
VII. BIBLIOGRAPHY

A. REFERENCES AND PERSONS CONSULTED

AET, 1999. *Workplan for Groundwater Monitoring and Sampling, Texaco E&P Cypress Fee Facility, Inglewood, California*, Applied Environmental Technologies, Inc., 1 June 1999.

American Society for Testing of Materials, *Standard Classification for Determination of Outdoor-Indoor Transmission Class*, 2003.

Arcadis BBL, 2007. *2006 Annual Groundwater Monitoring Report, Cypress Fee Property, Inglewood, California*, Arcadis/BBL, 24 January 2007.

ASCE/EPA (American Society of Civil Engineers Urban Water Resources Research Council and United States Environmental Protection Agency), 2003, International Stormwater Best Management Practices Database. www.bmpdatabase.org.

BBL, 2003a. *Groundwater Investigation Work Plan, Cypress Fee Property, Inglewood, California*, Blasland, Bouck & Lee, Inc., 14 November 2003.

BBL, 2006. *2005 Annual Groundwater Monitoring Report, Cypress Fee Property, Inglewood, California*, Blasland, Bouck & Lee, Inc., 23 January 2006.

CAPCOA, *CEQA & Climate Change: Evaluating and Addressing Greenhouse Gas Emissions from Projects Subject to the California Environmental Quality Act*, January 2008.

CARB, California Air Resources Board, *Ambient Air Quality Standards*, April 1, 2008.

CARB, California Air Resources Board, <http://www.arb.ca.gov/desig/adm/adm.htm>, accessed May 29, 2007.

California Code of Regulations Title 14, Chapter 3, Sections 15000-15387.

California Department of Education, *Educational Demographics Unit for 2007/08 school year*.

California Department of Education. Facilities Department, *website: www.cde.ca.gov/facilities*, March 12, 2007.

California Department of Education's 2000 Guide to School Site Analysis and Development, 2000.

California Department of Transportation, *Representative Environmental Noise Levels*, 1998.

California Division of Safety of Dams, Jurisdictional Dam Size, The Resources Agency, Department of Water Resources, California Water Code Division 3, 1995.

California Energy Commission, *California's Major Sources of Energy*, website: <http://www.energy.ca.gov/html/energysources.html>, accessed October 4, 2006.

California Energy Commission, *Natural Gas in California*, website: <http://www.energy.ca.gov/naturalgas/index.html>, accessed October 4, 2006.

California Energy Commission website: <http://energy.ca.gov/html/energysources.html>, accessed October 4, 2006.

California Energy Commission website: <http://www.energy.ca.gov/2006publications/CEC-600-2006-013/CEC-600-2006-013-SF.PDF>.

California Public Utilities Code Section § 21670(a)(2) and § 21676(b).

The California State Historical Building Code (SHBC), Quoted in part from information contained on the State Architect's website, including material available at: http://www.dsa.dgs.ca.gov/SHBSB/shbsb_general.asp, and http://www.dsa.dgs.ca.gov/SHBSB/shbsb_incentives.asp.

Caltrans, *Transportation Project-Level Carbon Monoxide Protocol*, 1997.

CDMG (California Division of Mines and Geology), 1998.

Citadel, 2006. *Limited Asbestos and Lead Materials Survey Report, Hollywood Park, 1050 South Prairie Avenue, Inglewood, California*, Citadel Environmental Services, Inc., 13 January 2006.

City of Inglewood 25 Year Water Master Plan, Table 1-2, September 2003.

City of Inglewood, 2000 Housing Element.

City of Inglewood 2006 Developer Fee Justification Study and School Facilities Fees Needs Analysis. *City of Inglewood, California Crime Summary December 2006*, website: <http://www.cityofinglewood.org/civica/filebank/blobload.asp?BlobID=3928> (March 12, 2007)

City of Inglewood, *Amended and Restated Redevelopment Plan for the Merged In Town, La Cienega, Manchester-Prairie, North Inglewood Industrial Park, Century, and Imperial-Prairie Redevelopment Projects*.

City of Inglewood Department of Community Development and Housing, *Inglewood General Plan: Land Use Element*, January, 1980.

City of Inglewood Department of Community Development and Housing, *Inglewood General Plan: Noise Element*, January, 1980.

City of Inglewood Department of Community Development and Housing, *Inglewood General Plan: Transportation Element*, January, 1980.

City of Inglewood Department of Parks, Recreation and Community Services: *Recovery Action Program for the City of Inglewood's Park System 2002*.

City of Inglewood, *Noise Ordinance (Municipal Code Ordinance Section 5-41; 9-13/88)*.

City of Inglewood General Plan, 1980.

City of Inglewood General Plan Safety Element, July 1995.

City of Inglewood General Plan Update Technical Background Report, August 2006.

City of Inglewood Municipal Code, including Section 5-30 (Maximum Residential Noise Level) of Article 2 (Noise Regulations) of Chapter 5 (Offenses, Miscellaneous), September 13, 1988.

City of Inglewood, Public Works: Waste Collection, website: http://cityofinglewood.org/depts/pw/divisions/public_services/waste_collection.asp, October 3, 2006. City of Inglewood, Redevelopment Agency, Century Project Area, website: http://www.cityofinglewood.org/depts/commdev/redevelopment/project_areas/century.asp, April 13, 2007.

City of Inglewood, Redevelopment Agency, Manchester-Prairie Project Area, website: http://www.cityofinglewood.org/depts/commdev/redevelopment/project_areas/manchester_prairie.asp, April 13, 2007.

City of Inglewood, *Urban Water Management Plan, Fiscal Year 2004-2005, Annual Update, December 2005*.

City of Inglewood, *Water Supply Assessment, Hollywood Park Redevelopment Project, Inglewood, California*, 31 July 2008.

City of Los Angeles, *CEQA Thresholds Guide*, p. K.2-20 May 1998.

City of Los Angeles Department of Public Works, Bureau of Sanitation Solid Waste Generation, 1981.

Clean Fuels, 2007. *UST Closure Report, Hollywood Park Race Track Facility, 1050 South Prairie Avenue, Inglewood, California*, Clean Fuels, March 2007.

Clean Water Act §304(b)(2)(B) and §304(b)(4)(B).

Communities for a Better Environment v. California Resources Agency, 126 Cal.Rptr.2d 441, 2002.

Davis, 1986. *Preliminary Special Studies Zone Review Map, Inglewood Quadrangle*, California Division of Mines and Geology, by J.F. Davis, 1986.

Development Planning for Stormwater Management, A Manual for the Standard Urban Stormwater Mitigation Plan (SUSMP), Los Angeles County Department of Public Works, September 2002.

- D&M, 1999b. *Phase I Environmental Site Assessment and Limited Environmental Compliance Assessment, Hollywood Park Racetrack, 1050 South Prairie Avenue, Inglewood, California*, by Dames & Moore, 10 August 1999.
- DOGGR, 2003. *Map 123*, California Department of Conservation, Division of Oil, Gas, and Geothermal Resources, 14 November 2003.
- DTSC, 2005a. *Memorandum of Agreement Between the Department of Toxic Substances Control and the State Water Resources Control Board and the Regional Water Quality Control Boards and the California Environmental Protection Agency for the Oversight and Investigation and Cleanup Activities of Brownfields Sites*, 1 March 2005.
- Earth Tech, 1991. *Scope of Work for Design of a Groundwater Remediation Program, Inglewood, California*, The Earth Technology Corporation, 8 February 1991.
- E. Carr Everbach, *Noise Quantification and Monitoring: An Overview*, July, 26, 2001.
- EKI, 2006a. *Application for Oversight Agency Selection, Hollywood Park, 1050 South Prairie Avenue, Inglewood, California*, Erler & Kalinowski, Inc., 21 July 2006.
- EKI, 2006b. *Property-Wide Subsurface Investigation Report and Soil Vapor Extraction Work Plan for Former Dry Cleaning Area, Hollywood Park Racetrack and Casino, 1050 South Prairie Avenue, Inglewood, California*, Erler & Kalinowski, Inc., 30 October 2006.
- EKI, 2007. *Soil Management Plan, Hollywood Park Racetrack and Casino, 1050 South Prairie Avenue, Inglewood, California*, Erler & Kalinowski, Inc., 3 July 2007.
- EKI, 2008. *Technical Report and Work Plan*, Erler & Kalinowski, Inc., 24 April 2008.
- E-mail correspondence from Michael Easley, Senior Administrative Analyst, Inglewood Public Library, to Brett Pomeroy, Associate Planner, Christopher A. Joseph & Associates, July 11, 2007.
- ENVIRON, 2005a. *Phase I Environmental Site Assessment and Limited Compliance Assessment, Hollywood Park, Inglewood, California*, ENVIRON International Corporation, April 11, 2005.
- Environmental Protection Agency, *Noise from Construction Equipment and Operations, Building Equipment and Home Appliances*, PG 206717, 1971.
- Erler & Kalinowski, Inc., *Soil Management Plan, Hollywood Park Racetrack & Casino, 1050 S. Prairie Avenue, Inglewood, CA*, 3 July 2007.
- Federal Railroad Administration, *High-Speed Ground Transportation Noise and Vibration Impact Assessment*, October 2005.
- Federal Transit Administration, *Transit Noise and Vibration Impact Assessment*, May 2006.

“Final Developer Fee Justification Study and School Facilities Needs Analysis,” Update to District’s Master Plan. Inglewood Unified School District, 2006-2007.

Final RHNA Allocation adopted by SCAG Regional Council 7/12/07 and transmitted to HCD 7/13/07, website: http://www.scag.ca.gov/Housing/pdfs/rhna/RHNA_FinalAllocationPlan071207.pdf

Gay, 1976. *Special Studies Zone, Inglewood Quadrangle*, California Division of Mines and Geology, by T.E. Gay Jr., 1976.

Geomatrix, 2007. *Final Report - Geologic Investigation of the Potrero Fault Zone for Hollywood Park.* Geomatrix Consultants, Inc., December 2005.

Geomatrix 2007, *Memorandum re: Clarification of Points on Final Report – Geologic Investigation of the Portero Fault for Hollywood Park (Inglewood, CA) Project No. 10834*, Geomatrix Consultants, Inc., July 5, 2007.

Geomatrix, 2007. *Significance of the Inglewood Townsite Fault to the Hollywood Park Site, Inglewood, California*, Geomatrix Consultants, Inc., 12 April 2007.

Geosyntec Consultants. *Hollywood Park Water Quality Technical Report*, May 2008.

Geosyntec Water Balance Report.

Government Code Section 65995, Web accessed on 5/19/2008, Jeanette C. Justus Associates.

Group Delta Consultants, Inc., *Geotechnical Evaluation for Environmental Impact Report, Proposed Residential and Commercial Development, Hollywood Park Redevelopment, Inglewood, California, March 30, 2007.*

Guidelines for Connection Permits, Los Angeles County Flood Control District, Los Angeles County Department of Public Works, March 2006.

Hall and Foreman, Inc., *EIR Technical Appendix - Public Utilities Report*, May 2008.

Hall and Foreman, Inc., *Hollywood Park Project, Hydrology Study, HFI Project No. 070119*, June 16, 2008.

Hall & Foreman, Inc., *Hollywood Park Project, Utilities and Infrastructure Technical Report, HFI Project No. 070119, VTTM 69906*, August 29, 2008.

Hamilton, Rabinovitz & Alshuler, Inc., April 18, 2007.

HartCrowser, 2003a. *Phase I Environmental Site Assessment, Former Texaco Cypress Fee Facility and Inglewood Gasoline Company Property, Inglewood, California*, HartCrowser, 5 March 2003.

- HartCrowser, 2003b. *Subsurface Investigation Report, Former Texaco Cypress Fee Facility and Inglewood Gasoline Company Property, Inglewood, California*, HartCrowser, 4 April 2003.
- Hollywood Park Athletic Stadium EIR, SCH#95-051042, City of Inglewood, September 6, 1995.
- Hollywood Park Land Company, June 8, 2007.
- Hollywood Park Specific Plan, Inglewood, California, Draft, October 1, 2008.
- Hollywood Park Third Party Due Diligence for Stockbridge Capital Partners, LLC, September 23, 2005.
- HR&A Advisors, Inc., *Potential for the Hollywood Park Redevelopment Project to Cause "Urban Decay" Technical Memorandum*, 2 June 2008.
- Inglewood Unified School District, *Developer Fee Justification Study & School Facilities Needs Analysis. 2006-07 Update to District's Master Plan*.
- Inglewood Unified School District, *website: <http://inglewood.k12.ca.us/>*, August 29, 2006.
- Inglewood Unified School District, *"Resolution 24/2006-2007: A Resolution of the Board of Education of the Inglewood Unified School District Updating Statutory Mitigation Fees on Residential and Commercial Development Pursuant to Senate Bill 50,"* February 14, 2007.
- Inglewood Unified School District, *"Resolution 25/2006-2007: A Resolution of the Board of Education of the Inglewood Unified School District Updating School Facility Needs Analysis and Level 2 Alternative Mitigation Fee Structure on Residential Development Pursuant to Senate Bill 50,"* February 14, 2007.
- ITE "trip Generation" 7th Edition, 2003.
- Kenneth G Osborne and Associates, *Fault Location Investigation, 37.5 Acre Site South of 90th Street and West of Darby Park, Inglewood, California*, March 13, 1989.
- LECG. *The Future of Horseracing in California: Can the Industry Survive Without "Racinos"?*, 12 October 2005.
- Letter dated November 29, 2006 from the Inglewood Community Development Department to Southern California Association of Governments *re: comments to the Integrated Growth Forecasts/ RHNA allocation assigned to the City of Inglewood*.
- Linscott, Law & Greenspan, Engineers, *Revised Traffic Impact Study for the Hollywood Park Redevelopment Project*, August 1, 2008.
- Los Angeles County Airport Land Use Plan (prepared by the Department of Regional Planning).

Los Angeles County Department of Public Works, *Hydrology Manual*, January 2006.

Los Angeles County Department of Public Works, *Hydrology Manual*, 2006, website: http://ladpw.org/wrd/Publication/engineering/2006_Hydrology_Manual/2006%20Hydrology%20Manual-Divided.pdf, accessed September 11, 2007.

Los Angeles County Department of Public Works, *Los Angeles County Integrated Waste Management Plan 2004 Annual Update*, February 2006.

Los Angeles County Fire Department, website: <http://www.lacofd.org/Forestry/FirePlan.asp>, September 5, 2006.

Los Angeles County Fire Department, 2005 *Statistical Summary*, website: <http://fire.lacounty.gov/PDFs/StatSummary.pdf>, March 12, 2007.

Los Angeles County Fire Department, *Fire Flow and Hydrant Requirements*, website: http://fire.lacounty.gov/FirePrevention/PDFs/Reg/fpr_ch7_8.pdf, accessed April 11, 2007. Los Angeles County Fire Department, *Pre-Fire Management Plan*, website: <http://www.lacofd.org/Forestry/PDF/LACoFDPre-FireMgmt.pdf>, September 5, 2006.

Los Angeles County Flood Control District, *Design Manual Hydraulic*, March 1982.

Los Angeles Regional Water Quality Board, Order No. 01-182, effective December 13, 2001.

Los Angeles Regional Water Quality Board, *Standard Urban Storm Water Mitigation Plan for Los Angeles County and Cities in Los Angeles County*, approved by the Regional Board Executive Officer March 8, 2000.

Los Angeles Unified School District, *Residential Development School Fee Justification Studies*, February 2008.

Los Angeles World Airports, website: <http://www.lawa.org/lax/laxContourMaps.cfm>, accessed May 29, 2007.

Marx/Okubo, *Property Condition Assessment, Hollywood Park, September 7, 2005 – Insurance Report, CBCInnovis, Determination Report, 07/21/2005, Hollywood Park*.

Metropolitan Transportation Authority Congestion Management Plan for Los Angeles County, July 2004.

Pace Advanced Water Engineering, *Hollywood Park Manmade Lake – Public Health Concerns Mitigation Technical Memorandum*, 12 June, 2008.

Page & Turnbull, Inc. Historic Resources Technical Report, *Historic Resources Survey, Evaluation, and Analysis of Project Impacts – Final – Hollywood Park Project, CA*, 24 July 2007.

Public Resources Code Sections 21000-21177.

Residential Job Generation Study, RRC Associates and the Housing Collaborative (December 2000).

RWQCB, 1988. *Waste Discharge Requirements – Land Treatment Project at Texaco, Inc. Cypress Fee Oil Field, Inglewood, (File No. 87-14; CI 6820)*, California Regional Water Quality Control Board, Los Angeles Region, 4 May 1988.

RWQCB, 2001. *Results of Soil Vapor Extraction Testing, Groundwater Monitoring, and Sampling, and Request for Site Closure – Texaco Cypress Fee, Inglewood, California (File No. 100.315); SLIC #084*, California Regional Water Quality Control Board, Los Angeles Region, 25 April 2001.

RWQCB, 2003a. *Semi-Annual Groundwater Monitoring – Texaco Cypress Fee, 3000 90th Street, Inglewood, California (SLIC No. 084, Site ID 2040200)*, California Regional Water Quality Control Board, Los Angeles Region, 17 September 2003.

RWQCB, 2003b. *No Further Action for Soil – Texaco Cypress Fee, 3000 90th Street, Inglewood, California (SLIC No. 084, Site ID 2040200)*, California Regional Water Quality Control Board, Los Angeles Region, 14 October 2003.

RWQCB, 2006. *Spills, Leaks, Investigations, and Cleanups (SLIC) Oversight Cost Reimbursement Account – Hollywood Park Racetrack at 1050 South Prairie Avenue, Inglewood, California 90305 (SLIC No. 1207)*, California Regional Water Quality Control Board, Los Angeles Region, 8 September 2006.

RWQCB, 2007. *Conditional Approval of Soil Vapor Extraction Work Plan – Former Dry Cleaning Area in Hollywood Park Racetrack and Casino, 1050 South Prairie Avenue, Inglewood, California (Site ID No. 2040271, SLIC No. 1207)*, California Regional Water Quality Control Board, Los Angeles Region, 8 May 2007.

SCAG Regional Comprehensive Plan and Guide, 1994.

SCAG Regional Transportation Plan (RTP) Growth Forecast 2008.

SCAG RCPG Growth Management Chapter, website: <http://www.scag.ca.gov/rcp/pdf/pastprojects/1996RCPGGrowth/ManagementChapter.pdf>, accessed July 27, 2006.

SCAG RCPG Housing Chapter, website: <http://www.scag.ca.gov/rcp/pdf/pastprojects/1996RCPGHousingChapter.pdf>, accessed July 27, 2006.

SCAG Regional Housing Needs Assessment: City of Inglewood Adopted RHNA Construction Need (Nov. '00), website: <http://api.ucla.edu/rhna/RegionalHousingNeedsAssessment/FinalNumbers/Frame.htm>

SCAQMD (South Coast Air Quality Management District), *Air Quality Analysis Guidance Handbook*, July 1999, Figure 4-2.

SCAQMD, *Air Quality Management Plan, 1997 (update 2003)*.

SCAQMD, *CEQA Air Quality Handbook*, Table A9-12-A, 1993.

SCAQMD, *Health Risk Assessment Guidance for Analyzing Cancer Risks from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*, August 2003.

SCAQMD, *Localized Significance Methodology*, June 2003.

SCAQMD, *Multiple Air Toxics Exposure Study in the South Coast Air Basin*, January 2008.

SCAQMD, *Sample Construction Scenarios for Projects Less than Five Acres in Size*, January 2005.

SCAQMD, website: <http://www.aqmd.gov/ceqa/hdbk.html>, accessed May 29, 2007.

SCAQMD, website: http://www.aqmd.gov/prdas/brochures/Super-Compliant_AIM.pdf.

SCAQMD, website: http://aqmd.gov/smog/historical_data.htm.

SCAQMD, website: <http://www.aqmd.gov/smog/metdata/MeteorologicalData.html>.

School Facility Program Handbook, Office of Public School Construction, May 2008.

South Bay Cities Council of Governments (SBCCOG), website: <http://www.southbaycities.org>, July 27, 2006.

South Central Coastal Information Center – California Historical Resources Information System, California State University – Fullerton, Department of Archaeology, *Letter RE: Record Search for the Hollywood Park Redevelopment Project, City of Inglewood*, 24 July 2007.

Southern California Edison: *Generating Facilities*, website: <http://www.sce.com/PowerandEnvironment/PowerGeneration>, accessed October 4, 2006.

State of California Department of Conservation, Division of Land Resource Protection, *Farmland Mapping and Monitoring Program*, website: http://www.consrv.ca.gov/dlrp/FMMP/images/fmmp2002_300.pdf, November 30, 2006.

State of California, Governor's Office of Planning and Research, *CEQA and Climate Change: Addressing Climate Change Through California Environmental Quality Act (CEQA) Review*, June 19, 2008.

State of California Library Statistics (2006) analyzing fiscal year 2004-2005, Library Development Services Bureau, Sacramento, CA 2006.

-
-
- State Water Resources Control Board, National Pollution Discharge Elimination System (NPDES) *General Permit for Storm Water Discharges Associated with Construction Activity*, April 26, 2001.
- State Water Resources Control Board, Order No. R4-2003-0111, NPDES No. CAG994004.
- State Water Resources Control Board, *website: http://www.swrcb.ca.gov/rwqcb4/html/meetings/tmdl/tmdl_ws_dominguez.html*.
- State of California, Title 22.
- Stetson Engineers, Inc., Hollywood Park Redevelopment Project Water Demands, Letter Report, July 17, 2008.
- Terry A. Hayes Associates LLC (TAHA), *Hollywood Park Redevelopment Project Air Quality and Noise Technical Report*, August 21, 2008.
- Thomas Consultants, Inc., *Hollywood Park Retail Opportunity Assessment*, February 2006.
- U.S. Environmental Protection Agency, *Characterization of Building-Related Construction and Demolition Debris in the United States*, Report No. EPA530-R-98-101, June 1998.
- U.S. Environmental Protection Agency, *website: <http://www.epa.gov/asbestos/pubs/ashome.html>*, July 2007.
- U.S. Environmental Protection Agency, *website: <http://www.epa.gov/lead/>*, July 2007.
- U.S. Uniform Crime Reports*, 2006, Department of Justice, Police Employees.
- Walker Parking Consultants. *Shared Parking Analysis, Hollywood Park Redevelopment*. 25 September 2007.
- West Basin Municipal Water District, Urban Water Management Plan, Fiscal Year 2004-2005, Annual Update, December 2005.
- Western Regional Climate Center, *website: <http://www.wrrc.dri.edu>*, accessed May 29, 2007.
- WRA Environmental Consultants, *Evaluation of Potential Section 404 Jurisdictional Areas*, August 25, 2005.
- WRD, 2001. *Regional Groundwater Monitoring Report, Central and West Coast Basins, Los Angeles County, California, Water Year 1999-2000*, Water Replenishment District of Southern California, February 2001.

Persons Consulted

AT&T

Los Angeles Construction and Engineering
100 W. Alondra Boulevard, Building A, Room 202
Gardena, CA 90248

Manny Gaitan, Engineer

City of Inglewood Public Works Department

1 Manchester Boulevard
Inglewood, CA 90301

Glen W.C. Kau, P.E., Public Works Director

County of Los Angeles Fire Department

Fire Prevention Engineering

5823 Rickenbacker Road

Commerce, CA 90040

E.C., Engineering Technician

County of Los Angeles Fire Department

1320 N. Eastern Avenue

Los Angeles, CA 90063-3294

John R. Todd, Chief, Forestry Division

County of Los Angeles Public Works Department

Hydraulic Analysis Unit

1000 S. Fremont Ave., Building A9-East

Alhambra, CA 91803

T.J. Moon

County Sanitation Districts of Los Angeles County

1955 Workman Mill Road

Whittier, CA 90601-1400

Stephen R. Maguin, Chief Engineer and General Manager

Inglewood Public Library

101 W. Manchester Boulevard

Inglewood, CA 90301

Michael L. Easley, Senior Administrative Analyst

Southern California Edison

P.O. Box 800

Rosemead, CA 91770

Vivian R. Parker, Service Planner

Southern California Gas Company

701 N. Bullis Road

Compton, CA 90224-9099

Seabron Ross, Pipeline Planning Assistant

West Basin Municipal Water District

17140 S. Avalon Boulevard, Suite 210

Carson, CA 90746-1296

Joe Walters, Recycled Water Project Manager