:tepatlollin@gmail.com)> wrote:

To Paul Davis,

I support saving and reusing the historic El Sereno Clubhouse for the following reasons:

1. **The El Sereno Clubhouse is eligible as a City of Los Angeles Historic-Cultural Monument**, worthy of recognition. Every effort should be taken to avoid the demolition of this historic community landmark, which would call into question the City's ability to protect our cultural heritage when clear adaptive reuse options exist.
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Please include my e-mail as Public Input.

--

David Guizar

<http://www.youtube.com/watch?v=iS0w9prf218>

*"There is a principle which is a bar against all information, which is proof against all arguments and which cannot fail to keep a man in everlasting ignorance-that principle is contempt prior to investigation"*

-Herbert Spencer

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**From:** Paul Davis [paul.j.davis@lacity.org]  
**Sent:** Wednesday, October 22, 2014 9:01 AM  
**To:** info@elserenohistoricalsociety.org  
**Cc:** Lisa Walldesz; Kevin Ferrier; Shannon Carmack  
**Subject:** Re: El Sereno Park Clubhouse  
**Attachments:** DRAFT\_El Sereno Report\_121813.pdf

Please find attached an electronic copy of the report that was requested.

On Fri, Oct 17, 2014 at 4:16 PM, <[info@elserenohistoricalsociety.org](mailto:info@elserenohistoricalsociety.org)> wrote:

Hi Paul,

I am requesting a copy of the report created by SWCA Environmental Consultants. Historic Structures Evaluation Report for the El Sereno Recreation Center Clubhouse, City and County of Los Angeles, California. December 2013. This report was used in the EL SERENO PARK IMPROVEMENT PROJECT INITIAL STUDY. Please contact me if you have any questions.

Sincerely,

Jorge Garcia  
El Sereno Historical Society  
[www.ElSerenoHistoricalSociety.org](http://www.ElSerenoHistoricalSociety.org)  
[Facebook](#)

--

Paul J. Davis  
Environmental Specialist, DRP/P&C  
221 N. Figueroa St., Suite 100  
Los Angeles, CA 90012  
(213) 202-2667  
(213) 202-2611 FAX

**From:** Paul Davis [paul.j.davis@lacity.org]  
**Sent:** Monday, November 03, 2014 11:18 AM  
**To:** Kevin Ferrier; Lisa Waldez; Shannon Carmack  
**Subject:** Fwd: Notice of Preparation of a Draft Environmental Impact Report for the El Sereno Park Improvement Project (City Document No. NP-14-005-RP)  
**Attachments:** ES Park Clubhouse Project Alternative.jpg; ES Park Clubhouse Project Alternative 2.jpg; ZZ Prop K benefit Asses Form-Prog.JPG; ZZ Prop K benefit Asses Form-Prog 2.JPG; ZZ Prop K Benefit Asses form-Prog 3.JPG; NC Letter of Support.pdf; El Sereno Historical Society - Facebook.pdf; Historic Evaluation\_El Sereno Report\_121813.pdf

----- Forwarded message -----

From: <[info@elserenohistoricalsociety.org](mailto:info@elserenohistoricalsociety.org)>  
Date: Mon, Nov 3, 2014 at 10:27 AM  
Subject: Notice of Preparation of a Draft Environmental Impact Report for the El Sereno Park Improvement Project (City Document No. NP-14-005-RP)  
To: Paul Davis <[PAUL.J.DAVIS@lacity.org](mailto:PAUL.J.DAVIS@lacity.org)>  
Cc: [RAP.commissioners@lacity.org](mailto:RAP.commissioners@lacity.org)

To Paul Davis,

Please include the following e-mail and attachments as Public Input in support of rehabilitating and reusing the Clubhouse to avoid an impact to a historical resource as defined by CEQA.

1. According to Recreation and Parks' (RAP) Initial Study, the El Sereno Clubhouse is eligible as a City of Los Angeles Historic-Cultural Monument, worthy of recognition. If the El Sereno Clubhouse is made a Historic-Cultural Monument, it will become El Sereno's first public building recognized as historic. (Currently, the El Sereno Historical Society is working with a local historian towards its nomination.)
2. The El Sereno Rec Center serves as the main hub for the community's recreational needs, providing service to thousands of our community's youth year-round. The El Sereno Clubhouse can be sensitively upgraded to meet the community's current and future recreational needs. The El Sereno Clubhouse is the ideal facility for plays, indoor sports, award ceremonies, dance, music, and art classes.
3. The El Sereno Clubhouse has been cleared of any hazardous contaminants; asbestos and lead abatement work was performed in November 2013. The refurbishment and restoration of this historic facility is ready to begin.
4. There is community support to have the El Sereno Clubhouse restored and refurbished. In April 2013, the El Sereno (LA-32) Neighborhood Council wrote a letter supporting the restoration of the Clubhouse. (See attached letter)
5. The proposed park updates may be easily accommodated in other parts of the park without having to sacrifice the historic Clubhouse. (see attached jpegs)

6. Keeping, restoring, and reusing the Clubhouse will improve the Quality of Life for El Sereno's residents. As stated in a report by RAP, titled Benefit to Property from Park and Recreation Facilities "Property values in a community are increased when public infrastructure such as parks, open spaces, and recreation facilities are in place, improved, operable, safe, clean and maintained. Facilities that are unsafe or destroyed by the elements or vandalism decrease surrounding property values." Also, the report states that "Property values in an area also increase when there is an increase in the number of parks, recreation centers, trail systems, sport facilities and open space areas. Conversely, property values decrease when park and recreation facilities are in disrepair, old, unsafe, unclean and unusable." (See attached Prop K jpegs, pages 23-25. Document file is too large to send via e-mail.)
7. Reusing the El Sereno Clubhouse will build stronger community relations between the different generations. The historic Clubhouse has been used by prior generations; its restoration will ensure a common continuity, binding the experiences of today's younger generation with the older ones, helping to create a stronger sense of community pride and identity. (See attached Facebook pdf)
8. Restoring this historic building will allow the community's needs to be served in an equitable manner (i.e. kids will not have to take guitar classes in the gym's storage room, something we have experienced first-hand with our own children. It will also mean that families will not be forced to travel outside their community for enrichment activities/classes. This is the case for us and many other families.)
9. Quimby fees from the USC Health Sciences Campus-Student Housing Development will become available in the near future. The El Sereno Rec Center qualifies for acquisition of the Quimby Fees. The Quimby fees may help off-set the cost restoring the historic Clubhouse.

I have attached the *Historic Structures Evaluation Report for the El Sereno Recreation Center Clubhouse*, which has a more in-depth analysis of the Clubhouse's history, architectural and cultural importance, as well its recommendation to rehabilitate and reuse the Clubhouse to avoid an impact to a historical resource as defined by CEQA.

Sincerely,

Jorge Garcia  
El Sereno Historical Society  
[www.ElSerenoHistoricalSociety.org](http://www.ElSerenoHistoricalSociety.org)  
[Facebook](#)

--

Paul J. Davis  
Environmental Specialist, DRP/P&C  
221 N. Figueroa St., Suite 100  
Los Angeles, CA 90012  
(213) 202-2667  
(213) 202-2611 FAX

**From:** Paul Davis [paul.j.davis@lacity.org]  
**Sent:** Thursday, October 30, 2014 6:37 AM  
**To:** Kevin Ferrier  
**Cc:** Lisa Walldesz  
**Subject:** Fwd: Notice of Preparation of a Draft Environmental Impact Report for the El Sereno Park Improvement Project (City Document No. NP-14-005-RP)  
**Attachments:** Approved LA-32 NC letter of Support for El Sereno Clubhouse.pdf; WORK 05-135 Clubhouse Funds\_COPY.pdf

----- Forwarded message -----

From: <[info@elserenohistoricalsociety.org](mailto:info@elserenohistoricalsociety.org)>  
Date: Wed, Oct 29, 2014 at 9:49 PM  
Subject: Notice of Preparation of a Draft Environmental Impact Report for the El Sereno Park Improvement Project (City Document No. NP-14-005-RP)  
To: Paul Davis <[PAUL.J.DAVIS@lacity.org](mailto:PAUL.J.DAVIS@lacity.org)>  
Cc: Jose Huizar <[Councilmember.Huizar@lacity.org](mailto:Councilmember.Huizar@lacity.org)>, [RAPcommissioners@lacity.org](mailto:RAPcommissioners@lacity.org), Patricia Alarcon <[patricia.alarcon@lacity.org](mailto:patricia.alarcon@lacity.org)>, Eric Garcetti <[mayor.garcetti@lacity.org](mailto:mayor.garcetti@lacity.org)>

Mr. Davis,

Please submit the following Public Comment (e-mail and attached documents) to the Notice of Preparation and Initial Study for the El Sereno Clubhouse.

1. The El Sereno Clubhouse is eligible as a City of Los Angeles Historic-Cultural Monument, worthy of recognition. Every effort should be taken to avoid the demolition of this historic community landmark, which would call into question the City's ability to protect our cultural heritage when clear adaptive reuse options exist.
2. The El Sereno Clubhouse can be adapted as the centerpiece of a successful El Sereno Improvement project, preserving the unique and authentic character of El Sereno that many in the community have consistently supported, including the LA-32 Neighborhood Council (LA-32 NC). The LA-32 NC represents more than 50,000+ stakeholders of our community.
3. The El Sereno Clubhouse can be sensitively upgraded to meet the community's current and future recreational needs. The El Sereno Recreational Center serves as the main hub for the community's recreational needs, providing service to thousands of our community's youth year-round.

The May 18, 2005 Report of General Manager concerning Quimby Fees appropriation for Clubhouse Building Improvements states that "the El Sereno Club House at El Sereno Recreation Center is a heavily used building by the children and youth in the community and considered a much needed facility." The need for this facility's immediate restoration has increased since 2005, thus it's imperative to see that it is saved rather than destroyed.

4. The preservation alternative should be the preferred project as it would retain and reuse the

historic El Sereno Clubhouse Building for plays, indoor sports, award ceremonies, dance, music, and art classes. The suggested project improvements (batting cages, fitness equipment, picnic tables) may easily be incorporated in other areas of the park. It will be a bias and an inequality for the El Sereno community not to have the basic recreational buildings that our community needs. In fact, the loss of this building means that El Sereno residents and youth will need to travel outside the community to get the basic recreational programs that could be offered at the El Sereno Clubhouse.

The money needed to refurbish the historic clubhouse (\$190,000) was available in 2005. Councilmember Jose Huizar and the Department of Recs and Parks are accountable to see that the necessary funds are made available in order to give the community of El Sereno equitable access to the programs it has been unfairly denied all these years. The only reason the historic Clubhouse has been closed is because of the City's neglect and failure to maintain it properly.

The El Sereno Clubhouse has been cleared of any hazardous contaminants; asbestos and lead abatement work was performed in November 2013. The refurbishment and restoration of this historic facility is ready to begin.

Attached documents are:

1. LA-32 Neighborhood Council letter of support to have the historic clubhouse refurbished and restored.
2. 2005 Report of General Manager concerning Quimby Fees appropriation for Clubhouse Building Improvements

Sincerely,

Jorge Garcia  
El Sereno Historical Society  
[www.ElSerenoHistoricalSociety.org](http://www.ElSerenoHistoricalSociety.org)  
[Facebook](#)

--

Paul J. Davis  
Environmental Specialist, DRP/P&C  
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Los Angeles, CA 90012  
(213) 202-2667  
(213) 202-2611 FAX

**From:** Paul Davis [paul.j.davis@lacity.org]  
**Sent:** Tuesday, November 04, 2014 6:24 AM  
**To:** mshen135  
**Subject:** Re: El Sereno Clubhouse

Mia,

Thank you for your input, we will make sure to take your comments and concerns into consideration during the preparation of the draft Environmental Impact Report (EIR) that is currently being completed. We will inform you when the Draft EIR is available for review. The EIR will be used to inform the community, responsible agencies and the Board of Recreation and Park Commission during the process of project approval.

Feel free to contact me again, if you have any further comments or concerns.

On Mon, Nov 3, 2014 at 8:30 PM, mshen135 <[mshen135@yahoo.com](mailto:mshen135@yahoo.com)> wrote:

To Paul Davis,

I support saving and reusing the historic El Sereno Clubhouse for the following reasons:

1. **The El Sereno Clubhouse is eligible as a City of Los Angeles Historic-Cultural Monument**, worthy of recognition. Every effort should be taken to avoid the demolition of this historic community landmark, which would call into question the City's ability to protect our cultural heritage when clear adaptive reuse options exist.
2. **The El Sereno Clubhouse can be adapted** as the centerpiece of a successful El Sereno Improvement project, preserving the unique and authentic character of El Sereno that many in the community have consistently supported, including the LA-32 Neighborhood Council (LA-32 NC). The LA-32 NC represents more than 50,000+ stakeholders of our community.
3. **The El Sereno Clubhouse can be sensitively upgraded** to meet the community's current and future recreational needs. The El Sereno Recreational Center serves as the main hub for the community's recreational needs, providing service to thousands of our community's youth year-round.
4. **The preservation alternative should be the preferred project** as it would retain and reuse the historic El Sereno Clubhouse Building for plays, indoor sports, award ceremonies, dance, music, and art classes. The suggested project improvements (batting cages, fitness equipment, picnic tables) may easily be incorporated in other areas of the park. It will be a bias and an inequality for the El Sereno community not to have the basic recreational buildings that our community needs. In fact, the loss of this building means that El Sereno residents and youth will need to travel outside the community to get the basic recreational programs that could be offered at the El Sereno Clubhouse.

Thank you.

Sincerely,

Mia Shen

Sent from my T-Mobile 4G LTE Device

--

Paul J. Davis  
Environmental Specialist, DRP/P&C  
221 N. Figueroa St., Suite 100  
Los Angeles, CA 90012  
(213) 202-2667  
(213) 202-2611 FAX

**From:** Paul Davis [paul.j.davis@lacity.org]  
**Sent:** Tuesday, October 28, 2014 12:21 PM  
**To:** Reina Gomez  
**Cc:** Councilmember.Huizar@lacity.org  
**Subject:** Re: El Sereno Resident- El Sereno Clubhouse Preservation Letter

Reina,

Thank you for your input, we will make sure to take your comments and concerns into consideration during the preparation of the draft Environmental Impact Report (EIR) that is currently being completed. We will inform you when the Draft EIR is available for review. The EIR will be used to inform the community, responsible agencies and the Board of Recreation and Park Commission during the process of project approval.

Feel free to contact me again, if you have any further comments or concerns.

On Tue, Oct 28, 2014 at 12:13 PM, Reina Gomez <[reinamakeupartist@gmail.com](mailto:reinamakeupartist@gmail.com)> wrote:

To Whom It May Concern,

I am a constituent and retaining the land-marked El Sereno Clubhouse is important to the character of El Sereno. The preservation alternative should be the preferred project as it would retain and reuse the historic El Sereno Clubhouse Building for plays, indoor sports, award ceremonies, dance, music, and art classes. The suggested project improvements (batting cages, fitness equipment, picnic tables) may easily be incorporated in other areas of the park. It will be a bias and an inequality for the El Sereno community not to have the basic recreational buildings that our community needs. In fact, the loss of this building means that El Sereno residents and youth will need to travel outside the community to get the basic recreational programs that could be offered at the El Sereno Clubhouse.

--

*Sincerely,*

*Reina Gomez*

--

Paul J. Davis  
Environmental Specialist, DRP/P&C  
221 N. Figueroa St., Suite 100  
Los Angeles, CA 90012  
(213) 202-2667  
(213) 202-2611 FAX

**From:** Paul Davis [paul.j.davis@lacity.org]  
**Sent:** Tuesday, October 28, 2014 8:05 AM  
**To:** Taylor Orci  
**Subject:** Re: El Sereno Parl Clubhouse

Taylor,  
Thank you for your input, we will make sure to take your comments and concerns into consideration during the preparation of the draft Environmental Impact Report (EIR) that is currently being completed. We will inform you when the Draft EIR is available for review. The EIR will be used to inform the community, responsible agencies and the Board of Recreation and Park Commission during the process of project approval.

Feel free to contact me again, if you have any further comments or concerns.

On Sun, Oct 26, 2014 at 11:59 AM, Taylor Orci <[chap.taylor@gmail.com](mailto:chap.taylor@gmail.com)> wrote:  
Hello, my name is Taylor Orci. I was an El Sereno resident, and my grandparents have been living in El Sereno (Thelma Ave.) since the 1950's-- I intend to keep their house in the family, we have a lot of pride in El Sereno.

I heard on Facebook that the El Sereno Park Clubhouse is in danger of being torn down to make way for recreational facilities. I would love if that didn't happen and instead the Clubhouse be designated an historical landmark.

There aren't many things in El Sereno that have been so longstanding and that build on the pride of the neighborhood, and I would love to add my voice to the growing number of residents who want to see our neighborhood have some history we can show to our kids.

Thank you,  
Taylor

--  
Paul J. Davis  
Environmental Specialist, DRP/P&C  
221 N. Figueroa St., Suite 100  
Los Angeles, CA 90012  
(213) 202-2667  
(213) 202-2611 FAX

**From:** Paul Davis [paul.j.davis@lacity.org]  
**Sent:** Monday, November 03, 2014 2:23 PM  
**To:** VERONICA CALDERON  
**Subject:** Re: Historic El Sereno Clubhouse

Veronica,

Thank you for your input, we will make sure to take your comments and concerns into consideration during the preparation of the draft Environmental Impact Report (EIR) that is currently being completed. We will inform you when the Draft EIR is available for review. The EIR will be used to inform the community, responsible agencies and the Board of Recreation and Park Commission during the process of project approval.

Feel free to contact me again, if you have any further comments or concerns.

On Mon, Nov 3, 2014 at 2:19 PM, VERONICA CALDERON <[ronii99@yahoo.com](mailto:ronii99@yahoo.com)> wrote:

To Paul Davis,

I support saving and reusing the historic El Sereno Clubhouse for the following reasons:

**The El Sereno Clubhouse can be sensitively upgraded** to meet the community's current and future recreational needs. The El Sereno Recreational Center serves as the main hub for the community's recreational needs, providing service to thousands of our community's youth year-round.

Please include my e-mail as Public Input.

Respectfully,  
Veronica Calderon

--

Paul J. Davis  
Environmental Specialist, DRP/P&C  
221 N. Figueroa St., Suite 100  
Los Angeles, CA 90012  
(213) 202-2667  
(213) 202-2611 FAX

**From:** Paul Davis [paul.j.davis@lacity.org]  
**Sent:** Wednesday, October 29, 2014 9:21 AM  
**To:** Yvette Mejia  
**Subject:** Re: EL Sereno Clubhouse

Yvette,

Thank you for your input, we will make sure to take your comments and concerns into consideration during the preparation of the draft Environmental Impact Report (EIR) that is currently being completed. We will inform you when the Draft EIR is available for review. The EIR will be used to inform the community, responsible agencies and the Board of Recreation and Park Commission during the process of project approval.

Feel free to contact me again, if you have any further comments or concerns.

On Wed, Oct 29, 2014 at 7:00 AM, Yvette Mejia <[mejiatribe@sbcglobal.net](mailto:mejiatribe@sbcglobal.net)> wrote:  
Mr. Paul Davis,

I am a 20 year resident of EL Sereno even though I grew up in Hillside Village and attended all the local schools, Multnomah Elementary, El Sereno Junior High and Wilson High (GO MULES!). My husband and I bought our house over 20 years ago in El Sereno and we love our neighborhood parks and beautiful hills.

As a child I was part of the Camp Fire Girls, we were mostly girl students from Multnomah Elementary and I remember the Clubhouse hosting several of our events including Christmas Parties and plays. I believe we should do all we can to save the Clubhouse as many residents have the same fond memories from their childhood as I do. Please help us in preserving El Sereno by saving our Clubhouse. I would hate to be forced to travel outside our community for "community" events.

*Thank you,  
Yvette Mejia*

--

Paul J. Davis  
Environmental Specialist, DRP/P&C  
221 N. Figueroa St., Suite 100  
Los Angeles, CA 90012  
(213) 202-2667  
(213) 202-2611 FAX

# APPENDIX B

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## Noise

**Construction Noise Levels - Unmitigated**

<b>Reference Noise Distance</b>	<b>50</b>				
<b>Reference Noise Level</b>	<b>89</b>				
	<b>Distance (feet)</b>	<b>Attenuation Factors</b>	<b>Maximum Construction Noise Level (dBA)</b>	<b>Existing Ambient (dBA, Leq)</b>	<b>New Ambient (dBA, Leq)</b>
<b>Sensitive Receptor</b>					
Residences on Klamath Street	100	0	<b>83.0</b>	56.1	<b>83.0</b>
Residences to the West	140	0	<b>80.1</b>	56.1	<b>80.1</b>
Farmdale Elementary School on Northeastern Avenue	800	0	<b>64.9</b>	68.9	<b>70.4</b>
El Sereno Middle School	1,100	0	<b>62.2</b>	68.9	<b>69.7</b>

**Construction Noise Levels - Mitigated**

<b>Reference Noise Distance</b>	<b>50</b>				
<b>Reference Noise Level</b>	<b>89</b>				
	<b>Distance (feet)</b>	<b>Attenuation Factors</b>	<b>Maximum Construction Noise Level (dBA)</b>	<b>Existing Ambient (dBA, Leq)</b>	<b>New Ambient (dBA, Leq)</b>
<b>s</b>					
Residences on Klamath Street	100	3	<b>80.0</b>	56.1	<b>80.0</b>
Residences to the West	140	3	<b>77.1</b>	56.1	<b>77.1</b>
Farmdale Elementary School on Northeastern Avenue	800	3	<b>61.9</b>	68.9	<b>69.7</b>
El Sereno Middle School	1,100	3	<b>59.2</b>	68.9	<b>69.3</b>

Mitigated calculations include a 3-dBA reduction for engine muffling associated with Mitigation Measure N1.

# APPENDIX C

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## Cultural Resources



**SWCA**<sup>®</sup>

ENVIRONMENTAL CONSULTANTS

Sound Science. Creative Solutions.<sup>®</sup>

# **Historic Structures Evaluation Report for the El Sereno Recreation Center Clubhouse, City and County of Los Angeles, California**

Prepared for

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

and

**Terry A. Hayes Associates Inc.**

Prepared by

**SWCA Environmental Consultants**

December 2013



**HISTORIC STRUCTURES EVALUATION REPORT FOR THE EL  
SERENO RECREATION CENTER CLUBHOUSE,  
CITY AND COUNTY OF LOS ANGELES, CALIFORNIA**

Prepared for

**City of Los Angeles Department of Recreation and Parks**  
221 N. Figureoa Street, Suite 100  
Los Angeles, California 20012

and

**Terry A. Hayes Associates Inc.**  
8522 National Boulevard, Suite 201  
Culver City, California 90232

Prepared by

Steven Treffers, M.H.P, and  
Brandi Shawn, B.A.

**SWCA Environmental Consultants**  
150 Arroyo Parkway, Second Floor  
Pasadena, California  
(626) 240-0587  
[www.swca.com](http://www.swca.com)

Contact: Shannon Carmack, Project Manager  
[scarmack@swca.com](mailto:scarmack@swca.com)

USGS 7.5-Minute Topographic Quadrangle  
*Los Angeles*, California 1966, Photorevised 1981

SWCA Project No. 24109.01

Draft  
December 18, 2013



## **MANAGEMENT SUMMARY**

**Purpose and Scope:** On behalf of the City of Los Angeles Department of Recreation and Parks (RAP), SWCA Environmental Consultants (SWCA) was retained by Terry A. Hayes Associates Inc. (TAHA) to conduct a historic structures evaluation of the El Sereno Recreation Center Community Building and an associated concession structure. The evaluation included an intensive-level survey of the subject property historic research and preparation of an historic structures report. The subject property consists of a 19-acre parcel located at 4721 Klamath Avenue in the Community of El Sereno, City and County of Los Angeles, California.

All work was prepared in accordance with the California Environmental Quality Act (CEQA), Public Resources Code (PRC) Section 5024.1, Section 15064.5 of the Guidelines; and Sections 21083.2 and 21084.1 of the Statutes of CEQA (Governor's Office of Planning and Research 1998); and in accordance with regulations set forth in the City of Los Angeles Municipal Code, Chapter 9, Article 1, Cultural Heritage Ordinance.

**Dates of Investigation:** SWCA staff conducted an intensive-level survey of the subject property on November 20, 2013, and completed this report in December 2013.

**Summary of Findings:** The results of this analysis found that the El Sereno Recreation Center Clubhouse embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for a study of a period, and as such appears eligible for designation as a Historic-Cultural Monument in the City of Los Angeles. As such it is considered a historical resource for the purposes of CEQA.

**Disposition of Data:** This report and any subsequent related reports will be filed with TAHA; the South Central Coastal Information Center at California State University, Fullerton; and with SWCA's Pasadena, California office. All field notes, photographs, and records related to the current study are also on file at the SWCA Pasadena office.

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## **APPENDICES**

**Appendix A:** SWCA DPR forms

**Appendix B:** Previously-Prepared DPR Forms and HRI Database Sheet

## **INTRODUCTION**

On behalf of the City of Los Angeles Department of Recreation and Parks (RAP), SWCA Environmental Consultants (SWCA) was retained by Terry Hayes and Associates, (TAHA) to prepare a Historic Structures Evaluation for the El Sereno Recreation Center (Figure 1). The evaluation includes a survey, historic research, a Historic Structures Report, and preparation of California Department of Parks and Recreation (DPR) 523 Series forms. The current study includes the clubhouse community building and associated concession structure located at 4721 Klamath Street within the neighborhood of El Sereno, in the City of Los Angeles, Los Angeles County, California (Figure 2). The buildings are included within the boundary of the El Sereno Recreation Center, which includes the subject buildings as well as a gymnasium, an indoor pool, tennis courts, basketball court, baseball diamond, and the clubhouse with concession stand.

The study complies with the California Environmental Quality Act (CEQA), Public Resources Code (PRC) Section 5024.1, Section 15064.5 of the Guidelines, and Sections 21083.2 and 21084.1 of the Statutes of CEQA (Governor's Office of Planning and Research 1998). PRC Section 5024.1 requires the identification and evaluation of historical resources that may be affected by a proposed project. This report was also prepared in accordance with regulations set forth in the City of Los Angeles Municipal Code, Chapter 9, Article 1, Cultural Heritage Ordinance.

The project team was led by SWCA Senior Architectural Historian Shannon Carmack, B.A., who conducted the field survey and managed the project. SWCA Architectural Historians Steven Treffers, M.H.P., and Brandi Shawn, B.A., performed archival research, and prepared the report. All figures found in this report were prepared by geographic information system (GIS) manager William Hayden, M.A. Finally, this report was reviewed for quality assurance/quality control (QA/QC) by Ms. Carmack and SWCA Cultural Resources Principal Investigator John Dieter, Ph.D., Registered Professional Archaeologist (RPA), and Ms. Carmack. All project personnel meet the Secretary of the Interior's Professional Qualifications Standards for architectural history and history or archaeology.

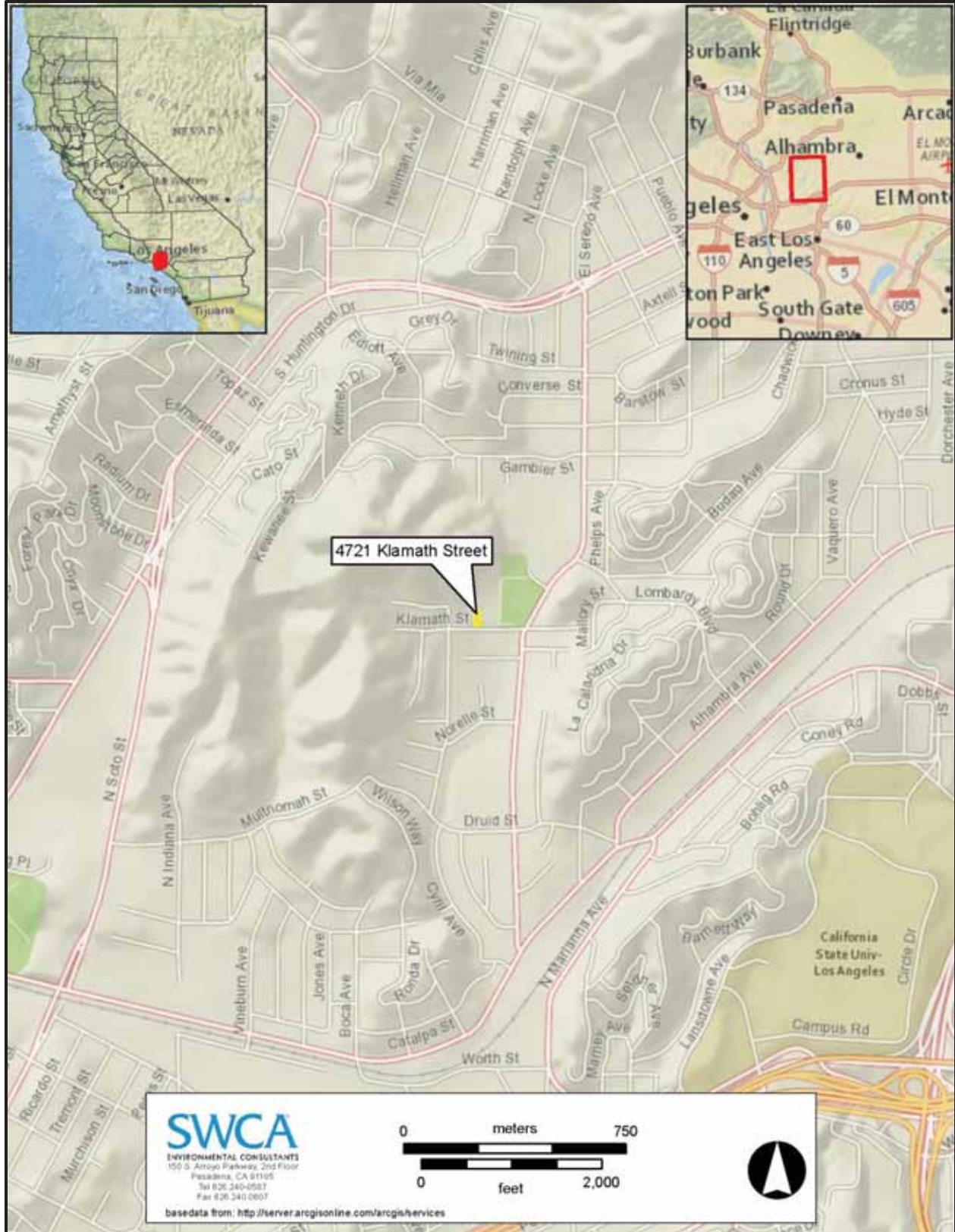


Figure 1. Project location map



Figure 2. Site map.

## REGULATORY SETTING

This section identifies state legislation as well as local statutes, ordinances, and guidelines that govern the identification and treatment of cultural resources and analysis of project-related effects to cultural resources. The lead agency must consider these requirements when making decisions on projects that may affect cultural resources.

### State

CEQA (Section 21084.1) requires that a lead agency determine whether a project could have a significant effect on historical resources. If it can be demonstrated that a project will cause damage to a unique archaeological resource, the lead agency can require that reasonable efforts be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that they cannot be left undisturbed, CEQA (Section 21083.2[a], [b], and [c]) requires mitigation measures.

CEQA (Section 21083.2[g]) defines a *unique archaeological resource* as an archaeological artifact, object, or site about which it can be clearly demonstrated that without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

- It contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
- It has a special and particular quality such as being the oldest of its type or the best available example of its type
- It is directly associated with a scientifically recognized important prehistoric or historic event or person.

A *historical resource* is a resource listed in or determined to be eligible for listing in the California Register of Historical Resources (CRHR) (Section 21084.1), a resource included in a local register of historical resources (Section 15064.5[a][2]), or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant (Section 15064.5[a][3]).

PRC Section 5024.1, Section 15064.5 of the CEQA Guidelines, and PRC Sections 21083.2 and 21084.1 were used as the basic guidelines for this cultural resources study. PRC Section 5024.1 requires an evaluation of historical resources to determine their eligibility for listing in the CRHR. The purpose of the register is to maintain listings of the state's historical resources and to indicate which properties are to be protected from substantial adverse change. The criteria for listing resources in the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the National Register of Historic Places (NRHP), enumerated below.

According to PRC Section 5024.1(c)(1–4), a resource is considered *historically significant* if it 1) retains “substantial integrity,” and 2) meets at least one of the following criteria (lettered A through D for the NRHP):

1. It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
2. It is associated with the lives of persons important in our past.
3. It embodies the distinctive characteristics of a type, period, region or method of installation, or represents the work of an important creative individual, or possesses high artistic values.
4. It has yielded or may be likely to yield information important in prehistory or history.

Impacts to significant cultural resources that affect the characteristics of any resource that qualify it for the NRHP or adversely alter the significance of a resource listed in or eligible for listing in the CRHR are considered a significant effect on the environment. These impacts could result from “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired” (CEQA Guidelines, Section 15064.5 [b][1], 2000). Material impairment is defined as demolition or alteration “in an adverse manner [of] those characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in, the California Register...” (CEQA Guidelines, Section 15064.5[b][2][A]).

## **Local**

### ***Los Angeles Historic-Cultural Monuments***

Local landmarks in the city of Los Angeles are known as Historic-Cultural Monuments (HCMs) and are under the aegis of the Planning Department, Office of Historic Resources. An HCM, monument, or local landmark is defined in the Cultural Heritage Ordinance as follows:

Historic-Cultural Monument (Monument) is any site (including significant trees or other plant life located on the site), building or structure of particular historic or cultural significance to the City of Los Angeles, including historic structures or sites in which the broad cultural, economic or social history of the nation, State or community is reflected or exemplified; or which is identified with historic personages or with important events in the main currents of national, State or local history; or which embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period, style or method of construction; or a notable work of a master builder, designer, or architect whose individual genius influenced his or her age. (Los Angeles Municipal Code Section 22.171.7, Added by Ordinance No. 178,402, Effective 4-2-07).

### ***Historic Preservation Overlay Zones***

As described by the City of Los Angeles Office of Historic Resources, the HPOZ Ordinance was adopted in 1979 and amended in 2004 “to identify and protect neighborhoods with distinct architectural and cultural resources, the City...developed an expansive program of Historic Preservation Overlay Zones... HPOZs, commonly known as historic districts, provide for review of proposed exterior alterations and additions to historic properties within designated districts.”

Regarding HPOZ eligibility, City of Los Angeles Ordinance No. 175891 states that features designated as contributing shall meet one or more of the following criteria:

- adds to the Historic architectural qualities or Historic associations for which a property is significant because it was present during the period of significance, and possesses Historic integrity reflecting its character at that time; or
- owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city; or
- retaining the building, structure, Landscaping, or Natural Feature, would contribute to the preservation and protection of an Historic place or area of Historic interest in the City (Los Angeles Municipal Code, Section 12.20.3).

Regarding effects on federal and locally significant properties, Los Angeles Municipal Code declares the following:

The department shall not issue a permit to demolish, alter or remove a building or structure of historical, archaeological or architectural consequence if such building or

structure has been officially designated, or has been determined by state or federal action to be eligible for designation, on the National Register of Historic Places, or has been included on the City of Los Angeles list of historic cultural monuments, without the department having first determined whether the demolition, alteration or removal may result in the loss of or serious damage to a significant historical or cultural asset. If the department determines that such loss or damage may occur, the applicant shall file an application and pay all fees for the California Environmental Quality Act Initial Study and Check List, as specified in Section 19.05 of the Los Angeles Municipal Code. If the Initial Study and Check List identifies the historical or cultural asset as significant, the permit shall not be issued without the department first finding that specific economic, social or other considerations make infeasible the preservation of the building or structure (Section 91.106.4.5, Permits for Historical and Cultural Buildings).

## **HISTORIC OVERVIEW**

### ***City of Los Angeles***

The Spanish Governor of California, Felipe de Neve, recognized the need to establish a pueblo north of the Mission San Gabriel to help supply Spain's military forts (presidios) in California and to help maintain Spain's control over the region. On September 4, 1781, 44 settlers from Sonora, Mexico, accompanied by the governor, soldiers, mission priests, and several Native Americans arrived at a site alongside the *Rio de Porciúncula* (later renamed the Los Angeles River; Robinson 1979:238; Ríos-Bustamante 1992). They founded a pueblo called *La Reyna de los Angeles*, or the town of the Queen of the Angels (Treutlein 2004). This settlement consisted of a small group of adobe-brick houses and streets and would eventually be known as the City of Los Angeles, which incorporated on April 4, 1850, only two years after the Mexican-American War. Settlement of the Los Angeles region continued in the early American Period.

The County of Los Angeles was established on February 18, 1850, one of 27 counties established in the months prior to California attaining statehood in the United States. Many of the ranchos in the area now known as Los Angeles County, which focused on cattle production, remained intact after the United States took possession of California; however, a severe drought in the 1860s resulted in many of the ranchos being sold or otherwise acquired by Americans. Most of these ranchos were subdivided into agricultural parcels or towns (Dumke 1944). Nonetheless, ranching retained its importance, and by the late 1860s, Los Angeles was one of the top dairy production centers in the country (Rolle 2003). By 1876, Los Angeles County had a population of 30,000 persons (Dumke 1944).

After a sharp decline in the importance of the cattle industry, Los Angeles was transformed into a regional business center and a center of citriculture in the late 1800s and early 1900s (Caughey and Caughey 1977). These factors, combined with the expansion of port facilities and railroads throughout the region, contributed to the impact of the real estate boom of the 1880s on Los Angeles (Caughey and Caughey 1977; Dumke 1944).

By the late 1800s, government leaders recognized the need for a large and secure water supply to sustain the growing population in the Los Angeles area. Irish immigrant William Mulholland personified the city's efforts for a stable water supply (Dumke 1944; Nadeau 1997). By 1913, the City of Los Angeles had purchased large tracts of land in the Owens Valley and Mulholland planned and completed the construction of the 240-mile aqueduct that brought the valley's water to the city (Nadeau 1997).

With an ample water supply secured, Los Angeles rapidly expanded outward from the city core in the first decades of the twentieth century. This, coupled with the growth of the oil, film, and tourism industries,

pushed the population of the Los Angeles from 102,000 in 1900 to 1,238,000 by 1930 (Fogelson 1967:78). Although subdivision and industry slowed during the Great Depression, Los Angeles remained fairly productive through the 1930s in contrast to many other cities across the country (Fogelson 1967:273). Development in Los Angeles picked up again in the 1940s, and the city quickly became the center of a massive war effort in southern California during World War II. With the war's end in 1945, Los Angeles welcomed a flood of returning GIs and other migrants, and the city developed further outwards into the San Fernando Valley through the 1950s and 1960s. The number of Los Angeles residents has continued to rise since this time, with the city's population nearing 4 million as of 2010.

## **El Sereno**

The following history is excerpted from the El Sereno volume of the *Third Supplemental Historic Architectural Survey Report 710 Freeway Gap Closure Project* (Casen and Anderson 1994).

The area that would become El Sereno is located along a former road between the San Gabriel Mission and the Pueblo of Los Angeles, and was used by the Mission for cattle grazing after its founding 1771. Following the Mexican Independence in 1821, the land was granted to Juan Antonio Ballesteros, Registrar of the Pueblo of Los Angeles from 1823-24. Initially, he named the area *Rancho Rosa de Castilla* after a spring that ran through the area with wild roses growing along its banks. Included within the boundaries of the rancho was present-day Lincoln Heights, El Sereno, City Terrace, and parts of South Pasadena, Alhambra, and Monterey Park (Casen and Anderson 1994:IV-6). The name El Sereno means "the serene one" in Spanish.

Following California's entry into the United States in 1850, the ranch was sold to the Batz family, who were Basque and Mexican immigrants, subsequent generations of whom lived on ranch land until the early 1980s. It was at this time that the last member of the Batz family in El Sereno, Esperanza Batz, passed away. Though the rancho had long since been subdivided by the time Batz died, it was still regarded by those who could remember as Rancho Rosa de Castilla. During their ownership of the rancho, the Batz family sold off parts of their land to a small number of families. The subject property was developed on land that had come into the hands of the Smith family by 1885 (Casen and Anderson 1994:V-7).

The Southern Pacific Railroad arrived in El Sereno in 1876, followed by the Santa Fe Railroad the following year. The newly accessible outskirts of Los Angeles were open to a multitude of immigrants from the Eastern and Midwestern United States. Many new tracts and subdivisions sprang up after the area was opened up to train travel. However, aside from the homesteader-ranchers who began settling the area in the early 1830s and its now ready access by train, El Sereno remained largely undeveloped, unlike nearby Lincoln Heights, Boyle Heights, and Alhambra (Casen and Anderson 1994:IV-9).

The terrain and restricted access to water served as limiting factors in the settlement of the area. Rosa de Castilla abutted the Pueblo of Los Angeles lands along the west foot of Ascot Hills, the east side of which are adjacent to the project area. Serviced by the Arroyo Rosa de Castilla and Ascot Reservoir as early as 1894, El Sereno lacked sufficient water resources to sustain a large population (Casen and Anderson 1994:IV-9). Perhaps due to the limited water resources and the success they saw due to otherwise fertile grazing land, ranchers who owned the large parcels that constituted El Sereno had little incentive to subdivide (Casen and Anderson 1994:IV-9). Largely remaining farmland well into the second decade of the 20<sup>th</sup> century, El Sereno was a place of prosperity for the relative few homesteaders that occupied it. Compared to many areas in Los Angeles, the successful real estate speculator arrived much later in El Sereno.

Despite a low development rate, El Sereno saw no shortage of amenities. By 1885, the Pacific Electric Line was visiting Pasadena multiple times a day and reaching the Lincoln Heights community and the

huge pleasure grounds known as East Side Park, just west of El Sereno, along the Kuhrts Street line. In 1902, the Pasadena Short Line on the Pacific Electric Line opened up, passing right through El Sereno along Huntington Drive and the following year saw the first central subdivision (Casen and Anderson 1994:IV-11). The town featured the first school in the area, Farmdale, then under jurisdiction of the Pasadena School District, which stands today on the same parcel as the subject building, as well as several grocers, general stores, churches, a post office and at least three stops off of the Pacific Electric.

Then also known as Bairdstown (named after Llewelyn Baird, brother to early subdividers), El Sereno was included in the Bairdstown Annexation that occurred in June of 1915, officially becoming part of Los Angeles. It wasn't until 1917 that the name of the community was officially changed to El Sereno (Casen and Anderson 1994; IV-12). The small town, was made up of four distinct neighborhoods (Rose Hill, Bairdstown, Farmdale, and Sierra Vista), and with incorporation came greater commercial and industrial development (Casen and Anderson 1994:IV-11). The subject property area is located in the Farmdale tract of El Sereno.

El Sereno, like nearby Lincoln Heights, served the historic core of Downtown Los Angeles as a center for industrial manufacture as well as for pleasure grounds. East Side Park, today Lincoln Park, is located on the Westside of Ascot Hills, so named for Legion Ascot Speedway, located on the El Sereno side, a full track raceway for motor vehicles in the 1920s (Behrens 2011). These amenities brought affluent Angelenos from Downtown and Pasadena for day trips, but due to the limited availability of subdivisions, El Sereno did not experience a sizeable population boom until the beginning of WWII (Casen and Anderson 1994:IV-12). When the Great Depression hit, the little development that had been happening in El Sereno came to a halt.

Its close proximity to the industrial developments along the S.P.R.R. to the south and along the Los Angeles River to the west, made the community attractive to immigrants looking for a place to settle. However, due to the restrictive covenants in place in El Sereno until 1948, when they were lifted by Supreme Court Decision (Shelley vs. Kramer), Mexican-Americans, a large population of the Los Angeles workforce, were excluded from purchasing homes in the area (Casen and Anderson 1994:IV-14). The community today is densely populated and features a mixture of early 20<sup>th</sup> century and post-World War II housing that largely filled in the gaps between pre- and post-war development.

## **BACKGROUND RESEARCH**

SWCA reviewed a variety of primary and secondary source materials as part of the process of conducting background research for this project. In developing historic context with which to evaluate the subject property, SWCA consulted with Janet Hansen, Deputy Manager of the City of Los Angeles Office of Historic Resources (OHR), who provided materials relating to the history of the El Sereno neighborhood and municipal recreational facilities in greater Los Angeles. As part of the property-specific research for this project, our methodology focused on a review of historical maps and aerial photographs, as well as information available through online archives at the Los Angeles Public Library, the Pasadena Public Library, and the Getty Research Institute.

Additionally, SWCA consulted the California Historic Resources Inventory, which identified five previously-recorded resources within the El Sereno Recreation Park boundaries (19-676190; 19-176275; 19-176276; 19-176277; and 19-176278). After contacting the South Central Coastal Information Center at California State University, Fullerton, SWCA was provided with the DPR forms for the corresponding properties. Included in Appendix B of this report, the DPR forms indicate that the El Sereno Recreation Center was recorded shortly after the Northridge Earthquake in 1994 as part of a survey of earthquake-damaged properties for purposes of Section 106 of the National Historic Preservation Act Review. The facility was recorded as a district (19-176190), which included the 1931 community building (19-

176275), outdoor swimming pool (19-176276), tennis courts (19-176277), and the baseball diamond (19-176278). The property was determined eligible (National Register Status Code 2D) for listing in the NRHP under Criterion A for its association with events that have made a significant contribution to the broad patterns of our history; namely, the history of parks and recreation in Los Angeles. However, for unknown reasons, the clubhouse and concession stand, the subjects of the current study, were not included as part of the evaluation.

As a result of the national register eligibility determination, the El Sereno Recreation Center property is considered a historical resource under CEQA. However, shortly after its recordation, the El Sereno Recreation Center underwent a major rehabilitation that resulted in the demolition of the 1931 community building and outdoor pool, and the replacement of the baseball diamond (*Los Angeles Times* 1995). This \$2 million rehabilitation also included the construction of the current indoor pool building that is located adjacent to the subject property. As a result of the demolition and extensive alteration to three of the four contributing resources recorded in 1994, the integrity of the district has been significantly compromised and its significance as a historic district appears to be questionable. Therefore, SWCA recorded and evaluated the clubhouse and concession buildings individually in the course of the current study, and not exclusively within the context of the district.

## **METHODS**

SWCA Senior Architectural Historian Shannon Carmack conducted an intensive-level survey of the subject property on November 19, 2013. Intensive-level survey methods consisted of a pedestrian survey of the exterior and walk-through of the building interior.

The intensive-level survey of the built environment included an examination of each building and its contributing features. Historic research was conducted to confirm the buildings' dates of construction, dates and types of exterior alterations. All information obtained was incorporated/considered during the process of evaluating the property for NRHP, CRHR, and local level eligibility.

Ms. Carmack documented her fieldwork using field notes, digital photography, close-scale field maps, and aerial photographs. All field notes, photographs, and records related to the current study are on file at SWCA's Pasadena office.

## **RESULTS**

### **Architectural Survey**

Located at the eastern base of the Ascot Hills on a stepped section of El Sereno Park, the Recreation Center Clubhouse is a single-story Modern-style building that was constructed in 1949 (Figure 3). The building is irregular in plan with an asymmetrical façade and varied massing, and set atop a raised concrete and cut-stone foundation. Characteristic of its Modernist design, the clubhouse is covered by a flat roof, is clad in smooth stucco and aluminum sheeting, and accented by cut-stone veneer at the southern end of the building (Figure 4). A secondary flat roof supported by round metal posts extends from the north elevation and partially from the west and east elevations, creating a covered patio area (Figure 5). Fenestration consists of fixed, metal-framed windows across the building, and louvered windows on the west elevation, which are metal-framed with metal grate security screen coverings. Located at the southern end of the building atop a concrete stairway, the primary entrance is set within a deep alcove and features double metal and glass doors that are currently covered by a security screen. Other points of entry consist of double metal doors located on the north, east, and west elevations.

Underneath the covered patio area is a small, detached concession building that features a similar design and materials to the primary building (Figure 6). The one-story building has a slightly sloped roof and a rectangular floor plan, and projects outwards from its cut-stone foundation to the west, partially hovering above the ground two feet below. The clubhouse and concession stand are situated on a sloping parcel, within El Sereno Park, and surrounded by park buildings and a residential neighborhood. Both buildings are currently vacant, and windows and doors have been covered with plywood. Some siding from both buildings has been removed as part of hazardous materials remediation. Despite these alterations, both buildings have undergone few alterations and retain a high degree of integrity.



**Figure 3.** Clubhouse facade, view facing west.



**Figure 4.** South elevation, view facing northwest.



**Figure 5.** Recreation Clubhouse, view facing south.



**Figure 6.** Concession Stand, view facing southwest.

### ***El Sereno Recreation Center Clubhouse Evaluation***

Constructed in 1949 for a cost of \$68,224, the subject property is a clubhouse located within the El Sereno Recreation Center, in the El Sereno Neighborhood of Los Angeles. The El Sereno Recreation Center was initially developed circa 1931 and included a community building, outdoor swimming pool, tennis courts, and a baseball diamond. The facility was constructed as part of a larger plan to create municipal parks within residential neighborhoods in the City of Los Angeles during the 1930s (Office of Historic Resources 2013). As the population of El Sereno and Los Angeles as a whole grew in the years following World War II, voters passed a municipal bond measure to provide funding for new recreational facilities. The subject property was one of these facilities and by early 1949 architect Milton Caughey was chosen to design the project.

Born and educated on the East Coast, Caughey moved to Los Angeles in 1942 to practice architecture in a culture and climate more receptive to Modernist designs (Caughey 2007). After serving in the U.S. Naval Reserve during World War II, Caughey began his own practice in Los Angeles in 1947. From 1953 through 1957 he partnered with the firm Caughey and Ternstrom, and eventually returned to practice as a sole proprietor before his death at age 46 in 1958. During his short but impressive career, Caughey received four Merit Awards for Excellence in Design and Execution from the Southern California Chapter of the American Institute of Architects. In addition, his work was documented by renowned architectural photographers Robert Cleveland, Marvin Rand, and Julius Shulman (Figures 7-10). Two of his residential projects, the Garred House (1949) and the Goss house (1950) were also included in David Gebhard and Robert Winter's *Guide to Architecture in Southern California* alongside such well-known Modernist architects as Raphael Soriano, Rudolf Schindler, and Richard Neutra (Gebhard and Winter 1965).



**Figure 7.** View to the northwest, 1951. Photography by Julius Shulman (Source: Getty Research Institute 2013).





**Figure 10.** View of the interior, 1951. Photograph by Julius Shulman (Source: Getty Research Institute 2013),

Much of Caughey's early work was residential, with houses featuring the flat roofs, post and beam construction, and open interior spaces characteristic of Postwar Modernism. Inspired by the ahistorical and visually austere forms of the International and Bauhaus movements of the early twentieth century, Modernism became the preferred architectural style for a prosperous and aspirational American population in the decades after World War II (Gelernter 1999). Nowhere did this ring truer than Los Angeles, where an abundance of land and a flood of returning GIs led to a period of unprecedented growth and construction. With its fluid interior and exterior spaces, progressive building materials, and non-traditional forms, Modernism became the preeminent architectural style for the subsequent development homes, schools, and commercial buildings.

As Caughey's career progressed into the 1950s, he shifted his attention towards many of these large-scale institutional and commercial projects. His schools, juvenile detention homes, and recreation centers, featured the same modern design principles exhibited in his residential projects. Early examples in Los Angeles include, the Barry Building (1951), the Barrington Playground Clubhouse (1954), and Walgrove Elementary School (Mid-1950s). These large facilities also provided Caughey with the opportunity to experiment with new structural materials such as exposed metal trusses and diagonal bracing, sun-shading, and covered outdoor hallways. Towards the late 1950s, Caughey, like many of his contemporaries, began to employ steel construction, modular systems, and prefabricated elements (Caughey 2007).

The subject building is an excellent example of a Postwar Modernist-style institutional building in the Los Angeles community of El Sereno. Designed by the regionally-notable architect Milton Caughey, it is one of his earliest-known institutional buildings and includes many of the Modernist design elements he would later employ in AIA-recognized projects, such as exposed metal trusses, sun-shading, and covered

outdoor hallways. Additionally, while Postwar-Modernist architecture proliferated across Los Angeles in the late-1940s through the 1960s, there are relatively few known examples in the community of El Sereno and the subject property stands as a rare example of an architectural and cultural trend that characterized the city and the country as a whole. Although the building is currently vacant with its windows boarded, it retains integrity of its location, design, setting, materials, workmanship, and association. The El Sereno Recreation Center Clubhouse embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for a study of a period, and as such appears eligible for designation as a Historic-Cultural Monument in the City of Los Angeles.

However, the subject building is one of many such property-types at the state and national level, and it does not appear eligible for listing in the California or National Registers under for its design/construction (Criterion C/3). Likewise, the subject property does not appear to be associated with historic events (Criterion A/1) or people (Criterion B/2), and there is no evidence that the property may be likely to yield information important in prehistory or history (Criterion D/4).

## **PROJECT IMPACTS ASSESSMENT**

CEQA (Section 21084.1) requires that a lead agency determine whether a project may have a significant effect on historical resources. If it can be demonstrated that a project will cause damage to a historical resource, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that they cannot be left undisturbed, mitigation measures are required (Section 21083.2[a], [b], and [c]). Because the El Sereno Recreation Center Clubhouse is eligible for listing as an HCM, it is considered a historical resource under CEQA and its demolition would constitute a significant impact to a historical resource.

Additionally, until the NRHP eligibility of the El Sereno Recreation Center property is reevaluated and concurred upon by the OHP in light of the demolition and substantial alteration of three of the four contributors, the entire property, including the clubhouse building, is considered a historical resource under CEQA because of the NRHP determination from 1994.

## **RECOMMENDATIONS**

To avoid an impact to historical resources as defined by CEQA, it is recommended that the El Sereno Recreation Center Clubhouse be adaptively reused under the direction of an architectural historian who meets the Secretary of the Interior's Professional Qualifications Standards (National Park Service 1983). The architectural historian should prepare a comprehensive study of the buildings to identify extant character-defining features and develop recommendations for treatments to upgrade the building while maintaining its historic fabric. The architectural historian should work with the architectural, structural, and construction teams to ensure that the buildings can be rehabilitated and reused without compromising their integrity.

Although not part of the current project, the El Sereno Recreation Center property is currently identified as a historic district eligible for listing in the NRHP, and is considered a historical resource under CEQA. Because the majority of the historic district contributors are demolished or have lost integrity, the district is likely no longer eligible for listing in the NRHP. SWCA recommends that measures be taken to update the previous historic district determination and coordinate with the State Office of Historic Preservation and the OHR have the property determination reconsidered.

If for some reason rehabilitation and adaptive reuse is found infeasible, demolition of these resources would constitute a significant direct impact to cultural resources related to a substantial adverse change in

the significance of historical resources. Although not capable of reducing impacts to below the level of significance, two mitigation measures have been identified that would reduce project impacts on historical resources to the maximum extent practicable. The following mitigation measure is proposed to address these impacts.

**CR MM-1**

Impacts resulting from the demolition of the El Sereno Clubhouse and associated concession stand shall be minimized through archival documentation of both building complexes in as-built and as-found condition. Prior to issuance of demolition permits, RAP shall ensure that documentation of the buildings and structures proposed for demolition is completed in the form of a Historic American Building Survey (HABS) documentation that shall comply with the Secretary of the Interior's Standards for Architectural and Engineering Documentation (NPS 1990). The documentation shall include large-format photographic recordation, detailed historic narrative report, and compilation of historic research. The documentation shall be completed by a qualified architectural historian or historian who meets the Secretary of the Interior's Professional Qualifications Standards for History and/or Architectural History (NPS 1983). The original archival-quality documentation shall be offered as donated material to the Library of Congress where it will be available for current and future generations. Archival copies of the documentation also would be submitted to the downtown branch of the Los Angeles Public Library, the El Sereno library and any local historical organizations where it would be available to local researchers. Completion of this mitigation measure shall be monitored and enforced by RAP.

**LEVEL OF SIGNIFICANCE AFTER MITIGATION**

Implementation of mitigation measures CR MM-1 would reduce significant direct and cumulative impacts to historical resources scheduled for demolition to the maximum extent feasible. However, the demolition of these historical resources would still remain a significant adverse impact.

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**Appendix A.**  
**SWCA DPR Forms**

State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
 NRHP Status Code 5S3

Other Listings  
 Review Code                      Reviewer                      Date

Page 1 of 5                      \*Resource Name or #: El Sereno Recreation Center Clubhouse

**P1. Other Identifier:** El Sereno Playground Clubhouse

\***P2. Location:**  Not for Publication     Unrestricted

\***a. County:** Los Angeles County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\***b. USGS 7.5' Quad:** Los Angeles    **Date:** 1966 (PR 1981)

**T 1 S ; R 12 W ; NE ¼ of NW ¼ of Sec 19 ; M.D.                      B.M.**

c. Address: 4721 Klamath Street

City: Los Angeles

Zip: 90032

d. UTM: Zone: 10 ;                      mE/                      mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

APN 5214-018-900

\***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) Located at the eastern base of the Ascot Hills on a stepped section of El Sereno Park, the Recreation Center Clubhouse is a single-story Modern-style building that was constructed in 1949. The building is irregular in plan with an asymmetrical façade and varied massing, and set atop a raised concrete and cut-stone foundation. Characteristic of its Modernist design, the clubhouse is covered by a flat roof, is clad in smooth stucco and aluminum sheeting, and accented by cut-stone veneer at the southern end of the building. A secondary flat roof supported by round metal posts extends from the north elevation and partially from the west and east elevations, creating a covered patio area. Fenestration consists of fixed, metal-framed windows across the building, and louvered windows on the west elevation, which are metal-framed with metal grate security screen coverings. Located at the southern end of the building atop a concrete stairway, the primary entrance is set within a deep alcove and features double metal and glass doors that are currently covered by a security screen. Other points of entry consist of double metal doors located on the north, east, and west elevations. Underneath the covered patio area is a small, detached concession building that features a similar design and materials to the primary building. The one-story building has a slightly sloped roof and a rectangular floor plan, and projects outwards from its cut-stone foundation to the west, partially hovering above the ground two feet below. The clubhouse and concession stand are situated on a sloping parcel, within El Sereno Park, and surrounding by park buildings and a residential neighborhood. Both buildings are currently vacant, and have windows and doors have been covered with plywood. Some siding from both buildings has been removed as part of hazardous materials remediation. Despite these alterations, both buildings have undergone few alterations and retain a high degree of integrity.

\***P3b. Resource Attributes:** (List attributes and codes) HP13. Community center/ social hall

\***P4. Resources Present:**     Building     Structure     Object     Site     District     Element of District     Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) View west, November 19, 2013, IMG\_0377.jpg

\***P6. Date Constructed/Age and Sources:**

Historic

Prehistoric     Both

1949, (*Los Angeles Times* 1949; 25)

\***P7. Owner and Address:**

Department of Recreation and Parks Planning,  
 Construction and Maintenance Branch  
 221 North Figueroa Street, Suite 100  
 Los Angeles, CA 90012

\***P8. Recorded by:** (Name, affiliation, and address)

S. Carmack, B. Shawn, and S. Treffers  
 SWCA Environmental Consultants  
 150 S Arroyo Parkway, Second Floor  
 Pasadena, CA 91105

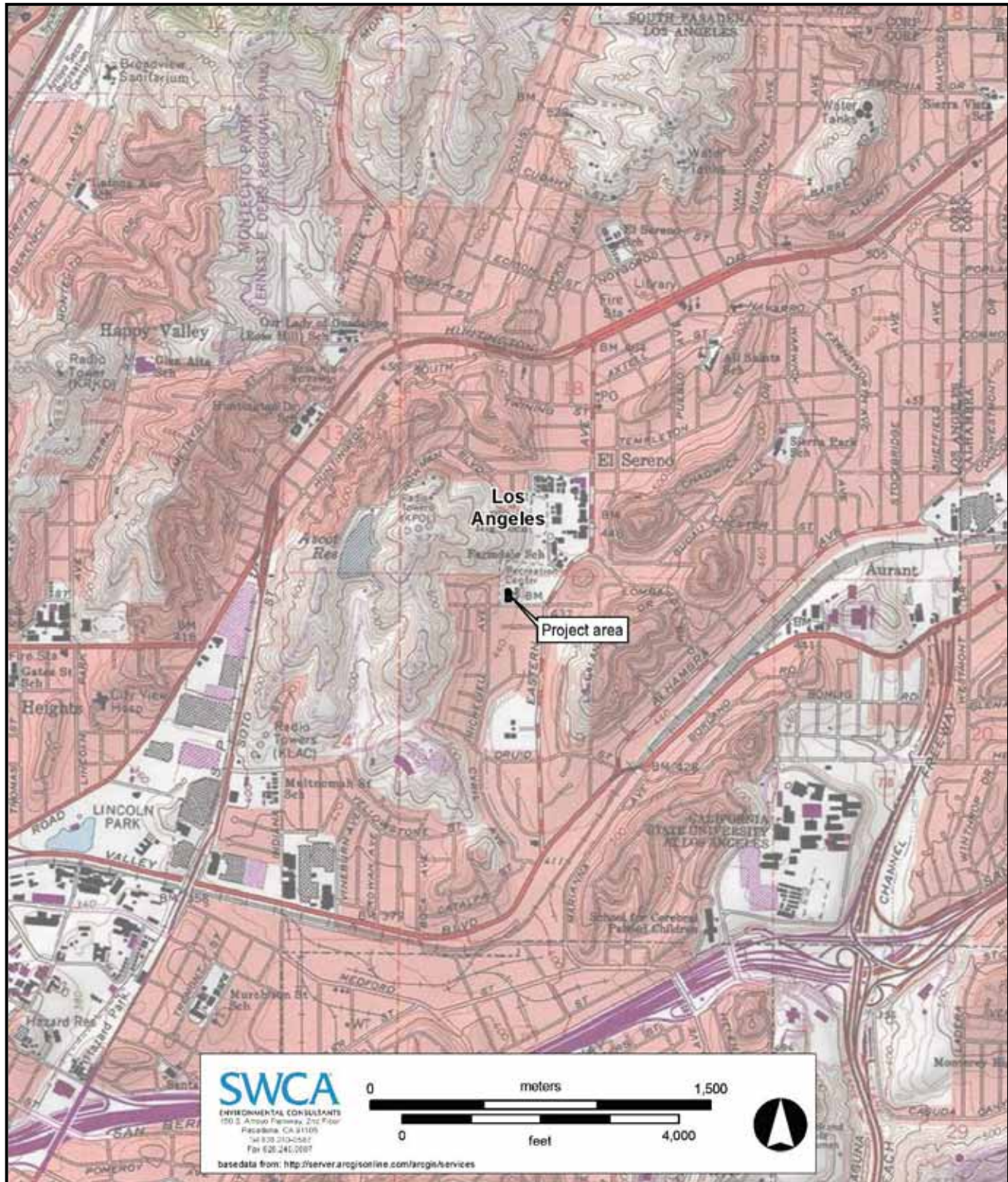
\***P9. Date Recorded:** November 19, 2013

\***P10. Survey Type:** (Describe) Intensive

\***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

Historic Structures Evaluation Report for the El Sereno Recreation Center Clubhouse, City and County of Los Angeles, California (SWCA Environmental Consultants 2013).

\***Attachments:**  NONE     Location Map     Sketch Map     Continuation Sheet     Building, Structure, and Object Record  
 Archaeological Record     District Record     Linear Feature Record     Milling Station Record     Rock Art Record  
 Artifact Record     Photograph Record     Other (List):



**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) El Sereno Recreation Center

- B1. Historic Name: El Sereno Playground Clubhouse
- B2. Common Name:
- B3. Original Use: Recreation Center Clubhouse
- B4. Present Use: Vacant

\*B5. Architectural Style: Modern

\*B6. Construction History: (Construction date, alterations, and date of alterations):

Built 1949 (*Los Angeles Times* 1949). No substantial alterations noted.

\*B7. Moved?  No  Yes  Unknown Date: Original Location:

\*B8. Related Features: Associated Concession stand.

B9a. Architect: Milton H. Caughey

b. Builder: Chotiner & Gumbiner

\*B10. Significance: Theme: Postwar Modernism, 1946-1976

Area: Northeast Los Angeles

Period of Significance: 1949

Property Type: Institutional

Applicable Criteria: C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) Constructed in 1949 for a cost of \$68,224, the subject property is a clubhouse located within the El Sereno Recreation Center, in the El Sereno Neighborhood of Los Angeles. The El Sereno Recreation Center was initially developed circa 1931 and included a community building, outdoor swimming pool, tennis courts, and a baseball diamond. The facility was constructed as part of a larger plan to create municipal parks within residential neighborhoods in the City of Los Angeles during the 1930s (Office of Historic Resources 2013). As the population of El Sereno and Los Angeles as a whole grew in the years following World War II, voters passed a municipal bond measure to provide funding for new recreational facilities. The subject property was one of these facilities and by early 1949 architect Milton Caughey was chosen to design the project.

Born and educated on the East Coast, Caughey moved to Los Angeles in 1942 to practice architecture in a culture and climate more receptive to Modernist designs (Caughey 2007). After serving in the U.S. Naval Reserve during World War II, Caughey began his own practice in Los Angeles in 1947. From 1953 through 1957 he partnered with the firm Caughey and Ternstrom, and eventually returned to practice as a sole proprietor before his death at age 46 in 1958. During his short but impressive career, Caughey received four Merit Awards for Excellence in Design and Execution from the Southern California Chapter of the American Institute of Architects. In addition, his work was documented by renowned architectural photographers Robert Cleveland, Marvin Rand, and Julius Shulman (who also photographed the subject property). Two of his residential projects, the Garred House (1949) and the Goss house (1950) were also included in David Gebhard and Robert Winter's *Guide to Architecture in Southern California* alongside such well-known Modernist architects as Raphael Soriano, Rudolf Schindler, and Richard Neutra (Gebhard and Winter 1965). (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

(See Continuation Sheet)

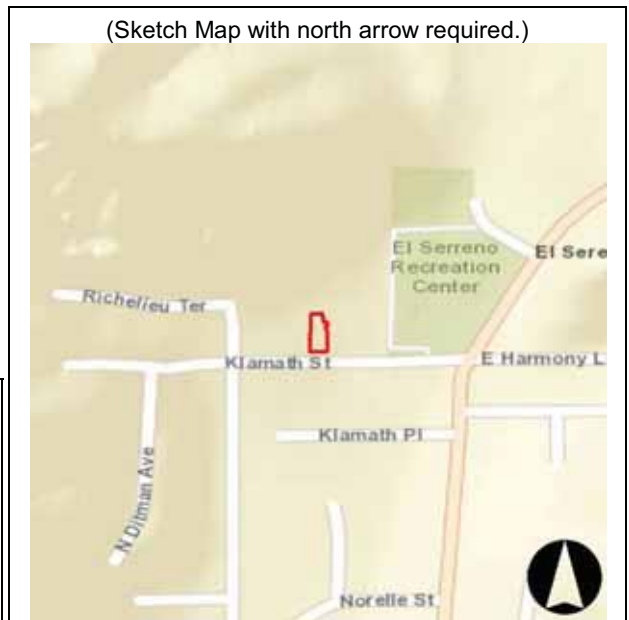
B13. Remarks:

\*B14. Evaluator: S. Carmack, S. Treffers, and B. Shawn

\*Date of Evaluation: November 19, 2013

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: S. Carmack, B. Shawn, and S. Treffers \*Date: November 19, 2013  Continuation  Update

**\*B10. Significance:**

Much of Caughey's early work was residential, with houses featuring the flat roofs, post and beam construction, and open interior spaces characteristic of Postwar Modernism. Inspired by the ahistorical and visually austere forms of the International and Bauhaus movements of the early twentieth century, Modernism became the preferred architectural style for a prosperous and aspirational American population in the decades after World War II (Gelernter 1999). Nowhere did this ring truer than Los Angeles, where an abundance of land and a flood of returning GIs led to a period of unprecedented growth and construction. With its fluid interior and exterior spaces, progressive building materials, and non-traditional forms, Modernism became the preeminent architectural style for the subsequent development homes, schools, and commercial buildings.

As Caughey's career progressed into the 1950s, he shifted his attention towards many of these large-scale institutional and commercial projects. His schools, juvenile detention homes, and recreation centers, featured the same modern design principles exhibited in his residential projects. Early examples in Los Angeles include, the Barry Building (1951), the Barrington Playground Clubhouse (1954), and Walgrove Elementary School (Mid-1950s). These large facilities also provided Caughey with the opportunity to experiment with new structural materials such as exposed metal trusses and diagonal bracing, sun-shading, and covered outdoor hallways. Towards the late 1950s, Caughey, like many of his contemporaries, began to employ steel construction, modular systems, and prefabricated elements (Caughey 2007).

The subject building is an excellent example of a Postwar Modernist-style institutional building in the Los Angeles community of El Sereno. Designed by the regionally-notable architect Milton Caughey, it is one of his earliest-known institutional buildings and includes many of the Modernist design elements he would later employ in AIA-recognized projects, such as exposed metal trusses, sun-shading, and covered outdoor hallways. Additionally, while Postwar-Modernist architecture proliferated across Los Angeles in the late-1940s through the 1960s, there are relatively few known examples in the community of El Sereno and the subject property stands as a rare example of an architectural and cultural trend that characterized the city and the country as a whole. Although the building is currently vacant with its windows boarded, it retains integrity of its location, design, setting, materials, workmanship, and association. The El Sereno Recreation Center Clubhouse embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for a study of a period, and as such appears eligible for designation as a Historic-Cultural Monument in the City of Los Angeles. However, the subject building is one of many such property-types at the state and national level, and it does not appear eligible for listing in the California or National Registers under for its design/ construction (Criterion C/ 3). Likewise, the subject property does not appear to be associated with historic events (Criterion A/ 1) or people (Criterion B/ 2), and there is no evidence that the property may be likely to yield information important in prehistory or history (Criterion D/ 4).

**\*B12. References:**

Caughey, Diane. Historic Cultural Monument Application for the Barry Building. Los Angeles Department of City Planning, Office of Historic Resources, Los Angeles, 2007.

*Los Angeles Times*. "Playground Building to Be Dedicated Today." December 12, 1949; 25.

Gebhard, David and Robert Winter. *A Guide to Architecture in Southern California*. Los Angeles County Museum of Art, Los Angeles, 1965.

Office of Historic Resources. DRAFT: Historic Context Statement, Designed Landscapes, 1875-1980. Los Angeles Department of City Planning, Office of Historic Resources, Los Angeles, 2013.

Gelernter, Mark. *A History of American Architecture: Building in their Cultural and Technological Context*. University Press of New England, Hanover, 1999.

Getty Research Institute. Job 916: Milton Caughey, El Sereno playground. Julius Shulman Photo Archive. Getty Research Institute, Los Angeles. Available at <http://hdl.handle.net/10020/cat657475>. Accessed December 2, 2013.



Photograph by Julius Shulman of the El Sereno Recreation Center Clubhouse as it appeared in 1951 (source: Getty Research Institute 2013).



Photograph by Julius Shulman of the interior of the El Sereno Recreation Center Clubhouse as it appeared in 1951 (source: Getty Research Institute 2013).

**Appendix B.**  
**Previously-Prepared DPR Forms and HRI Database Sheet**

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

100  
100602

Primary # \_\_\_\_\_  
HRI # Hist Res DOE-19-94-0546-9999  
Trinomial \_\_\_\_\_  
NRHP Status Code 2S2

Page 1 of 3

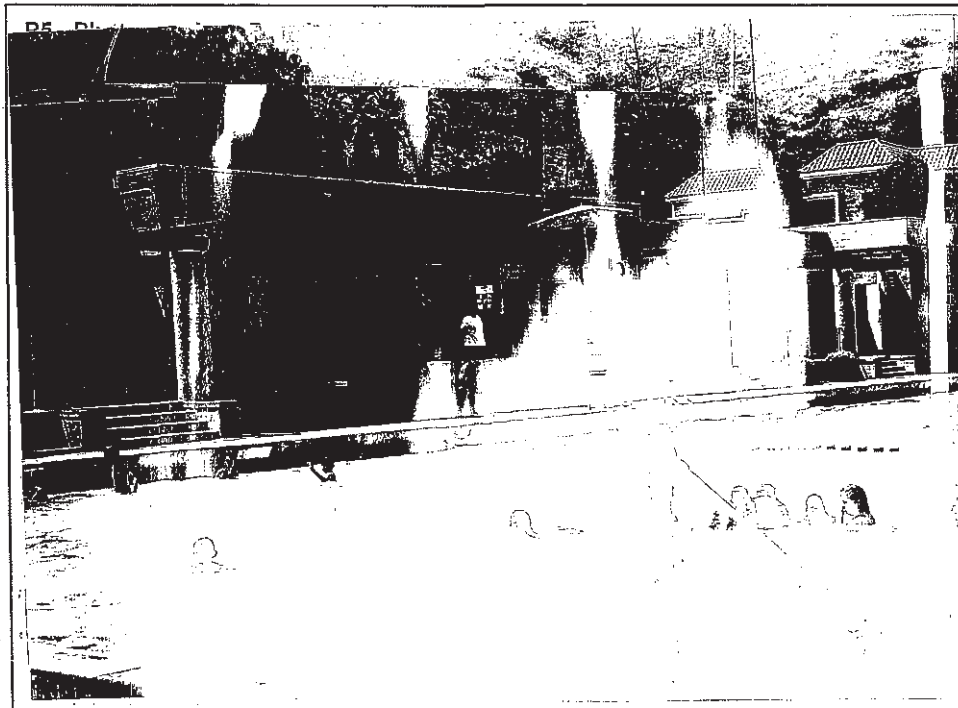
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer Christy J. McAvoy Date \_\_\_\_\_

P1. Resource Identifier: EL SERENO RECREATION CENTER  
P2. Location: a. County Los Angeles and (Address and/or UTM Coordinates. Attach Location Map as required.)  
b. Address 4721 KLAMATH ST  
City Los Angeles Zip 90032  
c. UTM: USGS Quad \_\_\_\_\_ (7.5'/15") Date \_\_\_\_\_; Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
d. Other Location Data (e.g., parcel #, legal description, directions to resources, additional UTM's, etc., when appropriate):

P3. Description Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

The El Sereno Recreation Center consists of thirteen acres of land located off Eastern Avenue between Klamath Avenue on the south and Fithian Avenue on the north. It includes a community building, swimming pool, tennis courts, and baseball diamond. The one-story Spanish Colonial Revival style community building has smooth stucco walls and a flat roof. The building is symmetrically organized and composed of a series of rectangles. The pool side of the building features pergolas. The building appears to be substantially intact.

P4. Resources Present:  Building  Structure  Object  Site  District  Element of District



P6. Date Constructed/Age:  
 Prehistoric  Historic  Both  
1931

P7. Owner and Address:  
City of Los Angeles-Department of Recreation and Parks

P8. Recorded by (Name, affiliation and address): Christy J. McAvoy  
Historic Resources Group  
1728 N. Whitley Ave  
Los Angeles, CA 90028

P9. Date Recorded: 10/9/95

P10. Type of Survey:  
 Intensive  Other  
 Reconnaissance

Describe: Survey of earthquake damaged properties for purposes of Section 106 Review.

P11. Report Citation (Provide full citation or enter "none."): \_\_\_\_\_  
1994 Northridge Earthquake Project Review

Attachments:  NONE  Map Sheet  Continuation Sheet  Building, Structure, and Object Record  
 District Record  Linear Resource Record  Other (List): \_\_\_\_\_

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3

- B1. Resource Identifier: EL SERENO RECREATION CENTER
- B2. Historic Name: \_\_\_\_\_
- B3. Common Name: El Sereno Recreation Center
- B4. Address: 4721 KLAMATH ST  
City: Los Angeles County: Los Angeles Zip: 90032
- B5. Zoning: \_\_\_\_\_ B6. Threats: Earthquake damage
- B7. Architectural Style: Spanish Colonial Revival
- B8. Alterations and Date(s): \_\_\_\_\_

- B9. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_
- B10. Related Features: \_\_\_\_\_

- B11. Architect: Unknown Builder: Unknown

- B12. Historic Attributes (List attributes and codes): \_\_\_\_\_  
HP13 Community Center/Social Hall; HP31 Urban Open Space

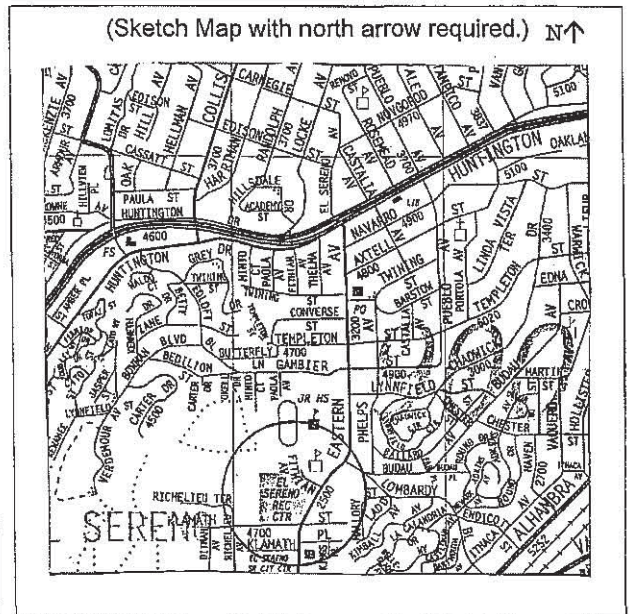
- B13. Significance: Theme Parks and Recreation Area Los Angeles  
Period of Significance \_\_\_\_\_ Property Type Recreation Center Applicable Criteria A  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope  
Also address integrity.)

The El Sereno Recreation Center is significant under National Register criterion A for its place in the history of parks and recreation in Los Angeles. The development of recreation centers illustrates an important period in the evolution of urban parks from places of passive enjoyment to centers for recreation and sporting activities.

The heavy use of the existing parks as a result of the rapid growth in population as well as changing recreational activities brought about two significant changes in the City's park system. First, new landscape plans were developed for many of the existing parks. Grounds which were previously wild and heavily planted were replaced with larger lawns and carefully laid out paths. Often, picnic areas, swimming pools, and playgrounds were also added. Second, in 1904 the City established a separate Department of Playground and Recreation. The charge of the Department was to create a system of Recreation Centers throughout the City to relieve congestion at the larger, regional parks, serve the recreational needs of the surrounding neighborhoods, and distribute public space throughout the City. (See continuation sheet)

- B14. References:  
Department of Recreation and Parks brochure, 1971.  
  
Hjelte, George. *Footprints in the Park*. 1977.  
  
(See continuation sheet)
- B15. Evaluator: Christy J. McAvoy  
Date of Evaluation: 10/9/95

(This space reserved for official comments)



State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_

Continuation     Update

Page 3 of 3

Resource Identifier: EL SERENO RECREATION CENTER

(Continued from Building, Structure and Object Record, B13 Significance)

Recreation centers were typically located on small parcels of land specially designed to meet the recreational needs of the neighboring community and usually included space for classes and meetings. Many were also situated next to swimming pools and tennis courts. Developed in 1931, the El Sereno Recreation Center is an excellent representative of this property type.

(Continued from Building, Structure and Object Record, B14 References)

Hoyt, Raymond F. "\$1,000,000 for Los Angeles Playgrounds . . ." in *Western City*, May 1931, p. 38-39.

DOE-19-94-0546-  
NR:202

Community Building	1931	-0001	Prop 100837	19-176275
Swimming Pool	1931	-0002	100838	19-176276
tennis courts	1931	-0003	100839	19-176277
baseball diamond	1931	-0004	100840	19-176278

021865	19-167892	1514 KINGSLEY DR	1500-1600 BLOCK OF KINGSLEY DRIVE	LOS ANGELES	P	1912	HIST.SURV.	0053-0619-9999	3S
021835	19-167862	1515 KINGSLEY DR		LOS ANGELES	P	1914	HIST.SURV.	0053-0619-0002	3D
021836	19-167863	1522 KINGSLEY DR		LOS ANGELES	P	1914	HIST.SURV.	0053-0619-0003	3D
021837	19-167864	1523 KINGSLEY DR		LOS ANGELES	P	1914	HIST.SURV.	0053-0619-0004	3D
021838	19-167865	1528 KINGSLEY DR		LOS ANGELES	P	1914	HIST.SURV.	0053-0619-0005	3D
021839	19-167866	1529 KINGSLEY DR		LOS ANGELES	P	1914	HIST.SURV.	0053-0619-0006	3D
021840	19-167867	1532 KINGSLEY DR		LOS ANGELES	P	1915	HIST.SURV.	0053-0619-0007	3D
021841	19-167868	1533 KINGSLEY DR		LOS ANGELES	P	1914	HIST.SURV.	0053-0619-0008	3D
021842	19-167869	1537 KINGSLEY DR		LOS ANGELES	P	1919	HIST.SURV.	0053-0619-0009	3D
021843	19-167870	1538 KINGSLEY DR		LOS ANGELES	P	1917	HIST.SURV.	0053-0619-0010	3D
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021845	19-167872	1543 KINGSLEY DR		LOS ANGELES	P	1914	HIST.SURV.	0053-0619-0012	3D
021847	19-167874	1548 KINGSLEY DR		LOS ANGELES	P	1912	HIST.SURV.	0053-0619-0014	3D
021848	19-167875	1549 KINGSLEY DR		LOS ANGELES	P	1915	HIST.SURV.	0053-0619-0015	3D
021849	19-167876	1553 KINGSLEY DR		LOS ANGELES	P	1915	HIST.SURV.	0053-0619-0016	3D
021850	19-167877	1558 KINGSLEY DR		LOS ANGELES	P	1917	HIST.SURV.	0053-0619-0017	3D
021852	19-167879	1600 KINGSLEY DR		LOS ANGELES	P	1909	HIST.SURV.	0053-0619-0019	3D
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021853	19-167880	1606 KINGSLEY DR		LOS ANGELES	P	1912	HIST.SURV.	0053-0619-0020	3D
021855	19-167882	1607 KINGSLEY DR		LOS ANGELES	P	1914	HIST.SURV.	0053-0619-0022	3D
021854	19-167881	1610 KINGSLEY DR		LOS ANGELES	P	1914	HIST.SURV.	0053-0619-0021	3D
021856	19-167883	1611 KINGSLEY DR		LOS ANGELES	P	1912	HIST.SURV.	0053-0619-0023	3D
021857	19-167884	1616 KINGSLEY DR		LOS ANGELES	P	1915	HIST.SURV.	0053-0619-0024	3D
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021859	19-167886	1620 KINGSLEY DR		LOS ANGELES	P	1922	HIST.SURV.	0053-0619-0026	3D
021860	19-167887	1621 KINGSLEY DR		LOS ANGELES	P	1917	HIST.SURV.	0053-0619-0027	3D
021861	19-167888	1627 KINGSLEY DR		LOS ANGELES	P	0	HIST.SURV.	0053-0619-0028	3D
021862	19-167889	1631 KINGSLEY DR		LOS ANGELES	P	1916	HIST.SURV.	0053-0619-0029	3D
021863	19-167890	1632 KINGSLEY DR		LOS ANGELES	P	1912	HIST.SURV.	0053-0619-0030	3D
021864	19-167891	1643 KINGSLEY DR		LOS ANGELES	P	1912	HIST.SURV.	0053-0619-0031	3D
021700	19-167728	1746 KINGSLEY DR		LOS ANGELES	P	1927	HIST.SURV.	0053-0556-0000	SS2
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021702	19-167730	1758 KINGSLEY DR		LOS ANGELES	P	1913	HIST.SURV.	0053-0558-0000	SS2
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021704	19-167732	1814 KINGSLEY DR		LOS ANGELES	P	1921	HIST.SURV.	0053-0560-0000	SS2
021705	19-167733	1825 KINGSLEY DR		LOS ANGELES	P	1927	HIST.SURV.	0053-0561-0000	SS2
021706	19-167734	1833 KINGSLEY DR		LOS ANGELES	P	1922	HIST.SURV.	0053-0562-0000	SS2
021707	19-167735	1861 KINGSLEY DR		LOS ANGELES	P	1928	HIST.SURV.	0053-0563-0000	SS2
181247		4918 KINSIE ST	KINGSLEY MANOR	LOS ANGELES	P	1928	PROJ.REVW.	HUD100802K	3S
175569		16751 KINZIE ST	CASA LAGUNA	LOS ANGELES	P	1956	PROJ.REVW.	HUD080707A	6U
100642	19-176190	4721 KLAMATH ST	EL SERENO RECREATION CENTER	LOS ANGELES	M	1931	HIST.RES.	DOB-19-94-0546-9999	08/29/94 2S2 A
100838	19-176276	4721 KLAMATH ST	EL SERENO RECREATION CENTER-SWIMMI	LOS ANGELES	M	1931	PROJ.REVW.	HRG940202Z	08/29/94 2S2 A
100840	19-176278	4721 KLAMATH ST	EL SERENO RECREATION CENTER-BASBBA	LOS ANGELES	M	1931	HIST.RES.	DOB-19-94-0546-0002	08/29/94 2D2
100839	19-176277	4721 KLAMATH ST	EL SERENO RECREATION CENTER-TENNIS	LOS ANGELES	M	1931	PROJ.REVW.	HRG940202Z	08/29/94 2D2
100837	19-176275	4721 KLAMATH ST	EL SERENO RECREATION CENTER-COMMUN	LOS ANGELES	M	1931	HIST.RES.	DOB-19-94-0546-0003	08/29/94 2D2
182715		5525 KLUMP AVE		LOS ANGELES	P	1923	PROJ.REVW.	HRG940202Z	08/29/94 2D2
182716		5529 KLUMP AVE		LOS ANGELES	P	1923	PROJ.REVW.	HUD110502H	05/12/11 6U
182717		5535 KLUMP AVE		LOS ANGELES	P	1953	PROJ.REVW.	HUD110502H	05/12/11 6U
171676		720 KOHLER ST		LOS ANGELES	P	1955	PROJ.REVW.	HUD080109F	04/17/08 6U
181008		810 KOHLER ST	CLEARWIRE CA LOSS5869-A (CA5630)	LOS ANGELES	P	1958	PROJ.REVW.	FCC100608D	12/21/10 6Y
083782	19-174583	1512 KURTZ AVE		LOS ANGELES	U	1925	PROJ.REVW.	HUD9106301	08/24/93 6Y