

FEIR (EIR-13) 09-43 06/03/09

1 the Project as proposed in the Specific Plan consisting of the following: demolition of the
2 Hollywood Park racetrack and grandstand; the construction of approximately 2,995
3 dwelling units, 620,000 square feet of retail space, 75,000 square feet of
4 office/commercial space, 10,000 square feet for use by the Home Owners' Association,
5 and a 300-room hotel which would include 20,000 square feet of related meeting space;
6 renovation of the existing Casino which would remain at its present location on the
7 Property; a four-acre Civic site for community-serving civic uses, which could include
8 uses such as school, community center, library, or other use that provides a public
9 benefit subject to approval by the City; and approximately 25 acres designated for
10 recreation/open space (proposed project); and

11 Pursuant to CEQA, an Initial Study was prepared for the proposed project which
12 recommended that an Environmental Impact Report be prepared to assess
13 environmental impacts of the project. The Initial Study determined that the proposed
14 project would have no impacts on agricultural resources and mineral resources and less
15 than significant impacts on biological resources; and

16 On November 1, 2007, the City circulated a Notice of Preparation (NOP) that
17 described the proposed project and potential environmental impacts. The NOP was
18 published and was distributed to local, regional, and State agencies. The NOP stated
19 that the City would prepare an EIR to evaluate the potentially significant impacts of the
20 proposed project; and

21 On November 16, 2007, the City held a Public Scoping Meeting and public
22 testimony was taken on the proposed project and potential environmental impacts of the
23 proposed project; and

24 The City prepared a Draft EIR to assess the environmental impacts of the
25 proposed project and the comments received by the City on the NOP and at the Public
26 Scoping Meeting were taken into account during the preparation of the EIR; and

27 The City filed and distributed a Notice of Completion and Availability for the Draft
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EIR (State Clearinghouse # 2007111018) on October 9, 2008 (Draft EIR); and

In addition to the main body of the environmental analysis, the Draft EIR also consists of the following Appendices:

- Appendix A-1: Notice of Preparation (NOP) and NOP Response Letters
- Appendix A-2: Initial Study Checklist
- Appendix A-3: Public Agency and Service Providers Response Letters
- Appendix B: Hollywood Park Redevelopment Project Air Quality and Noise Impact Report, Terry A. Hayes & Associates, LLC., August 21, 2008.
- Appendix C-1: Final Report – Geologic Investigation of The Potrero Fault, Hollywood Park, Inglewood CA, Geomatrix Consultants, Inc., December 2005.
- Appendix C-2: Geotechnical Evaluation For Environmental Impact Report, Proposed Residential And Commercial Development, Hollywood Park Redevelopment, Inglewood, CA, Group Delta Consultants, Inc. March 30, 2007.
- Appendix D-1: Soil Management Plan, Hollywood Park Racetrack & Casino, 1050 S. Prairie Avenue, Inglewood CA, Erler & Kalinowski, Inc. July 3, 2007.
- Appendix D-2: Phase I Environmental Site Assessment and Limited Compliance Assessment, Hollywood Park, Inglewood, CA, ENVIRON International Corporation, April 11, 2005.
- Appendix E-1: Historic Resources Technical Report, Historic Resources Survey, Evaluation, and Analysis of Project Impacts – Final – Hollywood Park Project, CA, Page & Turnbull, Inc. July 24, 2007.
- Appendix E-2: Record Search for the Hollywood Park Redevelopment Project, City of Inglewood, South Central Coastal Information Center – California Historical Resources Information System, California State University – Fullerton, Department of Archaeology, July 24, 2007.

- 1 • Appendix F-1: Hollywood Park Project, Utilities and Infrastructure Technical
2 Report, Hall & Foreman, August 29, 2008.
- 3 • Appendix F-2: Hollywood Park Project, Hydrology Study, Hall & Foreman,
4 June 16, 2008.
- 5 • Appendix F-3: Hollywood Park Water Quality Technical Report, Geosyntec
6 Consultants, May 2008.
- 7 • Appendix F-4: Hollywood Park Manmade Lake – Public Health Concerns
8 Mitigation Technical Memorandum, Pace Advanced Water Engineering, June
9 12, 2008.
- 10 • Appendix F-5: Utility Provider Will-Serve Letters
- 11 • Appendix F-6: Water Supply Assessment, Hollywood Park Redevelopment
12 Project, Inglewood, California, Bucknam & Associates, Inc., September 2008.
- 13 • Appendix G-1: Draft Traffic Impact Study, Hollywood Park Redevelopment
14 Project, City of Inglewood CA, Linscott, Law & Greenspan Engineers, August
15 1, 2008 (including Appendix A: Manual Traffic Counts, Appendix B-1:
16 Hollywood Park Driveway Traffic Counts; Appendix B-2: Hollywood Park
17 Racetrack Weekday and Weekend Attendance Records, Appendix B-3:
18 Existing Hollywood Park Trip Generation Summary, Appendix C: ICU/CMA
19 and Levels of Service Explanation and ICU Data Worksheets, Appendix D:
20 Discussion of Proposed Traffic Signal Enhancements, Appendix E: Cities of
21 Los Angeles, Culver City, Hawthorne, Inglewood and County of Los Angeles
22 Traffic Analysis, and Appendix F: Project Phasing Analysis).
- 23 • Appendix G-2: Shared Parking Analysis, Hollywood Park Redevelopment
24 Project, City of Inglewood CA, Walker Parking Consultants, September 25,
25 2007.
- 26 • Appendix H: The Future of Horseracing In California: Can The Industry
27 Without "Racinos," LECG, October 12, 2005.
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- Appendix I: Potential for the Hollywood Park Redevelopment Project to Cause "Urban Decay" Technical Memorandum, HR&A Advisors, Inc., June 2, 2008 ; and

The Draft EIR was properly circulated for public review (including to the appropriate agencies and interested parties) from October 9, 2008 through November 24, 2008 (46 days); and

Pursuant to CEQA requirements, the City prepared a Final EIR (March 2009) responding to comments received on the Draft EIR and made some modifications to the Draft EIR (Final EIR). The Final EIR consists of the Introduction/Executive Summary, Project Description, Additions and Corrections to the Draft EIR, Response to Comments on the Draft EIR, the Mitigation Monitoring and Reporting Program, and the following additional technical appendices:

- Appendix J: Comment Letters Received on the Draft EIR
- Appendix K: Memorandum re: Updated Traffic Impact Analysis, Linscott, Law & Greenspan Engineers, February 26, 2009 (including Appendix A: Updated Traffic Impact Analysis- ICU Data Worksheets—Weekday AM & PM Peak Hours—Saturday Mid-Day Peak Hour, Appendix B: Supplemental Traffic Evaluation—Additional Study Intersections, Manual Traffic Counts, ICU Data Worksheets—Weekday AM & PM Peak Hours—Saturday Mid-Day Peak Hour, Appendix C: Supplemental Traffic Evaluation—Baseline Conditions to Reflect Live Horseracing. ICU Data Worksheets—Weekday AM & PM Peak Hours—Saturday Mid-Day Peak Hour, Appendix D: Supplemental Traffic Evaluation—With Local Schools in Session. ICU Data Worksheets—Weekday AM & PM Peak Hours—Saturday Mid-Day Peak Hour, Reference data for Response to Comment 2.4— Intersection Capacity Utilization, Reference Data for Response to

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Comments 7.13, 18.4, and 18.5 re: Internal Capture and Pass-By Trip Credits, Reference Data for Response to Comment 7.19 re: Hollywood Park Redevelopment Project Supplemental Traffic Assessment— Internal Study Locations, November 26, 2008, Reference Data for Response to Comment 9.84: ITE Trip Generation Manual Graphic for Residential Condominiums/Townhouses (230) Depicting Average Vehicle Trip Ends, and Reference Data for Response to Comment 20.2: ITE Journal Study: Recalibration of Trip Generation Model for Las Vegas Hotel/Casinos, by Curtis D. Rowe, Mohamed S. Kaseko and Kenneth W. Ackeret).

- Appendix L: Walker Parking Consultants, Shared Parking Analysis Hollywood Park Redevelopment, Inglewood, CA, February 9, 2009
- Appendix M: Historic Resources Memorandum re: DEIR Responses to Comments, from Jay Turnbull and Rich Sucre, to Sheldon Curry, dated January 19, 2009
- Appendix N: Terry A. Hayes & Associates, Revised Global Warming Calculation Worksheets, February 17, 2009
- Appendix O: Memorandum from Group Delta Consultants re: Potential Geologic Hazard—Tsunami, Seiche, and Mudslide, dated January 26, 2009
- First Supplemental Response to Comments, Second Supplemental Response to Comments and Third Supplemental Response to Comments; and

The Final EIR was made available at least 10 days prior to the City Council hearing; and

The Draft EIR and Final EIR are incorporated herein by reference and together constitute the Environmental Impact Report for the proposed Project (EIR); and

1 The Planning Commission, after giving all public notices required by law, held a
2 duly noticed public hearing on March 25, 2009 on the Draft EIR and the Draft Specific
3 Plan; and

4 The City Council, after giving all public notices required by law, held a duly
5 noticed public hearing on May 4, 2009 on the Draft EIR and the Draft Specific Plan; and

6 The EIR was set for public hearing before the Planning Commission in the City
7 Council Chamber, Ninth Floor of Inglewood City Hall, on the sixth day of May 2009,
8 beginning at the hour of 7:00 p.m. Notice of the time and place of the hearing was
9 given in compliance with legal requirements. The EIR was transmitted to the Planning
10 Commission prior to the hearing; and

11 On May 6, 2009, staff requested that the Planning Commission continue the
12 public hearing to May 11, 2009, at 7:00 p.m., City Council Chambers, Ninth Floor of City
13 Hall, to allow additional time for staff to address any comments received for the DEIR
14 that were provided at a City Council hearing conducted on May 4, 2009. The
15 Commission granted the request and continued the hearing to May 11, 2009; and

16 On May 11, 2009, the Planning Commission continued the hearing at the time
17 and place stated above and afforded all persons interested in the matter of the EIR, or
18 in any matter or subject related thereto, an opportunity to appear before the Planning
19 Commission and be heard and to submit testimony or evidence in favor of or against the
20 EIR and the proposed project. The Planning Commission considered the EIR and
21 testimony and information received at the public hearing and the oral and written reports
22 from City staff, as well as all other documents contained in the Record of Proceedings
23 relating to the proposed project. Following the hearing the Planning Commission
24 adopted Resolution No. 1553 entitled:

25 **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF**
26 **INGLEWOOD, CALIFORNIA, APPROVING AND RECOMMENDING THAT THE CITY**
27 **COUNCIL CERTIFY AN ENVIRONMENTAL IMPACT REPORT, ADOPT**
28 **ENVIRONMENTAL FINDINGS, ADOPT A STATEMENT OF OVERRIDING**

1 **CONSIDERATIONS, AND ADOPT A MITIGATION MONITORING AND REPORTING**
2 **PROGRAM IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL**
3 **QUALITY ACT FOR THE HOLLYWOOD PARK PROJECT ON A 238-ACRE**
4 **PROPERTY LOCATED AT 1050 SOUTH PRARIE AVENUE.**

5
6 WHEREAS, Resolution No. 1553 was presented to the City Council on May 12,
7 2009; and ,

8 On May 12, 2009, the City Council set a public hearing for the EIR and certain
9 related entitlements for the proposed project before the City Council in the City Council
10 Chamber, Ninth Floor of Inglewood City Hall, on the twenty-eighth day of May 2009.
11 Notice of the time and place of the hearing was given in compliance with legal
12 requirements. The EIR was transmitted to the City Council prior to the hearing; and
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14 On May 28, 2009, staff requested that the City Council continue the public
15 hearing. The City Council granted the request and continued the hearing to June 3,
16 2009, at 5:30 p.m., at the City Council Chambers, Ninth Floor of City Hall; and

17 The City Council conducted the hearing at the time and place stated above and
18 afforded all persons interested in the matter of the EIR, or in any matter or subject
19 related thereto, an opportunity to appear before the City Council and be heard and to
20 submit testimony or evidence in favor of or against the EIR and the proposed project.
21 The City Council considered the EIR and testimony and information received at the
22 public hearing and the oral and written reports from City staff, as well as all other
23 documents contained in the Record of Proceedings relating to the proposed project;
24 and
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26 The Record of Proceedings, upon which the City Council's actions and findings
27 are based, are maintained at the offices of the City of Inglewood, One Manchester
28 Avenue, Inglewood, California.

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SECTION 2.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA, DOES HEREBY RESOLVE AND FIND THE FOLLOWING:

1. The EIR, as prepared in connection with Applications for the proposed project, is in compliance with CEQA and the state and local environmental guidelines and regulations.
2. The City Council has independently reviewed and considered the information contained in the EIR, including the written comments received during the EIR review period and the oral and written comments received at the public hearings, prior to making its decision on the proposed project.
3. The EIR reflects the City's independent judgment and analysis on the potential environmental impacts of the proposed project. The EIR provides information to the decision-makers and the public on the environmental consequences of the proposed project.
4. The EIR adequately describes the proposed project, its significant environmental impacts, mitigation measures and a reasonable range of alternatives to the proposed project. The EIR evaluated the following potential Project and cumulative environmental impacts: Aesthetics, Air Quality, Geology and Soils, Hydrology/Water Quality, Hazards Materials/Risk of Upset, Cultural Resources, Population, Housing and Employment, Land Use, Noise, Public Utilities, Public Services, Traffic/Transportation, and Parking. Additionally, the EIR considered, in separate sections, Significant and Unavoidable Environmental

1 Impacts, Growth Inducing Impacts and Alternatives to the Proposed Project.

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3 5. The public review period provided all interested jurisdictions, agencies,
4 private organizations, and individuals the opportunity to submit comments
5 regarding the Draft EIR.
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7 6. The mitigation measures which have been identified for the project were
8 identified in the EIR. The final mitigation measures are described in the
9 Mitigation Monitoring and Reporting Program ("MMRP"). Each of the mitigation
10 measures identified in the MMRP, and contained in the EIR, is incorporated into
11 the project. The impacts of the project have been mitigated to the extent feasible
12 by the mitigation measures identified in the MMRP, and contained in the EIR.
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15 7. The responses to comments in the EIR are adequate and complete.
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17 8. The Final EIR contains additions, clarifications, modifications and other
18 information in its responses to comments on the Draft EIR and also incorporates
19 revisions to the Draft EIR based on information obtained since the Draft EIR was
20 issued. The City Council does hereby find and determine that such changes and
21 additional information are not significant new information (as that term is defined
22 under the provisions of CEQA) because such changes and additional information
23 do not indicate that any new significant environmental impacts not already
24 evaluated in the Draft EIR would result from the Project and they do not reflect
25 any substantial increase in the severity of any environmental impact. Further, no
26 feasible mitigation measures considerably different from those previously
27 analyzed in the Draft EIR have been proposed that would lessen significant
28 environmental impacts of the Project and that have not been incorporated, and

1 no feasible alternatives considerably different from those analyzed in the Draft
2 EIR have been proposed that would lessen the significant environmental impacts
3 of the Project. Accordingly the City Council hereby finds and determines that
4 recirculation of the Final EIR for further public review and comment is not
5 required under CEQA.

6
7 9. That the City Council:

8 (a) certifies the EIR based on the facts and findings set forth in this Resolution;

9 (b) approves and adopts the findings set forth in Exhibit A on the significant
10 impacts of the proposed project. The EIR identifies certain significant environmental
11 impacts of the proposed project, most of which can be substantially reduced to a level of
12 less than significant based on feasible mitigation measures identified in the EIR and the
13 findings in Exhibit A. However, certain impacts of the proposed project remain
14 significant and unavoidable even after the adoption of all feasible mitigation measures.

15 (c) approves and adopts the findings on infeasibility of Project Alternatives and
16 the Statement of Overriding Considerations set forth in Exhibit B for the significant
17 impacts of the proposed project identified in the EIR which cannot be substantially
18 reduced to a level of less than significant through feasible mitigation measures or
19 alternatives and remain significant and unavoidable.

20 (d) approves and adopts the Mitigation Monitoring and Reporting Program set
21 forth in Exhibit C. The Mitigation Monitoring and Reporting Program identifies the
22 significant impacts of the proposed project, corresponding mitigation measures and
23 Project Design Features which will be imposed as conditions of approval on the
24 proposed project, and designates the City department responsible for implementation
25 and monitoring of the required mitigation measures and Project Design Features.

26 10. City staff, on behalf of the City, is hereby authorized and directed to file with
27 the County Clerk of the County of Los Angeles, a Notice of Determination pursuant to
28 Section 21152 of the Public Resources Code and Section 15094 of the CEQA

1 Guidelines.

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3 **SECTION 3.**

4 The City Clerk shall certify to the passage and adoption of this resolution and to
5 its approval by the City Council and this resolution shall be in full force and effect
6 immediately upon adoption.

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8 This resolution for the Final Environmental Impact Report (EIR-13) is passed,
9 approved and adopted this 3rd day of June 2009.

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ROOSEVELT F. DORN
MAYOR

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14 ATTEST:

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YVONNE HORTON
CITY CLERK

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