

SUMMARY

Inglewood Basketball and Entertainment Center Draft EIR

Introduction

This Environmental Impact Report (EIR) has been prepared by the City of Inglewood pursuant to the requirements of the California Environmental Quality Act (CEQA) to inform the public and decision-makers about the environmental consequences of the proposed Inglewood Basketball and Entertainment Center (IBEC, or the Proposed Project).

The EIR describes the existing environmental resources in the vicinity of the Project Site, analyzes potential impacts on those resources as a result of construction and operation of the Proposed Project, as well as other reasonably anticipated baseline projects and related cumulative development. Where significant impacts could occur the EIR describes mitigation measures that could avoid or reduce the magnitude of those significant impacts. The environmental impacts evaluated in the EIR address environmental resources areas subject to evaluation under CEQA, including aesthetics; air quality; biological resources; cultural and tribal cultural resources; energy demand and conservation; geology and soils; greenhouse gas emissions; hazards and hazardous materials; hydrology and water quality; land use and planning; noise and vibration; population, employment, and housing; public services; transportation and circulation; utilities and service systems; and the potential for growth and urban decay effects.

The EIR also evaluates a range of alternatives to the Proposed Project. These alternatives include a reduced amount of development at the Project Site, as well as different locations for the proposed IBEC within and outside of the City of Inglewood. The EIR also identifies alternatives considered, but not carried forward for detailed analysis in this Draft EIR.

This EIR is being published as a Draft EIR. The Draft EIR will be subject to review and comment by the public, as well as responsible agencies, federal agencies, and other interested jurisdictions, agencies, and organizations for a period beginning September 24, 2019, and concluding at 5:00 PM on November 8, 2019. During the public review period, the public may comment on the EIR by providing written comments at any time during the public review period.

The Draft EIR can be accessed at the following locations:

City of Inglewood Website

<https://www.cityofinglewood.org/1036/Murphys-Bowl-Proposed-NBA-Arena>

Project Website

www.IBECProject.com

Printed copies of the Draft EIR will be available at the following locations:

City of Inglewood Main Library

101 West Manchester Boulevard, Inglewood, CA 90301

Inglewood Crenshaw-Imperial Branch Library

11141 South Crenshaw Boulevard, Inglewood, CA 90303

City of Inglewood Economic and Community Development Department

One West Manchester Boulevard, 4th Floor, Inglewood, CA 90301

During the review and comment period, written comments (including email) regarding the Draft EIR may be submitted to the City at the address below.

Mindy Wilcox, AICP, Planning Manager
City of Inglewood, Planning Division
One West Manchester Boulevard, 4th Floor
Inglewood, CA 90301
Fax: 310.412.5681
E-Mail: ibecproject@cityofinglewood.org

Following the public review period, written responses will be prepared to all comments received on the Draft EIR raising significant environmental issues. Those written responses, and any other changes to the EIR, will be included in a Final EIR that, along with the Draft EIR, will be provided to the City of Inglewood City Council for its consideration as part of the certification action on this EIR. If the City Council decides to certify the EIR and to approve the Proposed Project, the Council would also consider adoption of CEQA Findings pertaining to this EIR, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Plan.

Project Description

As required under CEQA Guidelines section 15124, the Project Description (Chapter 2) presents information regarding the respective objectives established by the City and the project applicant for the Proposed Project, the site where the Proposed Project would be located (Project Site), the physical and operational components and characteristics of the Proposed Project, and the discretionary approvals from the City and other agencies that would be required for its implementation.

The Project Site is comprised of approximately 28.1 acres of land encompassing four distinct subareas (see **Figure S-1**):

- *Arena Site*: The approximately 17-acre Arena Site is the central part of the Project Site and is bounded by West Century Boulevard on the north, South Prairie Avenue on the west, South Doty Avenue on the east, and an imaginary straight line extending east from West 103rd Street to South Doty Avenue to the south. The Arena Site includes an approximately 900-foot portion of West 102nd Street;
- *West Parking Garage Site*: The approximately 5-acre West Parking Garage Site is located across South Prairie Avenue from the Arena Site, bounded by West Century Boulevard to the north, hotel and residential uses to the west, South Prairie Avenue to the east, and West 102nd Street to the south. The West Parking Garage Site includes an approximately 300-foot portion of West 101st Street;
- *East Transportation and Hotel Site*: The approximately 5-acre East Transportation and Hotel Site is located 650 feet east of the Arena Site and is bounded by West Century Boulevard to the north, industrial and commercial uses to the east and west, and West 102nd Street to the south; and
- *Well Relocation Site*: The approximately 0.7-acre Well Relocation Site is located on the south side of West 102nd Street, approximately 100 feet east of the Arena Site, and is bounded by vacant land to the west and south and residential uses to the east.

All but six of the parcels (approximately 23 acres) that make up the Project Site are currently vacant or undeveloped. The vacant or undeveloped parcels were acquired and cleared by the City between the mid-1980s and the early 2000s with the support of grants issued by the Federal Aviation Administration (FAA) to the City of Inglewood as part of the Noise Control/Land Use Compatibility Program for Los Angeles Airport (LAX).

The six developed parcels, approximately 54,098 square feet (sf) (2.9 acres) all within the Arena Site, include a fast food restaurant (on a privately owned parcel), a motel (on a privately owned parcel), a warehouse and light manufacturing facilities (on two privately owned parcels), a commercial catering business (on a privately owned parcel), and a groundwater well and related facilities (on a City-owned parcel). Another 1.5 acres consists of street segments to be vacated and incorporated into the Project Site.

The Proposed Project would develop the following key elements (see **Table S-1** and **Figure S-2**):

- An 18,000-fixed-seat arena (Arena Structure or Arena) suitable for National Basketball Association (NBA) games, with up to 500 additional temporary seats for other sports or entertainment events, comprised of approximately 915,000 sf of space including the main performance and seating bowl, food service and retail space, and concourse areas. The Arena Structure would include an integrated approximately 85,000 sf team practice and training facility, an approximately 25,000 sf sports medicine clinic, and approximately 71,000 sf of space that would accommodate the Los Angeles (LA) Clippers team offices.

Contiguous to the Arena Structure would be a 650-space parking garage for premium ticket holders, VIPs, and certain team personnel.

**TABLE S-1
IBEC PROPOSED USES**

Project Component	Proposed Uses	Size
Arena Site		
Arena	Premium and general seating, concessions	18,000 fixed seats with 500 temporary floor seats (approximately 915,000 sf)
LA Clippers Office Space	Offices, conference areas, kitchens, maintenance, and janitorial storage	71,000 square feet (sf)
LA Clippers Team Practice and Training Facility	Team locker room, showers, and support spaces; video room; training and treatment; auxiliary locker rooms, basketball support and security, administrative offices	85,000 sf
Sports Medicine Clinic	Medical offices, medical treatment and rehabilitation areas, waiting areas, maintenance, and janitorial storage for team and potential general public use	25,000 sf
Community Space	Exhibition, educational, and event space for community and youth-oriented uses	up to 15,000 sf
Commercial Uses	Retail shops, full service and quick service restaurants, kitchens, bars, and food service	48,000 sf
	<i>Full-Service Restaurant/Bar^a</i>	<i>15,000 sf</i>
	<i>Coffee Shop</i>	<i>5,000 sf</i>
	<i>Quick Service Restaurant</i>	<i>4,000 sf</i>
	<i>LA Clippers Team Store</i>	<i>7,000 sf</i>
	<i>Other LA Clippers Experience/General Retail</i>	<i>17,000 sf</i>
Outdoor Plaza	Outdoor community gathering space and landscaping	80,000 sf (surface area)
Parking Garage	Parking for premium ticket holders, VIPs, and certain team personnel	650 spaces
West Parking Garage Site		
Parking Garage	Parking for arena and retail visitors and employees	3,110 spaces
East Transportation and Hotel Site		
Parking Garage	Parking for arena and retail visitors and employees	365 spaces
Bus Staging and Transportation Network Company Drop-Off	Private and charter bus staging, taxi queuing, and rideshare pick-up/drop off	182 car (TNC) spaces 20 coach/bus spaces 23 mini bus spaces
Hotel	Hotel rooms, lobby area, administration offices, support areas, and parking	Up to 150 guest rooms
Well Relocation Site		
Water Well	City of Inglewood Groundwater Well #8	n/a

NOTE:

^a This use may be developed as two or more spaces on the Arena Site. Uses could include indoor, outdoor, patio, and/or rooftop restaurant, bar, or lounge space, totaling not more than 15,000 sf.

SOURCE: Murphy's Bowl LLC, September 27, 2018.

Figure S-1 Project Elements

The Arena Structure would be a multi-faceted, ellipsoid structure that would rise no higher than 150 feet above ground level. The exterior of the building would be comprised of a grid-like façade and roof that would be highly visible, distinctive, and instantly recognizable due to a design unique in the City and the region, especially at night when it would be accentuated by distinctive lighting and signage. The façade and roof would be comprised of a range of textures and materials, including metal and glass, with integrated solar panels that would reduce event day peak loads.

The Arena Structure would open onto an approximately 1.8-acre plaza that would serve as a gathering and pedestrian area for arena attendees. The plaza would include a number of two-story structures that would provide 48,000 sf of commercial uses including retail shops, and food and drink establishments, and up to 15,000 sf of flexible community space for educational and youth-oriented uses. The plaza and plaza structures would be directly connected to the West Parking Garage by an elevated pedestrian bridge that would span South Prairie Avenue at an elevation of approximately 17 feet from roadway surface to bottom of the pedestrian bridge.

- The West Parking Garage Site includes development of a six-story, 3,110-space parking garage with entrances and exits on West Century Boulevard and South Prairie Avenue. The West Parking Garage would include a new publicly accessible access road that would connect West 101st Street and West Century Boulevard on the western property boundary of the West Parking Garage Site;
- The East Transportation and Hotel Site includes development of a three-story structure on the south side of West Century Boulevard, east of the Arena Site. The first level of this structure would serve as a transportation hub, with bus staging for 20 coach/buses, 23 mini buses, and 182 car spaces for Transportation Network Company (TNC) drop-off/pick-up and queuing. The second and third levels of the structure would provide 365 parking spaces for arena and retail visitors and employees. An up to 150-room limited service hotel and associated parking would be developed east of the Parking and Transportation Hub Structure.¹
- The Well Relocation Site includes the existing Inglewood Water Well #6, which would be removed and replaced with a new Water Well #8 within the Project Site, on a separate parcel further to the east along the south side of West 102nd Street. A City-owned and -operated potable water well would be developed on this site and would replace the City-owned well that currently exists on the Arena Site and would be demolished in order to accommodate the development of the Arena Structure.

It is projected that the proposed Arena would accommodate as many as 243 event days each year. Of these events, it is estimated that 62 of them would attract 10,000 or more attendees, and the remainder would be smaller events, with 100 events with attendance of 2,000 or less.

The Proposed Project would be designed and constructed to meet the US Green Building Council's Leadership in Energy and Environmental Design (LEED®) Gold certification requirements. Some of the sustainable characteristics would be related to the Project Site, and others would be related to the project design and construction methods.

¹ The East Transportation and Hotel Site could accommodate pick-ups and drop-offs of employees and attendees using private buses, charter buses, microtransit, TNCs, taxis, or other private vehicles. It would not be used as a connection point for public transportation options such as Metro buses.

Figure S-2 Conceptual Site Plan

11x17

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Adjusted Baseline

CEQA Guidelines section 15125 provides that an EIR must include a description of the physical environmental conditions in the project vicinity. It also allows for a lead agency to define existing conditions as those conditions expected when the project becomes operational, when supported by substantial evidence. The Proposed Project is expected to be complete and operational in mid-2024. As described in Section 3.0, Introduction to the Analysis, the City of Inglewood has issued building permits for, and construction has commenced on, significant portions of the Hollywood Park Specific Plan (HPSP), referred to as the HPSP Adjusted Baseline projects, located immediately north of the Project Site. The HPSP Adjusted Baseline projects include the 70,000-seat NFL Stadium, a 6,000-seat performance venue, nearly 1 million sf of office and retail development, 314 residential units, and the approximately 12-acre Lake Park. According to the HPSP construction schedule, the HPSP Adjusted Baseline projects will be built and operational by 2021 when construction of the Proposed Project is expected to be initiated, and prior to 2024 when operation of the Proposed Project would start.

Construction and operation of the HPSP Adjusted Baseline projects will change the physical conditions that currently exist in the vicinity of the Proposed Project for many of the environmental topics addressed in this EIR. Because of current and anticipated construction schedules, the City is reasonably certain that the HPSP Adjusted Baseline projects will be built and operational between summer 2020 and September 2021 when construction of the Proposed Project is expected to be underway, and prior to 2024 when operation of the Proposed Project would start. Thus, the City has determined that assuming the HPSP Adjusted Baseline projects as part of the baseline conditions provides the most accurate picture of the Proposed Project's impacts, and that it would be misleading to disregard the HPSP Adjusted Baseline projects in the environmental baseline. Accordingly, the changes associated with HPSP Adjusted Baseline projects are considered as the baseline against which the Proposed Project's potential impacts are measured. How these changes affect the environmental setting is further described in each topical section under the heading Adjusted Baseline Environmental Setting.

Cumulative Conditions

As required under CEQA, the EIR evaluates the potential for the Proposed Project to contribute to significant cumulative impacts. The cumulative analysis varies for each impact depending on the relevant cumulative context for that impact. For cumulative impacts that are regional in nature, the cumulative analyses account for regional growth projections from SCAG, Metro, and other regional agencies. For cumulative impacts that are more local in nature, the City, in consultation with other surrounding jurisdictions, assembled a list of 145 known past, present, and reasonably foreseeable cumulative projects in the vicinity of the Project Site. Projects on the list consist of development projects within the City or other identified surrounding jurisdictions that have a pending development application, are approved, or are under construction, and transit and related infrastructure improvement projects that have been approved or proposed and under review. In total the 145 projects account for anticipated development of 1,903,815 sf of retail/commercial

space, 8,675,487 sf of office space, 2,070,210 sf of industrial/warehouse/data center space, 9,315 residential units or beds, approximately 2,430 hotel rooms, and new or expanded schools to accommodate 6,401 students.

Project Variants

The Proposed Project includes two variants to circulation infrastructure; the West Century Boulevard Pedestrian Bridge Variant and the Alternate Prairie Access Variant. These Project Variants are proposed in order to provide flexibility to allow the City to approve them as part of the Proposed Project, if desired.

Each Project Variant would include the same land use program, parking/loading, mechanical equipment, vehicular circulation, streetscape improvements, and sustainability features as the Proposed Project. The variants are not mutually exclusive – the City potentially could approve either or both. The Project Variants are summarized below.

West Century Boulevard Pedestrian Bridge Variant

The West Century Boulevard Pedestrian Bridge Variant would result in the construction of a pedestrian bridge across West Century Boulevard, connecting a retail portion of the Arena Site to the HPSP area to the north. The pedestrian bridge would provide a vertical clearance of approximately 17 feet over West Century Boulevard. The pedestrian bridge would connect the retail building with retail uses on the north side of West Century Boulevard. The pedestrian bridge would be constructed of materials similar to the Proposed Project's retail building in the plaza or the Arena Structure. The West Century Boulevard Pedestrian Bridge Variant could be incorporated into the development of either the Proposed Project or the Alternate Prairie Access Variant.

Alternate Prairie Access Variant

The Alternate Prairie Access Variant would expand the boundary of the Arena Site portion of the Project Site by adding two additional properties to the Proposed Project: 10204 South Prairie Avenue and 10226 South Prairie Avenue. These two properties currently contain a residential triplex and a single-family home, respectively. Under this variant, the properties would be acquired through voluntary sales by the property owners to the project applicant. If this variant were implemented, the residential uses on these two properties would be acquired and removed, allowing for a different configuration of the access to the Arena Site from South Prairie Avenue. As part of the Alternate Prairie Access Variant, the vehicular access to/from South Prairie Avenue would be moved 75 feet to the south, and this shift would result in a straight east–west alignment for the southernmost access road with West 103rd Street. The pickup/drop-off area would be reconfigured, and two new driveways to/from South Prairie Avenue to the pickup/drop-off area would be provided. However, the overall circulation plan for the Project Site would not change.

Assembly Bill 987/Public Resources Code 21168.6.8

AB 987 was signed by Governor Jerry Brown on September 30, 2018. The bill added section 21168.6.8 to the Public Resources Code (PRC section 21168.6.8) and provides for expedited judicial review in the event that the certification of this EIR or the granting of project approvals are challenged, so long as certain requirements are met. The provisions of PRC section 21168.6.8 are similar to the provisions of the Jobs and Economic Improvement through Environmental Leadership Act of 2011 (AB 900; PRC sections 21178 through 21189.3), which established expedited judicial review of certified Environmental Leadership Development Projects.

In order to qualify for expedited judicial review under AB 987, the Proposed Project must (1) receive LEED Gold certification, (2) implement a Transportation Demand Management (TDM) program that will achieve a reduction in vehicle trips (7.5 percent reduction by the end of the first NBA season for which an NBA team has played at the arena, and 15 percent reduction by 2030) as compared to operations absent implementation of the TDM program, (3) be located on an infill site, and (4) be consistent with the SCAG RTP/SCS. In addition, the Proposed Project is required to have a construction cost of at least \$100 million, create high-skilled jobs that pay prevailing and living wages, not result in any net additional greenhouse gas emissions, comply with the State's solid waste and recycling requirements, include all mitigation measures and AB 987 requirements as conditions of approval that are enforceable by the City of Inglewood, pay all costs of preparing the CEQA record of proceedings, and pay any additional costs incurred by the courts in any case subject to AB 987. Additionally, as a condition of approval of the Proposed Project, the City must require the project applicant to implement measures that will achieve reductions of specified amounts of certain criteria pollutants (NO_x and PM_{2.5}) and toxic air contaminants.²

Pursuant to PRC section 21168.6.8, on the date of the release of this Draft EIR, the City must make the Draft EIR and all other documents submitted to or relied upon by the City in preparing the Draft EIR readily accessible in electronic format. Further, any document that is prepared by or submitted to the City that will be part of the record of proceedings must be made available in a readily accessible electronic format within 5 days of release or receipt by the City. Comments on the project that are received by the City must be made available in an electronic format within 5 days if received electronically, and within 14 business days if received in a non-electronic format. Finally, if the project is approved, the City must certify the final record of proceedings within 5 days of filing a Notice of Determination.

Issues Raised by Agencies and the Public

Pursuant to CEQA Guidelines section 15123, an EIR Summary must include areas of controversy known to the lead agency, including issues raised by agencies and the public, as well as issues to be resolved including the choice among alternatives and whether or how to mitigate the significant impacts. During the public comment period on the Notice of Preparation (NOP),

² Office of the Governor, 2018. Assembly Bill 987 Signing Message. September 30. A copy of PRC section 21168.6.8 is contained in Appendix N of this Draft EIR.

February 20, 2018, through March 22, 2018, the City of Inglewood received 76 written comment letters regarding the Proposed Project (see Appendix B for the NOP and Comment Letters). The City also held a Scoping Meeting on March 12, 2018, at which is provided information about the Proposed Project and the EIR process, and received comments on the EIR scope. The comment letters and Scoping Meeting comments addressed a number of issues pertaining to the Proposed Project and the scope of the EIR. The comments requested that the EIR address:

- Vehicular traffic management, particularly along freeways and local streets, and the effects of increased traffic congestion on those streets, intersections, and cumulative traffic with surrounding venues, events, and land uses;
- Use of Vehicle Miles Traveled (VMT), transportation demand management, site access, and Intelligent Transportation System (ITS) when evaluating transportation impacts;
- Compliance with Assembly Bill (AB) 52 and Senate Bill (SB) 18 Tribal Consultation requirements, including consideration of potential impacts to previously undiscovered archeological and/or Native American artifacts on the Project Site;
- Supply and availability of on-site and/or off-site parking;
- Potential for air quality degradation and increase in greenhouse gases as a result of the Proposed Project's construction activities and operational activities;
- The effect on existing, increased use of and/or demand for light rail and bus transit services and facilities, pedestrian connections, and bicycle facilities;
- Change in demand for public utilities services and/or infrastructure including potential impacts to electricity demand, potential need for additional or relocated electrical infrastructure, and potential impacts to water, storm drainage, and wastewater collection and treatment facilities,
- Potential economic stimulation and/or urban decay impacts on the surrounding area that could occur from the Proposed Project's provision of entertainment, retail, office, residential, and hotel uses, as well as indirect economic effects as a result of loss of parking or increased congestion;
- Proximity to Inglewood-Newport Earthquake Fault;
- Consistency of the Proposed Project with the City's affordable housing needs, impacts to housing stock, and displacement of people and housing;
- Employment generation and employment opportunities for the local community;
- Noise impacts as a result of the Proposed Project's construction and operational activities;
- Potential light impacts of proposed on-site signage on surrounding areas;
- Existing hazards and hazardous materials transportation;
- Demand for public services including law enforcement, fire protection, emergency response, and solid waste services; and
- Alternative site locations for the proposed development.

The issues raised in these comments are addressed as appropriate in the EIR under the applicable environmental topic.

Environmental Effects of the Proposed Project

This Draft EIR considers and discloses effects of the Proposed Project on a wide range of environmental resources and topics. The issues addressed include the effects on natural resources, like biology, geology, water quality and hydrology, hazards and hazardous materials; on transportation and a range of effects that result largely from transportation sources, such as air pollutant emissions, greenhouse gas emissions, noise, and emergency response considerations; on cultural resources, including archaeological, historic, and tribal cultural resources; on the provision of public services and utilities, including police and fire protection services, public parks and schools; on the provision of public infrastructure for water supply, wastewater conveyance and treatment, stormwater drainage, and solid waste management; and on a range of planning issues, including land use, aesthetics, population and housing, growth inducement and socioeconomic effects.

The following discussion provides an overview of the key environmental effects of the Proposed Project. This overview does not constitute a summary of every project-specific or cumulative effect of the Proposed Project described in the EIR, but rather it contains a description of those impacts that the City considers the principal environmental impacts of the Proposed Project. At the end of this chapter, **Table S-2, Summary Table**, includes a complete summary of all of the impacts and mitigation measures, including significance before and after implementation of mitigation measures, described in Chapter 3, Environmental Setting, Impacts, and Mitigation Measures, of the EIR.

Aesthetics

The Arena Structure would be an ellipsoid-shaped structure that would rise no higher than 150 feet, with a grid-like, multi-faceted façade and roof that would be a distinctive, highly visible, iconic building instantly recognizable due to a design and scale unique in the City. The Arena Structure would be especially visible at night when it would be accentuated by distinctive lighting and signage. The visual character of the Project Site would undergo a transformation as existing vacant parcels and lower, smaller scale development would be redeveloped into a large sports and mixed-use entertainment center with distinctive buildings and open spaces. The addition of the Arena Structure, plaza and retail, restaurant, community, and commercial buildings, parking structures, surface parking and hotel uses would change the visual nature of the Project Site, as the site would become higher density in scale. The changes in visual character caused by the Proposed Project would be prominent in views along West Century Boulevard, South Prairie Avenue, and West 102nd Street.

The Proposed Project would result in a material change in the existing visual character and quality of public views of and to the Project Site and its surroundings. The Proposed Project would increase the visual density of a part of Inglewood that currently has the visual character of an underutilized

light industrial/commercial district. In light of the already urbanized character of the project area, including the intense level of development occurring to the north in the HPSP Adjusted Baseline projects, the impact of the Proposed Project on views would be less than significant.

Lighting during construction, as well as new lighting of buildings and plazas, along with signage around the Project Site during project operations, would increase the amount of ambient nighttime light and could create light spillover that could adversely affect nearby residential uses. Lighting from the Project Site would be visible during construction. Once the Proposed Project is built and in operations, the majority of the intense lighting would be focused internally on the plaza and arena entrances. Nevertheless, lighting and signage from the Proposed Project could exceed thresholds for nighttime light at sensitive receptors near the arena along South Prairie Avenue, and at homes north of West 101st Street immediately west of the West Parking Garage.

Under both construction and operational conditions, the potential exists for significant levels of light to spill over to adjacent properties. A range of mitigation measures would be required to offset such potential spillover light. During construction, contractors would be required to shield lights or to direct them away from nearby light-sensitive uses. Over the long-term, operational spillover light impacts would be mitigated by implementing a range of measures that would ensure that lighting would be reduced at any residential property to no more than 2 foot-candles, an amount that would typically not disturb sleep or other interior activities.

Air Quality

The analysis of air quality impacts addresses the emission of air pollutants during construction and operation of the Proposed Project. It considers emissions of criteria pollutants, those pollutants regulated under federal and State laws intended to protect public health, including ozone and ozone precursors (nitrogen oxides, or NO_x, and volatile organic compounds, or VOCs), particulate matter, carbon monoxide and others. The analysis also addresses the potential health risks and other effects of human exposure to these criteria pollutants and toxic air contaminants that would be emitted during project operations and construction. The analysis considers both air pollutant emissions at the Project Site, and project-generated air pollutant emission in the region as a result of vehicles traveling to and from the Project Site.

Emissions Thresholds

Because of its size, the fact that the arena would attract over one million event attendees each year, and based on the distances that people drive in the Los Angeles region, construction and operation of the Proposed Project would generate emissions of ozone precursors (VOCs and NO_x), carbon monoxide (CO), and fine and ultrafine particulate matter (PM₁₀ and PM_{2.5}, respectively) that would exceed the mass emissions thresholds of significance established by the South Coast Air Quality Management District (SCAQMD). The exceedance of mass emissions thresholds is common on large projects because the SCAQMD thresholds are set at low levels to ensure that all projects of substantial size implement feasible air quality mitigation.

Construction of the Proposed Project has the potential to temporarily emit air pollutants through the use of heavy-duty construction equipment, through vehicle trips generated from workers and haul trucks traveling to and from the Project Site, from demolition and various soil-handling activities, and from the use of diesel powered on-and off-road vehicles and equipment. In addition, fugitive dust emissions would result. Because of the size and number of overlapping construction activities, even with implementation of construction project design features, such as use of Tier 4 Final or equivalent construction equipment, dust control measures, and maximizing the use of electric-powered construction equipment, construction-related daily emissions would exceed the SCAQMD significance threshold for NO_x.

The type and magnitude of the significance threshold exceedances as a result of project operations would depend on the type of event-day at the Proposed Project. On event days when a plaza event or a civic or corporate event takes place at the Project Site, there would be no exceedances of regional daily significance thresholds. Similarly, there would be no exceedances of these thresholds on non-event days, with the exception of two non-event days per month when the Proposed Project backup generators would be tested. The testing of these generators, in combination with the Proposed Project emissions associated with a non-event day, would result in an exceedance of the threshold for NO_x, an ozone and nitrogen dioxide (NO₂) precursor. On the less frequent days with larger events additional thresholds would be exceeded; on days with NBA basketball games or major concerts (approximately 62 per year), the thresholds for ozone precursors (VOC and NO_x), CO, PM₁₀, and PM_{2.5} would be exceeded.

A detailed analysis of the health effects of the increases in ozone precursors and PM_{2.5} was undertaken using the best available tools designed to predict the health effects of changes in air basin-wide emissions. On a percentage basis, the increased emissions from the Proposed Project would be extremely small in the context of the South Coast Air Basin. The analysis finds that no statistically significant changes in health conditions would occur, and that no meaningful conclusion can be drawn with respect to potential health effects from the criteria pollutant emissions of the Proposed Project.

The vast majority of air pollutant emissions are generated by the operation of vehicles and off-road equipment, including passenger cars and light trucks, delivery trucks and service vehicles, and construction equipment in varying degrees throughout the construction and operational phases. As proposed, the Proposed Project would implement all feasible construction emissions reduction measures, including use of Tier 4 Final or equivalent construction equipment, use of electric and alternative-fueled construction equipment where possible, regular application of water to areas where soil is disturbed or on roads, and stoppage of emission generating construction activity during State 2 smog alerts. Mitigation of operational emissions is focused on decreasing use of private vehicles for travel to and from the Proposed Project. As described in further detail below, under Transportation, the mitigation measure for operational emissions requires a comprehensive Transportation Demand Management program that support increased use of transit, carpool and vanpool, and other alternative modes of transportation, thereby reducing the motor vehicle emissions associated with the Proposed Project.

Exposure to Pollutants

Health concerns are raised when people are exposed to substantial concentrations of some air pollutants. The analysis in the EIR evaluated the exposure of people to a range of specific pollutants, including CO and NO₂, both of which can contribute to breathing disorders and compromised lung function. In all cases, the concentrations of these pollutants, even when combined with existing ambient concentrations and the effects of increased activity in the vicinity from future off-site projects, are below the State and federal health-based thresholds. In addition, concentrations of small particulate matter would be less than the allowable incremental increase thresholds established by the SCAQMD.

The analysis also examined the potential for sensitive receptors (residents, workers, school children, and day-care children) in the vicinity of the Project Site to be exposed to toxic air contaminants which are known to cause health risks, including cancer. The analyses concluded that there would be no exposures of any receptors to contaminants that would increase cancer or non-carcinogenic risks above established thresholds.

Biological Resources

The Project Site is either currently developed, or was developed in the past and cleared in response to aircraft noise. No native or original habitats exist on the Project Site. Biological resources that would be affected by development at the Project Site are limited to a number of trees that are on the site. None of the trees are native or considered to be rare, endangered, or sensitive species, but 72 are protected trees in accordance with the City of Inglewood Tree Protection Ordinance (Inglewood Municipal Code Chapter 12, Article 32), and these or others could serve as nesting habitat for migratory or other protected bird species. The removal of these trees could create impacts, especially if the trees are removed during the bird nesting season. These impacts would be mitigated to a less-than-significant level through the conduct of preconstruction surveys prior to any nesting season tree removal, protection of trees with active nest sites during construction, through obtaining necessary City permits to remove existing trees, and through protection or replacement of removed trees at a ratio to be determined by the City.

Cultural and Tribal Cultural Resources

The Project Site is located in an historically urbanized part of the City of Inglewood, and much of the Project Site was cleared of prior development between the 1980s and 2000s in order to mitigate effects of aviation noise that resulted from LAX aircraft operations. The Project Site is located in a part of Inglewood known to contain historic-age buildings, which include the Rodeway Inn & Suites (formerly the Turf and Sky Motel) located at 3940 West Century Boulevard, and other buildings at 10212 South Prairie Avenue. Both of these buildings were constructed more than 45 years ago and therefore meet the general age threshold to potentially qualify as historical resources. The criteria for buildings to be considered historical resources are set in federal and State laws and regulations. The buildings were evaluated and were found to not

to be historical resources eligible for inclusion in either the National Register of Historic Places and the California Register of Historical Resources.

During archaeological surveys of the Project Site, two artifacts were identified: one historic-period isolate (EAN-1) and one shell of undetermined age (WSN-1). The artifacts were isolated from any other historical materials and lack clear cultural context, and thus EAN-1 and WSN-1 are not eligible for listing in the California Register and do not otherwise qualify as historical or unique archaeological resources pursuant to CEQA.

Off site, but in the vicinity of the Project Site, The Forum is the nearest register-listed historic resource, having been listed on both the National Register and the California Register. As a result of the distance between the Project Site and The Forum, the Proposed Project would not materially impair any of the character-defining features of The Forum, and The Forum would continue to retain all aspects of integrity and would remain eligible for listing in the National and California registers.

Based on literature research and site surveys, the overall sensitivity of the Project Site with respect to archaeological resources is considered to be low. However the potential remains for an unexpected discovery of historic or pre-historic archaeological resources, including human remains, during site grading and excavation. Such a discovery would be mitigated through the implementation of a program involving cultural resources sensitivity training of construction personnel and monitoring by a qualified archaeologist and/or county coroner. Additionally, Native American monitors would be required to be present during grading or excavation of previously undisturbed soils. In the event of discovery, construction activity would be required to cease in the vicinity of the discovery, and the project applicant would be required to undertake evaluation and recovery of any important resources.

The City engaged in consultations with Native American Tribes, specifically the Gabrieleño Band of Mission Indians Kizh Nation, pursuant to Assembly Bill (AB) 52. Maps provided by the Tribe reflect the historical presence of a Native American village site several miles to the north, but do not indicate the presence of any known Tribal cultural resources within the Project Site or the immediate vicinity. As a result of consultation through the AB 52 process, the City has included a requirement that the applicant retain a Native American monitor during excavation or grading of previously undisturbed soils.

Energy Demand and Conservation

As required under CEQA, the Draft EIR includes an analysis of the potential demand for energy created by construction and operation of the Proposed Project. The analysis addresses increased demand for electricity, natural gas, and fuels for transportation and operation of construction equipment.

The analysis in the EIR describes that during construction, the Proposed Project would generate a demand for 671 Megawatt Hours (MWh) of electricity, 396,836 gallons of gasoline, 294,173

gallons of diesel fuel, and a decrease of 1,405 million Btu (British thermal units) of natural gas each year during construction taking into account the removal of the existing on-site uses. Average annual energy demand from project operations would be 14,317 MWh of electricity, 18,392 million Btu of natural gas, 1,011,301 gallons of gasoline, and 66,983 gallons of diesel fuel. These amounts would range from 0.002 percent to 0.028 percent of LA County energy consumption. Because the Proposed Project would be designed and constructed to meet LEED Gold certification requirements, support statewide efforts to improve transportation efficiency, comply with the CALGreen building code, and comply with other State and local plans and policies, the energy consumption from the Proposed Project would not be wasteful, inefficient or unnecessary, and would thus be less than significant.

Geology and Soils

The analysis of impacts related to geology, soils, and paleontological resources as a result of construction and operation of the Proposed Project were based on a thorough review of the existing conditions and geotechnical and paleontological resources assessment reports prepared for the Project Site, and data from the US Geological Survey, California Geological Survey (CGS), and Southern California Earthquake Data Center.

The Proposed Project would be constructed consistent with the requirements of the California Building Code. The Project Site is in a relatively level area with soils made up of artificial fill overlying native alluvial and older alluvial deposits, is not on or adjacent to an active fault, liquefaction zone area, or within areas designated as having the potential for seismically induced landslides, and is not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Proposed Project. For these reasons, there would be no impacts related to these issues.

Construction of the Proposed Project would involve substantial grading and excavation that could leave soils exposed for periods of time and susceptible to erosion. This potential impact would be mitigated through the preparation of a Stormwater Pollution Prevention Plan (SWPPP), which would describe best management practices (BMPs) to ensure the Proposed Project would not result in substantial erosion or loss of topsoil.

As mentioned above, the Project Site is known to be underlain by artificial fill atop undisturbed alluvial soils and geological formations in which Ice Age fossils have been found within several miles of the Project Site and that are considered paleontologically sensitive. Thus, it is possible that previously unknown buried paleontological resources within the Project Site could be impacted during construction. To mitigate this impact to insignificance, a qualified paleontologist would be required to develop a program for monitoring of certain ground disturbing activities, and for handling of paleontological materials if discovered.

Greenhouse Gas Emissions

Global climate change refers to changes in average climatic conditions on Earth as a whole, including changes in temperature, wind patterns, precipitation and storms. Greenhouse gases (GHGs) are compounds in the Earth's atmosphere that play a critical role in determining temperature near the Earth's surface. Global climate change attributable to anthropogenic (human-caused) GHG emissions is currently one of the most important and widely debated scientific, economic and political issues in the United States and the world. In California, a range of State laws, Governors' executive orders, and regional and local plans have established short- and long-term goals for the reduction of GHGs from existing and future activities, including development projects, with an aim to limit year 2050 GHG emissions in the State to a level 80 percent below GHG emissions in 1990.

Development projects, like the Proposed Project, have the potential to generate GHG emissions through a variety of direct and indirect activities, including travel of people (employees and patrons) to and from the Project Site, and emissions from construction and building operations. GHG emissions and global climate change are a result of cumulative impacts from human activities and development projects locally, regionally, statewide, nationally, and worldwide. GHG emissions from all of these sources cumulatively contribute to the significant adverse environmental impacts of global climate change. No single project could generate enough GHG emissions to noticeably change the global average temperature; instead, the combination of GHG emissions from past, present, and future projects around the world have contributed and will continue to contribute to global climate change and its associated environmental impacts. Because of the cumulative nature of GHG emissions leading to global climate change, and in light of the State's goals for reductions in GHG emissions, for this EIR the City has established that a significant impact would occur if the Proposed Project would generate net new GHG emissions over the 30-year anticipated life of the building.

The analysis presents that the Project, as Proposed and without implementation of feasible mitigation, would generate over a 30-year period a net increase of approximately 343,050 metric tons of GHGs. The analysis concludes, however, that the emissions from the Proposed Project can be reduced to "no net new" through the implementation of a range of feasible mitigation measures, including enhanced Transportation Demand Management; energy, water, solid waste, and other related conservation measures necessary to achieve LEED Gold certification; and other on-site and off-site GHG reduction measures, including the purchase of carbon offsets, if necessary. The mitigation measures would be implemented over the 30-year life of the Proposed Project, and would include annual monitoring and verification. The analysis also concludes that these same mitigation measures would avoid any inconsistencies with State and local plans and policies to achieve Statewide goals for GHG reduction, including Governor's Executive Order S-3-05, the California Air Resources Board 2017 Scoping Plan, Southern California Association of Governments' 2016 Regional Transportation Plan/Sustainable Communities Strategy, and the City's Energy and Climate Action Plan.

Hazards and Hazardous Materials

The Hazards and Hazardous Materials section addresses potential effects of the Proposed Project that could result in exposure of people to hazards or hazardous materials that may be present in or on the Project Site or as a result of construction or operation of the Proposed Project. Based on searches of environmental database and collection of on-site soil and soil gas samples, the Project Site is located in an area that includes a number of former land uses with a history of hazardous materials uses and some instances of unauthorized releases. Soil sampling undertaken for this Draft EIR confirms the potential for encountering contaminants of concern that could result in adverse health effects if not handled appropriately. In addition, structures on the Project Site that would be demolished prior to construction of the Proposed Project could contain hazardous building materials that would require appropriate identification, handling and disposal. The potential exposure of construction workers or nearby residents and workers to these existing hazards would be mitigated through compliance with existing State and federal laws and regulations, and through implementation of a Soil Management Plan approved by the Los Angeles County Health Hazardous Materials Division (HHMD) prior to initiating any demolition or ground disturbing activities on the Project Site.

The Project Site is located within the planning boundary/Airport Influence Area for LAX, but not for Hawthorne Municipal Airport (HHR). The Proposed Project would be designed, constructed, and operated to adhere to FAA regulations, with the exceptions that the height of the Arena Structure (up to 150 feet above grade) and the arena construction cranes (up to approximately 290 feet above mean sea level) would penetrate imaginary surfaces that are used by the FAA to ensure the safety of aircraft operations at the two airports. The EIR includes mitigation that would require the applicant to submit a Notice of Proposed Construction or Alteration to the FAA, after which the FAA would prepare an aeronautical study to determine whether the Proposed Project would include obstructions to the airspace that would constitute a hazard to air navigation. The Proposed Project would be required to implement all FAA requirements, and to provide the City with a copy of the FAA “Determination of No Hazard to Air Navigation”, and a consistency determination by the Airport Land Use Commission prior to the issuance of building permits. Because the Proposed Project would be constructed to be consistent with the requirements of the FAA, the impact on aviation hazards would be less than significant.

Hydrology and Water Quality

The Hydrology and Water Quality section describes impacts of the Proposed Project on flooding and ground- and surface-water quality. The existing storm drainage facilities in the vicinity of the Project Site lead to the Los Angeles River and do not flood during intense storms. The Proposed Project’s drainage systems have not yet been designed, and it is possible that the Proposed Project could exacerbate existing conditions. Mitigation measures requiring the Proposed Project stormwater systems to be designed consistent with local regulations and ensuring that runoff from the Project Site entering the City’s drainage systems would not exceed current peak flows would reduce this potential impact to insignificance.

During construction of the Proposed Project, the use of construction equipment and vehicles could result in spills of oil, grease, gasoline, brake fluid, antifreeze, or other vehicle-related fluids and pollutants. The Proposed Project would be required to comply with federal, State and local regulations designed to reduce or eliminate construction-related water quality effects, including the National Pollutant Discharge Elimination System General Construction Permit and the City's Municipal Code section 10-208 (Low Impact Development Requirements). Before the onset of any construction activities, an application for coverage under the General Construction Permit would be submitted to the Los Angeles Regional Water Quality Control Board (RWQCB). In addition, in compliance with Municipal Code section 10-208, the project applicant would be required to prepare and submit to the City a Low Impact Development Plan. These mitigation measures would reduce this impact to less than significant.

The existing condition of the Project Site is either developed with impervious surfaces or has low infiltration and groundwater recharge, therefore the net change of groundwater recharge at the Project Site would be negligible. The Proposed Project, including the new municipal water well that would replace the existing Municipal Well #6 that would be removed to accommodate the proposed Arena, would be designed and operated pursuant to State and local requirements and managed pursuant to the Water Replenishment District's Groundwater Management Program so as to protect aquifers and water sources through the bio-filtration treatment of runoff, preventing the contamination or overdrafting of groundwater.

Land Use and Planning

The Land Use and Planning section of the Draft EIR focuses on the potential for the Proposed Project to physically divide an existing community, and consistency of the Proposed Project with land use plans and policies that were adopted for the purposes of avoiding or mitigating environmental impacts. The majority of the 28-acre Project Site is vacant and underutilized within an existing, surrounding urbanized area that contains a mix of uses including low to medium-density residential, commercial, entertainment, industrial, office and parking uses.

Previously developed with residential and other commercial uses, the currently vacant parcels were acquired and cleared between the mid-1980s and early 2000s as part of the noise mitigation program funded by the FAA. They are currently secured with fencing and do not permit public access. Thus, under existing conditions, vacant parcels located within the Project Site do not allow for the connectivity of people in the existing community.

The design of the Proposed Project would not include additional physical barriers or obstacles to circulation that would restrict existing patterns of movement between the Project Site and the surrounding neighborhoods. The Proposed Project would involve the vacation of sections of West 102nd Street, east of South Prairie Avenue, and West 101st Street, west of South Prairie Avenue, and would alter the location of crosswalks at South Prairie Avenue and West 102nd Street. While the Proposed Project would somewhat increase the distance to travel between the neighborhoods east and west of South Prairie Avenue, it would not physically divide the existing community because numerous nearby alternative routes are available.

The goals and policies of land use plans adopted by SCAG, LAX, and the City of Inglewood were reviewed; no potential inconsistencies with plans and policies that were adopted for the purposes of avoiding or mitigating environmental impacts were identified. Therefore, the Proposed Project would not conflict with goals, objectives, or policies adopted for the purpose of mitigating environmental impacts.

Noise and Vibration

The Noise and Vibration section of the Draft EIR describes potential impacts of the Proposed Project on the existing noise environment. The analysis identifies receptors that are sensitive to noise and vibration, and addresses noise and vibration created during construction and operation of the Proposed Project. Due to the nature of the Proposed Project, the analysis addresses noise that would occur during construction. The analysis also addresses noise generated during operations, including noise due to traffic travelling to and from the site, amplified sound that would emanate from the Arena Structure, and amplified sound from public events in the plaza areas.

Construction Noise

The Proposed Project would generate noise during construction, primarily as a result of the use of construction equipment on the Project Site. Over the course of the construction schedule, construction activities are anticipated to occur during both daytime hours (7:00 AM to 8:00 PM) as well as during nighttime hours (8:00 PM to 7:00 AM) during certain phases of construction activities. Construction activity during nighttime hours is expected to occur at the Arena Site and the Well Relocation Site during certain phases of construction, such as foundation concrete pours and delivery and erection of major components of the Arena Structure, and drilling the new water well. Nighttime construction is not anticipated at the West Parking Garage Site or the East Transportation and Hotel Site.

Daytime construction would generate considerable noise on the Project Site at various points throughout the construction period, especially at the Arena Site where major activity like deep excavation, steel building erection, and related construction activities would take place. Like in many cities, daytime construction noise is not regulated by the City of Inglewood. In this case, because of the unique size and scale of construction activities and the proximity of a number of noise sensitive receptors to the Project Site, the Draft EIR studied daytime construction noise levels in relation to a project-specific noise construction threshold, and determined that project construction would result in significant daytime construction noise impacts to noise sensitive receptors near the Project Site.

The Proposed Project also would involve periodic nighttime construction, and because construction at night is prohibited in the City unless allowed subject to a special permit, nighttime noise effects were also studied and compared to the project-specific construction noise threshold. The area around the Project Site is subject to considerable nighttime noise, largely due to truck traffic on major arterials and overflights of aircraft attributable to LAX. Despite this already noisy

nighttime environment, the additional periodic noise from the Proposed Project's nighttime construction activities was determined to be significant.

Finally, the Draft EIR studied the potential increase in road noise caused by heavy-duty construction vehicles traveling along potential haul routes associated with construction of the Proposed Project, and determined that, depending on the haul routes selected, the construction truck trip traffic noise from the Proposed Project could cause a significant impact to noise-sensitive receptors along those haul routes.

In order to mitigate the Proposed Project daytime and nighttime construction noise and heavy-duty construction vehicle noise, the Draft EIR establishes the mitigation requirement for a Construction Noise Reduction Plan that could include, but would not be limited to, such actions as establishment of minimum buffers between certain noisy equipment and noise sensitive receptors, use of haul routes that limit exposure to Proposed Project construction trucks, use of construction equipment with best available noise control technologies, use of hydraulic or electric impact tools with external noise jackets, construction of permanent and temporary noise barriers (already proposed as project design features of the Proposed Project), use of quiet pile driving technology, and designation of a Community Affairs Liaison responsible for responding to local complaints about construction. This mitigation program would include feasible measures to reduce construction noise exposures, but the impact would remain significant.

Operational Noise

In the vicinity of the Project Site, increased noise from operation of the Proposed Project would occur largely within the Arena Site, including amplified sound and crowd noise escaping the Arena Structure when doors are open, amplified sound from live performances in the plaza area, crowd noise in the plaza and on sidewalks in the vicinity, truck loading and unloading, testing of emergency generators, and the like. The Proposed Project would include sound barriers and buildings that would shield adjacent uses from significant increases in noise levels. This increased noise associated with a major event in the Proposed Project arena and a plaza event using amplified sound in the pre-event or post-event hours would exceed the applicable threshold and result in significant impacts to noise sensitive receptors located immediately northwest and southwest of the Arena plaza. The EIR has identified a range of measures to reduce significant noise increases, including enclosing mechanical equipment and placing it as far away from receptors as possible and designing the outdoor stage and sound amplification system to limit amplified sound levels leaving the Project Site. However, because it is uncertain whether these measures could fully mitigate noise levels at nearby sensitive receptors, this impact is considered significant and unavoidable.

While noise generated by non-event day traffic would be less than significant, operation of the Proposed Project would result in significant noise increases generated by project traffic on roads carrying event traffic. The Draft EIR identifies a feasible mitigation measure for operational traffic noise that requires implementation of a Transportation Demand Management (TDM) Program that would reduce vehicle trips on roads in the area studied in the analysis. The TDM

Program is described further under Transportation and Circulation, below. While these measures would result in material reductions in noise levels at sensitive receptors, these operational noise impacts would be significant and unavoidable.

Vibration

Groundborne vibration can be generated by trucks and buses on rough roads, and construction activities that involve the use of heavy equipment. The effects of groundborne vibration include movement of the building floors, rattling of windows, shaking of items on shelves or hanging on walls, and rumbling sounds. Vibration can cause annoyance to affected residences and businesses, and in extreme cases, can cause damage to buildings. There are a number of vibration sensitive receptors around the Project Site and along construction haul truck routes, including residences, commercial buildings, hotels, and a church and pre-school.

Construction of the Proposed Project would potentially create significant vibration impacts at buildings and uses adjacent to the Arena Site, the West Parking Garage Site, the East Transportation Hub site, and the Well Relocation Site. Further, operation of construction haul trucks would be well below the thresholds for building damage, but could create annoyance to residents and businesses along the designated haul routes. Construction of the hotel would not create significant vibration impacts.

The EIR recommends a comprehensive program of setbacks and other measures to reduce the potential for human annoyance and building damage, and to ensure that any damage to adjacent buildings would be monitored and repaired by the project applicant, reducing impacts to buildings to less than significant. However, there are no feasible measures to eliminate the potential for vibration-caused human annoyance at levels above established thresholds, and thus these impacts would remain significant at sensitive receptors around the Project Site and along construction truck haul routes.

Population, Employment, and Housing

The assessment of effects on existing population, employment, and housing is based on existing documented estimates of the City's population, employment, and housing stock compared to future growth projections of applicable local and regional plans. Sources of population, employment, and housing data and related planning documents include the United States Census, the California Department of Finance, the Southern California Association of Governments (SCAG) Regional Transportation Plan Sustainable Communities Strategy (RTP/SCS) and Regional Housing Needs Assessment, and the City of Inglewood General Plan Housing Element.

The Proposed Project would generate temporary employment opportunities for construction workers during the Proposed Project's construction phase and permanent employment associated with the operations of the Arena and other uses included in the Proposed Project. Construction-related jobs generated by the Proposed Project would likely be filled by employees within the construction industry within the City of Inglewood and the greater Los Angeles County region.

Employment associated with the operations of the Proposed Project would not result in substantial population growth in the City that would exceed projected or planned growth. SCAG's employment projections were developed in consideration of the very slow economic period in 2012 and by 2017 the City's level of employment had already exceeded SCAG's employment projections through 2040. While the Proposed Project's anticipated employment generation of 768 non-event jobs and up to 1,200 event-related jobs (225 full time equivalents) would contribute to employment growth in the City beyond that projected by SCAG, the additional jobs would not in and of themselves cause physical environmental impacts that are not otherwise addressed in the Draft EIR.

The Project Site is currently developed with a fast-food restaurant, a motel, a light manufacturing/warehouse facility, a warehouse, and a groundwater well and related facilities. The Project Site does not contain any residences and or existing residential population. Thus the Proposed Project would not directly displace substantial numbers of existing people or housing units necessitating the construction of new housing elsewhere.

Further, in response to comments on the NOP, the City undertook a study to determine the potential for the Proposed Project to stimulate economic activity and increase land values and housing costs in a way that could indirectly result in the displacement of substantial numbers of people or housing units necessitating construction of new housing elsewhere. Based on an extensive review of the literature on the subject of the economic effects of construction of new sports and entertainment venues, there is no evidence to support a conclusion that such indirect effects would be caused by the Proposed Project. In the cumulative context, while the City's study documented increases in housing costs in Inglewood over recent years, the City remains among the more affordable housing markets in Los Angeles County and the evidence does not support a conclusion that the Proposed Project would contribute to indirect displacement of a substantial number of housing units or residents in a way that would result in the construction of new housing units. These impacts were determined to be less than significant.

Public Services

The evaluation of public services effects of the Proposed Project considers the physical environmental impacts related to the provision of fire and police protection services, potential adverse effects on local parks and recreation facilities, and impacts resulting from increased enrollment in public schools.

Fire Protection

Fire protection would be provided by the Los Angeles County Fire Department (LACFD) which provides fire protection services on a regional basis from a multitude of fire stations, the closest of which are Stations 170, 18, and 173. While the Proposed Project would increase call volumes to the LACFD, sufficient capacity exists among the stations in the vicinity to meet the increased demand. The construction and operation of a new fire station, or other improvements that would

result in physical environmental effects, would not be required to meet demands for fire protection created by the Proposed Project.

Police Protection

The City of Inglewood Police Department (Inglewood PD or Police Department) would provide police protection at the Project Site. According to the Inglewood PD, because of the Department's long history of providing service to major entertainment and sports events in Inglewood, no new facilities or personnel would be required to provide service to the Proposed Project; because there would be no need for new facilities, there would be no significant adverse physical impacts on the environment.

Parks and Recreation Facilities

The Proposed Project would include an outdoor plaza, new pedestrian networks, landscaping and edge treatment, and other sidewalk and pavement improvements that would be designed to facilitate pedestrian movement and activities. While the Proposed Project could generate some increase in the use of City parks and recreational facilities, this increase would be limited and short-term in the hours prior to events. Most of the events would occur during evening hours when most City and other publicly accessible parks are closed for operation, including Center Park and the future Lake Park in the Hollywood Park Specific Plan area. As such, event attendees, project customers, hotel patrons, and/or project employees would not create a substantial demand on local parks or recreation facilities, and would not contribute to substantial deterioration of existing parks and/or recreational facilities in the City.

Public Schools

The Project Site is served by four Inglewood Unified School District (IUSD) schools: Worthington Elementary School, Woodworth (Clyde) Elementary School, and Monroe (Albert F.) Middle School, and Morningside High School. The Proposed Project does not include residential uses and would not increase the residential population served by the IUSD. There could be a very limited number of new students as a result of project employees exercising their right to request to enroll their children in IUSD schools. The IUSD has been experiencing a decrease in school enrollment, which is predicted to continue in the coming years. Under baseline and cumulative conditions, these schools have adequate capacity to serve the limited enrollment that could be generated as a result of the Proposed Project.

Transportation and Circulation

Study Scope and Breadth

The analysis of Transportation and Circulation describes the Proposed Project's anticipated travel characteristics, and presents the impacts of the Proposed Project on the roadway, bicycle, pedestrian, and transit systems in the study area under Adjusted Baseline and Cumulative conditions. The traffic analysis evaluated a total of 114 study intersections and 28 neighborhood street segments within an approximately 20-square-mile study area that includes the corridors

connecting to the major freeways that would provide regional access to the Proposed Project, and extends generally westerly to Interstate 405 (I-405), southerly to I-105, easterly to I-110, and northerly to Centinela Avenue and Florence Avenue, but with several outlying intersections even further north.

The traffic analysis also studied 53 discrete mainline segments and collector roads of the three nearby freeways: I-405 between La Tijera Boulevard and I-105, I-105 between Vermont Avenue and I-405, and I-110 between 76th Street and I-105. In addition to the freeways themselves, the analysis evaluated operations of 10 freeway off-ramps anticipated to be used to a significant degree by project trips, including the I-405 southbound off-ramps at La Cienega Boulevard (north and south of West Century Boulevard) and West Century Boulevard (northbound); and the I-105 off-ramps at Hawthorne Boulevard (westbound), South Prairie Avenue (east and westbound off-ramp), Crenshaw Avenue (westbound), and 120th Street (eastbound); and the I-110 off-ramps at West Century Boulevard (southbound) and Manchester Boulevard (north and southbound).

For traffic impacts, the analysis studied 65 different permutations of type of event or non-event conditions (NBA basketball games, concerts, and other types of events presented in Table 2-3 in the Project Description), days of the week (weekday and weekend), peak hours (traditional AM and PM peaks, as well as pre- and post-event peak hours), background conditions (Adjusted Baseline and cumulative), as well as concurrent or overlapping events between those at the Proposed Project and events that may occur nearby at The Forum (up to 17,500 seats) and/or NFL Stadium (up to 70,240 seats).

Travel Characteristics

Evaluation of a project that includes a combination of ancillary uses that would operate on a daily basis and a special event venue that has unique operational schedules and peaking characteristics, such as the Proposed Project, requires calculation of trip generation under a variety of scenarios. At the Proposed Project, the ancillary land uses that would operate on a daily basis would generate approximately 4,706 net new daily vehicle trips, with 294 occurring during the AM peak hour and 409 occurring during the PM peak hour. The analysis is customized to reflect the arrival and departure patterns of attendees to events. In most cases, attendees arrive at events more gradually than they depart, with 68 percent of basketball fans arriving in the pre-event peak hour, and approximately 88 percent leaving in the first hour after the event. For days in which the Proposed Project would host a major event like a sold-out NBA basketball game or major concert at the Proposed Project, there would be from about 18,840 to 19,960 daily inbound and outbound vehicle trips, including from about 16,334 to 17,822 for event attendees, approximately 6,000 vehicle trips during the pre-event peak hours, and over 8,000 vehicle trips during post-event peak hours.

While there are some minor variations in mode split depending on the day and time of the event, between approximately 83 and 85 percent of people attending major events would travel to and from the event in a private vehicle, and another 10 percent are predicted to arrive via a transportation network company (e.g., Uber, Lyft, etc.). Based on surveys of travel patterns of LA Clippers game attendees at Staples Center but considering the differences in transit service levels at

the new site, it is estimated that approximately 5 percent of NBA basketball attendees would take rail transit and another 1 percent would take buses to and from events at the Proposed Project.

Based on LA Clippers game attendees survey data, private vehicles traveling to and from events are predicted to carry an average of 2.27 persons. As a result, parking demand for major events at the Proposed Project would range from approximately 7,700 spaces for a basketball game to approximately 8,100 spaces for a major concert. To accommodate the day-to-day parking needs and much of the event day demand, the Proposed Project would provide 3,110 parking spaces in the West Parking Garage, 365 spaces in the East Parking Garage, and 650 spaces in the South Parking Garage (with 100 of those spaces being reserved for players and key team employees). To accommodate the remaining parking demand for major events, between 3,700 and 4,100 vehicles would park in lots or structures within the Hollywood Park Specific Plan area including new parking lots or structures to be constructed for the NFL Stadium and the Hollywood Park Casino garage (located north of West Century Boulevard and east of South Prairie Avenue).

Impact Analysis

As noted above, the analysis in the Transportation and Circulation section analyzed 65 different permutations of types of events, days of the week, and times of the day. For each event-related analysis, the maximum anticipated attendance was evaluated.

Ancillary Uses

The most common scenario involves the daily operation of the ancillary uses, without an event in the proposed Arena. The traffic from these uses would occur on a daily basis. Under this scenario, the Adjusted Baseline analysis revealed that there would be significant impacts at three local intersections in the PM peak hour, and one neighborhood street segment; there would be no significant intersection impacts in the AM peak hour. Further, the daily operation of the ancillary uses would not result in significant impacts on freeway mainline segments or off-ramps.

Under cumulative conditions, the analysis of daily operation of the ancillary uses revealed that there would be significant impacts at one additional local intersection in the AM peak hour and one additional local intersection in the PM peak hour, and two additional neighborhood street segments. Further, the daily operation of the ancillary uses in the cumulative condition would not result in significant impacts on freeway mainline segments or off-ramps.

There would be no significant impacts on the local transit system or pedestrian system as a result of daily operation of the ancillary uses.

Key conclusions regarding the transportation impacts of the Ancillary Uses can be found in Tables 3.14-15 through 3.14-18 for the Adjusted Baseline scenarios, and Tables 3.14-44 through 3.14-47 for the Cumulative scenarios.

Daytime Events

The next most frequent scenario would involve the operation of the ancillary uses and the conduct of a corporate or civic event at the Proposed Project. This scenario is anticipated to occur up to 100 times per year. These types of events could be attended by up to 2,000 people (average of 300 attendees). The next most frequent type of smaller events that could occur during the day would be Other Sporting Events or Gatherings. These types of events are expected to occur about 35 times per year, and only some of those would be weekday matinees, and could be attended by up to 7,500 persons. Thus, in total, smaller daytime arena events could occur approximately 135 times per year. Corporate or civic events could start as early as 8:00 AM or 9:00 AM, thus those events were evaluated for impacts in the AM peak hour; family show matinees typically start in the early-to-mid afternoon and end in the late afternoon, and thus those events were studied for impacts in the PM peak hour. Because the daytime events that were studied for the PM peak hour were assumed to be more than four times larger than morning-starting events, the analysis tends to reflect more impacts of daytime events in the PM peak hour.

Based on the Adjusted Baseline analysis, daytime events at the Proposed Project, added onto the traffic from ancillary uses, would result in significant impacts at 9 intersections during the AM peak hour, and at 47 intersections in the PM peak hour. The daytime events would also result in significant impacts to two neighborhood street segments. Daytime events at the proposed Arena were also predicted to result in significant impacts on up to 15 freeway mainline segments in a single peak hour on I-405, I-105, and I-110.

Under cumulative conditions, daytime events at the Proposed Project, added onto the traffic from ancillary uses, would result in significant impacts at 17 intersections during the AM peak hour, and at 59 intersections in the PM peak hour. The daytime events would also result in significant impacts to three neighborhood street segments and up to 14 freeway components in a single peak hour on I-405, I-105, and I-110.

There would be no significant impacts on the local transit system or pedestrian system as a result of daytime events at the Proposed Project.

Key conclusions regarding the transportation impacts of the daytime events can be found in Tables 3.14-22A through 3.14-25 for the Adjusted Baseline scenarios, and Tables 3.14-48A through 3.14-51 for the Cumulative scenarios.

Major Events

Major events at the Proposed Project would include LA Clippers basketball games along with highly attended concerts. As shown on Table 2-3, in Chapter 2, Project Description, the combination of 49 LA Clippers games and 13 concerts over 10,000 in size means that major events would take place at the Proposed Project up to 62 times each year. The most frequent time for major events would be in the weekday and weekend evenings, with LA Clippers games occurring throughout the week, and major concerts primarily occurring on weekend evenings. Thus, the analysis evaluates weekday and weekend pre-event peak hour conditions for a sold-out

(18,000 persons) NBA basketball game, and weekday post-event condition for a sold-out (18,500 persons) concert. These periods were selected for evaluation because they represent the most concentrated estimated arrival and departure patterns for major events at the Proposed Project.

Based on the analysis under the Adjusted Baseline scenario, major events at the Proposed Project, added onto the traffic from ancillary uses, would result in significant impacts at 40 intersections during the weekday pre-event peak hour, 11 intersections in the weekday post-event peak hour, and 26 intersections in the weekend pre-event peak hour. The major events would also result in significant impacts to four neighborhood street segments. Major events at the proposed arena were also predicted to result in significant impacts on up to six freeway components in a single peak hour on I-405 and on I-105, and queuing impacts on three freeway off-ramps.

Under the cumulative conditions the number of impacts of major events at the Proposed Project, added onto the traffic from ancillary uses, would increase, resulting in significant impacts at 60 intersections during the weekday pre-event peak hour, 21 intersections in the weekday post-event peak hour, and 40 intersections in the weekend pre-event peak hour. The major events under cumulative conditions would also result in significant impacts to six neighborhood street segments. Major events at the Proposed Project were also predicted to result in significant impacts on up to eight freeway components in a single peak hour on I-405 and I-105, and queuing impacts on three freeway off-ramps.

Traffic congestion from major events could significantly impact the on-time performance of local buses during pre- and post-event periods. However, while the capacity of local bus routes and the Green Line could be exceeded in the post-event period, because the effects would be limited to increased wait time and not involve safety or operational issues, those would not be considered to be significant impacts.

The local pedestrian system, made up of sidewalks and crosswalks that would connect the proposed arena and plaza to nearby parking and other businesses would be heavily used before and after a major event at the Proposed Project. Based on the analysis, all aspects of the pedestrian system would operate acceptably, except for where there could be substantial crowding on the West Century Boulevard south sidewalk, between the proposed arena plaza and South Doty Avenue, as well as on the east leg crosswalk at West Century Boulevard and South Prairie Avenue, and the south leg crosswalk at West Century Boulevard and South Doty Avenue. Crowding on the east leg crosswalk at West Century Boulevard and South Prairie Avenue would be considered a significant impact.

Traffic congestion from major events could have a significant impact on emergency access by resulting in slower travel times for emergency vehicles and other persons in private vehicles to access the emergency room at the Centinela Hospital Medical Center during pre- and post-event periods. The EIR includes a mitigation measure requiring the Proposed Project to develop and implement a Local Hospital Access Plan, and specific components thereof, to ensure that safe and timely routes to the hospital are provided in all pre- and post-event scenarios. These include, but

are not limited to, a system of wayfinding signs and other communications to direct drivers to alternative routes to Centinela Hospital, and ongoing coordination between the City, Centinela Hospital, and the Proposed Project arena operator.

Key conclusions regarding the transportation impacts of major events can be found in Tables 3.14-31 through 3.14-34 for the Adjusted Baseline scenarios, and Tables 3.14-52 through 3.14-55 for the Cumulative scenarios.

Concurrent Events

One of the unique aspects of the Proposed Project is the proximity of the Project Site to other major sports and entertainment venues: the NFL Stadium being constructed in the HPSP area, and The Forum located near the intersection of South Prairie Avenue and Manchester Boulevard. In other cities, where NBA arenas are located in close proximity to NFL stadiums, the NBA and NFL avoid scheduling basketball games on the same day as NFL games. However, it cannot be assumed that such coordination would take place between concert promoters and at other times circumstances could result in overlapping or concurrent events. While the overlap of NBA and NFL games would occur extremely rarely, if ever, in order to account for the possibility of such conditions, the Draft EIR analyzes the Proposed Project assuming that one or more events at the nearby NFL Stadium and/or the Forum would occur on the same day as a major event at the proposed Arena.

The analysis addresses five concurrent or overlapping event scenarios, including a major event at the Proposed Project and (1) a sold out concert at The Forum on a weekday or weekend evening; (2) a sold out NFL football game at the NFL Stadium on a weekend day; (3) a 25,000 attendee event at the NFL Stadium on a weekday evening; (4) a sold out concert at The Forum and a 25,000 attendee event at the NFL Stadium on a weekday evening; and (5) a sold out concert at The Forum and a sold out NFL football game at the NFL Stadium on a weekend day.

The results of analyses of each of these concurrent and overlapping event scenarios are presented in the Transportation section. Key findings from the study of the Proposed Project effects when combined with other major events at the NFL Stadium and/or The Forum include:

With respect to intersections:

- Proposed Project significant intersection impacts would be more frequent during the weekday pre-event peak hour than during the other two study periods regardless of other types of events or conditions.
- The number of intersections significantly impacted by the Proposed Project would increase substantially (from 40 to 60 during the weekday pre-event peak hour, from 11 to 45 during the weekday post-event peak hour, and from 26 to 41 during the weekend pre-event peak hour) when the background condition includes an event at The Forum.
- The number of intersections significantly impacted by the Proposed Project during the weekday pre-event and post-event peak hours would be less when the background condition consists of a mid-sized weekday event at the NFL Stadium versus an event at The Forum.

This is because the mid-sized event at the NFL Stadium would utilize all of the surrounding parking in the HPSP area. The result would be that a greater number of project attendees would be required to park remotely and be shuttled to the Proposed Project, thereby adding fewer trips in the immediate vicinity of the Project Site and the NFL Stadium and causing fewer impacts.

- The overall operation of the street system in the study area would be substantially worse under each concurrent event scenario than for the Proposed Project alone.

With respect to freeway facilities:

- Generally, the Proposed Project would generate more extensive significant impacts on freeway segments during the weekday pre-event peak hour than during either the weekday post-event or weekend pre-event peak hour, regardless of which background condition is being studied (the exception being the weekday post-event hour with concurrent events at both The Forum and the NFL Stadium).

With respect to freeway off-ramp queuing:

- Off-ramp queues longer than the applicable standard are expected at three off-ramps during the weekday pre-event hour and at two off-ramps during the weekend pre-event hour with the Proposed Project but without events at the other two venues. The estimated queues would be longer with each added concurrent event. Off-ramp queues would be projected to exceed the applicable standard at up to two additional off-ramps depending on the concurrent event.

Key conclusions regarding the transportation impacts related to concurrent events can be found in Tables 3.14-31 through 3.14-34 for the Adjusted Baseline scenarios, and Tables 3.14-64 through 3.14-69 for the Cumulative scenarios.

Vehicle Miles Traveled

VMT is a measure of the total miles traveled by all of the trips associated with a particular project, measured as travel distance from the origin of the trip to the Proposed Project, and back again. It can be measured in total miles or in miles per capita (resident, employee, attendee, etc.). In recent years, VMT has been recognized as an important metric to understand the environmental consequences of driving, because often a longer trip has greater environmental impact than a shorter trip.

VMT impacts of the office, practice facility, and sports medicine clinic components of the Proposed Project would be considered less than significant because the daily work VMT per employee is estimated at 15.0, less than the 15.8 threshold (15 percent less than the regional daily work VMT value of 18.6). Since the regional patronage associated with events is considered as part of the event VMT impacts, the VMT from restaurant uses are considered to be less than significant. However, VMT from the proposed hotel would be considered significant as it would generate a net increase in daily VMT.

For NBA games at the Proposed Project there would be a net increase of 4.4 to 4.9 VMT per attendee compared to the per attendee VMT for games at Staples Center, and for major concerts at the Proposed Project there would be a net increase of VMT of 4.8 to 5.3 miles per attendee

compared to a similar concert elsewhere in the region. For sold out events, this would result in an increase of approximately 80,000 to 90,000 VMT per NBA game, and 90,000 to 100,000 VMT per major concert. These impacts are considered significant.

Key conclusions regarding the VMT impacts of the Proposed Project can be found in Tables 3.14-40 through 3.14-43.

Mitigation Measures

The evaluation in the Draft EIR identifies a broad number of significant impacts at intersections, on neighborhood streets, on freeways, and on freeway off-ramps. It also identifies a limited number of significant impacts on transit systems, and pedestrian sidewalk and crosswalk facilities. Further, it identifies impacts related to increases in total and per attendee VMT. As required under CEQA, where significant impacts are identified, the EIR must describe potentially feasible mitigation measures that can substantially lessen or avoid those impacts.

The Draft EIR describes a variety of feasible mitigation measures, each of which falls into one of the following four categories:

- **Physical Improvements** – The majority of the study area is developed, which limits the locations, magnitude, and type of physical improvements that could be constructed on surface streets. However, in some instances, minor improvements are possible through restriping, converting medians to turn lanes, and widening (particularly on freeway off-ramps). Where such improvements are being proposed, the mitigation measure discusses the extent to which additional right-of-way may be necessary and the agency responsible for approving the physical improvement.
- **Signal Timing Improvements** – Some, but not all, of the signalized intersections along study corridors currently feature coordinated operations that enable large platoons of vehicles to progress from one intersection to the next with minimal stopping. Further, few, if any, signals operate with special event signal timings, which provide increased green time to high-volume movements. The preferred means for accomplishing signal timing improvements is through the Citywide Intelligent Transportation Systems (ITS) program versus an isolated, intersection by intersection approach. ITS would provide a fully responsive traffic signal system based on real time traffic conditions that can provide instantaneous traffic information and predictive time information to users along access corridors. Additionally, this would enable the City to better accommodate event-related traffic.
- **TDM Strategies** – In order to reduce single-occupant vehicle trips and encourage other modes of travel, which has the effect of mitigating congestion, as well as other environmental impacts of vehicular travel such as criteria air pollutant and GHG emissions, transportation energy use, traffic noise, and the like, the Draft EIR includes the requirement for the project applicant to implement the IBEC Project Transportation Demand Management Program included in the project AB 987 application (see Mitigation Measure 3.14-2(b)).

Key elements of the TDM Program include:

- Programs to encourage use of alternative modes of transportation, such as integrated event and transit tickets, bus facility improvements employee transit or vanpool subsidies, etc.
 - Event-day dedicated shuttle services to provide connections with short wait-times from the Proposed Project to existing and future LA Metro Green Line and Crenshaw Line stations.
 - Programs to encourage use of carpools and vanpools, including incentives like preferential parking, reduced parking cost, variable parking pricing based on vehicle occupancy, and an employee vanpool program and vanpool subsidy benefit for employees.
 - Programs to encourage active transportation, such as biking and walking, including bicycle parking, showers and lockers for employees, bike valet, and improved sidewalks and pathways to create safe routes throughout the Project Site.
 - A Park-n-Ride program that would use charter buses to connect the Proposed Project to park-n-ride parking lots at key locations around the region.
 - Information services to inform the public about alternative ways to travel to and from the Proposed Project, including wayfinding, changeable message signs, social media, information kiosks, and the like.
 - Event-day local microtransit service for a limited number of employees and attendees that would provide a microbus with a service range of 6 miles around the Project Site.
- Event Transportation Management Plan (TMP) – In order to manage high levels of traffic on streets in the vicinity of the Proposed Project, and other area parking garages and key travel corridors, an Event TMP would be required. The TMP would implement a series of temporary transportation management strategies to better accommodate all modes of travel. It includes specific elements for vehicles (both private and TNCs), transit/shuttles, pedestrians, bicyclists, paratransit, parking, etc. (see Mitigation Measure 3.14-2(a)).

A Draft Event TMP has been prepared and is included in Appendix K.4 of this Draft EIR. Key elements of the TMP include the use of Traffic Control Officers to manage vehicle flow on City streets; pedestrian flow management; a comprehensive parking plan that includes use of tools to minimize unnecessary vehicular circulation while looking for parking; an adequate supply of bicycle parking; provision for shuttle buses to connect the Project Site to LA Metro rail transit stations and/or remote parking; provisions for Paratransit access on the street frontage; management of ride-hailing vehicles (Uber, Lyft, etc.); development and implementation of a Neighborhood Transportation Management Plan (NTMP) to address impacts on neighborhood streets; development and implementation of a Local Hospital Access Plan to facilitate access to Centinela Hospital Medical Center during pre- and post-event periods; and truck staging plans to accommodate the needs of delivery vehicles but avoiding their parking or idling on street. For concurrent events, the TMP provides for off-site parking and associated shuttles to the Project Site. The Draft Event TMP also includes performance criteria and requirements for ongoing monitoring.

Although these measures, individually and collectively, would provide improved circulation and operation of the local and regional street system, and would reduce Proposed Project travel demand, trip making, and VMT to the extent feasible, the Proposed Project would result in a large number of significant and unavoidable transportation impacts.

Utilities and Service Systems

Water Demand and Supply

Water for drinking, irrigation, and other municipal and industrial purposes is supplied to the City of Inglewood by the City of Inglewood, Golden State Water Company (GSWC) and Cal-America Water Company. The Project Site is located in the northern portion of the GSWC Southwest System. In total, GSWC currently serves an area with more than 50,000 customers and a population of over 275,000 people in southwest Los Angeles County. The GSWC Southwest System meets a demand for over 27,000 acre-feet per year (AFY) and obtains its water supply from three sources: treated imported surface water, local groundwater via GSWC-operated groundwater wells, and recycled water. Imported surface water from the State Water Project and the Colorado River Aqueduct is provided to GSWC from the Metropolitan Water District of Southern California (Metropolitan) through wholesalers West Basin Municipal Water District (WBMWD) and Central Basin Municipal Water District (CBMWD).

Pursuant to the California Water Code (sections 10910–10915), a Water Supply Assessment (WSA) was prepared and reviewed by GSWC. The WSA evaluated the availability of water supplies necessary to meet the demand generated by the Proposed Project, as well as the cumulative demand for in the GSWC Southwest System over the next 20 years, under a range of water conditions including normal, dry and multiple dry year conditions. The WSA estimated annual operational water demand from the Proposed Project to be approximately 103 AFY, and further estimated that with implementation of water conservation measures to achieve LEED Gold certification the demand would decrease by about 40 percent, to 63 AFY. During construction, water demand is conservatively estimated to be approximately 42 AFY.

Between 2015 and 2040 total annual water demand from uses in the GSWC Southwest System is projected to increase by about 7,458 AFY, to a projected 2040 use of 34,789 AFY. Because of its ability to tap different water sources in different types of water years, supply is expected to meet demand each year through 2040. Further, because the future demand projections already incorporate conservation and water use efficiency, the demand estimates for single and multiple-dry year scenarios are the same as for the normal year, and GSWC is not expected to rely on water use cutbacks to meet demand in dry years. Thus, GSWC would have sufficient planned water supplies available to serve the Proposed Project along with other reasonably foreseeable development within the service area in normal, dry, and multiple dry year scenarios during both the construction period and long-term operation.

Wastewater Conveyance and Treatment

Wastewater from the Proposed Project would be conveyed to Los Angeles County Sanitation District (LACSD) facilities through two LACSD trunk sewers and the City of Inglewood local collector sewer lines to the LACSD's Joint Water Pollution Control Plant (JWPCP) in Carson. The Proposed Project would improve existing infrastructure by upsizing the existing West 103rd Street 8-inch sewer line to a 12-inch line extended to the Project Site.

The Proposed Project would contribute sewage flows to the Prairie Avenue Trunk Sewer, the City collector sewer line at South Prairie Avenue and West 102nd Street, the West 102nd Street east sewer line, and the Orange Avenue Trunk Sewer; none of these sewer lines would exceed existing peak flow. According to the LACSD, the JWPCP would have sufficient capacity to treat all wastewater generated from the Proposed Project. All effluent would comply with the wastewater treatment standards of the RWQCB, as wastewater would be transferred to the JWPCP and treated before being discharged to the ocean, avoiding adverse impacts to receiving waters.

Storm Drainage

Storm drainage from the Project Site would be conveyed to adjacent off-site storm drain facilities and ultimately into the City maintained storm drain mains located along all streets surrounding the Project Site. Construction activities and materials would alter the drainage pattern of the Project Site, potentially increasing water flow into the existing drainage system. However, with implementation of BMPs as required in a site-specific Stormwater Pollution Prevention Plan (SWPPP) prepared consistent with the requirements of the City and the RWQCB, runoff discharged from the Project Site would be reduced to levels that would not adversely affect the existing drainage system.

Although operation of the Proposed Project could have the potential to increase flows to the existing system by incrementally increasing the amount of impervious surface, the Proposed Project would include on-site drainage features and infrastructure improvements, such as new stormwater pipelines, storm drains, and storm drain overflow pipes, that would connect to existing storm drains within surrounding streets and would be designed to discharge stormwater at a rate that would be equal to or less than pre-project conditions. As such, the Proposed Project would not increase stormwater flows or contribute to increased flows in the storm drainage system serving the project area.

Solid Waste Disposal

Solid waste from the Project Site and City of Inglewood is served by Consolidated Disposal Services (CDS), which transfers solid waste to the Sunshine Canyon Landfill in Sylmar, California. Recyclable construction materials, including concrete, metals, wood, and various other recyclable materials would be diverted to recycling facilities. Operational wastes of the Proposed Project would include retail/commercial, office, hotel, and entertainment and sports center-related wastes. The Sunshine Canyon Landfill currently receives an average of 3 million tons of waste per year, and is permitted to receive a maximum of 4.4 million tons of waste per year. The Proposed Project would comply with federal, State, and local statutes and regulations related to handling and diversion of solid waste, and would be designed and operated to meet the requirements of LEED Gold certification, which includes higher rates of waste diversion than required under existing regulations. Based on projected solid waste generation from the Proposed Project, there is sufficient landfill capacity to serve the Proposed Project's solid waste disposal needs during construction and operation without materially decreasing the planned life of the landfill.

Growth Inducement and Urban Decay

Growth Inducement

Pursuant to CEQA, the analysis of growth inducement considers the potential for the Proposed Project to remove obstacles to growth or to stimulate additional growth in the region through secondary economic linkages commonly referred to as the multiplier effect. The Proposed Project would be served by transportation and circulation infrastructure and utility systems that already exist or would be subject to improvements to accommodate the Proposed Project demands. The Proposed Project would not provide any additional infrastructure capacity or remove other existing obstacles to growth.

Direct employment includes the employees of the uses in the Proposed Project; indirect employment includes those employees that work in jobs that support the Proposed Project (e.g., vendors or contractors); and induced employment are those jobs that are created by Project employees or businesses spending money in the local economy. It is expected that the Proposed Project's direct net new employment growth of approximately 739 full time equivalent jobs would generate indirect and induced employment growth associated of approximately 440 jobs in the Los Angeles metropolitan regional economy, bringing the total increase in jobs associated with the proposed mixed use development to 1,179 full time equivalent jobs. These additional jobs would occur throughout Los Angeles metropolitan region, and would not be expected to stimulate growth that would have environmental consequences beyond that already addressed in local general plans.

Urban Decay

Under CEQA "urban decay" is defined as physical deterioration of properties or structures that is so prevalent, substantial, and lasting a significant period of time that it impairs the proper utilization of the properties and structures, and the health, safety, and welfare of the surrounding community. The urban decay analysis presented in the Draft EIR considers the supply and demand effects of the arena operations and retail and restaurant uses of the Proposed Project, and further considers the potential of the introduction of the Proposed Project to adversely affect venues and businesses of the Los Angeles area market.

The analysis concludes that there is sufficient supply and demand from the local market area so that event, retail, and restaurant space in the Proposed Project alone would not be projected to result in closure of venues, retail stores, or restaurants. While there could be some decrease in events at other venues during the initial years after opening of the Proposed Project, the City does not anticipate that addition of the Proposed Project to the Los Angeles area market would result in conditions that would contribute to or cause urban decay of other major sports and entertainment venues in the region.

Further, it is not anticipated that addition of approximately 48,000 sf of commercial space in the Proposed Project would have a substantial impact on market area retailers to the extent that addition of the proposed uses would result in the prolonged closure of market-area businesses.

Any closures and ensuing commercial vacancies that may result from competitive market pressures would be anticipated to be temporary and would eventually be filled by other retail or restaurant uses, or by other commercial uses that would be compatible with available space. Further, these uses would be supported by event attendees attracted to the Inglewood area as a result of the Proposed Project. Therefore, the City does not anticipate that the Proposed Project would result in conditions that would contribute to or cause urban decay.

Significant and Unavoidable Environmental Effects

Throughout this EIR, significant environmental impacts have been identified where appropriate, and feasible mitigation measures are described that would eliminate the impacts or decrease them to a less-than-significant level. Similarly, a number of impacts are identified that would be less-than-significant without the need for additional mitigation measures. There are, however, a number of impacts that are identified that cannot be eliminated or cannot be decreased to a level of insignificance even with the implementation of feasible mitigation measures. The key Project-specific unavoidable significant environmental impacts include those listed below.

Project-specific and cumulative impacts that cannot be avoided if the Proposed Project is approved as proposed include:

Project-Specific Significant and Unavoidable Impacts

Impact 3.2-1: Construction and operation of the Proposed Project would conflict with implementation of the applicable air quality plan.

Impact 3.2-2: Construction and operation of the Proposed Project would result in a cumulatively considerable net increase in NO_x emissions during construction, and a cumulatively considerable net increase in VOC, NO_x, CO, PM₁₀, and PM_{2.5} during operation of the Proposed Project.

Impact 3.11-1: Construction of the Proposed Project would result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Proposed Project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

Impact 3.11-2: Operation of the Proposed Project would result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Proposed Project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

Impact 3.11-3: Construction of the Proposed Project would generate excessive groundborne vibration levels.

Impact 3.14-1: Operation of the Proposed Project ancillary land uses would cause significant impacts at intersections under Adjusted Baseline conditions.

Impact 3.14-2: Daytime events at the Proposed Project Arena would cause significant impacts at intersections under Adjusted Baseline conditions.

Impact 3.14-3: Major events at the Proposed Project Arena would cause significant impacts at intersections under Adjusted Baseline conditions.

Impact 3.14-4: Operation of the Proposed Project ancillary land uses would cause significant impacts on neighborhood streets under Adjusted Baseline conditions.

Impact 3.14-5: Daytime events at the Proposed Project Arena would cause significant impacts on neighborhood streets under Adjusted Baseline conditions.

Impact 3.14-6: Major events at the Proposed Project Arena would cause significant impacts on neighborhood streets under Adjusted Baseline conditions.

Impact 3.14-8: Daytime events at the Proposed Project Arena would cause significant impacts on freeway facilities under Adjusted Baseline conditions.

Impact 3.14-9: Major events at the Proposed Project Arena would cause significant impacts on freeway facilities under Adjusted Baseline conditions.

Impact 3.14-10: Certain components of the Proposed Project would generate VMT in excess of applicable thresholds.

Impact 3.14-11: Operation of the Proposed Project would adversely affect public transit operations or fail to adequately provide access to transit under Adjusted Baseline conditions.

Impact 3.14-15: The Proposed Project would substantially affect circulation for a substantial duration of construction under Adjusted Baseline conditions.

Impact 3.14-28: Major events at the Proposed Project, when operating concurrently with major events at The Forum and/or the NFL Stadium, would cause significant impacts at intersections under Adjusted Baseline conditions.

Impact 3.14-29: Major events at the Proposed Project, when operating concurrently with major events at The Forum and/or the NFL Stadium, would cause significant impacts on freeway facilities under Adjusted Baseline conditions.

Impact 3.14-30: Major events at the Proposed Project, when operating concurrently with major events at The Forum and/or the NFL Stadium, would adversely affect public transit operations or fail to adequately provide access to transit under Adjusted Baseline conditions.

Impact 3.14-31: Major events at the Proposed Project, when operating concurrently with major events at The Forum and/or the NFL Stadium, would result in inadequate emergency access under Adjusted Baseline conditions.

Impact 3.14-32: The Proposed Project would substantially affect circulation for a substantial duration during construction during major events at The Forum and/or the NFL Stadium under Adjusted Baseline conditions.

Cumulative Significant and Unavoidable Impacts

Impact 3.2-5: Construction and operation of the Proposed Project, in conjunction with other cumulative development, would result in inconsistencies with implementation of applicable air quality plans.

Impact 3.2-6: Construction and operation Proposed Project, in conjunction with other cumulative development, would result in cumulative increases in short-term (construction) and long-term (operational) emissions.

Impact 3.11-5: Construction of the Proposed Project, in conjunction with other cumulative development, would result in cumulative temporary increases in ambient noise levels.

Impact 3.11-6: Operation of the Proposed Project, in conjunction with other cumulative development, would result in cumulative permanent increases in ambient noise levels.

Impact 3.11-7: Construction of the Proposed Project, in conjunction with other cumulative development, would generate excessive groundborne vibration.

Impact 3.14-16: Operation of the Proposed Project ancillary land uses would cause significant impacts at intersections under cumulative conditions.

Impact 3.14-17: Daytime events at the Proposed Project Arena would cause significant impacts at intersections under cumulative conditions.

Impact 3.14-18: Major events at the Proposed Project Arena would cause significant impacts at intersections under cumulative conditions.

Impact 3.14-19: Operation of the Proposed Project ancillary land uses would cause significant impacts on neighborhood streets under cumulative conditions.

Impact 3.14-20: Daytime events at the Proposed Project Arena would cause significant impacts on neighborhood streets under cumulative conditions.

Impact 3.14-21: Major events at the Proposed Project Arena would cause significant impacts on neighborhood streets under cumulative conditions.

Impact 3.14-23: Daytime events at the Proposed Project Arena would cause significant impacts on freeway facilities under cumulative conditions.

Impact 3.14-24: Major events at the Proposed Project Arena would cause significant impacts on freeway facilities under cumulative conditions.

Impact 3.14-25: The Proposed Project would adversely affect public transit operations or fail to adequately provide access to transit under cumulative conditions.

Impact 3.14-27: The Proposed Project would substantially affect circulation for a substantial duration of construction under cumulative conditions.

Impact 3.14-33: Major events at the Proposed Project, when operating concurrently with major events at The Forum and/or the NFL Stadium, would cause significant impacts at intersections under cumulative conditions.

Impact 3.14-34: Major events at the Proposed Project, when operating concurrently with major events at The Forum and/or the NFL Stadium, would cause significant impacts on freeway facilities under cumulative conditions.

Impact 3.14-35: Major events at the Proposed Project, when operating concurrently with major events at The Forum and/or the NFL Stadium, would adversely affect public transit operations or fail to adequately provide access to transit under cumulative conditions.

Impact 3.14-36: Major events at the Proposed Project, when operating concurrently with major events at The Forum and/or the NFL Stadium, would result in inadequate emergency access under cumulative conditions.

Impact 3.14-37: The Proposed Project would substantially affect circulation for a substantial duration during construction during major events at The Forum and/or the NFL Stadium under cumulative conditions.

Environmental Effects of the Project Variants

West Century Pedestrian Bridge Variant

Implementation of the Century Pedestrian Bridge Variant would result in the same or similar significant impacts as those described for the Proposed Project. No new significant impacts would be generated under this Variant. While there would be some minor increases in construction-related impacts because construction would occur about 50 feet closer to sensitive receptors northwest of the Project Site, the Century Pedestrian Bridge Variant would generate beneficial effects related to pedestrian access and vehicular circulation.

Alternate Prairie Access Variant

Implementation of the Alternate Prairie Access Variant would result in the same or similar significant impacts as those described for the Proposed Project. No new significant impacts would be generated under this Variant. Although this variant would result in removal of four existing residential units in commercial zones along South Prairie Avenue, the loss of these units is not considered a significant environmental effect. In addition, the Alternate Prairie Access Variant would generate beneficial effects and avoid significant impacts related to light spillover on the affected housing units and would improve circulation to and from the Project Site from South Prairie Avenue.

Alternatives to the Proposed Project

As required under CEQA, in addition to the analysis of the Proposed Project, the EIR also presents a discussion of a reasonable range of alternatives to the Proposed Project. The alternatives evaluated must be potentially feasible and capable of achieving most of the basic objectives of the Proposed Project while avoiding or substantially lessening one or more of the significant impacts of the Proposed Project.

Some alternatives initially considered by the City for evaluation in the EIR were eliminated from further consideration because they were either infeasible, would not meet most of the basic objectives of the Proposed Project, or would not avoid or substantially lessen one or more of the significant impacts of the Proposed Project. As a result, such alternatives as an entertainment venue, a substantially reduced arena, housing, and employment center/business park were eliminated from further consideration.

A total of seven alternatives, including five alternative locations, were evaluated in the EIR, as summarized below. The focus of the alternative locations was to identify the impacts that would occur if the arena and as much of the other elements of the Proposed Project as feasible were to be developed at another site, including several that are not as proximate to The Forum and the NFL Stadium, as a means of avoiding or lessening the traffic and related impacts of concurrent events at these facilities.

Alternative 1: No Project

Under CEQA, the No Project Alternative must consider the effects of foregoing the Proposed Project. Alternative 1, the No Project Alternative, describes the environmental conditions that exist at the time that the environmental analysis commences (CEQA Guidelines section 15126.6(e)(2)). In the case of the Proposed Project, the Project Site is already in a developed state, so continuation of existing conditions (the “no development” alternative) would involve continued operation of existing land uses and businesses on the Project Site. It is assumed that the LA Clippers would remain playing at the Staples Center in Downtown Los Angeles, and the LA Clippers’ team offices would continue to be located on Flower Street, within two blocks of Staples Center. In addition, the LA Clippers would continue to use its practice and training facility in the Playa Vista neighborhood within Los Angeles. In light of the stated commitment of the LA Clippers ownership to have the team remain in Los Angeles, it is reasonable to assume that LA Clippers ownership and the City would seek an alternate location for the development of a new IBEC in Los Angeles.

Because no new development would occur at the Project Site, the effects of the No Project Alternative would be a continuation of the existing conditions, and none of the impacts identified for the Proposed Project would occur. The effects of continued use of Staples Center for LA Clippers games would continue to create a range of environmental effects in and around downtown Los Angeles and the region, including the generation of Vehicle Miles Travel (VMT) and associated congestion during pre- and post-event hours, and generation of criteria air pollutants including ozone precursors and small particulate matter. Because these effects are ongoing, they are considered part of the regional environmental setting and would not be subject to mitigation through the CEQA process.

The No Project Alternative would achieve none of the City’s or applicant’s objectives for the Proposed Project.

Alternative 2: Reduced Project Size

Alternative 2 assumes that only the arena, pedestrian plaza, and southern parking garage would be constructed on the Arena Site. None of the other proposed facilities (i.e., hotel, retail shops, outdoor stage, team practice facility, medical clinic, and team offices) would be constructed. The LA Clippers' team offices would continue to be located on Flower Street within two blocks of Staples Center, while the LA Clippers would continue to use their practice and training facility in the Playa Vista neighborhood of Los Angeles. The arena would be reduced by approximately 3 percent to approximately 17,500 seats, equal in size to the smallest recently constructed NBA arena, and 3,775 on-site parking spaces. The West Parking Garage would be constructed as well as the pedestrian bridge linking the multi-level parking structure on the West Parking Garage Site to the pedestrian plaza on the Arena Site. Additionally, another parking structure would be located to the south of the arena on the Arena Site and the Transportation Hub Site would only serve buses, Transportation Network Company (TNC) vehicles and taxis via a surface parking and pickup/drop-off lot.

Although under Alternative 2 a number of uses would be removed from the Proposed Project, many of the impacts of the Proposed Project on environmental resources affected by the size and location of the Project Site would be either the same, or nearly so. The primary significant impacts of the Proposed Project that would be lessened in magnitude under Alternative 2 would include the emission of criteria air pollutants and GHGs, construction noise, and demand for public utility services. Conversely, compared to the Proposed Project, Alternative 2 would increase the magnitude of operational noise impacts due to the removal of structures that would attenuate noise generated from the arena and plaza areas.

Under Alternative 2, the slightly reduced capacity of the arena would reduce vehicle trip generation in the pre-event and post-event peak hours for major events in the weekday and weekend evenings by approximately 3 percent. This slight reduction in trips would not materially reduce the significant impacts found for the Proposed Project on intersections, neighborhood streets, and freeway facilities. The slight reduction in venue capacity would reduce the significant VMT impacts identified for events at the venue, however, by eliminating the potential to consolidate LA Clippers team uses, including the arena, practice facility, sports medicine and treatment facilities, and team offices in a single location, Alternative 2 would likely increase the amount of travel between these uses that are currently located disparately throughout the region. The result of this would be increased trip-making and increased VMT.

The reduced size of Alternative 2 means that it would meet some, but not all of the objectives of the City and the applicant. In particular, this alternative would be less responsive than the Proposed Project to the City's objectives to promote economic health of the City, provision of public and youth-oriented space, and increasing employment opportunities; it would fail to achieve the applicant's objective of consolidating team facilities and providing complementary retail, public benefits, and increasing City revenues.

Alternative 3: City Services Center Alternative Site

Alternative 3 assumes that a new entertainment and sports center would be built near downtown Inglewood, approximately 1.5 miles northwest of the Project Site. Alternative 3 would involve the demolition of the facilities that presently occupy the City Services Center Alternative Site and adjacent firefighter training academy, and the construction of an arena and parking structure separated by a pedestrian plaza that would include an outdoor stage. The proposed parking structure would include approximately 2,520 parking spaces, which represents a 30 percent reduction in parking compared to the Proposed Project. Additional off-site parking for events at the arena would be provided by an existing parking structure owned and operated by the Faith Central Bible Church. In addition, approximately 30,000 sf of ground floor retail oriented towards the pedestrian plaza would be provided on the lower level of the parking structure. Other team facilities, hotel, or a new potable water well would not be constructed as the site is not large enough to accommodate the additional square footage.

Under Alternative 3 all of the uses that presently occupy the City Services Center Alternative Site and adjacent firefighter training academy would be relocated to the Project Site along West Century Boulevard. Unlike the Proposed Project, the relocation of these uses would not require the vacation of either West 101st Street or West 102nd Street.

Although the City Services Center Alternative Site is about 65 percent smaller than the Project Site, Alternative 3 also involves relocation of uses from the City Services Center Alternative Site to the Project Site, and thus impacts such as effects on biological and cultural resources, exposure to existing soil-borne hazards, drainage and water quality effects, and impacts on public services would be similarly likely to occur despite the reduced size of the site for the construction of the Proposed Project. The primary significant impacts of the Proposed Project that would be lessened in magnitude under the City Services Center Alternative would include the emission of criteria air pollutants and GHGs due to less construction and smaller overall development, and construction and operational noise as a result of the smaller size of the site and relatively fewer sensitive receptors in proximity to the site. Conversely, compared to the Proposed Project, Alternative 2 would increase potential for spillover lighting and shadow effects due to the location and orientation of residences to the site.

Under Alternative 3, the ability to walk to the Crenshaw/LAX light rail line Downtown Inglewood Station without the need for shuttling would increase the attractiveness of rail transit, although this effect could be partially offset since only one rail line would be thus accessible. Although this alternative would have fewer effects on non-event days due to the reduced amount of ancillary uses, for major events it would be expected to have intersection, neighborhood street, and freeway facility impacts at a similar level as the Proposed Project, although distributed across the transportation system differently. Further, the location of the Alternative 3 site relative to The Forum and the NFL Stadium, would mean that Proposed Project impacts on intersections, neighborhood streets, freeway facilities, and public transit during concurrent events at The Forum and/or the NFL Stadium would be shifted and somewhat lessened from those for the Proposed Project during concurrent events.

Because Alternative 3 would not consolidate LA Clippers facilities on a single site, it would be less responsive to City and applicant objectives for the Proposed Project. In addition, reduction in the amount of development and separating the new arena from complementary uses in the HPSP would be less responsive to both the City and applicant objectives to increase economic activity in and revenues to the City, and to create a dynamic, year-round sports and entertainment district destination in the southwestern portion of the City. Further, although Alternative 3 would include relocation of current City Services Center and the firefighter training academy uses to the Arena Site portion of the Project Site, it would result in a less intensive use of the Project Site than the Proposed Project, and thus would be less responsive to City Objective 5 than the Proposed Project.

Finally, constructing the arena and related uses on the City Services Center Alternative site would require, as an initial matter, designing and constructing replacement facilities for those uses that are currently located on the Project Site, and, thus, it is uncertain if this alternative site would allow the applicant to begin hosting LA Clippers home games in the 2024-2025 season, and thus could be unable to meet project applicant Objective 1a.

Alternative 4: Baldwin Hills Alternative Site

Under Alternative 4, the Proposed Project would be constructed on a portion of the existing Baldwin Hills Crenshaw Plaza mall, located approximately 4.5 miles north of the Project Site in the City of Los Angeles community of Baldwin Hills. Alternative 4 would be constructed exclusively on the southern parcel of the existing mall site and would involve the demolition of the Sears store, the east parking structure along Crenshaw Boulevard, and smaller commercial and retail buildings along Stocker Street, Santa Rosalia Drive, and Marlton Avenue. The Baldwin Hills Alternative would be similar in size, function and character as the Proposed Project; however, this alternative would not include a hotel or a new potable water well.

Because the size of the arena and the amount of development would be essentially the same as the development in the Proposed Project, many of the impacts of the Proposed Project that are affected by the intensity of development would remain the same or very similar at the Baldwin Hills Alternative Site, but would occur in a location different from the Proposed Project. The impacts that would be similar include changes to visual character and shadow impacts, effects on biological resources, drainage and water quality, construction vibration, as well as demands on public services and utilities.

The Baldwin Hills Alternative would tend to marginally reduce construction air pollutant and GHG emissions and noise impacts due to the elimination of construction of the hotel and water well. Other impacts that would be reduced at this site include loss of protected trees, exposure to aircraft noise, and transportation effects during concurrent events at The Forum and/or NFL Stadium.

Conversely, several environmental impacts would be more severe at the Baldwin Hills Alternative site. Because two known archaeological sites are located on the Baldwin Hills site, impacts of the Baldwin Hills Alternative on archaeological resources, paleontological resources, and human remains would be greater than at the Project Site. The Baldwin Hills site area is

generally quieter than the Project Site vicinity, and thus the Proposed Project at this location would result in more severe noise impacts with Alternative 4 than under the Proposed Project. There are limitations in the sewer systems serving the Baldwin Hills site, resulting in the need for infrastructure improvements that could result in significant environmental impacts.

Under Alternative 4, the ability to walk to the Crenshaw/LAX light rail line Martin Luther King Jr. Station without the need for shuttling would increase the attractiveness of rail transit, although this effect could be partially offset since there would be access to only one rail line. The removal of a portion of the retail uses at Baldwin Hills Crenshaw Plaza shopping mall to accommodate the Proposed Project at the Baldwin Hills Alternative Site would reduce the net vehicle trip increase generated by the Proposed Project at this site. Although the net new trips generated by major events at the arena would be reduced somewhat, a substantial reduction in the level of intersection, neighborhood street, or freeway facility impacts would not be expected.

Average trip lengths for attendees of events at the Alternative 4 site would likely be shorter than those for events at the Proposed Project given the site's location closer to the regional center, reducing the significant VMT impacts identified for events at the Proposed Project, but not to a level that is less than significant. Given that the location of the Alternative 4 site is over 3 miles from The Forum and NFL Stadium, the level of additional project-related impact on intersections, neighborhood streets, freeway facilities, and public transit during concurrent events at The Forum and/or NFL Stadium would be substantially reduced from that for the Proposed Project during concurrent events.

Because the Baldwin Hills Alternative Site is located in the City of Los Angeles and not in the City of Inglewood, none of the City of Inglewood's objectives for the Proposed Project would be met under Alternative 4. Because the Baldwin Hills Alternative site would first require acquiring the site, and then designing and approving the project through the City of Los Angeles, it is uncertain whether this alternative site would allow the applicant to begin hosting LA Clippers home games in the 2024-2025 season; thus, this alternative could be unable to meet project applicant Objective 1a. While some of the applicant's other objectives could potentially be achieved at the Baldwin Hills site, this alternative would not combine with the future NFL Stadium to create a dynamic, year-round sports and entertainment district destination in the southwestern portion of Inglewood.

Alternative 5: The District at South Bay Alternative Site

Under Alternative 5, the Proposed Project would be relocated to a site in the City of Carson approximately 8 miles southeast of the Project Site on a 157-acre site that is a former Class II landfill that is currently undergoing remediation, and which was previously considered as a site for an NFL stadium that could have served as the home for the Chargers and Raiders franchises. Alternative 5 would involve the construction of an arena with 18,500 seats along with a pedestrian plaza, retail shops, outdoor stage, team practice facility, medical clinic, and team offices. Approximately 9,000 surface parking spaces would be provided on the site. This alternative would not include a hotel or a new potable water well.

Although located at a site 11 miles south of Inglewood, many of the impacts of Alternative 5 would be similar in magnitude as those of the Proposed Project. Such impacts include effects on scenic resources, shadows on residences and sensitive uses, geologic and seismic effects, exposure to accidental spills of hazardous materials, and effects on public services and utilities. Impacts that would be reduced under the District at South Bay Alternative compared to the Proposed Project would include effects related to biological resources, cultural resources, proximity to airports, surface drainage and water quality, and operational and construction noise.

Compared to the Proposed Project, the District at South Bay Alternative Site is located 11 miles further south from Staples Center and further from access to the LA Metro light rail system, trip making and VMT would be higher at this site. As a result, impacts related to VMT, criteria air pollutant and GHG emissions, and transportation energy would be greater than under the Proposed Project. Because the District at South Bay Alternative Site is a former landfill that is currently under remediation, development of this alternative has the potential to have impacts related to on-site contamination that would be more severe than those described for the Proposed Project.

Because Silver Line express bus service can be readily increased if needed and the Silver Line provides one-seat service to the Metro Red/Purple Lines and Union Station in downtown Los Angeles, it is anticipated that vehicle trip generation for events in the arena at the Alternative 5 site would be similar to that for the Proposed Project. As noted above, average trip lengths for attendees of events at the District at South Bay Alternative Site would likely be longer than those for events at the Proposed Project given the site's location farther from the regional center, increasing the level of the significant VMT impacts identified for events at the Proposed Project. Because of the immediate proximity of the Alternative 5 site to the I-110, I-405, and I-710 and local arterials, locating the Proposed Project on the District at South Bay Alternative Site would likely impact a lesser number of intersections and neighborhood streets than the Proposed Project. Because the location of the District at South Bay Alternative Site is over 8 miles from The Forum and the NFL Stadium, and thus the Proposed Project at this site would not be likely to have additional significant impacts on intersections, neighborhood streets, freeway facilities, and public transit during concurrent events at The Forum and/or the NFL Stadium.

Because The District at South Bay Alternative is located in the City of Carson and not in the City of Inglewood, none of the City of Inglewood's objectives for the Proposed Project would be met under Alternative 5. Because the District at South Bay Alternative site would first require acquiring the site, and then designing and approving the project through the City of Carson, it is uncertain whether this alternative site would allow the applicant to begin hosting LA Clippers home games in the 2024-2025 season; thus, this alternative could be unable to meet Project applicant Objective 1a. While this alternative could achieve some of the applicant's other objectives, it would not combine with the future NFL Stadium to create a dynamic, year-round sports and entertainment district destination in the southwestern portion of the City of Inglewood, and because of its distance from downtown Los Angeles, it may not meet the applicant's objective to develop on a site that is considered geographically desirable and accessible to the LA Clippers current and anticipated fan base.

Alternative 6: Hollywood Park Specific Plan Alternative Site

Under Alternative 6, elements of the Proposed Project would be developed on an approximately 12-acre site south of the NFL Stadium currently under construction within the Hollywood Park Specific Plan (HPSP) area to the north of the Project Site across West Century Boulevard. As with the Proposed Project, Alternative 6 would involve the construction of a new multi-purpose arena to serve as the home of the LA Clippers NBA basketball team in the City of Inglewood and all of the related development included in the Proposed Project, including the relocation of the LA Clippers team offices and team practice and athletic training facility, but not including the proposed hotel or replacement potable water well.

The development of an arena under Alternative 6 would include an agreement between the operators of the NBA arena and the NFL Stadium to coordinate events and shared parking. A total of 1,045 additional parking spaces would be developed within surface parking areas and subterranean parking structures located within the Alternative 6 site, with the remainder of the parking need for this alternative being provided through the parking facilities within the HPSP area through coordination between the NFL Stadium, parking facility operators and the operator of the arena.

Most of the impacts of the HPSP Alternative would be equal to or less than the impacts of the Proposed Project. Because the HPSP Alternative site is located near the Project Site, impacts such as Aesthetics, Cultural Resources, Hazardous Materials, Hydrology and Water Quality, Land Use and Public Services would be similar to or the same as those described for the Proposed Project.

Because Alternative 6 would not include the development of a hotel and replacement water well, the emissions of criteria pollutants and GHG emissions would be somewhat reduced compared to the Proposed Project. Because the Alternative 6 site has been previously graded and prepared for development, it is devoid of trees and other biological resources, and thus would avoid the impacts of the Proposed Project on nesting bird habitat and loss of protected trees. As a result of the increased distance from the Alternative 6 site to nearby noise, vibration, and light sensitive receptors, impacts related to noise generated by construction and operation of the project, vibration related to on-site construction activities, and spillover light from project operations that would occur with the Proposed Project would be avoided with this alternative.

Alternative 6 would be of similar size to the Proposed Project, with similar access to transit, and would have similar vehicle trip generation for arena events and ancillary uses as the Proposed Project. Due to the proximity of the Alternative 6 site to restaurant and retail uses in the HPSP area, arrival and departure times would be less concentrated in time, but a material reduction in the level of intersection or freeway facility impacts would not be expected. Further, like the Proposed Project, because of pre- and post-event congestion Alternative 6 could adversely impact on-time performance for buses operating in the vicinity, and would have similar impacts on access to Centinela Hospital as the Proposed Project. The same mitigation measures for impacts on transit operations and emergency access that are required for the Proposed Project would be required for Alternative 6.

Impacts related to effects on neighborhood streets south and east of the Project Site would be diminished with Alternative 6 due to the lack of connectivity in the local roadway network near the HPSP site. In addition, because Alternative 6 would not include a hotel, it would not have a significant impact as a result of hotel-related VMT.

Because this alternative would be developed on the HPSP site and would include an agreement between the operators of the Alternative 6 arena and the NFL Stadium to coordinate events and shared parking, the potential for some concurrent event scenarios would be much less likely, including concurrent events at NFL Stadium and the Alternative 6 area, as well as concurrent events at The Forum, the NFL Stadium, and the Alternative 6 arena.

While Alternative 6 would meet most of the City's objectives for the Proposed Project, the HPSP area is not underutilized to the same degree as the Project Site, and thus it would not be as responsive to City Objective 5 as the Proposed Project. The HPSP Alternative site is a privately owned property subject to a detailed specific plan (the Hollywood Park Specific Plan), as well as a Development Agreement between the City and the HPSP developer. These plans and agreements are currently being implemented. There is, therefore, substantial uncertainty regarding site control and the feasibility of this alternative. The development of Alternative 6 would potentially require amendments to the HPSP, which would require the consent of the landowner and approval of the City pursuant to the terms of the Development Agreement between the City and the property owner. As a result, it is uncertain whether this alternative site would allow the applicant to begin hosting LA Clippers home games in the 2024-2025 season. For this reason, this alternative could be unable to meet Project applicant Objective 1a.

Alternative 7: The Forum Alternative Site

Under Alternative 7, elements of the Proposed Project would be developed on an approximately 28-acre site currently occupied by the approximately 350,000 sf historic Forum concert and event venue (the Forum Alternative site), located approximately 0.8 miles north of the Project Site in the City of Inglewood. Similar to the Proposed Project, development under Alternative 7 would include the Arena Structure, including an approximately 915,000 sf arena to host LA Clippers NBA games and other events, the LA Clippers team offices (71,000 sf), the LA Clippers practice and training facilities (85,000 sf) and a sports medicine clinic (25,000 sf). Seating capacity of the arena under Alternative 7 would remain at 18,000 attendees for LA Clippers basketball games and a maximum capacity of up to 18,500 attendees for concert events.

The Forum Alternative site is currently developed with an historic concert venue known as The Forum, which has hosted sporting and entertainment events in the City since 1967 and is listed on both the National Register of Historic Places (National Register) and the California Register of Historical Resources (California Register). The development of a modern arena that meets NBA standards on the Forum Alternative site would require the acquisition of the site by the project applicant, and the demolition of the existing Forum building in order to provide sufficient land to potentially accommodate the uses included in the Proposed Project.

The event-related environmental characteristics of the Forum Alternative are similar to the conditions that exist today during events at The Forum. However, the estimated number of events (approximately 243 per year) would be increased compared to recent activity levels at The Forum (approximately 115 per year). Non-event day impacts would be similar to those described for the Proposed Project, and would be greater than exist today because the existing Forum building and site do not include any of the ancillary uses that would be included in this alternative. Impacts related to views and shadows, biological and cultural resources, hazardous materials and airport hazards, noise and vibration, and public services would be similar to those of the Proposed Project.

Construction air emissions would be somewhat increased under this alternative due to the increased demolition associated with the removal of the existing Forum building. Because this alternative would not include a hotel, the operational air pollutant and GHG emissions, water demand, wastewater generation, and energy demand would be reduced under the Forum Alternative. It is expected that lighting impacts of Alternative 7 would be less than those described for the Proposed Project, but with mitigation the effects would be similar.

Because the Forum Alternative arena and ancillary uses would be of similar size and in a similar setting as the Proposed Project, the trip generation and related impacts on intersections, local roadways, and freeways, as well as impacts related to emergency access to Centinela Hospital would be similar to those described for the Proposed Project. Since the on-site parking development in Alternative 7 is similar to the Proposed Project, a similar number of employees and event attendees would park off site, resulting in similar impacts related to pedestrian flows to and from the Alternative 7 site. Mitigation measures that would be the same or similar as the Proposed Project would be required to lessen the significant traffic impacts of the Forum, with a similar number of significant and unavoidable impacts.

Impacts related to effects on neighborhood streets south and east of the Project Site would be diminished with Alternative 7 due to the lack of connectivity in the local roadway network near the Forum site. In addition, because Alternative 7 would not include a hotel, it would not have a significant impact as a result of hotel-related VMT. Because this alternative involves the demolition of the historic Forum building, it would eliminate the potential for some concurrent event scenarios, including concurrent events at The Forum and the Proposed Project, as well as concurrent events at The Forum, the NFL Stadium, and the Proposed Project.

The Forum Alternative would result in a significant impact on historic resources as a result of the demolition of the National Register and California Register listed Forum building, an impact that would not occur with the Proposed Project. As explained above, the demolition of the historic Forum building would be a necessary element of this alternative because (1) there is no feasible method of adaptively reusing the historic structure to accommodate the construction of a modern NBA arena, and (2) there is insufficient land on the Forum Alternative site for the development of such an arena without demolition of the existing Forum building. Required mitigation measures would include documentation under the Historic American Building Survey (HABS), development and implementation of a salvage plan, and development of displays that tell the

history of The Forum. Even with these mitigation measures, the demolition of the historic Forum building would be significant and unavoidable impact.

Alternative 7 would meet most of the City's objectives for the Proposed Project, but because the Forum site is a viable business and key existing part of the City's entertainment district, it would fail to meet the City Objective 5 to transform vacant and underutilized land to the same extent as the Proposed Project. The Forum is a privately owned property subject to a Development Agreement between the City and The Forum property owner. There is, therefore, substantial uncertainty regarding site control and the feasibility of this alternative. Constructing the arena and related uses on the Forum Alternative site would first require that the site would become feasibly available and could be acquired by the project applicant, and then would require design and entitlement of Alternative 7 by the City of Inglewood. Thus, it is uncertain if this alternative site would allow the applicant to begin hosting LA Clippers home games in the 2024-2025 season. For this reason, Alternative 7 could be unable to meet project applicant Objective 1a.

Environmentally Superior Alternative

An EIR is required to identify the environmentally superior alternative from among the range of reasonable alternatives that are evaluated. If the No Project Alternative is considered environmentally superior, the EIR must identify which among the others is environmentally superior. It should be noted that environmental considerations are one set of the factors that must be considered by the public and the decision makers in deliberations on the Proposed Project. Other factors of importance include but are not limited to urban design, economics, social factors, and fiscal considerations.

From the alternatives evaluated in this EIR, the environmentally superior alternative would be Alternative 1 – the No Project Alternative. This alternative would avoid all significant impacts associated with the Proposed Project.

As discussed above, when the No Project Alternative is identified as the Environmentally Superior Alternative, CEQA requires the Lead Agency to select the Environmentally Superior Alternative from among the other alternatives considered in the EIR. The other alternatives would either not avoid most of the impacts of the Proposed Project (Alternative 2), or would result in many similar impacts but also result in additional material significant impacts that would not occur under the Proposed Project. The selection of an alternative that is considered environmentally superior often involves trade-offs between alternatives. For example, one alternative may have greater transportation impacts, while another may have lesser transportation impacts but greater cultural resources impacts. For these reasons, the identification of the Environmentally Superior Alternative is to a considerable degree inherently subjective and value based.

Among the other alternatives considered in this EIR, the City has determined that the Environmentally Superior Alternative would be Alternative 3 – the City Services Center Alternative. This alternative would (1) lessen impacts related to intensity of development by eliminating some of the ancillary uses and by developing on a smaller site than the Proposed

Project; (2) move some of the most intense vehicular activity associated with arena events further away from the most congested part of the City’s arterial network; (3) move this vehicular activity to an area that is further away from The Forum and the NFL Stadium, and thereby lessen transportation impacts occurring during concurrent events at those venues, and (4) maximize the opportunity for arena patrons to use transit because of its proximity to the LA Metro Crenshaw/LAX line Downtown Inglewood station.

Summary Table

Table S-2 (Summary of Impacts and Mitigation Measures), has been organized to correspond with the environmental issues discussed in Chapter 3, Environmental Setting, Impacts, and Mitigation Measures. The summary table is arranged in four columns:

1. Environmental impacts (“Impact”).
2. Level of significance without mitigation (“Significance Before Mitigation”).
3. Mitigation measures (“Mitigation Measure”).
4. The level of significance after implementation of mitigation measures (“Significance After Mitigation”).

If an impact is determined to be significant or potentially significant, feasible mitigation measures are identified, where appropriate. More than one mitigation measure may be required to reduce the impact to a less-than-significant level. This EIR assumes that all applicable plans, policies, and regulations would be implemented, including, but not necessarily limited to, City General Plan policies, laws, and requirements or recommendations of the City of Inglewood. Applicable plans, policies, and regulations are identified and described in the Regulatory Setting of each issue area and within the relevant impact analysis. A description of the organization of the environmental analysis, as well as key foundational assumptions regarding the approach to the analysis, is provided in Chapter 3, Environmental Setting, Impacts, and Mitigation Measures.

**TABLE S-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
3.1 Aesthetics			
<p>3.1-1: Construction and operation of the Proposed Project could substantially degrade the existing visual character or quality of public views of the site and its surroundings, or could conflict with the City's zoning and regulations governing scenic quality.</p>	LS	None required.	NA
<p>3.1-2: Construction and operation of the Proposed Project could create a new source of substantial light or glare which could adversely affect day or nighttime views in the area.</p>	PS	<p>Mitigation Measure 3.1-2(a) Construction Lighting. The project applicant shall implement the following measures to avoid or minimize disturbances related to construction lighting:</p> <ul style="list-style-type: none"> • Require construction contractors use construction-related lighting only where and when necessary for completion of the specific construction activity. • Require construction contractors to ensure that all temporary lighting related to construction activities or security of the Project Site is shielded or directed to avoid or minimize any direct illumination onto light-sensitive properties located outside of the Project Site. • Designate a Community Affairs Liaison and conspicuously post this person's number around the project site, in adjacent public spaces, and in construction notifications. The Community Affairs Liaison shall be responsible for responding to any local complaints about disturbances related to construction or security lighting. The Community Affairs Liaison shall receive all public complaints and be responsible for determining the cause of the complaint and implementation of feasible measures to be taken to alleviate the problem. The Community Affairs Liaison shall coordinate with a designated construction contractor representative for the purpose of investigating the complaint and undertaking all feasible measures to protect public health and safety. • Adjacent residents within 500 feet of the Project Site shall be notified of the construction schedule, as well as the name and contact information of the project Community Affairs Liaison. 	LS
		<p>Mitigation Measure 3.1-2(b) Lighting Design Plan. Prior to issuance of a building permit, the project applicant shall submit to the City a Lighting Design Plan, based on photometric data, that demonstrates that project-contributed lighting from light-emitting diode (LED) lights, illuminated signs, or any other project lighting onto the light-sensitive receptor properties identified as SR 1, SR 2, and SR 4 in the LDA lighting analysis report would not result in more than 2 foot-candles of lighting intensity or generate direct glare onto the property so long as those sites are occupied by light-sensitive receptor uses, or that an illuminated sign from the Project would produce a light intensity of greater than 3 foot-candles above ambient lighting on residentially zoned property. Where existing conditions exceed these levels, the Lighting Design Plan shall avoid exacerbating existing conditions, but need not further reduce light levels on light-sensitive receptor properties.</p> <p>Measures to ensure that the lighting and illuminated signage from the Project would not exceed the identified thresholds may include but are not limited to relocating and or/shielding pole- or building-mounted LED lights; directing illuminated signage away from residential properties; implementing a screening material for parking garages or other structures to allow ventilation while reducing the amount of spill light; designing exterior lighting to confine illumination to the Project Site; restricting the operation of outdoor lighting to certain hour after events are completed; limiting the luminosity of certain lights or signs; and/or providing structural and/or vegetative screening from sensitive uses.</p>	

NOTES:
 LS = less than significant; PS = potentially significant; S = Significant; SU = significant and unavoidable; NI = no impact; NA = not applicable

TABLE S-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
3.1 Aesthetics (cont.)			
3.1-2 (cont.)		Mitigation Measure 3.1-2(c) Hotel Design. The design of the proposed hotel shall be prohibited from using (1) reflective glass that exceeds 50 percent of any building surface and on the bottom three floors, (2) mirrored glass, (3) black glass that exceeds 25 percent of any surface of any building, and (4) metal building materials that exceed 50 percent of any street-facing surface of a building.	
3.1-3: Construction and operation of the Proposed Project could cast shadows on shadow-sensitive uses for more than three hours between the hours of 9:00 AM and 3:00 PM PST on either the summer or winter solstice.	LS	None required.	NA
3.1-4: Construction and operation of the Proposed Project, in conjunction with other cumulative development, could substantially degrade the existing visual character or quality of public views of the site and its surroundings, or conflict with the City's zoning and regulations governing scenic quality.	LS	None required.	NA
3.1-5: Construction and operation of the Proposed Project, in conjunction with other cumulative development, could cumulatively create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.	PS	Mitigation Measure 3.1-5 Implement Mitigation Measures 3.1-2(a), 3.1-2(b), and 3.1-2(c) Construction Lighting, Lighting Design Plan, and Hotel Design.	LS
3.2 Air Quality			
3.2-1: Construction and operation of the Proposed Project would conflict with implementation of the applicable air quality plan.	PS	Mitigation Measure 3.2-1(a) Implement Mitigation Measure 3.14-2(b). Implementation of a comprehensive Transportation Demand Management (TDM) program. Mitigation Measure 3.2-1(b) Implement Mitigation Measure 3.2-2(b). Emergency Generator and Fire Pump Generator Maintenance & Testing. Mitigation Measure 3.2-1(c) Implement Mitigation Measure 3.2-2(c). Construction Emissions Minimization Plan. Mitigation Measure 3.2-1(d) Implement Mitigation Measure 3.2-2(d). Incentives for vendors and material delivery trucks to use ZE or NZE trucks during operation.	SU

NOTES:

LS = less than significant; PS = potentially significant; S = Significant; SU = significant and unavoidable; NI = no impact; NA = not applicable

**TABLE S-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
3.2 Air Quality (cont.)			
<p>3.2-2: Construction and operation of the Proposed Project would result in a cumulatively considerable net increase in NO_x emissions during construction, and a cumulatively considerable net increase in VOC, NO_x, CO, PM₁₀, and PM_{2.5} during operation of the Proposed Project.</p>	PS	<p>Mitigation Measure 3.2-2(a) Implement Mitigation Measure 3.14-2(b).</p> <p>Mitigation Measure 3.2-2(b) Emergency Generator and Fire Pump Generator Maintenance & Testing. The Applicant shall conduct maintenance and/or testing of the emergency generators or fire pump generators on three separate non-event days. Each emergency generator shall be tested on a separate non-event day and the two fire pump generators may be tested together on a separate non-event day.</p> <p>Mitigation Measure 3.2-2(c) The project applicant shall prepare and implement a Construction Emissions Minimization Plan. Before a construction permit is issued, the project applicant shall submit this plan to the City Department of Public Works for review and approval. The plan shall detail compliance with the following requirements:</p> <ol style="list-style-type: none"> 1) The Plan shall set forth in detail how the project applicant will implement Project Design Feature 3.2-1. 2) The Plan shall require construction contractor(s) to use off- road diesel- powered construction equipment that meets or exceeds California Air Resources Board (CARB) and US Environmental Protection Agency (EPA) Tier 4 off-road emissions standards for equipment rated at 50 horsepower or greater. Such equipment shall be outfitted with Best Available Control Technology (BACT) devices including, but not limited to, a CARB certified Level 3 Diesel Particulate Filters. This requirement shall be included in applicable bid documents, and the successful contractor(s) shall be required to demonstrate the ability to supply compliant equipment prior to the commencement of any construction activities. A copy of each unit's certified tier specification and CARB or South Coast Air Quality Management District operating permit (if applicable) shall be available upon request at the time of mobilization of each applicable unit of equipment. The City shall require quarterly reporting and provision of written documentation by contractors to ensure compliance, and shall conduct regular inspections to ensure compliance with these requirements. 3) The project applicant shall require, at a minimum, that operators of heavy-duty haul trucks visiting the Project during construction commit to using 2010 model year or newer engines that meet CARB's 2010 engine emission standards of 0.01 grams per brake horsepower-hour (g/bhp-hr) for particulate matter (PM) and 0.20 g/bhp-hr of NO_x emissions or newer, cleaner trucks. In addition, the project applicant shall strive to use zero-emission (ZE) or near-zero-emission (NZE) heavy-duty haul trucks during construction, such as trucks with natural gas engines that meet CARB's adopted optional NO_x emissions standard of 0.02 g/bhp-hr. Contractors shall be required to maintain records of all trucks visiting the Project, and such records shall be made available to the City upon request. 4) The project applicant shall ensure all construction equipment and vehicles are in compliance with the manufacturer's recommended maintenance schedule. The project applicant shall maintain maintenance records for the construction phase of the Project and all maintenance records shall remain on site for a period of at least 2 years from completion of construction. 	SU

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TABLE S-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
3.2 Air Quality (cont.)			
3.2-2 (cont.)		<p>5) The project applicant shall enter into a contract that notifies all construction vendors and contractors that vehicle idling time will be limited to no longer than 5 minutes or another timeframe as allowed by California Code of Regulations Title 13, section 2485, Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling, unless exempted by this regulation. For any vehicle that is expected to idle longer than 5 minutes, the project applicant shall require the vehicle's operator to shut off the engine. Signs shall be posted at the entrance and throughout the site stating that idling longer than 5 minutes is not permitted.</p> <p>Mitigation Measure 3.2-2(d) The project applicant shall provide incentives for vendors and material delivery trucks that would be visiting the Project to encourage the use of ZE or NZE trucks during operation, such as trucks with natural gas engines that meet CARB's adopted optional NOx emissions standard of 0.02 grams per brake horsepower-hour (g/bhp-hr). At a minimum, incentivize the use of 2010 model year delivery trucks.</p>	
3.2-3: Construction and operation of the Proposed Project could expose sensitive receptors to substantial pollutant concentrations.	LS	None required.	NA
3.2-4: Construction and operation of the Proposed Project could result in other emissions (such as those leading to odors).	LS	None required.	NA
3.2-5: Construction and operation of the Proposed Project, in conjunction with other cumulative development, would result in inconsistencies with implementation of applicable air quality plans.	PS	<p>Mitigation Measure 3.2-5(a) Implement Mitigation Measure 3.14-2(b). Implementation of a comprehensive Transportation Demand Management (TDM) program.</p> <p>Mitigation Measure 3.2-5(b) Implement Mitigation Measure 3.2-2(b). Emergency Generator and Fire Pump Generator Maintenance & Testing.</p> <p>Mitigation Measure 3.2-5(c) Implement Mitigation Measure 3.2-2(c). Construction Emissions Minimization Plan.</p> <p>Mitigation Measure 3.2-5(d) Implement Mitigation Measure 3.2-2(d). Incentives for vendors and material delivery trucks to use ZE or NZE trucks during operation.</p>	SU
3.2-6: Construction and operation Proposed Project, in conjunction with other cumulative development, would result in cumulative increases in short-term (construction) and long-term (operational) emissions.	PS	<p>Mitigation Measure 3.2-6(a) Implement Mitigation Measure 3.14-2(b). Implementation of a comprehensive Transportation Demand Management (TDM) program.</p> <p>Mitigation Measure 3.2-6(b) Implement Mitigation Measure 3.2-2(b). Emergency Generator and Fire Pump Generator Maintenance & Testing.</p>	SU

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TABLE S-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
3.2 Air Quality (cont.)			
3.2-6 (cont.)		<p>Mitigation Measure 3.2-6(c) Implement Mitigation Measure 3.2-2(c). Prepare and implement a Construction Emissions Minimization Plan.</p> <p>Mitigation Measure 3.2-6(d) Implement Mitigation Measure 3.2-2(d). Incentivize use of ZE or NZE trucks.</p>	
3.2-7: Construction and operation Proposed Project, in conjunction with other cumulative development, could contribute to a cumulative exposure of sensitive receptors to substantial pollutant concentrations.	LS	None required.	NA
3.2-8: Construction and operation Proposed Project, in conjunction with other cumulative development, could result in cumulative increases of other emissions (such as those leading to odors).	LS	None required.	NA
3.3 Biological Resources			
3.3-1: Construction and operation of the Proposed Project would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service.	NI	None required.	NA

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TABLE S-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
3.3 Biological Resources (cont.)			
3.3-2: Construction of the Proposed Project could have the potential to interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.	PS	<p>Mitigation Measure 3.3-2</p> <p>The project applicant shall conduct tree removal activities required for construction of the Project outside of the resident or migratory bird and raptor breeding season (February 1 through August 31) where feasible. For construction activities or ground disturbing activities such as demolition, tree and vegetation removal, or grading that would occur between February 1 through August 31, the project applicant shall retain a qualified biologist to conduct preconstruction surveys not more than one week prior to the commencement of construction activities in suitable nesting habitat within the Project Site for nesting birds and raptors. This survey shall include areas located within 100 feet from construction to avoid indirect impacts to nesting birds. During the preconstruction survey, nests detected shall be mapped using global positioning system software, and species confirmed to be nesting or likely nesting will be determined.</p> <p>If active nests for avian species protected under the Migratory Bird Treaty Act or California Fish and Game Code are found during the survey, the qualified biologist shall determine an appropriate buffer for avoiding the nest (where no work will occur) until the biologist is able to determine that the nest is no longer active. A minimum 100-foot no-work buffer shall be established around any active bird nest; however, the buffer distance may be adjusted by a qualified biologist depending on the nature of the work that is occurring in the vicinity of the nest, the known tolerance of the species to noises and vibrations, and/or the location of the nest. If, in the professional opinion of the qualified biologist, the Project would impact a nest, the biologist shall immediately inform the construction manager and work activities shall stop until the biologist delineates a suitable buffer distance and/or determines that the nest is no longer active.</p>	LS
3.3-3: Construction of the Proposed Project could have the potential to conflict with local policies or ordinances protecting biological resource, such as a tree preservation policy or ordinance.	PS	<p>Mitigation Measure 3.3-3</p> <p>a) To ensure that all new trees planted at a 1:1 ratio as required by the City's Tree Preservation Ordinance are of sufficient size, quantity, and quality, the following shall be implemented:</p> <ul style="list-style-type: none"> • Prior to any on-site tree disturbance or removal of any protected tree, a tree permit shall be obtained from the City of Inglewood in accordance with the City of Inglewood Tree Preservation Ordinance (Inglewood Municipal Code Chapter 12, Article 32). The tree permit shall identify the appropriate size of tree to be replaced (i.e., 36-inch box tree). • All replacement mitigation trees shall be monitored by a certified arborist annually for minimum of 3 years following the completion of construction and planting, respectively. Monitoring shall verify that all encroached and replacement trees are in good health at the end of the 3-year monitoring period. Any encroached or replacement tree that dies within the 3-year monitoring period shall be replaced, and the replacement tree shall be monitored annually for 3 years. Annual monitoring reports shall be prepared by a certified arborist and submitted to the City. The monitoring report shall depict the location of each encroachment and replacement mitigation tree, including a description of the health of each tree based on a visual assessment. 	LS

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**TABLE S-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
3.3 Biological Resources (cont.)			
3.3-3 (cont.)		b) To ensure proper protection of trees to remain during project construction, the following shall be implemented. <ul style="list-style-type: none"> • The Tree Protective Zone (TPZ) of protected trees to be retained and that are located within 25 feet from the grading limits, shall be enclosed with temporary fencing (e.g., free-standing chain-link, orange mesh drift fencing, post and wire, or equivalent). A smaller TPZ may be established in consultation with a certified arborist. The fencing shall be located at the limits of the TPZ and shall remain in place for the duration of construction activities in the area, or as determined by the City. • Prune selected trees to provide necessary clearance during construction and to remove any defective limbs or other parts that may pose a failure risk. All pruning shall be completed (or supervised) by a certified arborist and adhere to the Tree Pruning Guidelines of the International Society of Arboriculture. Trenching shall be routed so as to minimize damage to roots of protected trees roots if feasible. Any required trenching within the TPZ should be accomplished by the use of hand tools, to the extent feasible, while under the direct supervision of a certified arborist. If roots larger than 2 inches in diameter are encountered, the arborist shall provide recommendations for pruning or avoidance. Any major roots encountered should be conserved if feasible and treated as recommended by the arborist. If extensive disturbance to tree roots would occur such that tree health would be impacted as determined by the certified arborist, the tree shall be replaced at 1:1 per Mitigation Measure 3.3-3(a) above. • Any work conducted within the TPZ of a protected tree shall be monitored by a certified arborist. The monitoring arborist shall prescribe measures for minimizing or avoiding long-term impacts to the tree, such as selective pruning to minimize construction impacts. • No storage of equipment, supplies, vehicles, or debris should be allowed within the TPZ of a protected tree. No dumping of construction wastewater, paint, stucco, concrete, or any other clean-up waste should occur within the TPZ. No temporary structures should be placed within the TPZ. 	
3.3-4: Construction and operation of the Proposed Project, in combination with other cumulative development, could interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.	LS	None required.	NA
3.3-5: Construction and operation of the Proposed Project, in combination with other cumulative projects, could conflict with local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.	LS	None required.	NA

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TABLE S-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
3.4 Cultural and Tribal Cultural Resources			
3.4-1: Construction of the Proposed Project could have the potential to cause a substantial adverse change in the significance of a historical resource pursuant to section 15064.5.	PS	<p>Mitigation Measure 3.4-1</p> <p>Retention of Qualified Archaeologist. Prior to the start of ground-disturbing activities associated with the Project, including demolition, trenching, grading, and utility installation, the project applicant shall retain a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (US Department of the Interior, 2008) to carry out all mitigation related to cultural resources.</p> <p>a) Monitoring and Mitigation Plan. Prepare, design, and implement a monitoring and mitigation program for the Project. The Plan shall define pre-construction coordination, construction monitoring for excavations based on the activities and depth of disturbance planned for each portion of the Project Site, data recovery (including halting or diverting construction so that archaeological remains can be evaluated and recovered in a timely manner), artifact and feature treatment, procurement, and reporting. The Plan shall be prepared and approved prior to the issuance of the first grading permit.</p> <p>b) Cultural Resources Sensitivity Training. The qualified archaeologist and Native American Monitor shall conduct construction worker archaeological resources sensitivity training at the Project kick-off meeting prior to the start of ground disturbing activities (including vegetation removal, pavement removal, etc.) and will present the Plan as outlined in (i), for all construction personnel conducting, supervising, or associated with demolition and ground disturbance, including utility work, for the Project. In the event construction crews are phased or rotated, additional training shall be conducted for new construction personnel working on ground-disturbing activities. Construction personnel shall be informed of the types of prehistoric and historic archaeological resources that may be encountered, and of the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains. Documentation shall be retained by the qualified archaeologist demonstrating that the appropriate construction personnel attended the training.</p> <p>c) Archaeological and Native American Monitoring. The qualified archaeologist will oversee archaeological and Native American monitors who shall be retained to be present and work in tandem, monitoring during construction excavations such as grading, trenching, or any other excavation activity associated with the Project and as defined in the Monitoring and Mitigation Plan. If, after advanced notice, the Tribe declines, is unable, or does not respond to the notice, construction can proceed under supervision of the qualified archaeologist. The frequency of monitoring shall be based on the rate of excavation and grading activities, the materials being excavated, and the depth of excavation, and if found, the quantity and type of archaeological resources encountered. Full-time monitoring may be reduced to part-time inspections, or ceased entirely, if determined adequate by the qualified archaeologist and the Native American monitor.</p> <p>d) In the event of the discovery of any archaeological materials during implementation of the Project, all work shall immediately cease within 50 feet of the discovery until it can be evaluated by the qualified archaeologist. Construction shall not resume until the qualified archaeologist has made a determination on the significance of the resource(s) and provided recommendations regarding the handling of the find. If the resource is determined to be significant, the qualified archaeologist will confer with the project applicant regarding recommendation for treatment and ultimate disposition of the resource(s).</p>	LS

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SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
3.4 Cultural and Tribal Cultural Resources (cont.)			
3.4-1 (cont.)		<ul style="list-style-type: none"> e) If it is determined that the discovered archaeological resource constitutes a historical resource or a unique archaeological resource pursuant to CEQA, avoidance and preservation in place is the preferred manner of mitigation. Preservation in place may be accomplished by, but is not limited to, avoidance, incorporating the resource into open space, capping, or deeding the site into a permanent conservation easement. f) In the event that preservation in place is demonstrated to be infeasible and data recovery through excavation is the only feasible mitigation available, a Cultural Resources Treatment Plan shall be prepared and implemented by the qualified archaeologist in consultation with the project applicant, and appropriate Native American representatives (if the find is of Native American origin). The Cultural Resources Treatment Plan shall provide for the adequate recovery of the scientifically consequential information contained in the archaeological resource through laboratory processing and analysis of the artifacts. The Treatment Plan will further make recommendations for the ultimate curation of any archaeological materials, which shall be curated at a public, non-profit curation facility, university or museum with a research interest in the materials, if such an institution agrees to accept them. If resources are determined to be Native American in origin, they will first be offered to the Tribe for permanent curation, repatriation, or reburial, as directed by the Tribe. If no institution or Tribe accepts the archaeological material, then the material shall be donated to a local school or historical society in the area for educational purposes. g) If the resource is identified as a Native American, the qualified archaeologist and project applicant shall consult with appropriate Native American representatives, as identified through the AB 52 consultation process in determining treatment for prehistoric or Native American resources to ensure cultural values ascribed to the resource, beyond that which is scientifically important, are considered, to the extent feasible. h) Prepare a final monitoring and mitigation report for submittal to the applicant, and the South Central Coastal Information Center (SCCIC), in order to document the results of the archaeological and Native American monitoring. If there are significant discoveries, artifact and feature analysis and final disposition shall be included with the final report, which will be submitted to the SCCIC and the applicant. The final monitoring report shall be submitted to the applicant within 90 days of completion of excavation and other ground disturbing activities that require monitoring. 	
3.4-2: Construction of the Proposed Project could have the potential to cause a substantial adverse change in the significance of an archaeological resource pursuant to section 15064.5.	PS	Mitigation Measure 3.4-2 Implement Mitigation Measure 3.4-1.	LS

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Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
3.4 Cultural and Tribal Cultural Resources (cont.)			
<p>3.4-3: Construction of the Proposed Project could have the potential to cause a substantial adverse change in the significance of a Tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:</p> <ul style="list-style-type: none"> i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k). ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe. 	PS	<p>Mitigation Measure 3.4-3 Implement Mitigation Measure 3.4-1.</p>	LS
<p>3.4-4: Construction of the Proposed Project could have the potential to disturb human remains including those interred outside of dedicated cemeteries.</p>	PS	<p>Mitigation Measure 3.4-4 Inadvertent Discovery of Human Remains. In the event of the unanticipated discovery of human remains during excavation or other ground disturbance related to the Project, all work shall immediately cease within 100 feet of the discovery and the County Coroner shall be contacted in accordance with PRC section 5097.98 and Health and Safety Code section 7050.5. The project applicant shall also be notified. If the County Coroner determines that the remains are Native American, the California Native American Heritage Commission (NAHC) shall be notified in accordance with Health and Safety Code section 7050.5, subdivision (c), and PRC section 5097.98 (as amended by AB 2641). The NAHC shall designate a Most Likely Descendant (MLD) for the remains per PRC section 5097.98. Until the landowner has conferred with the MLD, the project applicant shall ensure that a 50-foot radius around where the discovery occurred is not disturbed by further activity, is adequately protected according to generally accepted cultural or archaeological standards or practices, and that further activities take into account the possibility of multiple burials.</p>	LS

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TABLE S-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
3.4 Cultural and Tribal Cultural Resources (cont.)			
3.4-5: Construction of the Proposed Project, in conjunction with construction of other cumulative projects, could have the potential to result in cumulatively considerable impacts to historical resources.	PS	Mitigation Measure 3.4-5 Implement Mitigation Measure 3.4-1.	LS
3.4-6: Construction of the Proposed Project, in conjunction with construction of other cumulative projects, could have the potential to contribute to cumulative impacts on archaeological resources.	PS	Mitigation Measure 3.4-6 Implement Mitigation Measure 3.4-1.	LS
3.4-7: Construction of the Proposed Project, in conjunction with construction of other cumulative development, could have the potential to contribute to cumulative impacts on the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074.	PS	Mitigation Measure 3.4-7 Implement Mitigation Measure 3.4-1.	LS
3.4-8: Construction of the Proposed Project, in conjunction with construction of other cumulative projects, could have the potential to contribute to cumulative impacts on human remains including those interred outside of dedicated cemeteries.	PS	Mitigation Measure 3.4-8 Implement Mitigation Measure 3.4-4.	LS
3.5 Energy Demand and Conservation			
3.5-1: Construction and operation of the Proposed Project could cause wasteful, inefficient, or unnecessary consumption of energy resources.	LS	None required.	NA
3.5-2: Construction and operation of the Proposed Project could conflict with or obstruct a State or local plan for renewable energy or energy efficiency.	LS	None required.	NA

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Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
3.5 Energy Demand and Conservation (cont.)			
3.5-3: Construction and operation of the Proposed Project, in conjunction with other cumulative development, could cause wasteful, inefficient, or unnecessary consumption of energy resources during construction or operation of the Proposed Project.	LS	None required.	NA
3.5-4: Construction and operation of the Proposed Project, in conjunction with other cumulative development, could conflict with or obstruct a State or local plan for renewable energy or energy efficiency.	LS	None required.	NA
3.6 Geology and Soils			
3.6-1: Construction and operation of the Proposed Project could have the potential to result in the substantial erosion or the loss of topsoil.	PS	Mitigation Measure 3.6-1 Implement Mitigation Measure 3.9-1(a). Comply with Applicable Regulations as Approved by the City and the Los Angeles RWQCB.	LS
3.6-2: Construction of the Proposed Project could have the potential to directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.	PS	Mitigation Measure 3.6-2 A qualified paleontologist meeting the Society of Vertebrate Paleontology (SVP) Standards (SVP, 2010) shall be retained by the project applicant and approved by the City prior to the approval of grading permits. The qualified paleontologist shall: a) Prepare, design, and implement a monitoring and mitigation program for the Project consistent with Society of Vertebrate Paleontology Guidelines. The Plan shall define pre-construction coordination, construction monitoring for excavations based on the activities and depth of disturbance planned for each portion of the Project Site, data recovery (including halting or diverting construction so that fossil remains can be salvaged in a timely manner), fossil treatment, procurement, and reporting. The Plan monitoring and mitigation program shall be prepared and approved by the City prior to the issuance of the first grading permit. If the qualified paleontologist determines that the Project-related grading and excavation activity will not affect Older Quaternary Alluvium, then no further mitigation is required. b) Conduct construction worker paleontological resources sensitivity training at the Project kick-off meeting prior to the start of ground disturbing activities (including vegetation removal, pavement removal, etc.) and will present the Plan as outlined in (a). In the event construction crews are phased or rotated, additional training shall be conducted for new construction personnel working on ground-disturbing activities. The training session shall provide instruction on the recognition of the types of paleontological resources that could be encountered within the Project Site and the procedures to be followed if they are found. Documentation shall be retained by the qualified paleontologist demonstrating that the appropriate construction personnel attended the training.	LS

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Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
3.6 Geology and Soils			
3.6-2 (cont.)		<ul style="list-style-type: none"> c) Direct the performance of paleontological resources monitoring by a qualified paleontological monitor (meeting the standards of the SVP, 2010). Paleontological resources monitoring shall be conducted pursuant to the monitoring and mitigation program developed under (a), above. Monitoring activities may be altered or ceased if determined adequate by the qualified paleontologist. Monitors shall have the authority to, and shall temporarily halt or divert work away from exposed fossils or potential fossils, and establish a 50-foot radius temporarily halting work around the find. Monitors shall prepare daily logs detailing the types of ground disturbing activities and soils observed, and any discoveries. d) If fossils are encountered, determine their significance, and, if significant, supervise their collection for curation. Any fossils collected during Project-related excavations, and determined to be significant by the qualified paleontologist, shall be prepared to the point of identification and curated into an accredited repository with retrievable storage. e) Prepare a final monitoring and mitigation report for submittal to the City in order to document the results of the paleontological monitoring. If there are significant discoveries, fossil locality information and final disposition shall be included with the final report which will be submitted to the appropriate repository and the City. The final monitoring report shall be submitted to the City within 90 days of completion of excavation and other ground disturbing activities that could affect Older Quaternary Alluvium. 	
3.6-3: Construction and operation of the Proposed Project in conjunction with other cumulative development, could have the potential to result in substantial erosion or loss of topsoil.	PS	Mitigation Measure 3.6-3 Implement Mitigation Measure 3.9-1(a). Comply with Applicable Regulations as Approved by the City and the Los Angeles RWQCB.	LS
3.6-4: Construction of the Proposed Project, in conjunction with other cumulative development, could have the potential to contribute to cumulative impacts on paleontological resources.	PS	Mitigation Measure 3.6-4 Implement Mitigation Measure 3.6-2.	LS
3.7 Greenhouse Gas Emissions			
3.7-1: Construction and operation of the Proposed Project could generate "net new" GHG emissions, either directly or indirectly, that could have a significant impact on the environment.	S	Mitigation Measure 3.7-1(a) GHG Reduction Plan. Prior to the start of construction, the project applicant shall retain a qualified expert to prepare a GHG Reduction Plan (Plan). The City shall approve the expert retained for this purpose to confirm the consultant has the requisite expertise. The Plan shall be subject to review and approval by the City Chief Building Official before construction commences.	LS

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Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
3.7 Greenhouse Gas Emissions (cont.)			
3.7-1 (cont.)		<p>The purpose of the Plan is to document the Project's GHG emissions, including emissions after Project-specific GHG reduction measures are implemented, and to determine the net incremental emission reductions required to meet the "no net new" GHG emissions threshold over the 30-year life of the Project. The Plan shall include a detailed description of the GHG emissions footprint for all operational components of the Project based on the best available operational and energy use data at time of approval and the latest and most up to date emissions modeling and estimation protocols and methods.</p> <p>The GHG Reduction Plan shall include the following elements:</p> <ol style="list-style-type: none"> 1) Project GHG Emissions. Estimate the Project's net new GHG emissions over the 30-year operational life of the Project. The estimate shall be based on final design, project-specific traffic generation, actual energy use estimates, equipment to be used on site, and other emission factors appropriate for the Project, using the best available emissions factors for electricity, transportation engines, and other GHG emission sources commonly used at the time the GHG Reduction Plan is completed, reflecting existing vehicle emission standards and building energy standards. Net operational (incremental) emissions shall be derived by adding the annual operational emissions and backfill emissions and then subtracting from that total existing emissions and emissions from relocated LA Clippers games and market shifted non-NBA events, as illustrated in Table 3.7-9. The estimate shall include the Project's construction GHG emissions, which shall be amortized over the 30-year operational life of the Project, shown in Table 3.7-7 to be 603 metric tons of carbon dioxide equivalent (MTCO₂e)/year. 2) GHG Mitigation. Include reduction measures that are sufficient to reduce or offset incremental emissions over the net neutral threshold, are verifiable, and are feasible to implement over project life. At a minimum, the GHG Reduction Plan shall include: (i) implementation of all measures identified in the Project's application under AB 987 as necessary to meet the local, direct GHG emissions requirements under Public Resources Code section 21168.6.8(j)(3), as set forth under Section A. below; and (ii) emissions reductions associated with implementation of Project Design Features 3.2-1 and 3.2-2 and Mitigation Measures 3.2-2(b) and 3.14-2(b) regarding the reduction of NO_x and PM_{2.5} emissions, to the extent these features and measures have co-benefits in the form of quantifiable GHG emissions reductions. The project applicant shall be required to implement a combination of measures identified in Section B below to achieve any remaining GHG emission reductions beyond those identified in (i) and (ii) above necessary to meet the no net new GHG emissions threshold over the 30-year operational life of the Project. <ol style="list-style-type: none"> A. Required GHG Reduction Measures. <ol style="list-style-type: none"> a. Minimize the IBEC Project's energy demand through physical design features. Minimize electricity and natural gas demand through implementation of LEED Gold certification design features. b. Implement a transportation demand management (TDM) program that includes the following, subject to further refinement and revision through coordination between the City and the project applicant at the time of project approval: <ol style="list-style-type: none"> i. TDM 1 – Encourage Alternative Modes of Transportation (Rail, Public Bus, and Vanpool). The IBEC Project shall encourage alternative modes of transportation use by providing monetary incentives and bus stop improvements near the Project Site such as, but not limited to: 	

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**TABLE S-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
3.7 Greenhouse Gas Emissions (cont.)			
3.7-1 (cont.)		<ul style="list-style-type: none"> • Integrated event and transit ticketing to enable seamless connections and provide event-day travel updates. • Discounted event tickets with the purchase of a transit pass or providing proof of a registered TAP card (the regional fare payment method). • Giveaways for transit users (goods for attendees, free tickets for employees, etc.). • Rewards/gamification opportunities for fans to compete for prizes or points based on their transportation choices. • Bus stop facilities improvements: the IBEC Project shall provide on-site and/or off-site improvements such as lighting, new benches and overhead canopies, added bench capacity if needed, and real-time arrival information for an improved user experience for bus stops that are relocated as a result of the IBEC Project. • Transit and/or Multi-Modal Subsidy: the IBEC Project shall provide pre-tax commuter benefits for employees. • Vanpool Subsidy: This shall provide pre-tax commuter benefits for employees. • Marketing and outreach campaign to event attendees and employees for transit usage. 	
		<p>ii. TDM 2 – Event-day Dedicated Shuttle Services</p> <p>The following shall be provided to ensure sufficient connectivity to existing and planned Metro Rail Stations:</p> <ul style="list-style-type: none"> • The IBEC Project shall provide dedicated shuttle service from the Green Line at Hawthorne Station, Crenshaw/LAX Line at AMC/96th Station, and Crenshaw/LAX Line at La Brea/Florence (Downtown Inglewood) Stations for arena events. This shuttle service shall be a dedicated event-day shuttle services from the venue for employees and attendees. • The IBEC Project shall provide no less than 27 shuttles with a capacity of no less than 45 persons per shuttle to accommodate employees and attendees traveling to and from the Project Site. Due to the arrival and departure of employees prior to the attendees, the same shuttles shall be utilized for the employees. Shuttle service shall begin no less than two hours before the event and extend to at least 30 minutes after the start of the event. After the event, shuttle service shall begin no less than 30 minutes before the end of the event and shall continue for at least one hour after the end of the event. • The IBEC Project shall implement Mitigation Measure 3.14-2(b), requiring the IBEC operator to provide enough shuttles to ensure that there is successful and convenient connectivity with short wait times to these light rail stations. To this end, the IBEC operator will monitor the number of people using shuttles to travel between the above light rail stations and the IBEC. If the monitoring shows that peak wait times before or after major events exceeds 15 minutes, then the IBEC operator must add enough additional shuttle runs to reduce wait times to meet this target. The aim is to require increased shuttle runs as necessary to make sure that demand is accommodated within a reasonable amount of time and to encourage use of transit. 	

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TABLE S-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
3.7 Greenhouse Gas Emissions (cont.)			
3.7-1 (cont.)		<ul style="list-style-type: none"> • The IBEC Project shall provide a convenient and safe location on site for shuttle pick-up and drop-off on the east side of South Prairie Avenue, approximately 250 feet south of West Century Boulevard. The drop-off location shall be adjacent to the arena so that shuttle users would not need to cross South Prairie Avenue to arrive at the arena. The IBEC Project shall implement Mitigation Measure 3.14-3(f), which requires constructing a dedicated northbound right-turn lane that would extend from the bus pull-out on the east side of South Prairie Avenue to West Century Boulevard. <p>iii. TDM 3 – Encourage Carpools and Zero-Emission Vehicles</p> <p>The IBEC Project shall provide incentives to encourage carpooling and zero-emission vehicles as a means for sharing access to and from the Project Site. The incentives shall include:</p> <ul style="list-style-type: none"> • Incentives for carpools or zero-emission vehicles, including preferential parking with the number of parking spots in excess of applicable requirements, reduced parking costs, discounted rides (or other, similar benefits) to incentivize sharing/pooling for attendees using transportation network company (TNC) rides to or from an event, or other discounts/benefits. • Variable parking price based on car occupancy - structured to encourage carpooling. • 8 percent of parking spaces with electrical vehicle charging stations in excess of the minimum requirement of 6 percent. <p>iv. TDM 4 – Encourage Active Transportation</p> <p>The IBEC Project shall include features that would enhance the access for bicyclists and pedestrians, including the following:</p> <ul style="list-style-type: none"> • Bicycle parking in excess of applicable code requirements as follows: 60 employee bike parking spaces and 23 attendee bike parking spaces. • Showers and lockers for employees. • A bike valet service if needed to accommodate bike parking space needs. • A bicycle repair station where bicycle maintenance tools and supplies are readily available on a permanent basis and offered in good condition. • Coordination of bike pools and walk pools. • Sidewalks or other designated pathways following safe routes from the pedestrian circulation to the bicycle parking facilities and throughout the development. <p>v. TDM 5 – Employee Vanpool Program</p> <p>The IBEC Project shall provide an employee vanpool program to accommodate up to 66 employees utilizing the vanpool service. Each vanpool shall have a capacity of at least 15 persons per vehicle. The vanpool program shall be in conjunction with a vanpool subsidy providing pre-tax commuter benefits for employees as indicated in TDM 1.</p>	

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TABLE S-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
3.7 Greenhouse Gas Emissions (cont.)			
3.7-1 (cont.)		<p>vi. TDM 6 – Park-n-Ride Program The IBEC Project shall provide a regional park-n-ride program that utilizes charter coach buses with a capacity of no less than 45 persons per bus. Parking lot locations shall correspond to zip code ticket purchase data, and the site circulation shall be designed to account for the charter coaches.</p> <p>vii. TDM 7 – Information Services The IBEC Project shall provide services to inform the public about activities at the IBEC, including the following:</p> <ul style="list-style-type: none"> • Strategic Multi-modal Signage/Wayfinding • Real-time travel information; Changeable Message Sign (CMS) and social media • Welcome packets for new employees and ongoing marketing • Commercials/Advertisement - Television, Website, Social Media, Radio, etc. • Information kiosk or bulletin board providing information about public transportation options. <p>viii. TDM 8 – Reduce On-Site Parking Demand The IBEC Project shall include features that reduce on-site parking demand. These features shall include:</p> <ul style="list-style-type: none"> • Provide coach bus/minibus/microtransit staging and parking areas: the IBEC Project is designed to accommodate 20 minibus/microtransit/paratransit parking spaces and 23 charter coach bus spaces. The capacity for minibus/microtransit/paratransit shall be no less than 10 persons per vehicle. • Allocate sufficient TNC staging spaces: the IBEC Project shall be designed to accommodate approximately 160 spaces for TNC staging. <p>ix. TDM 9 – Event Day Local Microtransit Service The IBEC Project shall provide a local minibus/microtransit³ service for all event days with a service range of approximately 6 miles surrounding the Project Site. Each minibus shall have a capacity of no less than 10 persons per vehicle and shall provide service to employees and event attendees.</p> <p>x. Monitoring The TDM Program shall include an ongoing program to monitor each of the TDM Program elements listed above. The monitoring program shall collect data on the implementation of each specific TDM strategy and shall assess the extent to which the TDM Program is meeting demand for alternative forms of transportation and reducing vehicle trips and reliance on private automobiles. The information obtained through this monitoring program shall be provided to the City Traffic Engineer on an annual basis.</p>	

³ A minibus is a physically smaller bus and/or shuttle (i.e., with capacity for 20 or fewer people). Microtransit refers to short-distance (i.e., approximately 6 miles or less) shuttle service.

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TABLE S-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
3.7 Greenhouse Gas Emissions (cont.)			
3.7-1 (cont.)		<p>c. A monitoring report shall be prepared not less than once each year. The report shall evaluate the extent to which the TDM Program encourages employees to reduce single-occupancy vehicle trips and to use other modes of transportation besides automobile to travel to basketball games and other events hosted at the Project. The monitoring report shall be provided to the City Traffic Engineer (ongoing) and the State of California Office of Planning and Research (through 2030).</p> <p>d. The TDM Program shall be a dynamic document that is expected to be revised and refined as monitoring is performed, experience is gained, additional information is obtained regarding the Project transportation characteristics, and advances in technology or infrastructure become available. Any changes to the TDM Program shall be subject to review and approval by the City Traffic Engineer. In reviewing any proposed changes to the TDM Program, the City Traffic Engineer shall ensure that the TDM Program, as revised, is equally or more effective in addressing the issues set forth above.</p>	
		<p>B. Menu of Additional Potential GHG Reduction Measures</p> <p>The GHG Reduction Plan shall identify and quantify any additional GHG reduction measures necessary to reduce incremental emissions to below the net zero threshold. These additional measures may include one or more of the following:</p> <p>a. Potential on-site measures:</p> <ol style="list-style-type: none"> i. Installation of additional photovoltaic systems as carports on the eastern parking structure. ii. Purchase of energy for on-site consumption through the Southern California Edison (SCE) Green Rate, which facilitates SCE's purchase of renewable energy to meet the needs of Green rate participants from solar renewable developers within the SCE service territory. iii. If available after approval by applicable regulatory agencies, on-site use of renewable natural gas.⁴ <p>b. Potential off-site measures:</p> <p>Carbon offset credits. The project applicant may purchase carbon offset credits that meet the requirements of this paragraph. Carbon offset credits must be issued by an approved registry and represent past reduction or sequestration of one MTCO_{2e} achieved by GHG emission reduction project or activity within the United States. "Approved registries" are any of the following: (1) Climate Action Reserve, American Carbon Registry, Verified Carbon Standard, or Clean Development Mechanism; or (2) any other entity approved by CARB to act as an "offset project registry" under CARB's Cap and Trade program.</p>	

⁴ Renewable natural gas is a biogas which has been upgraded to a quality similar to fossil natural gas and having a methane concentration of 90% or greater. A biogas is a gaseous form of methane obtained from biomass. By upgrading the quality to that of natural gas, it becomes possible to distribute the gas to customers via the existing gas grid within existing appliances.

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**TABLE S-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
3.7 Greenhouse Gas Emissions (cont.)			
3.7-1 (cont.)		<p>3) The GHG Reduction Plan may include different, substitute GHG reduction measures that are equally effective or superior to those proposed above, as new technology and/or other feasible measures become available during construction or the operational life of the Project. The GHG Reduction Plan shall identify such different, substitute GHG reduction measures, and shall provide enough information to assess the feasibility of these measures. The project applicant may rely on such measures only if they are reviewed by the City Chief Building Official, are quantified, are found to be feasible, and are found to be at least as effective as those measures listed above. The Plan shall identify and quantify any other GHG reduction measures needed to reduce the Project incremental GHG emissions to no net new GHG emissions, or better.</p> <p>Mitigation Measure 3.7-1(b)</p> <p>Annual GHG Verification Report. The project operator shall prepare an Annual GHG Verification Report, which shall be submitted to the City in the first quarter of each year following the commencement of project operations. The Annual GHG Verification Report shall estimate the Project's emissions for the previous year based on operational data and methods, and using appropriate emissions factors for that year, as set forth in the GHG Reduction Plan, and determine whether any additional offset credits are needed for the Project to result in net zero GHG emissions. If an Annual GHG Verification Report determines that the Project's emissions for the previous year were lower than necessary to achieve net zero GHG emissions, credit for any emissions reductions achieved below net zero shall be applied to the next year in the following Annual GHG Verification Report. The Annual GHG Verification Report shall be verified by a qualified, independent expert entity retained at the project applicant's expense. GHG offset credits to achieve net zero GHG emissions for the previous year, if necessary, shall have been purchased by the end of each reporting year.</p> <p>Following completion and verification of the Annual GHG Verification Report, the GHG Reduction Plan shall be refined as may be needed in order to maintain emissions below net zero over the next reporting year. Any such revisions shall be prepared by the qualified expert retained by the project applicant and shall be subject to review and approval by the City's Chief Building Official.</p> <p>In reviewing the GHG Reduction Plan, any revisions to the Plan, or other reports related to implementation of that plan, the City's Chief Building Official may retain a qualified expert to assist with this review. The selection of such an expert shall be at the City's discretion. Any expenses incurred by the City in retaining this expert shall be borne by the project applicant.</p>	
<p>3.7-2: Construction and operation of the Proposed Project could be inconsistent with applicable plans, policies and regulations adopted for the purpose of reducing the emissions of GHGs.</p>	LS	None required.	NA

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TABLE S-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
3.8 Hazards and Hazardous Materials			
3.8-1: Construction and operation of the Proposed Project could create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.	LS	None required.	NA
3.8-2: Construction and operation of the Proposed Project could create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.	LS	None required.	NA
3.8-3: Construction and operation of the Proposed Project could emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.	LS	None required.	NA
3.8-4: Construction and operation of the Proposed Project would be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, could have the potential to create a significant hazard to the public or the environment.	PS	<p>Mitigation Measure 3.8-4</p> <p>Prior to initiating any ground disturbing activities on the Project Site, the project applicant shall prepare a Soil Management Plan (SMP) that is submitted and approved by the Los Angeles County Health Hazardous Materials Division (HHMD). The SMP shall be prepared by a Registered Environmental Assessor (REA) or other qualified expert, and shall address the findings of the two EKI technical memoranda dated June 28, 2019, and/or subsequent relevant studies.</p> <p>During construction, the contractor shall implement the SMP. If unidentified or suspected contaminated soil or groundwater evidenced by stained soil, noxious odors, or other factors, is encountered during site preparation or construction activities on any portion of the Project Site, work shall stop in the excavation area of potential contamination. Upon discovery of suspect soils or groundwater, the contractor shall notify the HHMD and retain an REA or qualified professional to collect soil samples to confirm the type and extent of contamination that may be present.</p> <p>If contamination is confirmed to be present, any further ground disturbing activities within areas of identified or suspected contamination shall be conducted according to a site specific health and safety plan, prepared by a California state licensed professional. The contractor shall follow all procedural direction given by HHMD and in accordance with the SMP to ensure that suspect soils are isolated, protected from runoff, and disposed of in accordance with transport laws and the requirements of the licensed receiving facility.</p> <p>If contaminated soil or groundwater is encountered and identified constituents exceed human health risk levels, ground disturbing activities shall not recommence within the contaminated areas until remediation is complete and a "no further action" letter is obtained from the appropriate regulatory agency or direction is otherwise given that construction can commence. The project applicant shall submit the "no further action" letter or equivalent notification to the City prior to resumption of any ground disturbing activity on the relevant portion of the Project Site.</p>	LS

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TABLE S-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
3.8 Hazards and Hazardous Materials (cont.)			
3.8-5: Construction and operation of the Proposed Project would be located within an airport land use plan area and could result in a safety hazard or excessive noise for people residing or working in the project area or could create a hazard to navigable airspace and/or operations at a public airport.	PS	<p>Mitigation Measure 3.8-5</p> <p>The project applicant shall submit an application to the Airport Land Use Commission (ALUC) for a determination that that the Project is consistent with the Airport Land Use Plan. The project applicant shall submit Form 7460-1, "Notice of Proposed Construction or Alteration," to the Federal Aviation Administration (FAA) or notify the FAA through the Obstacle Evaluation/Airport Airspace Analysis system, consistent with the requirements of 14 Code of Federal Regulations (CFR) Part 77, prompting completion of an aeronautical study to determine whether the Project would constitute a hazard to air navigation. A copy of the 14 CFR Part 77 notification shall be included in the compatibility review application for the Project.</p> <p>Prior to the issuance of building permits, the project applicant shall provide the City with a copy of the ALUC-issued consistency determination, and the FAA-issued "Determination of No Hazard to Air Navigation." The project applicant shall implement all recommendations made by the FAA, including those for marking and lighting of project components that are determined to constitute obstructions in federal airspace, and any requirements set forth in the ALUC consistency determination regarding height restrictions.</p>	LS
3.8-6: Construction and operation of the Proposed Project could impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.	LS	None required.	NA
3.8-7: Construction and operation of the Proposed Project, in conjunction with other cumulative development, could create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.	LS	None required.	NA
3.8-8: Construction and operation of the Proposed Project, in conjunction with other cumulative development, could create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.	LS	None required.	NA
3.8-9: Construction and operation of the Proposed Project, in conjunction with other cumulative development, could emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.	LS	None required.	NA

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Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
3.8 Hazards and Hazardous Materials (cont.)			
3.8-10: Construction and operation of the Proposed Project, in conjunction with other cumulative development, could be located on sites that are included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, could create a significant hazard to the public or the environment.	LS	None required.	NA
3.8-11: Construction and operation of the Proposed Project, in conjunction with other cumulative development, would be located within an airport land use plan area and could cumulatively result in a safety hazard or excessive noise for people residing or working in the project area, or could create a hazard to navigable airspace and/or operations at a public airport	LS	None required.	NA
3.8-12: Construction and operation of the Proposed Project, in conjunction with other cumulative development, could impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.	LS	None required.	NA
3.9 Hydrology and Water Quality			
3.9-1: Construction and operation of the Proposed Project could have the potential to violate water quality standards or waste discharge requirements, or otherwise substantially degrade water quality, or conflict with or obstruct implementation of a water quality control plan.	PS	<p>Mitigation Measure 3.9-1(a)</p> <p>Comply with Applicable Regulations as Approved by the City and the Los Angeles RWQCB. The project applicant shall comply with the MS4 permit regulations, NPDES General Construction Permit, Inglewood Municipal Code regulations, the County's LID Standards Manual, and the USGBC's LEED program. A LID Report and SWPPP shall be prepared to the satisfaction of the City and Los Angeles RWQCB to ensure the prevention of substantial water quality degradation during construction and operation of the Project. These plans shall be approved by the City and Los Angeles RWQCB to confirm that these permit and regulatory requirements have been satisfied before construction commences on the site.</p> <p>Mitigation Measure 3.9-1(b)</p> <p>Sweeping. Operation of the Project shall include periodic sweeping to remove oil, grease, and debris from parking lots of 25 spaces or more. Such sweeping shall occur not less than weekly.</p>	LS

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SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
3.9 Hydrology and Water Quality (cont.)			
3.9-2: Construction and operation of the Proposed Project could substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin, or conflict with or obstruct implementation of sustainable groundwater management plan.	LS	None required.	NA
3.9-3: Construction and operation of the Proposed Project could have the potential to substantially alter the existing drainage patterns of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which has the potential to: result in substantial erosion or siltation on or off site; substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site; create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or impede or redirect flow.	PS	Mitigation Measure 3.9-3 Implement Mitigation Measure 3.9-1(a) and 3.9-1(b) (Comply with Applicable Regulations as Approved by the City and the Los Angeles RWQCB and Sweeping).	LS
3.9-4: Construction and operation of the Proposed Project, in conjunction with other cumulative development within the Dominguez Channel Watershed, could have the potential to cumulatively violate water quality standards or waste discharge requirements, or otherwise substantially degrade water quality or conflict with or obstruct implementation of a water quality control plan.	PS	Mitigation Measure 3.9-4 Implement Mitigation Measure 3.9-1(a) and 3.9-1(b) (Comply with Applicable Regulations as Approved by the City and the Los Angeles RWQCB and Sweeping).	LS

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SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
3.9 Hydrology and Water Quality (cont.)			
3.9-5: Construction and operation of the Proposed Project, in conjunction with other cumulative development within areas served by the WCGB and Central Basin groundwater basins, could cumulatively decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin, or conflict with or obstruct implementation of sustainable groundwater management plan.	LS	None required.	NA
3.9-6: Construction and operation of the Proposed Project, in conjunction with other cumulative development in the Dominguez Channel Watershed, could have the potential to cumulatively alter the drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on or off site; substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site; create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or impede or redirect flow.	PS	Mitigation Measure 3.9-6 Implement Mitigation Measure 3.9-1(a) and 3.9-1(b) (Comply with Applicable Regulations as Approved by the City and the Los Angeles RWQCB and Sweeping).	LS

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Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
3.10 Land Use and Planning			
3.10-1: Construction and operation of the Proposed Project could physically divide an established community.	LS	None required.	NA
3.10-2: Construction and operation of the Proposed Project could conflict with a land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.	LS	None required.	NA
3.10-3: Construction and operation of the Proposed Project, in conjunction with other cumulative development, could physically divide an established community.	LS	None required.	NA
3.10-4: Construction and operation of the Proposed Project, in conjunction with other cumulative development, could conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.	LS	None required.	NA
3.11 Noise and Vibration			
3.11-1: Construction of the Proposed Project would result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Proposed Project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.	PS	<p>Mitigation Measure 3.11-1</p> <p>Construction Noise Reduction Plan. Prior to the issuance of any demolition or construction permit for each phase of project development, the project applicant shall develop a Construction Noise Reduction Plan to minimize daytime and nighttime construction noise at nearby noise sensitive receptors. The plan shall be developed in coordination with an acoustical consultant and the project construction contractor, and shall be approved by the City Chief Building Official. The Plan shall include the following elements:</p> <ul style="list-style-type: none"> • A sound barrier plan that includes the design and construction schedule of the temporary and permanent sound barriers included as project design features for the Project, or sound barriers that achieve an equivalent or better reduction in noise levels to noise-sensitive receptors. • Buffer distances and types of equipment selected to minimize noise impacts. • Haul routes subject to preapproval by the City. • Construction contractors shall utilize equipment and trucks equipped with the best available noise control techniques, such as improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically attenuating shields or shrouds, wherever feasible. 	SU

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Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
3.11 Noise and Vibration (cont.)			
3.11-1 (cont.)		<ul style="list-style-type: none"> • Impact tools (i.e., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust and external jackets shall be used where feasible to lower noise levels. Quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible. • Stationary noise sources (e.g., generators) shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or other measures to the extent feasible. Pole power shall be utilized at the earliest feasible point in time, and to the maximum extent feasible in lieu of generators. If stationary construction equipment such as diesel- or gasoline-powered generators, must be operated continuously, such equipment must be located at least 100 feet from sensitive land uses (e.g., residences, schools, childcare centers, hospitals, parks, or similar uses), whenever possible. • Use of "quiet" pile driving technology (such as auger displacement installation), where feasible in consideration of geotechnical and structural requirements and conditions. • Designate a Community Affairs Liaison and conspicuously post this person's number around the project site, in adjacent public spaces, and in construction notifications. The Community Affairs Liaison shall be responsible for responding to any local complaints about construction activities. This Community Affairs Liaison shall receive all public complaints about construction noise disturbances and be responsible for determining the cause of the complaint and implementation of feasible measures to be taken to alleviate the problem. The Community Affairs Liaison shall coordinate with a designated construction contractor representative for the purpose of investigating the noise disturbance and undertaking all feasible measures to protect public health and safety. • Adjacent noise-sensitive residents and commercial uses (i.e., educational, religious, transient lodging) within 500 feet of demolition and pile driving activity shall be notified of the construction schedule, as well as the name and contact information of the project Community Affairs Liaison. 	
<p>3.11-2: Operation of the Proposed Project would result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Proposed Project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.</p>	PS	<p>Mitigation Measure 3.11-2(a)</p> <p>Noise Reduction Plan. The project applicant shall prepare a Noise Reduction Plan for Major event pre- and post-event conditions that results in composite noise levels from amplified sound and mechanical equipment of no more than 3 dBA over ambient conditions at any noise-sensitive receptor. The level of noise reduction shall be documented by a qualified noise consultant and submitted to the City. The Noise Reduction Plan shall be submitted to and approved by the City prior to the first Major Event at the Arena. Noise reduction strategies could include, but are not limited, the following.</p> <ul style="list-style-type: none"> • Construction of the permanent sound barriers included in the Project as project design features, or construction of permanent sound barriers that achieve an equivalent or better noise reduction as the permanent sound barriers proposed as project design features. • Equip noise generating mechanical equipment, including emergency generators, transformers, and HVAC units with sound enclosures. • Locate noise generating mechanical equipment at the furthest distance from sensitive receptors as feasible. 	SU

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TABLE S-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
3.11 Noise and Vibration (cont.)			
3.11-2 (cont.)		<ul style="list-style-type: none"> • Design the outdoor stage and sound amplification system (placement and/or number of speakers, and maximum volume) so as to limit noise levels near noise-sensitive receptors. • Utilize sound-absorbing materials on the exterior of Plaza buildings. • Enclose the rooftop restaurant space with a material that would serve as a noise barrier such as glass. <p>Mitigation Measure 3.11-2(b) Implement Mitigation Measure 3.14-2(b) (Implementation of a comprehensive Transportation Demand Management (TDM) program).</p>	
3.11-3: Construction of the Proposed Project would generate excessive groundborne vibration levels.	PS	<p>Mitigation Measure 3.11-3(a) Minimize Construction Equipment Vibration. To address potential structural damage impacts, the operation of construction equipment that generates high levels of vibration, such as vibratory rollers, large bulldozers/drill rigs and loaded trucks, shall occur no nearer than 20 feet from neighboring structures, if feasible.</p> <p>Mitigation Measure 3.11-3(b) Vibration, Crack, and Line and Grade Monitoring Program. If vibratory rollers, large bulldozers or loaded trucks are required to operate within 20 feet of existing structures, implement a vibration, crack, and line and grade monitoring program at existing buildings located within 20 feet of demolition/construction activities. The following elements shall be included in this program:</p> <p>a) Pre-Demolition and Construction:</p> <ol style="list-style-type: none"> i. Photos of current conditions shall be included as part of the crack survey that the construction contractor will undertake. This includes photos of existing cracks and other material conditions present on or at the surveyed buildings. Images of interior conditions shall be included if possible. Photos in the report shall be labeled in detail and dated. ii. The construction contractors shall identify representative cracks in the walls of existing buildings, if any, and install crack gauges on such walls of the buildings to measure changes in existing cracks during project activities. Crack gauges shall be installed on multiple representative cracks, particularly on sides of the building facing the project. iii. The construction contractor shall determine the number and placement of vibration receptors at the affected buildings in consultation with a qualified architect. The number of units and their locations shall take into account proposed demolition and construction activities so that adequate measurements can be taken illustrating vibration levels during the course of the project, and if/when levels exceed the established threshold. iv. A line and grade pre-construction survey at the affected buildings shall be conducted. <p>b) During Demolition and Construction:</p> <ol style="list-style-type: none"> i. The construction contractor shall regularly inspect and photograph crack gauges, maintaining records of these inspections to be included in post-construction reporting. Gauges shall be inspected every two weeks, or more frequently during periods of active project actions in close proximity to crack monitors. 	SU

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**TABLE S-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
3.11 Noise and Vibration (cont.)			
3.11-3 (cont.)		<ul style="list-style-type: none"> ii. The construction contractor shall collect vibration data from receptors and report vibration levels to the City Chief Building Official on a monthly basis. The reports shall include annotations regarding project activities as necessary to explain changes in vibration levels, along with proposed corrective actions to avoid vibration levels approaching or exceeding the established threshold. c) Post-Construction <ul style="list-style-type: none"> i. The applicant (and its construction contractor) shall provide a report to the City Chief Building Official regarding crack and vibration monitoring conducted during demolition and construction. In addition to a narrative summary of the monitoring activities and their findings, this report shall include photographs illustrating the post-construction state of cracks and material conditions that were presented in the pre-construction assessment report, along with images of other relevant conditions showing the impact, or lack of impact, of project activities. The photographs shall sufficiently illustrate damage, if any, caused by the project and/or show how the project did not cause physical damage to the buildings. The report shall include annotated analysis of vibration data related to project activities, as well as summarize efforts undertaken to avoid vibration impacts. Finally, a post-construction line and grade survey shall also be included in this report. ii. The project applicant (and its construction contractor) shall be responsible for repairs from damage to buildings if damage is caused by vibration or movement during the demolition and/or construction activities. Repairs may be necessary to address, for example, cracks that expanded as a result of the project, physical damage visible in post-construction assessment, or holes or connection points that were needed for shoring or stabilization. Repairs shall be directly related to project impacts and will not apply to general rehabilitation or restoration activities of the buildings. 	
Mitigation Measure 3.11-3(c)			
<p>Designate Community Affairs Liaison. Designate a Community Affairs Liaison and conspicuously post this person's contact information around the project site, in adjacent public spaces, and in construction notifications. The Community Affairs Liaison shall be responsible for responding within 24 hours to any local complaints about construction activities. This Community Affairs Liaison shall receive all public complaints about construction vibration disturbances and be responsible for determining the cause of the complaint and implementation of feasible measures to be taken to alleviate the problem. The Community Affairs Liaison shall have the authority to coordinate with a designated construction contractor representative for the purpose of investigating the noise disturbance and undertaking all feasible measures to protect public health and safety, and shall ensure that steps be taken to reduce construction vibration levels as deemed appropriate and safe by the designated construction contractor representative. Such steps could include the application of vibration absorbing barriers, substitution of lower vibration generating equipment or activity, rescheduling of vibration-generating construction activity, or other potential adjustments to the construction program to reduce vibration impacts at the adjacent vibration-sensitive receptors.</p>			
<p>3.11-4: The Proposed Project is located within the Planning Boundary/Airport Influence Area for LAX as designated within the airport land use plan and could expose people residing or working in the region surrounding the Project Site to excessive noise levels.</p>	LS	None required.	NA

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TABLE S-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
3.11 Noise and Vibration (cont.)			
3.11-5: Construction of the Proposed Project, in conjunction with other cumulative development, would result in cumulative temporary increases in ambient noise levels.	PS	Mitigation Measure 3.11-5 Implement Mitigation Measure 3.11-1. (Construction Noise Reduction Plan).	SU
3.11-6: Operation of the Proposed Project, in conjunction with other cumulative development, would result in cumulative permanent increases in ambient noise levels.	PS	Mitigation Measure 3.11-6(a) Implement Mitigation Measure 3.11-2(a). (Noise Reduction Plan). Mitigation Measure 3.11-6(b) Implement Mitigation Measure 3.14-2(b) (Implementation of a comprehensive Transportation Demand Management (TDM) program).	SU
3.11-7: Construction of the Proposed Project, in conjunction with other cumulative development, would generate excessive groundborne vibration.	PS	Mitigation Measure 3.11-7 Implement Mitigation Measures 3.11-3(a), 3.11-3(b), 3.11-3(c). (Minimize Construction Equipment Vibration; Vibration, Crack, and Line and Grade Monitoring Program; and Designate Community Affairs Liaison).	SU
3.11-8: Construction and operation of the Proposed Project, in conjunction with other cumulative development, could expose people residing or working in the region surrounding the Project Site to excessive noise levels from airport noise.	LS	None required.	NA
3.12 Population, Employment, and Housing			
3.12-1: Construction and operation of the Proposed Project could induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).	LS	None required.	NA
3.12-2: Construction and operation of the Proposed Project could displace substantial numbers of existing people or housing units necessitating the construction of replacement housing elsewhere.	LS	None required.	NA

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TABLE S-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
3.12 Population, Employment, and Housing (cont.)			
3.12-3: Construction and operation of the Proposed Project, in conjunction with other cumulative development, could contribute to cumulative substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads and other infrastructure).	LS	None required.	NA
3.12-4: Construction and operation of the Proposed Project, in conjunction with other cumulative development, could displace substantial numbers of existing people or housing units necessitating the construction of replacement housing elsewhere.	LS	None required.	NA
3.13 Public Services			
3.13-1: Construction and operation of the Proposed Project could result in substantial adverse physical impacts associated with the provision of new or physically altered facilities for the provision of fire protection and emergency medical services, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives.	LS	None required.	NA
3.13-2: Construction and operation of the Proposed Project, in conjunction with other cumulative development, could result in substantial adverse physical impacts associated with the provision of or need for new or physically altered facilities for the provision of fire protection and emergency medical services, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection.	LS	None required.	NA

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SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
3.13 Public Services (cont.)			
3.13-3: Construction and operation of the Proposed Project could result in substantial adverse physical impacts associated with the provision of or need for new or physically altered facilities for police protection services, the construction of which could cause significant environmental impacts, in order to maintain acceptable response times or other performance objectives for police protection.	LS	None required.	NA
3.13-4: Construction and operation of the Proposed Project, in conjunction with other cumulative development, could contribute to cumulative substantial adverse physical impacts associated with the provision of or need for new or physically altered facilities for police protection services, the construction of which could cause significant environmental impacts, in order to maintain acceptable response times or other performance objectives for police protection.	LS	None required.	NA
3.13-5: Construction and operation of the Proposed Project could result in substantial adverse physical impacts associated with the need for or provision of new or physically altered parks or recreational facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives for parks or recreational facilities.	LS	None required.	NA
3.13-6: Construction and operation of the Proposed Project could increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of a facility would occur or be accelerated.	LS	None required.	NA

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TABLE S-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
3.13 Public Services (cont.)			
3.13-7: Construction and operation of the Proposed Project could include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.	LS	None required.	NA
3.13-8: Construction and operation of the Proposed Project, in conjunction with other cumulative development, could contribute to cumulative substantial adverse physical impacts associated with the need for or provision of new or physically altered parks or recreational facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives for parks or recreational facilities.	LS	None required.	NA
3.13-9: Construction and operation of the Proposed Project, in conjunction with related cumulative development, could contribute to the increased use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.	LS	None required.	NA
3.13-10: Construction and operation of the Proposed Project, in conjunction with related cumulative projects, could include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.	LS	None required.	NA

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**TABLE S-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
3.13 Public Services (cont.)			
3.13-11: Construction and operation of the Proposed Project could result in substantial adverse physical impacts associated with the need for or provision of new or physically altered schools, the construction of which could cause significant environmental impacts.	LS	None required.	NA
3.13-12: Construction and operation of the Proposed Project, in conjunction with other cumulative development, could contribute to cumulative substantial adverse physical impacts associated with the need for or provision of new or physically altered schools, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for schools.	LS	None required.	NA
3.14 Transportation and Circulation			
3.14-1: Operation of the Proposed Project ancillary land uses would cause significant impacts at intersections under Adjusted Baseline conditions.	S	<p>Mitigation Measure 3.14-1(a)</p> <p>The project applicant shall implement elements of the Transportation Demand Management (TDM) Program described in Mitigation Measure 3.14-2(b) including strategies, incentives and tools to provide opportunities for daytime and non-event employees to reduce single-occupancy vehicle trips and use other modes besides automobile to travel to and from the Project Site. These elements include:</p> <p>a) TDM 1/Encourage Alternative Modes of Transportation (Rail, Public Bus, and Vanpool) – The Project shall encourage alternative modes of transportation use by providing monetary incentives and bus stop improvements near the Project Site such as:</p> <ul style="list-style-type: none"> • Bus stop facilities improvements: The Project would provide on-site and/or off-site improvements such as lighting, new benches and overhead canopies, added bench capacity if needed, and real-time arrival information for an improved user experience for bus stops that are relocated as a result of the Project. • Transit and/or Multi-Modal Subsidy: The Project would provide pre-tax commuter benefits for employees. • Vanpool Subsidy: This would provide pre-tax commuter benefits for employees. • Marketing and outreach campaign for transit usage. <p>b) TDM 3/Encourage Carpools and Zero-Emission Vehicles – The Project shall provide several incentives that would encourage carpooling and zero-emission vehicles as a means for sharing access to and from the Project Site including the following:</p> <ul style="list-style-type: none"> • Provide incentives for carpools or zero-emission vehicles, including preferential parking with the number of parking spots in excess of applicable requirements, reduced parking costs, or other discounts/benefits. 	SU

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SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
3.14 Transportation and Circulation (cont.)			
3.14-1 (cont.)		<p>c) TDM 4/Encourage Active Transportation – The Project shall include features which enhance access for bicyclists and pedestrians including the following:</p> <ul style="list-style-type: none"> • Bicycle parking: provide bicycle parking in excess of applicable code requirements. The Project Site would provide 60 employee bike parking spaces and 23 attendee bike parking spaces. • Provide showers and lockers for employees. • Bicycle fix-it station: provide a bicycle repair station where bicycle maintenance tools and supplies are readily available on a permanent basis and offered in good condition. • Sidewalks or other designated pathways following safe routes from the pedestrian circulation to the bicycle parking facilities and throughout the development. <p>d) TDM 5/Employee Vanpool Program – The Project shall provide an employee vanpool program that would accommodate for up to 66 employees utilizing the vanpool service. Each vanpool is assumed to have a capacity of 15 persons per vehicle. The vanpool program would be in conjunction with a vanpool subsidy providing pre-tax commuter benefits for employees as indicated in TDM 1.</p> <p>e) TDM 7/Information Services – The Project shall provide services to inform employees about transportation options including the following:</p> <ul style="list-style-type: none"> • Welcome packets for new employees and ongoing marketing. • Information kiosk or bulletin board providing information about public transportation options. 	
		<p>Mitigation Measure 3.14-1(b) Implement Mitigation Measure 3.14-3(f) (Northbound Exclusive Right-turn Lane and Overlap Phase on South Prairie Avenue at West Century Boulevard).</p> <p>Mitigation Measure 3.14-1(c) Implement Mitigation Measure 3.14-3(l) (Implement protected or protected/permissive left-turn phasing on South Prairie Avenue at West 104th Street).</p>	
3.14-2: Daytime events at the Proposed Project Arena would cause significant impacts at intersections under Adjusted Baseline conditions.	S	<p>Mitigation Measure 3.14-2(a) The project applicant shall prepare and implement an Event Transportation Management Plan (TMP). The Event TMP shall address the issues set forth below, and shall achieve the identified standards for each of these issues:</p> <p>a) <u>Vehicle Queuing on City Streets:</u> Through added intersection capacity and/or traffic management, traffic does not queue back to the upstream locations listed below during more than 5 percent of a pre-event peak hour (assuming no other concurrent events):</p> <ul style="list-style-type: none"> • Northbound South Prairie Avenue: vehicle queues do not spill back from the project vicinity to I-105, causing vehicle queues on the South Prairie Avenue off-ramp to exceed their available storage. • Southbound South Prairie Avenue: vehicle queues do not spill back from the project vicinity to beyond Manchester Boulevard. • Eastbound West Century Boulevard: vehicle queues do not spill back from the project vicinity to I-405, causing vehicle queues on the West Century Boulevard off-ramps to exceed their available storage. 	SU

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Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
3.14 Transportation and Circulation (cont.)			
3.14-2 (cont.)		<ul style="list-style-type: none"> • Westbound West Century Boulevard: vehicle queues do not spill back from the project vicinity to beyond Crenshaw Boulevard. b) <u>Pedestrian Flows</u>: Through pedestrian flow management, pedestrians do not spill out of sidewalks onto streets with moving vehicles, particularly along portions of West Century Boulevard and South Prairie Avenue adjacent to the Project. c) <u>Vehicular Parking</u>: A comprehensive parking plan is implemented that could include strategies such as a reservation system. A comprehensive parking plan is implemented to minimize unnecessary vehicular circulation (while looking for parking) within and adjacent to the Project. The Plan could include strategies such as a reservation system, smartphone parking app, directional signage, and real-time parking garage occupancy. d) <u>Bicycle Parking</u>: Signage is clearly visible to direct bicyclists to on-site event bicycle parking. The on-site bicycle parking shall have an adequate supply to accommodate a typical major event. If monitoring shows that there is demand for on-site bicycle parking that is not being met, then additional supply (such as a bicycle valet) shall be identified. e) <u>Shuttle Bus Loading</u>: An adequate amount of curb space (accompanied by appropriate traffic management strategies) is provided along South Prairie Avenue to efficiently accommodate shuttle buses that transport attendees to/from light rail stations. f) <u>Shuttle Bus Capacity and Wait Times</u>: An adequate supply of shuttle buses is provided such that peak wait times for attendees before and after major events do not exceed 15 minutes. g) <u>Paratransit</u>: Specific suitable locations are provided to accommodate paratransit vehicle stops. h) <u>Ridehailing</u>: Traffic management strategies (including active enforcement, wayfinding, signage, etc.) are implemented to minimize pre-event passenger drop-offs in travel lanes or at curbs along the project frontage, and to provide orderly vehicle staging, passenger loading, and traffic flow of ridehailing vehicles after events. For post-event conditions, the arena is placed within a 'geofenced area' in which attendees requesting a TNC are directed to meet the TNC vehicle at the East Parking Garage. If monitoring shows that ridehailing vehicles are using travel lanes or curbs along the project frontage to drop off passengers during the pre-event period, then TCOs and/or barricades shall be stationed at locations where unauthorized drop-offs are occurring. i) <u>Neighborhood Streets</u>: Reduce traffic volumes on local and collector street segments identified in the Draft EIR as having a significant impact without causing a significant impact on other local and collector street segments. Discourage and reduce event-related cut-through traffic while maintaining access for residents and their guests. j) <u>Truck Staging</u>: Large trucks associated with concerts or other special events do not park or idle along South Prairie Avenue, West Century Boulevard, or any local/collector street in the project vicinity, with the exception of Doty Avenue between West Century Boulevard and West 102nd Street. k) <u>Parking Garage/Lot Operations</u>: Through effective garage/lot operations, vehicles do not spill back onto public streets and adversely affect the roadway network prior to events while waiting to enter garages/lots. 	

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Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
3.14 Transportation and Circulation (cont.)			
3.14-2 (cont.)		<p>Mitigation Measure 3.14-2(b)</p> <p>The project applicant shall implement a Transportation Demand Management Program (TDM Program). The TDM Program shall include strategies, incentives, and tools to provide opportunities for non-event employees and patrons as well as event attendees and employees to reduce single-occupancy vehicle trips and to use other modes of transportation besides automobile to travel to basketball games and other events hosted at the Project. The TDM Program shall include:</p> <p>a) TDM 1/Encourage Alternative Modes of Transportation (Rail, Public Bus, and Vanpool) – The Project shall encourage alternative modes of transportation use by providing monetary incentives and bus stop improvements near the Project Site such as:</p> <ul style="list-style-type: none"> • Integrated event and transit ticketing to enable seamless connections and provide event-day travel updates. • Discounted event tickets with the purchase of a transit pass or providing proof of a registered TAP card (the regional fare payment method). • Giveaways for transit users (goods for attendees, free tickets for employees, etc.). • Rewards/gamification opportunities for fans to compete for prizes or points based on their transportation choices. • Bus stop facilities improvements: The Project shall provide on-site and/or off-site improvements such as lighting, new benches and overhead canopies, added bench capacity if needed, and real-time arrival information for an improved user experience for bus stops that are relocated as a result of the Project. • Transit and/or Multi-Modal Subsidy: The Project would provide pre-tax commuter benefits for employees. • Vanpool Subsidy: This would provide pre-tax commuter benefits for employees. • Marketing and outreach campaign for transit usage. <p>b) TDM 2/Event-day Dedicated Shuttle Services – The Project shall provide connectivity to the existing and future Metro Rail Stations and would take advantage of the transportation resources in the area. The Project shall ensure that enough shuttles would be provided for successful and convenient connectivity with short wait times. The following shall be provided:</p> <ul style="list-style-type: none"> • The Project shall provide dedicated shuttle service from the Green Line at Hawthorne Station, Crenshaw/LAX Line at AMC/96th Station, and Crenshaw/LAX Line at Downtown Inglewood station for arena events. This shuttle service shall be a dedicated event-day shuttle services from the venue for employees and attendees. • The Project shall provide an estimated 27 shuttles with a capacity of 45 persons per shuttle to accommodate employees and attendees traveling to and from the Project Site. Due to the arrival and departure of employees prior to the attendees, the same shuttles would be utilized for the employees. It anticipated the shuttle service would begin two hours before the game and extend to 30 minutes after the start. After the game, shuttle service would begin 30 minutes before the end, and continues one hour after. 	

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Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
3.14 Transportation and Circulation (cont.)			
3.14-2 (cont.)		<ul style="list-style-type: none"> • The Project shall provide a convenient and safe location on site for shuttle pick-up and drop-off on the east side of South Prairie Avenue, approximately 250 feet south of West Century Boulevard. The drop-off location shall be adjacent to the arena so that shuttle users would not need to cross South Prairie Avenue to arrive at the arena. • The project applicant shall monitor the number of people using shuttles to travel between the above light rail stations and the Project. If the monitoring shows that peak wait times before or after major events exceeds 15 minutes, then the project applicant shall add sufficient additional shuttle capacity to reduce wait times to meet this target. The aim is to require increased shuttle runs as necessary to make sure that demand is accommodated within a reasonable amount of time and to encourage use of transit. <p>c) TDM 3/Encourage Carpools and Zero-Emission Vehicles – The Project shall provide several incentives that would encourage carpooling and zero-emission vehicles as a means for sharing access to and from the Project Site including the following:</p> <ul style="list-style-type: none"> • Provide incentives for carpools or zero-emission vehicles, including preferential parking with the number of parking spots in excess of applicable requirements, reduced parking costs, discounted rides (or other similar benefits) for those sharing transportation network company (TNC) rides to or from the event, or other discounts/benefits. • Provide variable parking price based on car occupancy – structured to encourage carpooling. • The Project would provide 8 percent of parking spaces with electrical vehicle charging stations in excess of the minimum requirement of 6 percent. <p>d) TDM 4/Encourage Active Transportation – The Project shall include features which enhance access for bicyclists and pedestrians including the following:</p> <ul style="list-style-type: none"> • Bicycle parking: Provide bicycle parking in excess of applicable code requirements. The Project Site would provide 60 employee bike parking spaces and 23 attendee bike parking spaces. • Provide showers and lockers for employees. • A bike valet service would be implemented if needed to accommodate bike parking space needs. • Bicycle fix-it station: Provide a bicycle repair station where bicycle maintenance tools and supplies are readily available on a permanent basis and offered in good condition. • Coordinate bike pools and walk pools. • Sidewalks or other designated pathways following safe routes from the pedestrian circulation to the bicycle parking facilities and throughout the development. <p>e) TDM 5/Employee Vanpool Program – The Project shall provide an employee vanpool program that would accommodate for up to 66 employees utilizing the vanpool service. Each vanpool is assumed to have a capacity of 15 persons per vehicle. The vanpool program would be in conjunction with a vanpool subsidy providing pre-tax commuter benefits for employees as indicated in TDM 1.</p>	

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Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
3.14 Transportation and Circulation (cont.)			
3.14-2 (cont.)		<p>f) TDM 6/Park-n-Ride Program – The Project shall provide a regional park-n-ride program that would utilize charter coach buses with a capacity of up to 45 persons per bus to accommodate up to 1,980 attendees. Parking lot locations would correspond to zip code ticket purchase data, and the site circulation would be designed to account for the charter coaches. The operation of this park-n-ride would be similar to the currently operating park-n-ride program from the Hollywood Bowl venue located in the Hollywood Hills within the County of Los Angeles.</p> <p>g) TDM 7/Information– The Project shall provide information services to inform the public about activities at the Project including the following:</p> <ul style="list-style-type: none"> • Strategic multi-modal signage/wayfinding. • Real-time travel information; changeable message sign (CMS) and social media. • Welcome packets for new employees and ongoing marketing. • Commercials/advertisement – television, website, social media, radio, etc. • Information kiosk or bulletin board providing information about public transportation options. <p>h) TDM 8/Reduce On-Site Parking Demand – The Project shall include features that reduce on-site parking demand such as:</p> <ul style="list-style-type: none"> • Provide coach bus/minibus/microtransit staging and parking areas: The Project is designed to accommodate 20 minibus/microtransit/paratransit parking spaces and 23 charter coach bus spaces. The capacity for minibus/microtransit/paratransit is 10 persons per vehicle and 45 persons per bus for the charter coach bus. • Allocated sufficient TNC staging spaces: The Project is designed to accommodate approximately 160 spaces for TNC staging. <p>i) TDM 9/Event-Day Local Microtransit Service – The Project shall provide a local minibus/microtransit service for all event days with a service range of approximately 6 miles surrounding the Project Site. Each minibus is assumed to have a capacity of 10 persons per vehicle, and the service would accommodate up to 66 employees and up to 180 attendees on all event days.</p> <p>j) Monitoring – The TDM Program shall include an ongoing program to monitor each of the TDM Program elements listed above. The monitoring program shall collect data on the implementation of each specific TDM strategy, and shall assess the extent to which the TDM Program is meeting demand for alternative forms of transportation, and reducing vehicle trips and reliance on private automobiles. The information obtained through this monitoring program shall be provided to the City Traffic Engineer on an annual basis.</p> <p>A monitoring report shall be prepared not less than once each year. The report shall evaluate whether the TDM Program is achieving the reductions in vehicle trips set forth above. The monitoring report shall be provided to the City Traffic Engineer and the State of California Office of Planning and Research.</p> <p>The TDM Program will be a dynamic document that is expected to be revised and refined as monitoring is performed, experience is gained, additional information is obtained regarding the Project's transportation characteristics, and advances in technology or infrastructure become available. Any changes to the TDM Program shall be subject to review and approval by the City Traffic Engineer. In reviewing any proposed changes to the TDM Program, the City Traffic Engineer shall ensure that the TDM Program, as revised, is equally or more effective in addressing the issues set forth above.</p>	

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**TABLE S-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
3.14 Transportation and Circulation (cont.)			
3.14-2 (cont.)		<p>Mitigation Measure 3.14-2(c)</p> <p>The project applicant shall work with the City of Inglewood and the City of Los Angeles to implement capacity-increasing improvements at the West Century Boulevard/La Cienega Boulevard intersection. Recommended improvements include two elements:</p> <ul style="list-style-type: none"> a) Restripe the westbound approach to convert the outside through/right lane to a dedicated right-turn lane and operate it with an overlap phase. This is consistent with the LAX Landside Modernization Program improvements planned for this location. b) Remove median island on the west leg and restripe the eastbound and westbound approaches to add second left-turn lanes in each direction. 	
		<p>Mitigation Measure 3.14-2(d)</p> <p>The project applicant shall construct (via restriping and conversion of median) second left-turn lanes on the northbound and southbound approaches to the West Century Boulevard/Hawthorne Boulevard/La Brea Boulevard intersection and operate the northbound right-turn with an overlap phase.</p>	
		<p>Mitigation Measure 3.14-2(e)</p> <p>Implement Mitigation Measure 3.14-3(f) (Implement northbound exclusive right-turn lane and overlap phase on South Prairie Avenue at West Century Boulevard).</p>	
		<p>Mitigation Measure 3.14-2(f)</p> <p>The project applicant shall restripe the westbound West 104th Street approach to Yukon Avenue from consisting of a shared left/through/right lane to consist of a left/through lane and a dedicated right-turn lane.</p>	
		<p>Mitigation Measure 3.14-2(g)</p> <p>The project applicant shall work with the City of Inglewood and Caltrans to widen the I-105 off-ramp approach to South Prairie Avenue to consist of two lefts, a shared left/through/right, and a dedicated right-turn lane. This would require complying with the Caltrans project development process as a local agency-sponsored project. Depending on the complexity and cost of the improvement, this could include (but is not limited to) a cooperative agreement, permit engineering evaluation report, project study report, project report, environmental and engineering studies, project design, construction, etc.</p>	
		<p>Mitigation Measure 3.14-2(h)</p> <p>The project applicant shall restripe the eastbound approach of Manchester Boulevard at La Brea Avenue to provide a separate right-turn lane, resulting in one left-turn lane, two through lanes and one right-turn lane.</p>	
		<p>Mitigation Measure 3.14-2(i)</p> <p>The project applicant shall restripe the westbound approach of Manchester Boulevard at Crenshaw Boulevard to provide a second left-turn lane, resulting in two left-turn lanes, one through lane and one shared through/right-turn lane.</p>	

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TABLE S-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
3.14 Transportation and Circulation (cont.)			
3.14-2 (cont.)		<p>Mitigation Measure 3.14-2(j) The project applicant shall work with the City of Inglewood, the City of Hawthorne, and Caltrans to widen the I-105 westbound off-ramp at Crenshaw Boulevard to consist of one left, one left/through, and two right-turn lanes. This would require complying with the Caltrans project development process as a local agency-sponsored project. Depending on the complexity and cost of the improvement, this could include (but is not limited to) a cooperative agreement, permit engineering evaluation report, project study report, project report, environmental and engineering studies, project design, construction, etc.</p> <p>Mitigation Measure 3.14-2(k) The project applicant shall work with the City of Hawthorne to remove the median island and restripe the southbound approach of South Prairie Avenue at 120th Street to provide a second left-turn lane, resulting in two left-turn lanes, two through lanes and one shared through/right-turn lane.</p> <p>Mitigation Measure 3.14-2(l) The project applicant shall work with the City of Hawthorne to implement a southbound right-turn overlap signal phase at the intersection of Crenshaw Boulevard and 120th Street.</p> <p>Mitigation Measure 3.14-2(m) Implement Mitigation Measure 3.14-2(a) (Implement Event TMP).</p> <p>Mitigation Measure 3.14-2(n) The project applicant shall construct a second left-turn lane on southbound La Brea Avenue at Centinela Avenue and implement protected left turns for the northbound and southbound approaches.</p> <p>Mitigation Measure 3.14-2(o) The project applicant shall make a funding contribution to the City of Inglewood Public Works Traffic Division to help fund and implement Intelligent Transportation Systems (ITS) improvements at intersections in which the Project causes a significant impact for which a specific mitigation that would reduce this impact to less than significant could not be identified.</p>	
3.14-3: Major events at the Proposed Project Arena would cause significant impacts at intersections under Adjusted Baseline conditions.	S	<p>Mitigation Measure 3.14-3(a) Implement Mitigation Measure 3.14-2(a) (Implement Event TMP).</p> <p>Mitigation Measure 3.14-3(b) Implement Mitigation Measure 3.14-2(b) (Implement TDM Program).</p> <p>Mitigation Measure 3.14-3(c) The project applicant shall work with the City of Inglewood and Caltrans to restripe the center lane on the I-405 NB Off-Ramp at West Century Boulevard to permit both left and right-turn movements. This would require complying with the Caltrans project development process as a local agency-sponsored project. This could include (but is not limited to) a cooperative agreement, permit engineering evaluation report, encroachment permit, project design, construction, etc.</p>	SU

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TABLE S-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
3.14 Transportation and Circulation (cont.)			
3.14-3 (cont.)		<p>Mitigation Measure 3.14-3(d) Implement Mitigation Measure 3.14-2(d) (West Century Boulevard/Hawthorne Boulevard/La Brea Boulevard Improvements).</p> <p>Mitigation Measure 3.14-3(e) The project applicant shall convert the signal control system at the intersection of South Prairie Avenue and Pincay Drive to provide protected or protected-permissive westbound and eastbound left-turn phasing.</p> <p>Mitigation Measure 3.14-3(f) The project applicant shall widen the east side of South Prairie Avenue to extend the proposed shuttle bus pull-out on the east side of South Prairie Avenue to the intersection to serve as an exclusive right-turn lane. Additionally, implement a northbound right-turn signal overlap phase. During pre-event and post-event periods, TCOs shall be positioned at this location as part of the Event TMP to manage the interaction of northbound right-turning traffic and pedestrians in the east leg crosswalk and to permit the lane to also operate as a bus queue jumper for shuttle buses departing the shuttle bus pull-out and traveling north through the intersection.</p> <p>Mitigation Measure 3.14-3(g) Implement Mitigation Measure 3.14-2(g) (I-105 Off-Ramp Widening at South Prairie Avenue).</p> <p>Mitigation Measure 3.14-3(h) Implement Mitigation Measure 3.14-2(j) (I-105 Westbound Off-Ramp Widening at Crenshaw Boulevard).</p> <p>Mitigation Measure 3.14-3(i) Implement Mitigation Measure 3.14-2(l) (Crenshaw Boulevard/120th Street Improvements).</p> <p>Mitigation Measure 3.14-3(j) The project applicant shall work with the City of Inglewood and the City of Los Angeles to remove the median island on the north leg and construct a second left-turn lane on southbound La Cienega Boulevard at Centinela Avenue.</p> <p>Mitigation Measure 3.14-3(k) Implement Mitigation Measure 3.14-2(n) (La Brea Avenue/Centinela Avenue Improvements).</p> <p>Mitigation Measure 3.14-3(l) The project applicant shall implement protected or protected/permissive left-turn phasing on northbound and southbound South Prairie Avenue at West 104th Street.</p> <p>Mitigation Measure 3.14-3(m) Implement Mitigation Measure 3.14-2(e) (Restripe the westbound West 104th Street approach to Yukon Avenue to consist of a left/through lane and a dedicated right-turn lane).</p> <p>Mitigation Measure 3.14-3(n) Implement Mitigation Measure 3.14-2(j) (Manchester Boulevard/Crenshaw Boulevard Improvements).</p>	

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TABLE S-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
3.14 Transportation and Circulation (cont.)			
3.14-3 (cont.)		<p>Mitigation Measure 3.14-3(o) The project applicant shall work with the City of Inglewood to coordinate traffic signals and optimize traffic signal timings to accommodate major event traffic flows (see Figure 3.14-17 for locations).</p> <p>Mitigation Measure 3.14-3(p) Implement Mitigation Measure 3.14-2(o) (Financial Contribution to City ITS program).</p>	
3.14-4: Operation of the Proposed Project ancillary land uses would cause significant impacts on neighborhood streets under Adjusted Baseline conditions.	S	<p>Mitigation Measure 3.14-4(a) Implement Neighborhood Traffic Management Plan component of Event TMP, which is contained in Mitigation Measure 3.14-2(a).</p> <p>Mitigation Measure 3.14-4(b) Implement Mitigation Measure 3.14-2(b) (Implement TDM Program).</p>	SU
3.14-5: Daytime events at the Proposed Project Arena would cause significant impacts on neighborhood streets under Adjusted Baseline conditions.	S	<p>Mitigation Measure 3.14 5 Implement Mitigation Measure 3.14-2(a) (Implement Event TMP).</p>	SU
3.14-6: Major events at the Proposed Project Arena would cause significant impacts on neighborhood streets under Adjusted Baseline conditions.	S	<p>Mitigation Measure 3.14 6 Implement Mitigation Measure 3.14-2(a) (Implement Event TMP).</p>	SU
3.14-7: Operation of the Proposed Project ancillary land uses could have the potential to cause significant impacts on freeway facilities under Adjusted Baseline conditions.	LS	None required.	NA
3.14-8: Daytime events at the Proposed Project Arena would cause significant impacts on freeway facilities under Adjusted Baseline conditions.	S	<p>Mitigation Measure 3.14-8(a) Implement the trip reduction measures included in the Project TDM Program described in Mitigation Measure 3.14-2(b).</p> <p>Mitigation Measure 3.14-8(b) The project applicant shall work with Caltrans to implement the following traffic management system improvements along the I-105 corridor:</p> <ul style="list-style-type: none"> a) Changeable message sign (CMS) on the eastbound I-105 between the I-405 connector ramp and the eastbound South Prairie Avenue off-ramp. b) CMS on the westbound I-105 between Vermont Avenue and the westbound Crenshaw Boulevard off-ramp. c) Closed circuit television cameras on the westbound Crenshaw Boulevard off-ramp, the South Prairie Avenue off-ramp, the westbound Hawthorne Boulevard off-ramp, and the eastbound 120th Street off-ramp to I-105. 	SU

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TABLE S-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
3.14 Transportation and Circulation (cont.)			
3.14-9: Major events at the Proposed Project Arena would cause significant impacts on freeway facilities under Adjusted Baseline conditions.	S	<p>Mitigation Measure 3.14-9(a) Implement mitigation measure 3.14-3(h) ((I-105 Westbound Off-ramp Widening at Crenshaw Boulevard).</p> <p>Mitigation Measure 3.14-9(b) Implement Mitigation Measure 3.14-3(c) (Restripe I-405 NB Off-Ramp at West Century Boulevard).</p> <p>Mitigation Measure 3.14-9(c) Implement Mitigation Measure 3.14-3(o) (Retime and optimize traffic signals on Inglewood streets).</p> <p>Mitigation Measure 3.14-9(d) Implement Mitigation Measure 3.14-3(g) (I-105 Off-ramp Widening at South Prairie Avenue).</p> <p>Mitigation Measure 3.14-9(e) Implement Mitigation Measure 3.14-2(a) (Implement Event TMP).</p> <p>Mitigation Measure 3.14-9(f) Implement the trip reduction measures included in the Project TDM Program described in Mitigation Measure 3.14-2(b).</p> <p>Mitigation Measure 3.14-9(g) Implement Mitigation Measure 3.14-8(b) (Work with Caltrans to implement traffic management system improvements along the I-105 corridor).</p>	SU
3.14-10: Certain components of the Proposed Project would generate VMT in excess of applicable thresholds.	S	<p>Mitigation Measure 3.14-10(a) Implement the trip reduction measures included in the Project TDM Program described in Mitigation Measure 3.14-2(b).</p> <p>Mitigation Measure 3.14-10(b) The project applicant shall operate a shuttle to transport hotel guests between the hotel and Los Angeles International Airport, if warranted by demand.</p>	SU
3.14-11: Operation of the Proposed Project would adversely affect public transit operations or fail to adequately provide access to transit under Adjusted Baseline conditions.	S	<p>Mitigation Measure 3.14-11(a) Implement Mitigation Measures 3.14-2(a) (Event Transportation Management Plan), 3.14-2(b) (TDM Program), and the entirety of intersection improvements identified in Mitigation Measures 3.14-2 and 3.14-3.</p> <p>Mitigation Measure 3.14-11(b) Implement Mitigation Measure 3.14-3(f), to extend the proposed shuttle bus pull-out on the east side of South Prairie Avenue to the South Prairie Avenue/West Century Boulevard intersection.</p>	SU
3.14-12: The Proposed Project could have the potential to adversely affect existing or planned bicycle facilities; or fail to adequately provide for access by bicycle.	LS	None required.	NA

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TABLE S-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
3.14 Transportation and Circulation (cont.)			
3.14-13: The Proposed Project could have the potential to adversely affect existing or planned pedestrian facilities, or fail to adequately provide for access by pedestrians.	S	<p>Mitigation Measure 3.14-13</p> <p>The project applicant shall widen the east leg crosswalk across West Century Boulevard at South Prairie Avenue to 20 feet.</p>	LS
3.14-14: The Proposed Project could result in inadequate emergency access under Adjusted Baseline conditions.	S	<p>Mitigation Measure 3.14-14</p> <p>The project applicant shall work with the City and the Centinela Hospital Medical Center (CHMC) to develop and implement a Local Hospital Access Plan that would maintain reasonable access to the hospital by emergency and private vehicles accessing the CHMC emergency room. Measures to be included in the plan could include, but may not be limited to, the following:</p> <ul style="list-style-type: none"> a) Development of a wayfinding program that consists of the following: <ul style="list-style-type: none"> Placement of signage (e.g., blank-out signs, changeable message signs, permanent hospital alternate route signs, etc.) on key arterials that may provide fixed alternate route guidance as well as real-time information regarding major events. This program would benefit from the project financial contribution to the City's ITS program (see Mitigation Measure 3.14-2(o)) by including cameras, vehicle queue spillback detection loops on eastbound West Century Boulevard, and other technologies which, if implemented, could enable the wayfinding signs to be automatically illuminated when necessary. b) Coordination with CHMC regarding updates to their website and any mobile apps so that employees, visitors, and patients visiting those sites are provided with advanced information of when events are scheduled. c) Provide direction to TCOs regarding best practices for accommodating emergency vehicles present in congested conditions during pre-event and post-event conditions. <p>The Local Hospital Access Plan shall consider, develop, and implement solutions to address potential access restrictions caused by construction activity at the Project (see Impact 3.14-15). The Plan shall have a monitoring and coordination component including observations of accessibility to the Emergency Department during periods when events are and are not being held at the Project. Coordination would include participation by the project applicant in quarterly working group meetings with hospital administrators to identify and address circulation concerns.</p> <p>The Local Hospital Access Plan shall be reviewed by the City, the Police Department, Los Angeles County Fire Department, and approved by the City prior to the first event at the Project arena.</p>	LS

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SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
3.14 Transportation and Circulation (cont.)			
3.14-15: The Proposed Project would substantially affect circulation for a substantial duration of construction under Adjusted Baseline conditions.	S	<p>Mitigation Measure 3.14-15</p> <p>Before issuance of grading permits for any phase of the Project, the project applicant shall prepare a detailed Construction Traffic Management Plan that will be subject to review and approval by the City Department of Public Works, in consultation with affected transit providers and local emergency service providers. The plan shall ensure that acceptable operating conditions on local roadways are maintained. At a minimum, the plan shall include:</p> <ul style="list-style-type: none"> a) Identification of haul routes and truck circulation patterns; not permitting trucks to travel on residential streets. b) Time of day of arrival and departure of trucks. c) Limitations on the size and type of trucks; provision of a staging area with a limitation on the number of trucks that can be waiting; not permitting trucks to park or stage on residential streets. d) Preparation of worksite traffic control plan(s) for lane and/or sidewalk closures. e) Identification of detour routes and signing plan for street/lane closures. f) Provision of driveway access plan so that safe vehicular, pedestrian, and bicycle movements are maintained (e.g., steel plates, minimum distances of open trenches, and private vehicle pick up and drop off areas). g) Maintain safe and efficient access routes for emergency vehicles and transit. h) Manual traffic control when necessary. i) Provisions for pedestrian and bicycle safety. j) Identification of locations for construction worker parking; not permitting construction worker parking on residential streets. k) Strategies to reduce the proportion of employee and delivery trips made during weekday AM and PM peak hours through employee shift and construction material delivery scheduling. l) Strategies to be undertaken (e.g., alternate routing/parking of employees and deliveries, etc.) to reduce the adverse effects during events at The Forum or NFL Stadium of construction-related closures of travel lanes along the project frontage. <p>A copy of the construction traffic management plan shall be submitted to local emergency response agencies and transit providers, and these agencies shall be notified at least 30 days before the commencement of construction that would partially or fully obstruct roadways.</p>	SU
3.14-16: Operation of the Proposed Project ancillary land uses would cause significant impacts at intersections under cumulative conditions.	S	<p>Mitigation Measure 3.14-16(a)</p> <p>Implement Mitigation Measure 3.14-1(a) (Elements of the TDM Program for daytime and non-event employees).</p> <p>Mitigation Measure 3.14-16(b)</p> <p>Implement Mitigation Measure 3.14-3(f) (Implement northbound exclusive right-turn lane and overlap phase on South Prairie Avenue at West Century Boulevard).</p> <p>Mitigation Measure 3.14-16(c)</p> <p>Implement Mitigation Measure 3.14-2(g) (I-105 Off-Ramp Widening at South Prairie Avenue).</p>	SU

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Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
3.14 Transportation and Circulation (cont.)			
3.14-17: Daytime events at the Proposed Project Arena would cause significant impacts at intersections under cumulative conditions.	S	Mitigation Measure 3.14-17a Implement Mitigation Measure 3.14-2(a) (Implement Event TMP).	SU
		Mitigation Measure 3.14-17(b) Implement Mitigation Measure 3.14-2(b) (Implement TDM Program).	
		Mitigation Measure 3.14-17(c) Implement Mitigation Measure 3.14-2(c) (West Century Boulevard/La Cienega Boulevard Improvements).	
		Mitigation Measure 3.14-17(d) Implement Mitigation Measure 3.14-2(d) (West Century Boulevard/Hawthorne Boulevard/La Brea Boulevard Improvements).	
		Mitigation Measure 3.14-17(e) Implement Mitigation Measure 3.14-3(f) (South Prairie Avenue/West Century Boulevard Improvements).	
		Mitigation Measure 3.14-17(f) Implement Mitigation Measure 3.14-2(f) (West 104th Street/Yukon Avenue Improvements).	
		Mitigation Measure 3.14-17(g) Implement Mitigation Measure 3.14-2(g) (I-105 Off-ramp Widening at South Prairie Avenue).	
		Mitigation Measure 3.14-17(h) Implement Mitigation Measure 3.14-2(h) (Manchester Boulevard/La Brea Avenue Improvements).	
		Mitigation Measure 3.14-17(i) Implement Mitigation Measure 3.14-2(i) (Manchester Boulevard/Crenshaw Boulevard Avenue Improvements).	
		Mitigation Measure 3.14-17(j) Implement Mitigation Measure 3.14-2(j) (I-105 Westbound Off-ramp Widening at Crenshaw Boulevard).	
		Mitigation Measure 3.14-17(k) Implement Mitigation Measure 3.14-2(k) (South Prairie Avenue/120th Street Improvements).	
		Mitigation Measure 3.14-17(l) Implement Mitigation Measure 3.14-2(l) (Crenshaw Boulevard/120th Street Improvements).	
		Mitigation Measure 3.14-17(m) Implement Mitigation Measure 3.14-2(m) (Provide TCOs on Crenshaw Boulevard at 120th Street during post-event period as part of Event TMP).	
		Mitigation Measure 3.14-17(n) Implement Mitigation Measure 3.14-2(n) (La Brea Avenue/Centinel Avenue Improvements).	

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SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
3.14 Transportation and Circulation (cont.)			
3.14-17 (cont.)		<p>Mitigation Measure 3.14-17(o) Implement Mitigation Measure 3.14-2(o) (Financial Contribution to City ITS Program).</p> <p>Mitigation Measure 3.14-17(p) Implement Mitigation Measure 3.14-3(c) (I-405 NB Off-Ramp Restripe at West Century Boulevard).</p> <p>Mitigation Measure 3.14-17(q) The project applicant shall restripe the northbound approach of Felton Avenue at West Century Boulevard from a single left-through-right lane to one left/through lane and one right-turn lane.</p>	
3.14-18: Major events at the Proposed Project Arena would cause significant impacts at intersections under cumulative conditions.	S	<p>Mitigation Measure 3.14-18a Implement Mitigation Measure 3.14-2(a) (Implement Event TMP).</p> <p>Mitigation Measure 3.14-18(b) Implement Mitigation Measure 3.14-2(b) (Implement TDM Program).</p> <p>Mitigation Measure 3.14-18(c) Implement Mitigation Measure 3.14-3(c) (I-405 NB Off-Ramp Restripe at West Century Boulevard).</p> <p>Mitigation Measure 3.14-18(d) Implement Mitigation Measure 3.14-2(d) (West Century Boulevard/Hawthorne Boulevard/La Brea Boulevard Improvements).</p> <p>Mitigation Measure 3.14-18(e) Implement Mitigation Measure 3.14-3(e) (Protected or protected/permissive eastbound/westbound left turns at South Prairie Avenue/Pincay Drive).</p> <p>Mitigation Measure 3.14-18(f) Implement Mitigation Measure 3.14-3(f) (Northbound Exclusive Right-turn Lane and TCO support at South Prairie Avenue/West Century Boulevard).</p> <p>Mitigation Measure 3.14-18(g) Implement Mitigation Measure 3.14-2(g) (I-105 Off-Ramp Widening at South Prairie Avenue).</p> <p>Mitigation Measure 3.14-18(h) Implement Mitigation Measure 3.14-2(j) (I-105 Off-ramp Widening at Crenshaw Boulevard).</p> <p>Mitigation Measure 3.14-18(i) Implement Mitigation Measure 3.14-2(l) (Crenshaw Boulevard/120th Street Improvements).</p> <p>Mitigation Measure 3.14-18(j) Implement Mitigation Measure 3.14-3(j) (La Cienega Boulevard/Centinela Avenue Improvements).</p> <p>Mitigation Measure 3.14-18(k) Implement Mitigation Measure 3.14-2(n) (La Brea Avenue/Centinela Avenue Improvements).</p>	SU

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Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
3.14 Transportation and Circulation (cont.)			
3.14-18 (cont.)		<p>Mitigation Measure 3.14-18(l) Implement Mitigation Measure 3.14-3(l) (South Prairie Avenue/West 104th Street Improvements).</p> <p>Mitigation Measure 3.14-18(m) Implement Mitigation Measure 3.14-2(e) (West 104th Street/Yukon Avenue Improvements).</p> <p>Mitigation Measure 3.14-18(n) Implement Mitigation Measure 3.14-2(i) (Manchester Boulevard/Crenshaw Boulevard Improvements).</p> <p>Mitigation Measure 3.14-18(o) Implement Mitigation Measure 3.14-3(o) (Coordinate and Optimize Traffic Signals).</p> <p>Mitigation Measure 3.14-18(p) Implement Mitigation Measure 3.14-2(o) (Financial Contribution to City ITS program).</p> <p>Mitigation Measure 3.14-18(q) Implement Mitigation Measure 3.14-17(q) (Felton Avenue/West Century Boulevard Improvements).</p> <p>Mitigation Measure 3.14-18(r) Implement Mitigation Measure 3.14-2(h) (Manchester Boulevard La Brea Avenue Improvements).</p>	
3.14-19: Operation of the Proposed Project ancillary land uses would cause significant impacts on neighborhood streets under cumulative conditions.	S	<p>Mitigation Measure 3.14-19(a) Implement Neighborhood Traffic Management Plan component of Event TMP, which is contained in Mitigation Measure 3.14-2(a).</p> <p>The Event TMP, which can be found in Appendix K.4, includes a chapter on neighborhood traffic protection including the need for the project applicant to develop and implement a NTMP. The NTMP would cover the area bounded by Hawthorne Boulevard, Hardy Boulevard, Crenshaw Boulevard, and Imperial Highway (excluding the Hollywood Park Specific Plan area). It outlines the process by which the applicant and City would engage neighborhood groups, businesses, and stakeholders to develop a plan that has broad consensus and protects the neighborhood from unwanted traffic intrusion during events at the Project. It was not possible for the Draft EIR to identify a solution with broad consensus among stakeholders that would fully address and mitigate the traffic levels expected on the impacted streets. Such an effort would require extensive public outreach, as well as detailed study of how various measures could be implemented to reduce volumes on street segments identified as having significant street impacts without causing additional impacts on nearby streets. The NTMP lays out the process to be undertaken to complete this assessment.</p> <p>Mitigation Measure 3.14-19(b) Implement Mitigation Measure 3.14-2(b) (Implement TDM Program).</p>	SU
3.14-20: Daytime events at the Proposed Project Arena would cause significant impacts on neighborhood streets under cumulative conditions.	S	<p>Mitigation Measure 3.14-20 Implement Mitigation Measure 3.14-2(a) (Implement Event TMP).</p>	SU

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TABLE S-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
3.14 Transportation and Circulation (cont.)			
3.14-21: Major events at the Proposed Project Arena would cause significant impacts on neighborhood streets under cumulative conditions.	S	Mitigation Measure 3.14-21 Implement Mitigation Measure 3.14-2(a) (Implement Event TMP).	SU
3.14-22: Operation of the Proposed Project ancillary land uses could have the potential to cause significant impacts on freeway facilities under cumulative conditions.	LS	None required.	NA
3.14-23: Daytime events at the Proposed Project Arena would cause significant impacts on freeway facilities under cumulative conditions.	S	Mitigation Measure 3.14-23(a) Implement the trip reduction measures included in the Project TDM Program described in Mitigation Measure 3.14-2(b). Mitigation Measure 3.14-23(b) Implement Mitigation Measure 3.14-8(b) (Work with Caltrans to implement traffic management system improvements along the I-105 corridor).	SU
3.14-24: Major events at the Proposed Project Arena would cause significant impacts on freeway facilities under cumulative conditions.	S	Mitigation Measure 3.14-24(a) Implement mitigation measure 3.14-3(h) (I-105 Westbound Off-ramp Widening at Crenshaw Boulevard). Mitigation Measure 3.14-24(b) Implement Mitigation Measure 3.14-3(c) (Restripe I-405 NB Off-Ramp at West Century Boulevard). Mitigation Measure 3.14-24(c) Implement Mitigation Measure 3.14-3(o) (Retime and optimize traffic signals on Inglewood streets). Mitigation Measure 3.14-24(d) Implement Mitigation Measure 3.14-3(g) (I-105 Off-ramp Widening at South Prairie Avenue). Mitigation Measure 3.14-24(e) Implement Mitigation Measure 3.14-2(a) (Implement Event TMP). Mitigation Measure 3.14-24(f) Implement the trip reduction measures included in the Project TDM Program described in Mitigation Measure 3.14-2(b). Mitigation Measure 3.14-24(g) Implement Mitigation Measure 3.14-8(b) (Work with Caltrans to implement traffic management system improvements along the I-105 corridor).	SU

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TABLE S-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
3.14 Transportation and Circulation (cont.)			
3.14-25: The Proposed Project would adversely affect public transit operations or fail to adequately provide access to transit under cumulative conditions.	S	<p>Mitigation Measure 3.14-25(a) The project applicant should implement Mitigation Measures 3.14-2(a) (Event Transportation Management Plan), 3.14-2(b) (TDM Program), and the entirety of the intersection improvements in Mitigation Measures 3.14-2 and 3.14-3.</p> <p>Mitigation Measure 3.14-25(b) The project applicant should implement Mitigation Measures 3.14-11(b) to lengthen the proposed shuttle pull-out.</p>	SU
3.14-26: The Proposed Project could have the potential to result in inadequate emergency access under cumulative conditions	PS	<p>Mitigation Measure 3.14 26 Implement Mitigation Measure 3.14-14 (Local Hospital Access Plan).</p>	LS
3.14-27: The Proposed Project would substantially affect circulation for a substantial duration of construction under cumulative conditions.	S	<p>Mitigation Measure 3.14-27 The project applicant shall implement Mitigation Measure 3.14-15, Construction Traffic Management Plan.</p>	SU
3.14-28: Major events at the Proposed Project, when operating concurrently with major events at The Forum and/or the NFL Stadium, would cause significant impacts at intersections under Adjusted Baseline conditions.	S	<p>Mitigation Measure 3.14-28(a) Implement Mitigation Measures 3.14-3(a) through 3.14-3(o).</p> <p>Mitigation Measure 3.14-28(b) The project applicant shall make a funding contribution to the City of Inglewood Public Works Traffic Division to help fund and implement Intelligent Transportation Systems (ITS) improvements at intersections in which the Project causes a significant impact for which a specific mitigation that would reduce this impact to less than significant could not be identified.</p> <p>Mitigation Measure 3.14-28(c) On days with concurrent events at The Forum, the City shall coordinate the Event TMP with the operator of The Forum to expand traffic control officer coverage and implement temporary lane assignments through the use of cones as follows:</p> <ul style="list-style-type: none"> • At South Prairie Avenue and Arbor Vitae Street under pre-event conditions, through the use of cones and signs temporarily suspend curb parking to allow approximately 150' eastbound right turn pocket; lane widths may be reduced to approximately 11' to accommodate the turn pocket. This modification reduces a bottleneck during the pre-event peak hour that affects upstream traffic. • At Hawthorne Boulevard and West Century Boulevard, through the placement of a TCO and cones, temporarily reassign the northbound approach as 2 left turn lanes, 2 through lanes, and 2 right turn lanes, allowing a northbound right turn phase overlap with the westbound left turns. <p>Mitigation Measure 3.14-28(d) On days with concurrent events at the NFL Stadium, the City shall coordinate the Event TMP with the operator of the NFL Stadium Transportation Management and Operations Plan (TMOP).</p>	SU

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**TABLE S-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
3.14 Transportation and Circulation (cont.)			
3.14-28 (cont.)		<p>Mitigation Measure 3.14-28(e) Implement Mitigation Measure 3.14-2(c) (West Century Boulevard/La Cienega Boulevard Improvements).</p> <p>Mitigation Measure 3.14-28(f) The City of Inglewood shall require the NFL Stadium TMOP to incorporate special traffic management provisions to cover conditions during which attendees to an NFL football game would utilize parking within the Project garages.</p>	
3.14-29: Major events at the Proposed Project, when operating concurrently with major events at The Forum and/or the NFL Stadium, would cause significant impacts on freeway facilities under Adjusted Baseline conditions.	S	<p>Mitigation Measure 3.14-29(a) Implement Mitigation Measure 3.14-3(h) (I-105 Westbound Off-ramp Widening at Crenshaw Boulevard).</p> <p>Mitigation Measure 3.14-29(b) Implement Mitigation Measure 3.14-3(c) (Restripe I-405 NB Off-Ramp at West Century Boulevard).</p> <p>Mitigation Measure 3.14-29(c) Implement Mitigation Measure 3.14-3(o) (Retime and optimize traffic signals on Inglewood streets).</p> <p>Mitigation Measure 3.14-29(d) Implement Mitigation Measure 3.14-3(g) (I-105 Off-ramp Widening at South Prairie Avenue).</p> <p>Mitigation Measure 3.14-29(e) Implement Mitigation Measure 3.14-2(a) (Implement Event TMP).</p> <p>Mitigation Measure 3.14-29(f) Implement the trip reduction measures included in the Project Transportation Demand Management Program described in Mitigation Measure 3.14-2(b).</p> <p>Mitigation Measure 3.14-29(g) Implement Mitigation Measure 3.14-8(b) (Work with Caltrans to implement traffic management system improvements along the I-105 corridor).</p>	SU
3.14-30: Major events at the Proposed Project, when operating concurrently with major events at The Forum and/or the NFL Stadium, would adversely affect public transit operations or fail to adequately provide access to transit under Adjusted Baseline conditions.	S	<p>Mitigation Measure 3.14-30(a) The project applicant shall implement Mitigation Measures 3.14-2(a) (Event Transportation Management Plan), 3.14-2(b) (Transportation Demand Management Program), and the intersection improvements in Mitigation Measures 3.14-2 and 3.14-3.</p> <p>Mitigation Measure 3.14-30(b) The project applicant shall implement Mitigation Measures 3.14-11(b) to lengthen the proposed shuttle pull-out.</p> <p>Mitigation Measure 3.14-30(c) The project applicant shall coordinate with the City and NFL Stadium operator prior to concurrent events to develop a mutually acceptable strategy for accommodating shuttles buses that would transport Project Major Event attendees to/from remote parking locations.</p>	SU

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TABLE S-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
3.14 Transportation and Circulation (cont.)			
3.14-31: Major events at the Proposed Project, when operating concurrently with major events at The Forum and/or the NFL Stadium, would result in inadequate emergency access under Adjusted Baseline conditions.	S	Mitigation Measure 3.14 31 Implement Mitigation Measure 3.14-14 (Local Hospital Access Plan).	SU
3.14-32: The Proposed Project would substantially affect circulation for a substantial duration during construction during major events at The Forum and/or the NFL Stadium under Adjusted Baseline conditions.	S	Mitigation Measure 3.14 32 The project applicant shall implement Mitigation Measure 3.14-15, Construction Traffic Management Plan.	SU
3.14-33: Major events at the Proposed Project, when operating concurrently with major events at The Forum and/or the NFL Stadium, would cause significant impacts at intersections under cumulative conditions.	S	Mitigation Measure 3.14-33(a) Implement Mitigation Measures 3.14-18a through 3.14-18(r). Mitigation Measure 3.14-33(b) Implement Mitigation Measure 3.14-28(b) (Additional TCO placement and temporary lane changes at select intersections). Mitigation Measure 3.14-33(c) Implement Mitigation Measure 3.14-28(f) (City of Inglewood shall require the NFL Stadium TMOP to incorporate special traffic management provisions to cover conditions during which attendees to an NFL football game would utilize parking within the Project garages).	SU
3.14-34: Major events at the Proposed Project, when operating concurrently with major events at The Forum and/or the NFL Stadium, would cause significant impacts on freeway facilities under cumulative conditions.	S	Mitigation Measure 3.14-34(a) Implement mitigation measure 3.14-3(h) (I-105 Westbound Off-ramp Widening at Crenshaw Boulevard). Mitigation Measure 3.14-34(b) Implement Mitigation Measure 3.14-3(c) (Restripe I-405 NB Off-Ramp at West Century Boulevard). Mitigation Measure 3.14-34(c) Implement Mitigation Measure 3.14-3(o) (Retime and optimize traffic signals on Inglewood streets). Mitigation Measure 3.14-34(d) Implement Mitigation Measure 3.14-3(g) (I-105 Off-ramp Widening at South Prairie Avenue). Mitigation Measure 3.14-34(e) Implement Mitigation Measure 3.14-2(a) (Implement Event TMP).	SU

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TABLE S-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
3.14 Transportation and Circulation (cont.)			
3.14-34 (cont.)		<p>Mitigation Measure 3.14-34(f) Implement the trip reduction measures included in the Project Transportation Demand Management Program described in Mitigation Measure 3.14-2(b).</p> <p>Mitigation Measure 3.14-34(g) Implement Mitigation Measure 3.14-8(b) (Work with Caltrans to implement traffic management system improvements along the I-105 corridor).</p>	
<p>3.14-35: Major events at the Proposed Project, when operating concurrently with major events at The Forum and/or the NFL Stadium, would adversely affect public transit operations or fail to adequately provide access to transit under cumulative conditions.</p>	S	<p>Mitigation Measure 3.14-35(a) The project applicant shall implement Mitigation Measures 3.14-2(a) (Event Transportation Management Plan), 3.14-2(b) (TDM Program), and the entirety of the intersection improvements in Mitigation Measures 3.14-2 and 3.14-3.</p> <p>Mitigation Measure 3.14-35(b) The project applicant shall implement Mitigation Measures 3.14-11(b) to lengthen the proposed shuttle pull-out.</p> <p>Mitigation Measure 3.14-35(c) The project applicant shall coordinate with the City and NFL Stadium TMOP operator prior to concurrent events to develop a mutually acceptable strategy for accommodating shuttles buses that would transport Project Major Event attendees to/from remote parking locations.</p>	SU
<p>3.14-36: Major events at the Proposed Project, when operating concurrently with major events at The Forum and/or the NFL Stadium, would result in inadequate emergency access under cumulative conditions.</p>	S	<p>Mitigation Measure 3.14 36 Implement Mitigation Measure 3.14-14 (Local Hospital Access Plan).</p>	SU
<p>3.14-37: The Proposed Project would substantially affect circulation for a substantial duration during construction during major events at The Forum and/or the NFL Stadium under cumulative conditions.</p>	S	<p>Mitigation Measure 3.14-37 The project applicant shall implement Mitigation Measure 3.14-15, Construction Traffic Management Plan.</p>	SU

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SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
3.15 Utilities and Service Systems			
3.15-1: Construction and operation of the Proposed Project could require or result in the relocation or construction of new or expanded water facilities, the construction of which could cause significant environmental effects.	LS	None required.	NA
3.15-2: Construction and operation of the Proposed Project could result in insufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years.	LS	None required.	NA
3.15-3: Construction and operation of the Proposed Project, in conjunction with other cumulative development within the GSWC Southwest System, could require or result in the relocation or construction of new or expanded water treatment facilities or expansion of existing facilities, the construction or relocation of which could cause significant environmental effects.	LS	None required.	NA
3.15-4: Operation of the Proposed Project, in conjunction with other cumulative development and future water demands within GSWC's Southwest System, could result in insufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years.	LS	None required.	NA
3.15-5: Operation of the Proposed Project could result in a determination by LACSD, which would serve the project, that it does not have adequate capacity to serve the project's projected demand in addition to LACSD's existing commitments.	LS	None required.	NA

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SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
3.15 Utilities and Service Systems (cont.)			
3.15-6: Operation of the Proposed Project could require or result in the relocation or construction of new or expanded wastewater treatment facilities, the construction or relocation of which could cause significant environmental effects.	LS	None required.	NA
3.15-7: Operation of the Proposed Project, in conjunction with other cumulative development that would be served by the JWPCP, could cumulatively result in a determination by LACSD that it does not have adequate capacity to serve the project's projected demand in addition to LACSD's existing commitments.	LS	None required.	NA
3.15-8: Operation of the Proposed Project, in conjunction with other cumulative development, could require or result in the relocation or construction of new or expanded wastewater treatment facilities, the construction or relocation of which could cause significant environmental effects.	LS	None required.	NA
3.15-9: Construction and operation of the Proposed Project could have the potential to require or result in the relocation or construction of new or expanded storm water drainage facilities or expansion of existing facilities, the construction or relocation of which could have the potential to cause significant environmental effects.	PS	Mitigation Measure 3.15-9 Implement Mitigation Measure 3.9-1(a) (Comply with Applicable Regulations as Approved by the City and the Los Angeles RWQCB).	LS
3.15-10: Construction and operation of the Proposed Project, in conjunction with other cumulative development, could have the potential to result in the relocation or construction of new storm water drainage facilities or expansion of existing facilities, the construction or relocation of which could have the potential to cause significant environmental effects.	PS	Mitigation Measure 3.15-10 Implement Mitigation Measure 3.9-1(a) (Comply with Applicable Regulations as Approved by the City and the Los Angeles RWQCB).	LS

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SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
3.15 Utilities and Service Systems (cont.)			
3.15-11: Construction and operation of the Proposed Project could generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, and could otherwise impair the attainment of solid waste reduction goals.	LS	None required.	NA
3.15-12: Construction and operation of the Proposed Project could conflict with federal, State, and local management and reduction statutes and regulations related to management and reduction of solid waste.	LS	None required.	NA
3.15-13: Construction and operation of the Proposed Project, in conjunction with other cumulative development, could cumulatively generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, and could otherwise cumulatively impair the attainment of solid waste reduction goal.	LS	None required.	NA
3.15-14: Construction and operation of the Proposed Project, in conjunction with other cumulative development, could conflict with federal, State, and local statutes and regulations related to management and reduction of solid waste.	LS	None required.	NA

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