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**VI. ALTERNATIVES TO THE PROPOSED PROJECT**  
**B.3 NO PROJECT ALTERNATIVE - REASONABLY FORESEEABLE**  
**FUTURE DEVELOPMENT (CONVENTION CENTER/HOTEL/CASINO)**  
**ALTERNATIVE**

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In the event the Proposed Project does not go forward, a potential reasonably foreseeable Alternative to the Proposed Project would be the development of a convention center, under a theoretical scenario in which the Proposed Project does not go forward, but an alternative project consistent with the underlying zoning regulations is developed.

The Convention Center Alternative would result in the development of a publicly owned state-of-the-art facility containing 300,000 sf of exhibition space, 50,000 sf of meeting space, 50,000 sf of ballroom, and a 650-room hotel. As compared to the existing conditions, this Alternative would result in the continued operation of the existing casino and would result in the removal and discontinuation of the existing racetrack component. The Project Applicant would continue the operation of the Casino, and the remainder of the Project Site would be purchased by the City and redeveloped to contain a convention center, a supporting hotel use, and associated parking uses. The convention center structure would be situated on the center Project Site, near the current location of the main racetrack and grandstand. The hotel use would be situated along the street frontages of Century Boulevard and Prairie Avenue on the southwest corner of the Project Site. Both the convention center and hotel uses would reach a maximum height of approximately 100 feet. Additionally, the convention center would be constructed in a manner that would allow for the use of the facility to operate as a sports/entertainment arena with approximately 13,500 seats for basketball games and other special events.

**Aesthetics**

*Views and Urban Design*

Impacts on views and urban design under the Proposed Project would be less than significant after mitigation. Under this Alternative, the existing casino would continue to be operational and the convention center and hotel structures would be designed to be compatible with the other uses in the existing environment. The design and use of the structures under this Alternative would be representative of the goals identified in the Merged Redevelopment Plan by redeveloping the Project Site with a high quality and modern development. Views of and from the Project Site would be altered under this Alternative as compared to the Proposed Project as this Alternative would not result in building heights above 100 feet, but the total developed area of higher height limits would be greater. Nevertheless, impacts under this Alternative would be less than significant. As the development for the Project Site under this Alternative would be consistent with the Merged Redevelopment Plan and would provide several visual improvements to the Project Site, the urban design of this site would be improved as compared to the existing conditions. Therefore, impacts to views and urban design under this Alternative would be less than significant.

### *Light and Glare*

Impacts on light and glare under the Proposed Project would be less than significant after mitigation. This Alternative would generate sources of light and glare in the form of parking lot lighting, vehicle headlights, informational signage illumination and structural light illumination from within the convention center, hotel uses, and casino. In comparison to the Proposed Project, which would reduce the extent of evening lighting and illumination from pole mounted lights in the parking areas and event lighting, this Alternative would result increased lighting sources for parking at the convention center and hotel use during nighttime. However, with proper implementation of directional lighting techniques, this impact would be expected to be less than significant. With respect to glare, the convention center and hotel structures would be designed with building materials that would not cause excessive glare that is visually inconsistent with surrounding land uses, or result in a substantial increase in glare that would affect nearby sensitive uses, and these impacts would be considered less than significant.

### *Shade and Shadow*

The Proposed Project would result in a less than significant impact with respect to shade/shadow for structures with a maximum height of 150 feet. Under this Alternative, the existing casino would continue to be operational and the convention center and hotel structures would be designed for a maximum height of 100 feet. Accordingly, it is reasonable to assume that based on a decrease in building height as compared the Proposed Project, this Alternative would result in decreased building shadow lengths and would also result in a less than significant impact with respect to shade and shadow.

## **Air Quality**

### *Construction*

The Proposed Project would result in significant and unavoidable construction impacts to air quality. The Convention Center Alternative would require less construction activity than the Proposed Project due to a smaller overall development size and the retention of the casino. As such, pollutant emissions over the length of the construction phase for the Convention Center Alternative would be reduced. However, the daily construction intensity (e.g., construction equipment hours) during peak construction days for the Convention Center Alternative would be similar to the daily construction intensity assumed for the Proposed Project. And, assuming that the Convention Center Alternative would require more than 13 acres to be graded per day, construction emissions would exceed the SCAQMD regional and localized significance thresholds for NO<sub>x</sub>, PM<sub>2.5</sub>, and PM<sub>10</sub>. As such, the Convention Center Alternative, like the Proposed Project, daily construction emissions would result in a significant and unavoidable air quality impact.

### *Operational*

The Convention Center Alternative would result in fewer regional operational emissions than the Proposed Project due to the decrease in overall development. Weekday emissions would be approximately 13 ppd for VOC, 18 ppd for NO<sub>x</sub>, 131 ppd for CO, less than one ppd for SO<sub>x</sub>, six ppd for PM<sub>2.5</sub>, and 30 ppd for PM<sub>10</sub>.

Weekend emissions would be approximately 48 ppd for VOC, 73 ppd for NO<sub>x</sub>, 544 ppd for CO, less than one ppd for SO<sub>x</sub>, 24 ppd for PM<sub>2.5</sub>, and 124 ppd for PM<sub>10</sub>. The reduction in development would eliminate the VOC, NO<sub>x</sub>, CO, PM<sub>2.5</sub>, and PM<sub>10</sub> regional operational impact associated with the Proposed Project. As such, the Convention Center Alternative daily operational emissions would result in a less than significant regional operational air quality impact.

The Convention Center Alternative would result in fewer daily vehicle trips than the Proposed Project and, as such, would result in less localized CO concentrations. Therefore, the Convention Center Alternative would result in a less than significant localized CO impact.

The Convention Center Alternative would be consistent with the current General Plan land use designation utilized to calculate the emissions budget in the recent AQMP. As such, unlike the Proposed Project, the Convention Center Alternative would be compatible with the AQMP.

### **Geology and Soils**

Impacts on geology and soils under the Proposed Project would be less than significant after mitigation. This Alternative would involve the new development of a convention center located in the center of the Project Site, a hotel use located on the southwest corner of the Project Site, and the continued operation of the casino. With regard to geological and associated seismic risks, this Alternative would propose structures to be located outside of the delineated Restricted Use Zone (RUZ) of the Potrero fault zone. As delineated on the 1984 Alquist Priolo Special Studies Zone Map, there are no active faults beneath the area that would be developed with the convention center or hotel. The geotechnical recommendations associated with site preparation, earthwork and foundations that are identified in the EIR for the Proposed Project would carry over to this Alternative, with site specific geotechnical engineering considerations for the construction of a convention center and hotel to be provided to the extent this Alternative goes forward. Therefore, the geology and soils impacts under this Alternative would be less than significant.

### **Hazardous Materials and Risk of Upset**

#### *Construction*

Construction impacts on hazardous materials and risk of upset under the Proposed Project would be less than significant after mitigation. Similar the Proposed Project, this Alternative would result in a significant amount of demolition as the only structure to be retained under this Alternative is the casino. Therefore, this Alternative would be required to follow the same remediation and disposal requirements as the Proposed Project for the demolition of existing uses, and this would not generate potentially significant impacts associated with potential exposure to asbestos containing materials (ACMs), lead based paint (LBP), or other hazardous materials during construction. Therefore, this Alternative would have a less than significant impact after mitigation with respect to hazardous materials during construction.

### *Operation*

Operational impacts with respect to hazardous materials and risk of upset under the Proposed Project would be less than significant after mitigation. Under this Alternative, the convention center, hotel, and continued operation of the casino would not require the use of or generate substantial hazardous materials. Operations would involve the use and storage of pesticides, fertilizer, cleaning solvents, and similar potentially hazardous materials used during the maintenance and operation of the facilities, and such use would be similar to the existing uses associated with the racetrack operations. Therefore, this Alternative would have a less than significant impact after mitigation with respect to hazardous materials during operation.

## **Cultural Resources**

### *Archaeological Resources*

A cultural resources records search was conducted for the Hollywood Park Redevelopment Project Property by the South Central Coastal Information Center, California Historical Resources Information System in July 2007. Based on a review of all recorded archaeological sites within a ½-mile radius of the Project Site and cultural resource reports on file, database records for all California Points of Historical Interest, California Historical Landmarks, the California Register of Historical Resources, the National Register of Historic Places, and the California Historical Resources Inventory listings, no significant cultural resources are known to be located on the Project Site. Therefore, neither the Project nor the Convention Center Alternative would result in any impacts to known cultural resources. Nevertheless, mitigation measures are proposed to reduce the impacts to less than significant levels for unknown cultural resources in the unlikely event that such resources are accidentally discovered during the earthwork activities.

### *Historic Resources*

The Proposed Project would not result in any impacts to significant historic resources. Through a comprehensive historic resource analysis which included a field investigation of the Project Site and surrounding area, review of building permit records, maps, books and photographs, it was determined, by an evaluation of criteria used by the California Register of Historical Resources and the National Register of Historic Places, that none of the existing buildings located on the Project Site are considered significant cultural resources pursuant to CEQA. As such, like the Proposed Project, impacts to historic resources would be less than significant.

## **Hydrology/Water Quality**

### *Construction*

Construction-related impacts on water quality under the Proposed Project would be less than significant after mitigation. Under the Convention Center Alternative, water quality impacts would be substantially

similar to the Proposed Project. The construction activities would generate approximately the same potential to impair the surface water flows during storm events. However, implementation of prescribed best management practices and compliance with the RWQCB regulations would reduce potentially significant water quality impacts to less than significant levels. Accordingly, water quality impacts under this Alternative would be less than significant after mitigation.

#### *Operational*

Operational impacts to water quality under the Proposed Project would be less than significant after mitigation. Under the Convention Center Alternative, the amount of pervious surface area would be decreased as compared to the Proposed Project. This Alternative would not include residential areas with landscaping or the 25 acres of open space as compared to the Proposed Project. The operational conditions of the Project Site under this Alternative would include more impervious surfaces such as pavement for parking for the convention center and the hotel use. Accordingly, the Convention Center Alternative would result in increased flows as compared to the Proposed Project. Similar to the Proposed Project, however, it is anticipated that development of the site under this Alternative would be designed in a manner that retains and controls storm water flows to avoid significant impacts on the existing storm water infrastructure. As such, operational water quality impacts under this Alternative, like the Proposed Project, would be less than significant after mitigation.

#### **Noise**

##### *Construction*

Construction activity associated with the Convention Center Alternative would result in similar noise levels as discussed for the Proposed Project. However, because this Alternative would involve a smaller overall amount of development, noise impacts would affect neighboring land uses for a shorter overall duration. Construction noise levels would be generally the same for the residential land uses closest to the central and northern portion of the Project Site (i.e., the residential homes north of W. 90<sup>th</sup> Street), but would be slightly reduced for the areas to the east (i.e., the Renaissance development, Darby Park, and the residential neighborhoods east of the training track). Therefore, it is anticipated that even with the implementation of comparable mitigation measures prescribed for the Proposed Project, mitigated construction noise levels for this Alternative would also likely exceed the five dBA significance threshold at the sensitive receptors near the Project Site. As such, construction activity would result in a significant and unavoidable short-term construction noise impact. It is anticipated however that construction activity associated with the alternative would comply with the standards established in the Noise Ordinance. Nevertheless, construction noise impacts associated with the Convention Center Alternative would be considered significant and unavoidable after mitigation.

### *Operational*

On weekend event days, the Convention Center Alternative would result in more daily vehicle trips than the Proposed Project and, as such, would result in higher mobile noise levels. On weekday event days and non-event days, operational noise impacts would be reduced. Noise level increases typically associated with activity immediately prior to and after events would be similar to race days currently on the Project Site, and these activities would not be expected to increase noise levels by more than three dBA CNEL and, as such, would result in a less than significant impact on the ambient noise environment. And, as the special events would take place inside the convention center, stationary noise under this Alternative would be expected to be substantially reduced as compared to the existing noise levels associated with live race events at Hollywood Park. Therefore, like the Proposed Project, the Convention Center Alternative would result in less than significant operational noise impacts.

### **Population, Housing, and Employment**

Impacts on population, housing and employment under the Proposed Project would be significant and unavoidable due to a technical inconsistency with regional housing and population growth forecasts.

### *Construction Impacts*

The Proposed Project would generate approximately 17,105 construction-related jobs over the 10-year buildout and stabilization horizon period. As this Alternative would require less construction work than the Proposed Project, it is estimated that employment opportunities associated with construction of this Alternative would be reduced as compared to the Proposed Project. The number of temporary construction jobs would be considered a beneficial impact under this Alternative, and similar to the Proposed Project, indirect impacts upon regional population, housing and employment conditions would be less than significant under this Alternative.

### *Operation Impacts*

#### *Employment Displacement Impacts*

Similar to the Proposed Project, this Alternative would not retain horse racing at the Hollywood Park Racetrack and would generate employment displacement with respect to the horse racing industry. However, as discussed in more detail below, this Alternative would generate new types of job opportunities required to operate a convention center and hotel. Operational employment displacement impacts for this Alternative would be less than significant.

### *Employment Generation Impacts*

#### Indirect Employment Growth

Employment opportunities typically associated with convention centers and hotels would not likely result in substantial permanent population growth or associated housing demands because it is not likely that the jobs created would cause a substantial amount of relocation to the City. Indirect impacts to population and housing demographics generated by this Alternative would be considered less than significant.

#### Direct Employment Growth

The Convention Center Alternative would generate approximately 1,404 permanent jobs for the convention center component (assuming 3.51 employees per 1,000 sf), and 514 permanent jobs for the hotel component (assuming 1.13 employees per 1,000 sf and each hotel room is approximately 700 sf), totaling 1,918 new permanent full-time jobs. This Alternative would also include the continued operation of the casino, which currently requires 1,017 jobs. In summary, the combination of the new 1,918 jobs and the 1,017 jobs required to operate the existing casino, would result in approximately 2,935 jobs. As compared to the existing 2,618 jobs that are currently generated by the Project Site, this Alternative would result in a net increase of 317 jobs. As compared to the Proposed Project, which would generate approximately 517 net new jobs, this Alternative would result in an increase of 317 jobs. Therefore, as this Alternative would generate a net increase in jobs, employment impacts would be considered less than significant. As compared to the Proposed Project, this Alternative would be less beneficial as it would result in fewer new jobs.

### *Population/Housing Impacts*

This Alternative would involve the construction of no new dwelling units and, as such, would not generate any population or housing growth. As compared to the Proposed Project, which would create approximately 2,995 new residential dwelling units, resulting in approximately 8,985 new permanent residents, this Alternative would not generate housing and population growth. Although this Alternative avoids the Proposed Project's significant and unavoidable impact due to a technical inconsistency with regional housing and population growth forecasts, the Alternative is not consistent with the local and regional housing policies, plans and goals. The Convention Center Alternative does not further the SCAG's goals outlined in the Compass Growth Vision Strategy to encourage better relationships between housing, transportation and employment. Likewise, this Alternative does not support the SBCCOG's South Bay Strategy of supporting incentives for well-planned mixed-use development and affordable housing, nor does it aid in creating new market rate and affordable dwelling units needed in Inglewood as determined by the RHNA. Since no dwelling units are created under this Alternative, unlike the Proposed Project, it does not help to bring balance to the job-to-housing ratio in the surrounding job-rich South Bay and Westside job markets. Additionally, this Alternative does not support the Housing Element's goal of providing a significant amount of additional home ownership opportunities within the City so as to

promote a balanced ratio of renter-occupied versus owner occupied housing opportunities within the City. As a result, impacts to population and housing would be significant and unavoidable.

### **Land Use and Planning**

A Convention Center Alternative would be consistent with the existing Commercial-Recreation designations of the current Zoning district, General Plan designations, and Redevelopment Plan Land Use designations. Unlike the Proposed Project, this Alternative would not require any discretionary requests involving a zone change, a General Plan Amendment or adoption of a Specific Plan. Accordingly, impacts from consistency with land use plans would be less than significant. However, the constructing a convention center on the Project Site would create potential use conflicts with the existing land uses in the surrounding areas. The surrounding area is comprised of a mix of low-to medium-density residential, commercial, motel, and office uses. The placement of a convention center directly adjacent to these land uses could create conflicts caused by the concentration of traffic and noise on site when events are being hosted at the convention center. This would result in a significant and unavoidable impact.

### **Public Utilities**

With the exception of solid waste, impacts on public utilities under the Proposed Project would be considered less than significant.

#### *Water*

The Convention Center Alternative is estimated to utilize approximately 250,975 gallons per day (gpd) of water. As shown in Table VI.B.3-1, this Alternative would consume a net decrease of 70,377 gpd as compared to the existing conditions. As compared to the Proposed Project, this represents an approximate 62 percent decrease in water demands.

Similar to the Proposed Project, Ordinance No. 170,978 would apply to this Alternative, resulting in increased water conservation measures. Since water demand under this Alternative would be less than existing water demand and is already accounted for in the 2005 UWMP, impacts associated with water availability would be less than significant.

#### *Wastewater*

Wastewater generation under this Alternative is estimated to be 313,600 gpd. As shown in Table VI.B.3-2, this Alternative would generate a net decrease of approximately 210,400 gpd of wastewater as compared to the existing conditions, and would result in a net decrease of approximately 603,400 gpd as compared to the Proposed Project. Similar to the Proposed Project, it is expected that the existing wastewater infrastructure would be sufficient to handle the increased demands from this Alternative. Therefore, impacts with regard to wastewater would be considered less than significant for this Alternative.



**Table VI.B.3-1  
Estimated Water (Potable) Consumption by the Convention Center Alternative**

Land Use	Unit/Quantity	Water Use (gal/day/unit) <sup>a</sup>	Total (gpd)	Total (AF/year)
<b>Existing Uses <sup>b</sup></b>	--	--	321,139	360
<b>Convention Center Alternative</b>				
Exhibition, Meeting, and Ballroom Space	400,000 sf	0.36 gal/sf/day	144,000	161
Hotel	650 rooms (455,000 sf)	150 gal/room/day	97,500	109
Casino	321,000 sf	0.6 gal/sf/day <sup>c</sup>	9,475	11
<b>Total Alternative Water Demand</b>			<b>250,975</b>	<b>281</b>
<b>Total Net Water Demand</b>			<b>70,164</b>	<b>-79</b>
<i>Notes:</i>				
<i>sf: Square feet</i>				
<i>AFY: Acre feet per year.</i>				
<i><sup>a</sup> Based on 120% of the County Sanitation Districts of Los Angeles County wastewater generation rates.</i>				
<i><sup>b</sup> Water Supply Assessment: Hollywood Park Redevelopment Project.</i>				
<i><sup>c</sup> Hollywood Park Project, Utilities and Infrastructure Technical Report, Hall &amp; Foreman, August 29, 2008.</i>				
<i>Source: Christopher A. Joseph &amp; Associates, July 2008.</i>				

**Table VI.B.3-2  
Estimated Wastewater Generation by the Convention Center Alternative**

Land Use	Unit/Quantity	Generation Rate (gal/day/unit) <sup>a</sup>	Total (gpd)
<b>Existing Uses <sup>b</sup></b>	--	--	<b>524,000</b>
<b>Convention Center Alternative</b>			
Exhibition, Meeting, and Ballroom Space	400,000 sf	0.30 gal/sf/day	120,000
Hotel	650 rooms (455,000 sf)	125 gal/room/day	81,250
Casino	321,000 sf	0.35 gal/sf/day	112,350
<b>Total Wastewater Demand</b>			<b>313,600</b>
<b>Net Wastewater Demand</b>			<b>-210,400</b>
<i>Notes:</i>			
<i>sf: Square feet</i>			
<i><sup>a</sup> Based on the County Sanitation Districts of Los Angeles County wastewater generation rates.</i>			
<i><sup>b</sup> Hollywood Park Project, Utilities and Infrastructure Technical Report, Hall &amp; Foreman, August 29, 2008.</i>			
<i>Source: Christopher A. Joseph &amp; Associates, June 2008.</i>			

*Energy*

Electricity

As shown in Table VI.B.3-3, below, this Alternative would generate the demand for approximately 18,470,550 KW-hr/year of electricity. As compared to existing conditions, this Alternative would result in a decrease of electricity demand by approximately 7,539,454 KW-hr/year. As compared to the Proposed Project, this Alternative would result in a decrease of electricity demand by approximately 14,376,298 KW-hr/year. Similar to the Proposed Project, it is expected that existing electrical facilities

would be sufficient to handle the demand from this Alternative. Therefore, it is anticipated that impacts with respect to electricity demand would be considered less than significant for this Alternative.

**Table VI.B.3-3  
Estimated Electricity Demands – Convention Center Alternative**

Land Use	Unit/Quantity	Demand (Kilowatt hours/unit/year) <sup>a</sup>	Total (kilowatt hours/year)
<b>Existing Uses<sup>b</sup></b>	--	--	<b>26,010,004</b>
<b><i>Convention Center Alternative</i></b>			
Exhibition, Meeting, and Ballroom Space	400,000 sf	12.95 KW-Hr/sf/yr	5,180,000
Hotel	650 rooms (455,000 sf)	9.95 KW-Hr/sf/yr	4,527,250
Casino	321,000 sf	27.3 KW-Hr/sf/yr	8,763,300
<b>Total Convention Center Alternative Electricity Demand</b>			<b>18,470,550</b>
<b>Net Electricity Demand</b>			<b>-7,539,454</b>
<i>Notes:</i>			
<i>sf: Square feet</i>			
<i><sup>a</sup> Rates based on SCAQMD, CEQA Air Quality Handbook, Table A9-12-A, 1993, unless footnoted otherwise.</i>			
<i><sup>b</sup> Hollywood Park Project, Utilities and Infrastructure Technical Report, Hall &amp; Foreman, August 29, 2008.</i>			
<i><sup>c</sup> Based on existing electricity demands for the casino as provided by the Hollywood Park Land Company.</i>			
<i>Source: Christopher A. Joseph &amp; Associates, June 2008.</i>			

### Natural Gas

As shown in Table VI.B.3-4, this Alternative would result in a total demand for natural gas of 4,615,800 cubic feet per month. This Alternative would generate net increase in demand of approximately 720,900 cubic feet of natural gas per month as compared to existing conditions. In comparison to the Proposed Project, which would generate a net total demand for 23,765,926 cf of natural gas per month, demands for natural gas under this Alternative would be reduced by approximately 23,045,026 cubic feet of natural gas per month. Similar to the Proposed Project, it is expected that existing natural gas infrastructure would be sufficient to serve the needs of this Alternative. Therefore, impacts with regard to natural gas demand would be considered less than significant for this Alternative.

### *Solid Waste*

The amount of construction waste generated under this Alternative would be less than the construction waste generated under the Proposed Project as this Alternative would develop a smaller Project overall, and it would retain the current operation, location and configuration of the casino use. As shown in Table VI.B.3-5, this Alternative would generate approximately 46,035 tons of demolition debris and 1,663 tons of construction debris, for a total of 47,698 tons of demolition and construction debris. As compared to the Proposed Project, this Alternative would result in a decreased generation of solid waste by approximately 32,897 tons. Accordingly, demands for solid waste disposal needs would be decreased as compared to the Proposed Project, and it is expected that regional landfill capacity would be able to

accommodate the construction solid waste generated by this Alternative. Impacts with respect to construction-related solid waste would be considered less than significant under this Alternative.

**Table VI.B.3-4  
Estimated Natural Gas Consumption – Convention Center Alternative**

Land Use	Unit/Quantity	Demand Rate <sup>a</sup>	Total (cf/month)
<b>Existing Uses <sup>b</sup></b>	--	--	<b>3,894,900</b>
<b>Convention Center Alternative</b>			
Exhibition, Meeting, and Ballroom Space	400,000 sf	2 cf/sf/month	800,000
Hotel	650 rooms (455,000 sf)	5 cf/sf/month	2,275,000
Casino	321,000 sf	4.80cf/sf/month	1,540,800
<b>Total Natural Gas Demand</b>			<b>4,615,800</b>
<b>Net Natural Gas Demand</b>			<b>720,900</b>
<i>Notes:</i>			
<i>sf: Square feet</i>			
<i><sup>a</sup> Rates based on SCAQMD, CEQA Air Quality Handbook, Table A9-12-A, 1993, unless footnoted otherwise.</i>			
<i><sup>b</sup> Hollywood Park Land Company, June 8, 2007.</i>			
<i>Source: Christopher A. Joseph &amp; Associates, July 2008.</i>			

**Table VI.B.3-5  
Estimated Construction and Demolition Debris – Convention Center Alternative**

Construction Activity	Size (sf)	Rate (lbs./sf) <sup>a</sup>	Generated Waste (tons)
<b>Demolition-Existing Uses</b>			
Main Building/Grandstand	594,000	155	46,035
<b>Subtotal</b>			<b>46,035</b>
<b>Construction-Convention Center Alternative</b>			
Exhibition, Meeting, and Ballroom Space	400,000 sf	3.89	778
Hotel	650 rooms (455,000 sf)	3.89	885
<b>Subtotal</b>			<b>1,663</b>
<b>Total</b>			<b>47,698</b>
<i><sup>a</sup> Generation rates for demolition, construction and renovation are derived from the Characterization of Building-Related Construction and Demolition Debris in the United States, U.S.E.P.A., Report No. EPA530-R-98-101, June 1998.</i>			
<i>Source: Christopher A. Joseph &amp; Associates, July 2008.</i>			

As shown in Table VI.B.3-6, operational solid waste generation for this Alternative would be approximately 4,964 pounds of solid waste per day which would be a net decrease of approximately 341 ponds per day as compared to the existing conditions. As compared to the Proposed Project, this Alternative would result in a decreased generation of solid waste by approximately 12,120 pounds per day. However, operational-related solid waste impacts would be significant and unavoidable as regional

landfill capacity for the life of the Alternative beyond 2015 has not been accommodated. Because solutions to meet future disposal needs have not yet been developed at the regional level (i.e., developing new landfills within the County and transporting waste outside the region) operational solid waste impacts would be significant and unavoidable on project-specific and cumulative level.

**Table VI.B.3-6  
Estimated Operational Solid Waste Generation – Convention Center Alternative**

<b>Land Use</b>	<b>Unit/Quantity</b>	<b>Demand Rate <sup>a</sup></b>	<b>Total (pounds/day)</b>
<b>Existing Uses <sup>b</sup></b>	--	--	<b>4,964</b>
<b>Convention Center Alternative</b>			
Exhibition, Meeting, and Ballroom Space	400,000 sf	0.006 lbs/sf/day	2,400
Hotel	650 rooms (455,000 sf)	2.0 lbs/room/day	1,300
Casino	321,000 sf	0.005 lbs/sf/day	1,605
<b>Total Solid Waste Generation</b>			<b>5,305</b>
<b>Net Solid Waste Generation</b>			<b>-341</b>
<i>Notes:</i>			
<i>sf: Square feet</i>			
<i><sup>a</sup> Generation Rates based on City of Los Angeles Department of Public Works, Bureau of Sanitation Solid Waste Generation, 1981.</i>			
<i><sup>b</sup> Hollywood Park Land Company, June 8, 2007.</i>			
<i>Source: Christopher A. Joseph &amp; Associates, June 2008.</i>			

## Public Services

Impacts on public services under the Proposed Project would be less than significant after mitigation.

### *Police Protection*

The development of a Convention Center Alternative would place an increased demand on the IPD for police protection services. Similar to the Proposed Project, this Alternative would generate tax revenue that the City could use to hire new officers. Additionally, this Alternative would incorporate mitigation measures to reduce the potential for increasing demands upon police services in the area, such as strategically positioned lighting, building security systems, and implementation of an on-site security plan. This Alternative would not include a police substation on the Project Site, however, impacts on police protection services under this Alternative would be less than significant.

### *Fire Protection*

The projected demand for fire protection services is based on the amount and size of new structures on a site. The Convention Center Alternative would result in the development of approximately 855,000 sf of new development in addition to the continued operation of the 321,000 sf casino. As such, this Alternative would place an increased demand on the LACoFD for fire protection services. As discussed

in Section IV.K.2, Fire Protection, fire flow requirements would be determined by the LACoFD. It is anticipated that the required fire flow would be accommodated by this development as such flows are already able to serve the emergency needs of the racetrack facility. Overall, like the Proposed Project, the impact on fire protection services under this Alternative would be less than significant.

#### *Schools*

This Alternative would not involve the development of dwelling units and would therefore not generate any new students. Accordingly, this Alternative would have no operational impact on schools. However, unlike the Proposed Project, this Alternative does not include a 4-acre site for civic uses, and the potential for the Inglewood Unified School District to develop a school site within the Project Site would be precluded. As a result, the Proposed Project could be considered more beneficial than the Alternative since it potentially provides for a new elementary school in Inglewood.

#### *Recreation and Parks*

This Alternative would include the new development of a convention center that would serve both business and recreational demands and would not generate any new housing within the City. While the Proposed Project would include 25 acres of parks and recreation and open space, this Alternative would increase recreational and business-related services, and would not generate any additional demands for recreation facilities. Impacts to recreation and parks would be considered less than significant for this Alternative; however, the Proposed Project could be considered more beneficial since it would provide a substantial public benefit by increasing the amount of common open space that is available within the City.

#### *Libraries*

This Alternative would not generate any residents to the City and would therefore not generate any new impacts to the Inglewood Library system. Accordingly, there would be no impacts with regard to library services. However, the Proposed Project could be more beneficial than the Convention Center Alternative since the Proposed Project could potentially allocate a four-acre civic site to be used as a joint use school, including a library, which could be utilized by all City residents.

### **Traffic and Transportation**

Under the Hollywood Park Convention Center Alternative, the existing Hollywood Park Racetrack will be removed but the existing Casino will continue to operate. A convention center facility containing 300,000 square feet of exhibition space, 50,000 square feet of meeting space, 50,000 square feet of ballroom space, and a 650-room hotel would be developed. The convention center would also be designed in a manner that would allow the facility to operate as a sports/entertainment arena with 13,500 seats for basketball games and other special events.

For purposes of the trip generation forecast, it is assumed that the convention center facility would function as an exhibition space during the weekday AM peak hour analysis time period, since the arena is

not anticipated to be utilized during this time period. For the weekday PM peak hour and the weekend mid-day peak hour analysis time periods, it is assumed that the facility would function as a sports/entertainment arena, since an arena use typically has higher trip generation potential than an exhibition space during the weekday PM peak hour and the weekend mid-day peak hour.

### *Hollywood Park Convention Center Weekday Trip Generation Summary*

The weekday trip generation forecast for the Hollywood Park Convention Center Alternative is summarized in Table VI.B.3-7. As presented in Table VI.B.3-7, the Convention Center Alternative is expected to generate an additional 587 vehicle trips (361 inbound trips and 226 outbound trips) during the weekday AM peak hour. During the weekday PM peak hour, the Convention Center Alternative is expected to generate 1,259 fewer vehicle trips (1,059 more inbound trips and 2,318 fewer outbound trips). Over a 24-hour period, the Convention Center Alternative project is forecast to generate an additional 1,866 daily trip ends during a typical weekday (933 inbound trips and 933 outbound trips).

**Table VI.B.3-7  
Convention Center Alternative Weekday Trip Generation<sup>a</sup>**

Land Use	Size	Daily Trip Ends <sup>b</sup> Volumes	AM Peak Hour Volumes <sup>b</sup>			PM Peak Hour Volumes <sup>b</sup>		
			In	Out	Total	In	Out	Total
Exhibition Space/Arena	300,000 GSF	9,338	105	18	123	1,084	50	1,134
Hotel	650 Rooms	5,798	253	183	436	223	232	455
Meeting Space	50,000 sf	1,144	49	32	81	24	58	82
Ballroom Space	50,000 sf	1,144	49	32	81	24	58	82
Internal Capture	--	(808)	(35)	(25)	(60)	(27)	(35)	(62)
Existing Racetrack to be Removed <sup>c</sup>	(10,000) Attend.	(14,750)	(60)	(14)	(74)	(269)	(2,681)	(2,950)
<b>Net Total Trip Generation</b>		<b>1,866</b>	<b>361</b>	<b>226</b>	<b>587</b>	<b>1,059</b>	<b>(2,318)</b>	<b>(1,259)</b>

*Notes:*

<sup>a</sup> Source: ITE "trip Generation" 7<sup>th</sup> Edition, 2003.

<sup>b</sup> Trips are one-way traffic movements, entering or leaving. See Appendix G for additional data regarding assumptions for trip characteristics.

Source: Linscott Law and Greenspan Engineers, Revised Traffic Study August 1, 2008. (See Appendix G-1 for internal trip reduction assumptions).

### *Hollywood Park Convention Center Weekend Trip Generation Summary*

The weekend trip generation forecast for the Hollywood Park Convention Center Alternative is summarized in Table VI.B.3-8. As presented in Table VI.B.3-8, the Convention Center Alternative is expected to generate an additional 1,781 vehicle trips (1,685 inbound trips and 96 outbound trips) during the weekend mid-day peak hour. Over a 24-hour period, the Convention Center Alternative project is forecast to generate an additional 7,722 daily trip ends during a typical weekend day (3,861 inbound trips and 3,861 outbound trips).

**Table VI.B.3-8  
Convention Center Alternative Weekend Trip Generation<sup>a</sup>**

Land Use	Size	Daily Trip Ends <sup>b</sup> Volumes	Mid Day Peak Hour Volumes <sup>b</sup>		
			In	Out	Total
Exhibition Space/Arena	300,000 GSF	9,338	2,873	Nom.	2,873
Hotel	650 Rooms	6,826	317	249	566
Meeting Space	50,000 sf	456	31	33	64
Ballroom Space	50,000 sf	456	31	33	64
Internal Capture	--	(774)	(38)	(32)	(70)
Existing Racetrack to be Removed <sup>c</sup>	(10,000) Attend.	(8,580)	(1,529)	(187)	(1,716)
<b>Net Total Trip Generation</b>		<b>7,722</b>	<b>1,685</b>	<b>96</b>	<b>1,781</b>
<i>Notes:</i>					
<sup>a</sup> Source: ITE "trip Generation" 7 <sup>th</sup> Edition, 2003.					
<sup>b</sup> Trips are one-way traffic movements, entering or leaving. See Appendix G for additional data regarding assumptions for trip characteristics.					
Source: Linscott Law and Greenspan Engineers, Revised Traffic Study August 1, 2008. (See Appendix G-1 for internal trip reduction assumptions).					

### **Traffic Impact Comparison**

#### *Weekday Conditions*

A qualitative review was conducted to determine if the Convention Center Alternative project would likely result in an increase in project impacts when compared to the Proposed Project. During the weekday conditions, the Convention Center Alternative project is expected to generate 1,017 fewer vehicle trips than the Proposed Project during the AM peak hour. During the PM peak hour, the Convention Center Alternative project is expected to generate 1,220 fewer vehicle trips than the proposed project. Over a 24-hour period, the Convention Center Alternative project is forecast to generate 15,356 fewer daily trip ends during a typical weekday. Based on this comparison, it is determined that the Convention Center Alternative project would likely result in an overall decrease in traffic impacts when compared to the Proposed Project during the weekday AM and PM peak hours.

#### *Weekend Conditions*

A qualitative review was conducted to determine if the Convention Center Alternative project would likely result in an increase in project impacts when compared to the Proposed Project. During the weekend conditions, the Convention Center Alternative project is expected to generate 407 more vehicle trips than the Proposed Project during the mid-day peak hour and 17,786 fewer trips over a 24-hour typical weekend period. Based on this comparison, it is determined that the Convention Center Alternative project would likely result in an overall increase in traffic impacts when compared to the Proposed Project during the weekend mid-day peak hour.

Overall, the Convention Center Alternative would result in a less than significant impact to traffic and transportation with implementation of mitigation measures as proposed for the Proposed Project. However, given the level of proposed mitigation measures, the fact that Convention Center Alternative would require a large public subsidy, and the Alternative does not contain any retail or office/commercial uses that could generate a source of revenue to fund implementation of the street and frontage improvements, it may be necessary to locate a source of funding to implement the level of improvements proposed by the Project's mitigation measures to achieve a less than significant impact to traffic and transportation.

### Parking

As shown in Table VI.B.3-9, the Convention Center Alternative would be required by the City of Inglewood Municipal Code to provide 5,612 parking spaces.

**Table VI.B.3-9**  
**City of Inglewood Commercial Parking Requirements – Convention Center Alternative**

Land Use	Size (sq. ft./units)	Parking Requirements	Minimum Requirement
Exhibition, Meeting, and Ballroom Space	400,000 sf	-- <sup>a</sup>	955
Hotel	650 rooms (455,000 sf)	-- <sup>b</sup>	377
Casino	321,000 sf	1/75 SF GFA	4,280
<b>Total Parking Required</b>			<b>5,612</b>
<p><sup>a</sup> For facilities larger than eighteen thousand square feet in floor area: sixty parking spaces, plus one parking space for each additional four hundred square feet of gross floor area in excess of eighteen thousand square feet of floor area.</p> <p><sup>b</sup> For facilities having more than one hundred bedrooms: one hundred two parking spaces, plus one parking space for each additional two bedrooms or any other room that can be used for sleeping purposes.</p> <p>Source: City of Inglewood Municipal Code.</p>			

Under this Alternative, it is assumed the applicant would provide the code-required parking associated with the convention center, hotel, and casino. Therefore, impacts with respect to parking under this Alternative would be less than significant.

### Conclusion

The Convention Center Alternative would not reduce the following significant and unavoidable impacts to levels of insignificance associated with the Proposed Project: construction-related air quality, construction-related noise, population and housing, and operational solid waste.



The Convention Center Alternative would avoid the significant and unavoidable impact from operational air quality.

The Convention Center Alternative, due to its incompatibility with the existing community, results in a significant and unavoidable land use impact that does not also occur with implementation of the Proposed Project.

As described in Table VI.B.3-10, below, the Convention Center Alternative would not achieve many of the Project Objectives as it represents a scenario in which the project does not go forward. It should also be noted that although this Alternative is considered a reasonably foreseeable alternative because it is permitted under existing zoning, there is no indication that a convention center is an economically viable alternative. Moreover, this alternative is a sub-set of the “No Project” alternative and is not an alternative chosen as being capable of reducing project impacts.

**Table VI.B.3-10  
Assessment of Convention Center Alternative to Meet the Project Objectives**

<b>Project Objectives</b>	<b>Assessment of the Alternative to Meet Objectives</b>
1. To contribute to the revitalization of the City of Inglewood by providing an example of “smart-growth” infill development consisting of mixed-use retail, office, hotel, residential development, and integrated open space;	The Convention Center Alternative would not fully satisfy this objective as it would not be a typical mixed-use development and would not include a residential component.
2. To provide an economically viable project that promotes the City’s economic well-being by significantly increasing property and sales tax revenues and providing high-quality retail uses and the opportunity for transient occupancy tax;	There is no evidence to suggest that a convention center is economically viable as the City does not have the resources to purchase, develop and operate a convention center. Thus, the Convention Center Alternative would not satisfy this project objective to promote the City’s economic well-being.
3. To preserve the Casino/Gambling Facility on the Hollywood Park Site.	The Convention Center Alternative would be consistent with this project objective, as the Casino and Gambling facility would continue to operate.
4. To provide land for a civic/public use.	The Convention Center Alternative would satisfy this objective.
5. To create exciting community park and open space areas, that exceed the City’s existing General Plan goals of one acre per 1,000 residents, in a manner that meets the needs of the proposed development and is beneficial to the overall community;	The Convention Center Alternative would not satisfy this objective.
6. To add a variety of ownership-housing opportunities, of different product types and prices, in an area of the greater Los Angeles region that is job-rich, thus creating a better balance of housing and employment opportunities;	The Convention Center Alternative would not satisfy this objective.
7. To provide opportunities for viable retail and creative office space in a manner that is complimentary to the existing character of the adjoining residential neighborhood;	The Convention Center Alternative would not satisfy this objective.
8. To eliminate and prevent the spread of blight and deterioration by providing housing ownership opportunities, retail and restaurant uses, and public open space within portions of the Merged Redevelopment Project Area;	The Convention Center Alternative would assist in eliminating and preventing the spread of blight through the development of a new convention center and hotel, but would do so in a different manner as the Proposed Project since no new housing opportunities would be created.

Project Objectives	Assessment of the Alternative to Meet Objectives
9. To create safe, secure and defensible spaces through project design, while also allowing public spaces, such as parks and retail, to be open to the public;	The Convention Center Alternative would satisfy this objective, but to a different degree than the Proposed Project.
10. To provide a state-of-the-art sustainability program to be incorporated into the buildout and operation of the Proposed Project;	The Convention Center Alternative would satisfy this objective.
11. To promote walking and bicycle use through enhanced pedestrian connections and bicycle pathways in a mixed-use project which integrates housing with employment opportunities;	The Convention Center Alternative would not satisfy this objective.
12. To promote a safe pedestrian-oriented environment by providing extensive streetscape amenities; and	The Convention Center Alternative would be designed to promote a safe and pedestrian-oriented environment and would satisfy this objective, but in a different manner and degree than the Proposed Project.
13. To enhance the visual appearance and appeal of the neighborhood by providing perimeter and interior landscaping.	The Convention Center Alternative would satisfy this objective.