Print Form

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2018071074

2018071074

Project Title: Carol Kimmelman Athletic and Academic Campus Project

Lead Agency: County of Los Angeles

Contact Name: Ryan Kristan

Email: rkristan@dpw.lacounty.gov Phone Number: 626-300-3271

Project Location: City of Carson (*City*) County of Los Angeles (*County*)

Project Decription (Proposed actions, location, and/or consequences).

The Carol Kimmelman Center, LLC, is proposing to develop the Carol Kimmelman Athletic and Academic Campus located at 340 Martin Luther King Jr. Street. The campus would be a community-oriented athletic and academic venue serving all ages. The proposed project includes the following three primary centers. The Learning Center would include an approximately 25,000 square foot building accessed via Martin Luther King, Jr. Street. The Learning Center would host after-school and summer programs operated by the TGR Foundation, a Tiger Woods charity. Two basketball courts would be adjacent to the building and surface parking would be located to the south of the building. The Tennis Center would be located in the northern approximately 28 acres of the overall project site and would include at full buildout up to 62 tennis courts of varying sizes, a tennis exhibition court, welcome center, player development building, tournament/ league administration building, maintenance buildings, other recreational amenities, associated restroom and storage facilities, and parking. The Tennis Center would be operated by the United States Tennis Association Foundation. The approximately 58-acre Soccer Center would include at full buildout up to eight soccer fields, two multi-use fields, maintenance buildings, associated restroom and storage facilities, and parking. It is anticipated that the Soccer Center would be operated in partnership with the LA Galaxy Foundation. The overall athletic and academic campus would include other recreational amenities for community use. Such amenities may include additional active recreational areas such as exercise areas, skateboarding facilities and walk/running trails as well as passive recreational areas.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Potentially significant and unavoidable impacts have been identified with regard to air quality (construction, operational, and cumulative construction and operational emissions), noise (construction and cumulative construction) and transportation (operational and cumulative operational), and due to implementation of the project's off-site mitigation measures (traffic mitigation measures). Other issues addressed in the Draft EIR include aesthetics, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise (operational), public services, recreation, transportation (construction), tribal cultural resources, and utilities and service systems. With implementation of the proposed mitigation measures, no significant and unavoidable project or cumulative impacts other than those identified above are expected with regard to construction or operation of the proposed project.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

A scoping meeting was held at the Victoria Community Regional Park on August 14, 2018. The purpose of this meeting was to seek input from public agencies and the general public regarding the potential environmental impacts of the proposed project. Approximately 36 people attended the scoping meeting. The public comments, questions, and concerns that were received at the scoping meeting generally included the following areas:

- Aesthetics – changes of existing visual character and lighting
- Air Quality – emission during construction and from traffic
- Geology and Soils – the cap above the former landfill
- Hazards and Hazardous Materials – disturbance of the former landfill and potential to affect the remediation activities
- Hydrology and Water Quality – water quality conditions beneath the site
- Land Use and Planning – consistency with City of Carson land use policies and plans
- Noise – construction noise upon Towne Avenue Elementary School and residences to the east of the project site
- Public Services – additional demands for police and fire services
- Recreation – loss of the Golf Course and other recreational options
- Transportation – event traffic, parking, bicycle access, pedestrian sidewalks, operational traffic

Provide a list of the responsible or trustee agencies for the project.

The County is the lead agency for the proposed project pursuant to CEQA Guidelines Section 15367. The proposed project would require a number of permits and approvals from the County, including but not limited to the following:

- County of Los Angeles
  - o Approval of ground lease – Chief Executive Office and Department of Parks and Recreation
  - o Site plan review – Department of Regional Planning
  - o Sign plan approval – Department of Regional Planning, Department of Parks and Recreation
  - o Building permits, grading permits, and other construction-related permits and approvals – Department of Public Works
- Other actions as may be required by other local, regional and state agencies, including, but not limited to, the City of Carson, the Department of Toxic Substances Control, the Los Angeles Regional Water Quality Control Board, Caltrans and the South Coast Air Quality Management District (SCAQMD).

CHAPTER 1
SUMMARY

This section provides a summary of the Draft Environmental Impact Report (EIR) for the proposed Carol Kimmelman Athletic and Academic Campus Project (proposed project). Included in this summary are areas of known controversy and issues to be resolved, a summary of project alternatives, a summary of all project impacts and associated mitigation measures, and a statement of the ultimate level of significance after mitigation is applied.

1.1 DOCUMENT PURPOSE

This Draft EIR was prepared by the County of Los Angeles (County), as lead agency, to inform decision makers and the public of the potential significant environmental impacts associated with the proposed project. This Draft EIR has been prepared in accordance with the California Environmental Quality Act (CEQA) of 1970 (PRC Section 21000 et seq.) and the Guidelines for Implementation of the California Environmental Quality Act (CEQA Guidelines; 14 CCR 15000 et seq.) published by the Public Resources Agency of the State of California.

The purpose of this Draft EIR is to focus the discussion on those potential impacts on the environment of the project which the lead agency has determined may be significant. In addition, feasible mitigation measures are recommended, when applicable, that could reduce significant environmental impacts or avoid significant environmental impacts.

1.2 DOCUMENT ORGANIZATION

This EIR is organized as follows:

Chapter 1, Summary, outlines the conclusions of the environmental analysis and provides a summary of the proposed project and the project alternatives analyzed in the EIR. This section also includes a table summarizing all environmental impacts identified in the EIR along with the associated mitigation measures proposed to reduce or avoid each impact.

Chapter 2, Introduction, serves as a forward to the EIR, introducing the project, the applicable environmental review procedures, and the organization of the EIR.

Chapter 3, Project Description, provides a thorough description of the setting, objectives, characteristics, operation, and construction of the proposed project and required discretionary approvals.

Chapter 4, Environmental Impact Analysis, describes the potential environmental impacts of the proposed project, as well as proposed mitigation measures to reduce or avoid any

potentially significant impacts. The discussion in Chapter 4 is organized by 15 environmental issue areas as follows:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Public Services
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems

For each environmental issue area, the analysis and discussion are organized into eight subsections as described below:

- **Environmental Setting** – This subsection describes the physical environmental conditions in the vicinity of the proposed project at the time of publication of the Notice of Preparation. The environmental setting establishes the baseline conditions by which the County will determine whether specific Project-related impacts are significant.
- **Regulatory Framework** – This subsection describes the laws, regulations, ordinances, plans, and policies applicable to the environmental issue area and the proposed.
- **Thresholds of Significance** – This subsection identifies a set of thresholds by which the level of impact is determined. Thresholds that were eliminated from further review in the EIR as part of the Initial Study analysis will be identified here.
- **Methodology** – This subsection describes how the analysis was conducted.

- **Impact Analysis** – This subsection provides a detailed analysis regarding the environmental effects of the proposed project, and whether the impacts of the proposed project would meet or exceed the thresholds of significance.
- **Mitigation Measures** – This subsection identifies potentially feasible mitigation measures that would avoid or substantially reduce significant adverse project impacts.
- **Significance After Mitigation** – This subsection discusses whether project-related impacts would be reduced to below a level of significance with implementation of the mitigation measures identified in the EIR. If applicable, this subsection also identifies any residual significant and unavoidable adverse impacts of the proposed project that would result even with implementation of any feasible mitigation measures.
- **Cumulative Impacts** – This subsection discusses the cumulative impacts of the project in combination with the impacts of other projects in the vicinity.

In addition to the eight subsections listed above, full citations for all documents referred to in each environmental issue area discussion are included at the end of each section or chapter.

Chapter 5, Other CEQA Requirements, addresses significant environmental effects that cannot be avoided, the significant irreversible environmental changes that would result from implementation of the proposed project, growth-inducing impacts associated with the proposed project, and potential secondary impacts of mitigation measures implemented to reduce the impacts of the proposed project.

Chapter 6, Alternatives, discusses alternatives to the proposed project, including a No Project Alternative. This chapter describes the rationale for selecting the range of alternatives discussed in the EIR and identifies the alternatives considered by the County that were rejected from further discussion as infeasible during the scoping process. Lastly, Chapter 6 includes a discussion of the environmental impacts of the alternatives that were carried forward for analysis and identifies the environmentally superior alternative.

Chapter 7, List of Preparers, gives names and contact information of those responsible for writing this EIR.

Appendices include various technical studies prepared for the proposed project, as listed in the Table of Contents.

1.3 SIGNIFICANCE THRESHOLDS

As discussed in CEQA Guidelines Section 15064.7, a threshold of significance is an identifiable quantitative, qualitative or performance level of a particular environmental effect, non-compliance with which means the impact will normally be determined to be significant by the agency and

compliance with which means the impact normally will be determined to be less than significant. Each public agency is encouraged to develop and publish thresholds of significance that the agency uses in the determination of the significance of environmental impacts. For purposes of the analysis included within this EIR, the County is utilizing the thresholds of significance included within Appendix G of the newly adopted CEQA Guidelines (December 2018).

Based upon the results of the Initial Study and EIR scoping process and the Appendix G thresholds, this EIR is evaluating project-specific impacts using the following thresholds of significance.

Aesthetics

AES-1. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

AES-2. Would the project, in non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Air Quality

AQ-1. Would the project conflict with or obstruct implementation of the applicable air quality plan?

AQ-2. Would the project result in a cumulatively considerable new increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

AQ-3. Would the project expose sensitive receptors to substantial pollutant concentrations?

AQ-4. Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Biological Resources

BIO-1. Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

BIO-2. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

BIO-3. Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

BIO-4. Would the project 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?

BIO-5. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Cultural Resources

CUL-1. Would the project cause a substantial adverse change in the significance of a historical resource pursuant to in [sic] CEQA Guidelines Section 15064.5?

CUL-2. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?

CUL-3. Would the project disturb any human remains, including those interred outside of dedicated cemeteries?

Energy

ENG-1. Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?

ENG-2. Would the project conflict with existing or obstruct a state or local plan for renewable energy or energy efficiency?

Geology and Soils

GEO-1. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking and/or seismic-related ground failure, including liquefaction?

GEO-2. Would the project result in substantial soil erosion or the loss of topsoil?

GEO-3. Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

GEO-4. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

GEO-5. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Greenhouse Gas Emissions

GHG-1. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

GHG-2. Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Hazards and Hazardous Materials

HAZ-1. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

HAZ-2. Would the project 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?

HAZ-3. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

HAZ-4. Would the project 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 result, would is create a significant hazard to the public or the environment?

Hydrology and Water Quality

HYD-1. Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

HYD-2. Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

HYD-3. Would the project substantially alter the existing 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:

i. Result in substantial erosion or siltation on or off site?

ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site?

iii. Create or contribute to runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

iv. Impede or redirect flood flows?

HYD-4. Would the project, in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

HYD-5. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Land Use and Planning

LU-1. Would the project physically divide an established community?

LU-2. Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Noise

NOI-1. Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

NOI-2. Would the project result in generation of excessive groundborne vibration or groundborne noise levels?

Public Services

PUB-1. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause

significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:

i. Fire protection?

ii. Police protection?

iii. Parks?

Transportation

TRAF-1. Would the project conflict with an applicable plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

TRAF-2. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

TRAF-3. Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves, or dangerous intersections) or incompatible uses (e.g., farm equipment)?

TRAF-4. Would the project result in inadequate emergency access?

Tribal Cultural Resources

TCR-1. Would the project 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:

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), or

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 subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Utilities and Service Systems

UTL-1. Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or

telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

UTL-2. Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

UTL-3. Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

UTL-4. Would the project generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

UTL-5. Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

1.4 PROJECT LOCATION

The proposed project site is owned by the County of Los Angeles (County) and is located at 340 Martin Luther King Jr. Street in the County of Los Angeles, City of Carson. The site, which is approximately 87 acres in the northern portion of the existing 171-acre Links at Victoria Golf Course (Victoria Golf Course) and adjacent tennis courts, is northeast of the Dominguez Channel and east of the junction of Interstate (I) 405 and I-110. The project site is bounded by Martin Luther King Jr. Street to the north, South Avalon Boulevard to the east, and the remaining portion of the Victoria Golf Course to the south and west. The site is generally within the northeastern portion of Assessor Parcel Number 7339-017-917 and a portion of Assessor Parcel Number 7339-017-902 and is located within the USGS 7.5-Minute Series Torrance Quadrangle, Township 3S, Range 13W, Sections 4, 5, 6, 7, 8, and 9.

The project site is owned by the County and the site is managed through the County Department of Parks and Recreation. The site is currently used as a golf course, known as the Victoria Golf Course. Victoria Golf Course includes an 18-hole golf course, driving range, pro shop building, related surface parking and ancillary facilities. The proposed project would develop the northern approximately 87 acres of the Victoria Golf Course, on which are the clubhouse, parking lot, pro shop, administrative building, outbuilding, driving range, and all or portions of holes 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, and 18, and existing tennis courts.

The County currently leases the golf course to a private sector golf course operator, Plenitude Holdings LLC (Plenitude). Despite Plenitude's investment in a renovated driving range, among other improvements, Victoria Golf Course continues to underperform compared to the County's other golf

course facilities. The remaining southern portion of the Victoria Golf Course is proposed for separate development by Plentitude with sports, recreational, entertainment, and dining uses and a community park. See Chapter 3 of this Draft EIR for further discussion of Victoria Golf Course existing conditions.

Prior to its current use as a County golf course, the project site was the site of a portion of the former Ben K. Kazarian (BKK) Landfill, which operated as a Class II municipal solid waste landfill from 1948 to 1959. The California Department of Toxic Substances Control (DTSC) is overseeing the former landfill's remediation. The entire former landfill site is divided into Operable Units (OU) focused on two separate remediation operations, of which the Victoria Golf Course site is OU-2. Remediation activities at the site began in December 2006 and are ongoing. The Final Remedial Investigation/Feasibility Study Report for soil and landfill gas media was completed in 2014 and the Remedial Action Plan (RAP) was completed in 2016. Groundwater contamination will be addressed separately as another OU for the entire former landfill and will be subject to its own Remedial Investigation/Feasibility Study and Remedial Action Plan. See Section 4.8, Hazards and Hazardous Materials, and Section 4.9, Hydrology and Water Quality, for further discussion.

1.5 PROJECT DESCRIPTION

1.5.1 Project Overview

The Carol Kimmelman Foundation LLC, in partnership with athletic and academic organizations, such as the United States Tennis Association Foundation (USTA Foundation), and the TGR Foundation, a Tiger Woods Charity, and LA Galaxy Foundation is proposing to develop the Carol Kimmelman Athletic and Academic Campus. The campus would be a community-oriented athletic and academic venue serving youth to seniors. The proposed project includes three basic areas: (i) the Learning Center, (ii) the Tennis Center and (iii) the Soccer Center. The Learning Center would be located at the gateway to the Carol Kimmelman Athletic and Academic Campus and adjacent to the Tennis Center. The Tennis Center would include up to 62 tennis courts of varying sizes, a tennis exhibition court, player development building, tournament building, administration building, maintenance buildings, and other recreational amenities, and associated restroom and storage facilities. The Soccer Center would include up to eight soccer fields, two multi-use fields, maintenance buildings and associated restroom and storage facilities. The overall athletic and academic campus would include other recreational amenities for community use. Such amenities may include additional active recreational areas such as exercise areas, skateboarding facilities and walk/running trails as well as passive recreational areas.

The proposed project would include sustainable design practices, including water and energy efficiency measures, and implementation of Leadership in Energy and Environmental Design

(LEED) goals. The proposed project would be designed to meet the standards for LEED Silver certification for the Learning Center, Welcome Center, Player Development Building, and Tournament Building. The landscape design for the Project will incorporate passive elements with unprogrammed open space and buffering between active uses to be consistent with a park aesthetic. Plant material will be appropriate for the South Los Angeles coastal influence climate, minimize water usage, and be readily available in regional nurseries.

A signage and graphics program consistent with the project will include monument signs along project site street frontages and site entrances, building signage, sponsorship signage, directional signage, and interpretive educational signage. A sign that would serve as an area identification for the project site and provide information related to events held at the project site would be included on the western side of the Victoria Golf Course site. This sign may include digital displays and be included with signage for the proposed adjacent Creek at Dominguez Hills project. The sign would comply with applicable Caltrans and Federal Highway Administration criteria.

Access to the Campus would be provided via an entrance from Martin Luther King Jr. Street on the north. A secondary right-turn only entry for staff would be provided on Avalon Boulevard just south of Martin Luther King Jr. Street. Access to the Soccer Center also would be provided via an entry on Avalon Boulevard at its terminus with Elsmere Drive.

Project construction is projected to begin upon project approval (estimated in Summer/Fall 2019) and last approximately 12 to 15 months with the intention of opening the center to the public in Summer/Fall 2020. Construction activities would involve demolition of a portion of the existing golf course and associated facilities, site preparation, including compaction and importing of fill material to the site, and construction of the proposed facilities.

The project would be developed using conventional construction techniques. Preparation of the site for foundation construction would begin with Deep Dynamic Compaction (DDC) on some areas where tennis courts, buildings and potentially soccer fields would be constructed within the limits of the waste. Approximately 300,000 cubic yards of imported fill consisting of clean dirt would then be spread across the site to achieve final elevations and to provide additional cover above the existing landfill.

1.5.2 Project Objectives

The primary objectives of the proposed project include the following:

- Convert the existing underperforming Victoria Golf Course into a more diverse and accessible recreational facility to serve County residents.
- Develop a sports and academic campus that provides programs that stimulate recreation, combined with learning and wellness for children and adults in the South Los Angeles region.

- Develop a learning center that provides learning and mentoring programs for underserved elementary, middle and high school students and educators including programs focused on STEM (science, technology, engineering and math) and workshops, group sessions and presentations on college-access designed to help all students, especially low-income and first-generation students, plan a roadmap to college.
- Develop a tennis center to serve all age and level of players, with a focus on youth and community programs, including tennis opportunities for children, seniors, disabled, veterans, and players with special needs, and providing facilities for professional staff to instruct beginners to collegiate and professional athletes in order to increase access for and development of a broad range of players to the sport of tennis.
- Develop a recreational athletic field facility that includes multipurpose and soccer fields for community use and use by youth and adult teams as wells as skills development for collegiate and professional athletes.

1.5.3 Project Design Features

The following project design features are incorporated into the proposed project so as to reduce and avoid any potentially significant environmental impacts.

Project Design Feature (PDF) GHG-1. The project includes the following design features to reduce the demand for energy use:

- Appliances shall be Energy Star rated or equivalent.
- Outdoor lighting shall be LED or other high-efficiency lightbulbs.
- Facilities maintenance personnel/contractors, as applicable, shall be provided information on energy efficiency, energy efficient lighting and lighting control systems, energy management.
- Electrical outlets shall be provided at building exterior areas.
- Main project buildings (Learning Center, Welcome Center and Player Development building) shall meet the U.S. Green Building Council standards for cool roofs. This is defined as achieving a 3-year solar reflective index (SRI) of 64 for a low-sloped roof and 32 for a high-sloped roof.
- Outdoor walkways and patios, and permanent parking lots, shall use paving materials with 3-year SRI of 0.28 or initial SRI of 0.33.
- Duct insulation shall be installed to a minimum level of R-6 and modestly enhanced window insulation (for a 5% improvement over the 2016 Title 24 requirement) consistent with County of Los Angeles criteria.

- HVAC equipment shall have a SEER of 12 or higher.
- Water heaters shall have an energy factor of 0.92 or higher.
- Some form of daylighting (e.g., skylights, windows) shall be included in rooms with exterior walls that would normally be occupied.
- Artificial lighting in at least 50% of unit fixtures shall be energy efficient.
- Waterless urinals, and high-efficiency faucets and toilets shall be used in the project.

PDF-GHG-2. The project shall include the installation of a solar photovoltaic rooftop system on the Learning Center, Welcome Center and/or Player Development buildings to the extent feasible.

PDF-GHG-3. The project's landscape shall use recycled water.

PDF-HAZ-1. Prior to the issuance of any demolition permit or permit for remodeling of existing buildings, if applicable, the applicant shall provide a letter to the applicable authority indicating that the demolition/renovation contract provides for a qualified asbestos abatement contractor/specialist to remove or otherwise abate or manage asbestos during demolition or renovation activities in accordance with the South Coast Air Quality Management District's Rule 1403. The applicant shall comply with state and federal regulations to test for asbestos prior to issuance of any demolition permit. If asbestos-containing materials are found to be present, it shall be abated in compliance with the South Coast Air Quality Management District's Rule 1403, as well as all other applicable state and federal rules and regulations.

PDF-HAZ-2. Prior to the issuance of any permit for demolition or alteration of an existing structure, if applicable, a lead-based paint survey shall be performed in compliance with applicable state and federal regulations. Should lead-based paint materials be identified, the applicant shall provide evidence to the applicable authority demonstrating that the demolition/renovation contract provides that standard handling and disposal practices would be implemented pursuant to Occupational Safety and Health Act regulations. The applicant shall comply with state and federal regulations to test for lead-based paint prior to issuance of any demolition permit. Should lead-based paint materials be identified, standard handling and disposal practices shall be implemented pursuant to Occupational Safety and Health Act regulations.

PDF-TRAF-1. The proposed project will include a Special Event Management Plan (SEMP) for Special Events. The SEMP measures would be implemented at the following thresholds:

1. All on-site measures would be implemented when weekend Soccer and weekend Tennis Center tournaments operate simultaneously. The on-site measures are discussed in more detail in the proposed project's TIA (Appendix K) and may include, but not be limited to:
   - Physical site design
   - Parking operations
   - Guest communications
2. All on-site measures and selected off-site measures, as identified through coordination with the lead agency, would be implemented when:
   a. Weekend Soccer and weekend Tennis Center tournaments operate simultaneously plus the full use of the Tennis Center exhibition venue; OR,
   b. The scheduling of a special event at the Soccer Center (e.g., nontypical event, professional sports exhibition, etc.).

   The off-site measures are discussed in more detail in the proposed project's TIA (Appendix K) and may include, but not be limited to:
   - Traffic management (off site)
   - Coordinated traffic control
   - Traffic control officers
   - Schedule coordination

The SEMP is intended to be an evolving document subject to modification over time in coordination and consultation with the County in order to respond to changes in traffic patterns and mobility/parking technologies which may alter the travel to and attendance of events at the project.

PDF-TRAF-2. Prior to issuance of a grading permit, the proposed project will develop a Construction Traffic Management Plan for construction activities that would impact public streets.

The Construction Traffic Management Plan shall be based on the nature and timing of the specific construction and other projects in the vicinity of the project site and shall include the following elements as appropriate:

- Advance notification to adjacent property owners and occupants, as well as, nearby schools, of upcoming construction activities, including durations and daily hours of construction;
- Prohibition of construction worker parking on adjacent residential streets, and identify construction employee parking locations and protocols;
- Temporary traffic control during all construction activities adjacent to public rights-of-way to improve traffic flow on public roadways (e.g., flag men flagmen)
- Prohibition of construction-related vehicle parking on surrounding public streets;
- Safety precautions for pedestrian and bicyclists through such measures as alternate routing and protection barriers as appropriate, including along all identified Los Angeles Unified School District (LAUSD) and Compton Unified School District (CUSD) pedestrian routes to nearby schools;
- Scheduling of construction-related deliveries, haul trips, etc., so as to occur outside the commuter peak hours to the extent feasible, and so as to not impede school drop-off and pick-up activities and students using LAUSD/CUSD's identified pedestrian routes to nearby schools;
- Coordination with public transit agencies to provide advanced notifications of any anticipated stop relocations and durations;
- Provision of advanced notification of any temporary on-street parking removals and duration of removals;
- Establish construction hours that are in compliance with Carson Municipal Code (CMC);
- Establish a construction phone number which shall be posted on the site, and appoint a construction liaison officer to respond to concerns or inquiries regarding project construction;
- Maintain unimpeded emergency access to the project site and nearby properties;
- Establish truck access and staging areas, and review haul route approved with the project;
- Provide construction site security.

1.6 AREAS OF KNOWN CONTROVERSY

A scoping meeting was held at the Victoria Community Regional Park on August 14, 2018. The purpose of this meeting was to seek input from public agencies and the general public regarding the potential environmental impacts of the proposed project. Approximately 36 people attended

the scoping meeting. The public comments, questions, and concerns that were received at the scoping meeting generally included the following areas:

- Aesthetics – changes of existing visual character and lighting
- Air Quality – emission during construction and from traffic
- Geology and Soils – the cap above the former landfill
- Hazards and Hazardous Materials – disturbance of the former landfill and potential to affect the remediation activities
- Hydrology and Water Quality – water quality conditions beneath the site
- Land Use and Planning – consistency with City of Carson land use policies and plans
- Noise – construction noise upon Towne Avenue Elementary School and residences to the east of the project site
- Public Services – additional demands for police and fire services
- Recreation – loss of the Golf Course and other recreational options
- Transportation – event traffic, parking, bicycle access, pedestrian sidewalks, operational traffic

1.7 REQUIRED PERMITS AND APPROVALS

The County is the lead agency for the proposed project pursuant to CEQA Guidelines Section 15367. The proposed project would require a number of permits and approvals from the County, including but not limited to the following:

- County of Los Angeles
  - Approval of ground lease – Chief Executive Office and Department of Parks and Recreation
  - Site plan review – Department of Regional Planning
  - Sign plan approval – Department of Regional Planning, Department of Parks and Recreation
  - Building permits, grading permits, and other construction-related permits and approvals – Department of Public Works
- Other actions as may be required by other local, regional and state agencies, including, but not limited to, the City of Carson, the Department of Toxic Substances Control, the Los Angeles Regional Water Quality Control Board, Caltrans and the South Coast Air Quality Management District (SCAQMD).

1.8 SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Table 1-1, Summary of Environmental Impacts and Mitigation Measures, provides a summary of the impact analysis related to the project. Table 1-1 identifies a summary of the significant environmental impacts resulting from the project pursuant to the CEQA Guidelines Section 15123(b)(1). For more detailed discussion, please see Chapter 4 of this Draft EIR. Table 1-1 lists the applicable mitigation measures related to potentially significant impacts, as well as the level of significance after mitigation. As stated in Chapter 2 of the EIR, the Initial Study prepared and circulated with the Notice of Preparation (NOP) for public review on the project (see Appendix A of the EIR) concluded that the project would not result in significant impacts to agriculture and forestry resources, mineral resources, population and housing, and recreation; therefore, these topics are not addressed in the EIR and not summarized in Table 1-1.

Table 1-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		Aesthetics	
AES-1. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	Less than significant	N/A	N/A
AES-2. Would the project, in non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	Less than significant	N/A	N/A
		Air Quality	
AQ-1. Would the project conflict with or obstruct implementation of the applicable air quality plan?	Potentially significant	**MM-AQ-1.** To reduce the potential for health risks, and mass emissions of oxides of nitrogen (NO_x) and diesel particulate matter as a result of the construction of the project, the applicant shall include the following requirements in its contracts with the construction contractors: • Equip heavy-duty diesel-powered construction equipment with Tier 4 Final or better diesel engines, except where Tier 4 Final or better engines are not available for specific construction equipment. • Minimize simultaneous operation of multiple construction equipment units. During construction, vehicles in loading and unloading queues shall not idle for more than 5 minutes, and shall turn their engines off when not in use to reduce vehicle emissions. • Properly tune and maintain all construction equipment in accordance with manufacturer's specifications;	Significant and unavoidable

Table 1-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		• Where feasible, employ the use of electrical or natural gas-powered construction equipment, including forklifts and other comparable equipment types. • To reduce the need for electric generators and other fuel-powered equipment, provide on-site electrical hookups for the use of hand tools such as saws, drills, and compressors used for building construction. • Develop a Construction Traffic Control Plan to ensure construction traffic and equipment use is minimized to the extent practicable. The Construction Traffic Control Plan shall route delivery and haul trucks required during construction away from sensitive receptor locations and congested intersections, to the extent feasible. The Construction Traffic Control Plan shall, to the extent feasible, include measures to: reduce the number of large pieces of equipment operating simultaneously during peak construction periods, schedule vendor and haul truck trips to occur during non-peak hours, establish dedicated construction parking areas to encourage carpooling and efficiently accommodate construction vehicles, identify alternative routes to reduce traffic congestion during peak activities, and increase construction employee carpooling. Construction Traffic Control plans shall be finalized and approved prior to issuance of grading permits. **MM-AQ-2**. Prior to the County of Los Angeles' (County's) approval of any grading permits, and during project construction, a Fugitive Dust Plan shall be prepared consistent with South Coast Air Quality Management District (SCAQMD) Rule 403. The project applicant or its designee shall require implementation of the following fugitive dust measures to minimize particulate matter less than or equal to 10 microns in diameter (PM_{10}) and particulate matter less than or equal to 2.5	

Table 1-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		microns in diameter ($PM_{2.5}$) emissions as part of the Fugitive Dust Plan. All measures shall be designated on grading and improvement plans. Measures shall include but are not limited to the following: • Water, or utilize another SCAQMD-approved dust control non-toxic agent, on the grading areas at least three times daily to minimize fugitive dust. • All permanent roads and roadway improvements shall be constructed and paved as early as possible in the construction process to reduce construction vehicle travel on unpaved roads. To reduce fugitive dust from earth-moving operations, building pads shall be finalized as soon as possible following site preparation and grading activities. • Stabilize grading areas as quickly as possible to minimize fugitive dust. • Apply chemical stabilizer to on-site stockpiles of excavated material, install a gravel pad, or pave the last 100 feet of internal travel path within the construction site prior to public road entry. • Remove any visible track-out into traveled public streets with the use of sweepers, water trucks, or similar method as soon as possible. • Provide sufficient perimeter erosion control to prevent washout of silty material onto public roads. Unpaved construction site egress points shall be graveled to prevent track-out. • Wet wash the construction access point at the end of the workday if any vehicle travel on unpaved surfaces has occurred. • Cover haul trucks or maintain at least 2 feet of freeboard to reduce blow-off during hauling.	

Table 1-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		• Evaluate potential for reduction in dust generating activity if winds exceed 25 miles per hour. • Enforce a 15-mile-per-hour speed limit on unpaved surfaces. • Provide haul truck staging areas for the loading and unloading of soil and materials. Staging areas shall be located away from sensitive receptors, at the furthest feasible distance. • Prior to construction activities, the project applicant shall employ a construction relations officer who will address community concerns regarding on-site construction activity. The applicant shall provide public notification in the form of a visible sign containing the contact information of the construction relations officer. The sign shall be placed in easily accessible locations along South Avalon Boulevard and Martin Luther King Jr. Street and noted on grading and improvement plans. **MM-AQ-3.** The proposed project shall provide circuitry and capacity for installation of electric vehicle (EV) charging stations consistent with the County of Los Angeles criteria. The proposed project shall develop up to 2% of the available parking spaces on site as EV charging stations.	
AQ-2. Would the project result in a cumulatively considerable new increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	Potentially significant	**MM-AQ-1.** To reduce the potential for health risks, and mass emissions of VOCs, oxides of nitrogen (NO_x,) and diesel particulate matter as a result of the construction of the project, the applicant shall include the following requirements in its contracts with the construction contractors: • Equip heavy-duty diesel-powered construction equipment with Tier 4 Final or better diesel engines, except where Tier 4 Final or better engines are not available for specific construction equipment.	Significant and unavoidable

Table 1-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		• Minimize simultaneous operation of multiple construction equipment units. During construction, vehicles in loading and unloading queues shall not idle for more than 5 minutes, and shall turn their engines off when not in use to reduce vehicle emissions. • Properly tune and maintain all construction equipment in accordance with manufacturer's specifications; • Where feasible, employ the use of electrical or natural gas-powered construction equipment, including forklifts and other comparable equipment types. • To reduce the need for electric generators and other fuel-powered equipment, provide on-site electrical hookups for the use of hand tools such as saws, drills, and compressors used for building construction. • Develop a Construction Traffic Control Plan to ensure construction traffic and equipment use is minimized to the extent practicable. The Construction Traffic Control Plan shall route delivery and haul trucks required during construction away from sensitive receptor locations and congested intersections, to the extent feasible. The Construction Traffic Control Plan shall, to the extent feasible, include measures to: reduce the number of large pieces of equipment operating simultaneously during peak construction periods, schedule vendor and haul truck trips to occur during non-peak hours, establish dedicated construction parking areas to encourage carpooling and efficiently accommodate construction vehicles, identify alternative routes to reduce traffic congestion during peak activities, and increase construction employee carpooling. Construction Traffic Control plans shall be finalized and approved prior to issuance of grading permits.	

Table 1-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		MM-AQ-2. Prior to the County of Los Angeles' (County's) approval of any grading permits, and during project construction, a Fugitive Dust Plan shall be prepared consistent with South Coast Air Quality Management District (SCAQMD) Rule 403. The project applicant or its designee shall require implementation of the following fugitive dust measures to minimize particulate matter less than or equal to 10 microns in diameter (PM_{10}) and particulate matter less than or equal to 2.5 microns in diameter ($PM_{2.5}$) emissions as part of the Fugitive Dust Plan. All measures shall be designated on grading and improvement plans. Measures shall include but are not limited to the following: • Water, or utilize another SCAQMD-approved dust control non-toxic agent, on the grading areas at least three times daily to minimize fugitive dust. • All permanent roads and roadway improvements shall be constructed and paved as early as possible in the construction process to reduce construction vehicle travel on unpaved roads. To reduce fugitive dust from earth-moving operations, building pads shall be finalized as soon as possible following site preparation and grading activities. • Stabilize grading areas as quickly as possible to minimize fugitive dust. • Apply chemical stabilizer to on-site stockpiles of excavated material, install a gravel pad, or pave the last 100 feet of internal travel path within the construction site prior to public road entry. • Remove any visible track-out into traveled public streets with the use of sweepers, water trucks, or similar method as soon as possible.	

Table 1-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		• Provide sufficient perimeter erosion control to prevent washout of silty material onto public roads. Unpaved construction site egress points shall be graveled to prevent track-out. • Wet wash the construction access point at the end of the workday if any vehicle travel on unpaved surfaces has occurred. • Cover haul trucks or maintain at least 2 feet of freeboard to reduce blow-off during hauling. • Evaluate potential for reduction in dust generating activity if winds exceed 25 miles per hour. • Enforce a 15-mile-per-hour speed limit on unpaved surfaces. • Provide haul truck staging areas for the loading and unloading of soil and materials. Staging areas shall be located away from sensitive receptors, at the furthest feasible distance. • Prior to construction activities, the project applicant shall employ a construction relations officer who will address community concerns regarding on-site construction activity. The applicant shall provide public notification in the form of a visible sign containing the contact information of the construction relations officer. The sign shall be placed in easily accessible locations along South Avalon Boulevard and Martin Luther King Jr. Street and noted on grading and improvement plans. **MM-AQ-3.** The proposed project shall provide circuitry and capacity for installation of electric vehicle (EV) charging stations consistent with the County of Los Angeles criteria. The proposed project shall develop up to 2% of the available parking spaces on site as EV charging stations.	
AQ-3. Would the project expose sensitive receptors to substantial pollutant concentrations?	Potentially significant	**MM-AQ-1.** To reduce the potential for health risks, and mass emissions of VOCs, (NO_x,) and diesel particulate matter as a result of the construction of the project, the applicant shall	Less than significant

Table 1-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		include the following requirements in its contracts with the construction contractors: • Equip heavy-duty diesel-powered construction equipment with Tier 4 Final or better diesel engines, except where Tier 4 Final or better engines are not available for specific construction equipment. • Minimize simultaneous operation of multiple construction equipment units. During construction, vehicles in loading and unloading queues shall not idle for more than 5 minutes, and shall turn their engines off when not in use to reduce vehicle emissions. • Properly tune and maintain all construction equipment in accordance with manufacturer's specifications; • Where feasible, employ the use of electrical or natural gas-powered construction equipment, including forklifts and other comparable equipment types. • To reduce the need for electric generators and other fuel-powered equipment, provide on-site electrical hookups for the use of hand tools such as saws, drills, and compressors used for building construction. • Develop a Construction Traffic Control Plan to ensure construction traffic and equipment use is minimized to the extent practicable. The Construction Traffic Control Plan shall route delivery and haul trucks required during construction away from sensitive receptor locations and congested intersections, to the extent feasible. The Construction Traffic Control Plan shall, to the extent feasible, include measures to: reduce the number of large pieces of equipment operating simultaneously during peak construction periods, schedule vendor and haul truck trips to occur during non-peak hours, establish dedicated	

Table 1-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		construction parking areas to encourage carpooling and efficiently accommodate construction vehicles, identify alternative routes to reduce traffic congestion during peak activities, and increase construction employee carpooling. Construction Traffic Control plans shall be finalized and approved prior to issuance of grading permits. **MM-AQ-2**. Prior to the County of Los Angeles' (County's) approval of any grading permits, and during project construction, a Fugitive Dust Plan shall be prepared consistent with South Coast Air Quality Management District (SCAQMD) Rule 403. The project applicant or its designee shall require implementation of the following fugitive dust measures to minimize particulate matter less than or equal to 10 microns in diameter (PM_{10}) and particulate matter less than or equal to 2.5 microns in diameter ($PM_{2.5}$) emissions as part of the Fugitive Dust Plan. All measures shall be designated on grading and improvement plans. Measures shall include but are not limited to the following: • Water, or utilize another SCAQMD-approved dust control non-toxic agent, on the grading areas at least three times daily to minimize fugitive dust. • All permanent roads and roadway improvements shall be constructed and paved as early as possible in the construction process to reduce construction vehicle travel on unpaved roads. To reduce fugitive dust from earth-moving operations, building pads shall be finalized as soon as possible following site preparation and grading activities. • Stabilize grading areas as quickly as possible to minimize fugitive dust. • Apply chemical stabilizer to on-site stockpiles of excavated material, install a gravel pad, or pave the last 100 feet of	

Table 1-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		internal travel path within the construction site prior to public road entry. • Remove any visible track-out into traveled public streets with the use of sweepers, water trucks, or similar method as soon as possible. • Provide sufficient perimeter erosion control to prevent washout of silty material onto public roads. Unpaved construction site egress points shall be graveled to prevent track-out. • Wet wash the construction access point at the end of the workday if any vehicle travel on unpaved surfaces has occurred. • Cover haul trucks or maintain at least 2 feet of freeboard to reduce blow-off during hauling. • Evaluate potential for reduction in dust generating activity if winds exceed 25 miles per hour. • Enforce a 15-mile-per-hour speed limit on unpaved surfaces. • Provide haul truck staging areas for the loading and unloading of soil and materials. Staging areas shall be located away from sensitive receptors, at the furthest feasible distance. • Prior to construction activities, the project applicant shall employ a construction relations officer who will address community concerns regarding on-site construction activity. The applicant shall provide public notification in the form of a visible sign containing the contact information of the construction relations officer. The sign shall be placed in easily accessible locations along South Avalon Boulevard and Martin Luther King Jr. Street and noted on grading and improvement plans.	

Table 1-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		MM-AQ-3. The proposed project shall provide circuitry and capacity for installation of electric vehicle (EV) charging stations consistent with the County of Los Angeles criteria. The proposed project shall develop up to 2% of the available parking spaces on site as EV charging stations.	
AQ-4. Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	Less than significant	N/A	N/A
Biological Resources			
BIO-1. Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	Potentially significant	**MM-BIO-1. Conduct Pre-Construction Surveys** Prior to construction, a knowledgeable biologist shall conduct a preconstruction survey sweep within areas of suitable habitat for the San Diego desert woodrat. The biologist shall look for any San Diego desert woodrat in suitable habitat that may be located within or immediately adjacent to project work areas (within 100 feet). If individual San Diego desert woodrats are observed within project work areas during the pre-construction survey, a biological monitor shall be on site during construction to flush or move them out of harm's way to avoid direct impacts to these species. If a population of San Diego desert woodrat are observed during the pre-construction survey, and cannot be avoided by the project, consultation with California Department of Fish and Wildlife shall be required, and mitigation shall include relocation of the species and/or the purchase of compensatory habitat-based mitigation credits at a minimum 1:1 ratio for the loss of occupied habitat. **MM-BIO-2. Nesting Bird Avoidance** Construction activities shall avoid the migratory bird nesting season (typically February 1 through August 31), to reduce any potential significant impact to birds that may be nesting within the study area.	Less than significant

Table 1-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		If construction activities must occur during the migratory bird nesting season, an avian nesting survey of the project site and contiguous habitat within 500 feet of all impact areas shall be conducted for protected migratory birds and active nests. The avian nesting survey shall be performed by a knowledgeable biologist within 72 hours prior to the start of construction in accordance with the Migratory Bird Treaty Act (16 USC 703–712) and California Fish and Game Code, Sections 3503, 3503.5, and 3513. If an active bird nest is found, the nest shall be flagged and mapped on the construction plans along with an appropriate no disturbance buffer, which shall be determined by the biologist based on the species' sensitivity to disturbance (typically 300 feet for passerines and 500 feet for raptors and special-status species). The nest area shall be avoided until the nest is vacated and the juveniles have fledged. The nest area shall be demarcated in the field with flagging and stakes or construction fencing.	
BIO-2. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	Less than significant	N/A	N/A
BIO-3. Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	Less than significant	N/A	N/A
BIO-4. Would the project 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?	Less than significant	N/A	N/A

Table 1-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
BIO-5. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Less than significant	N/A	N/A
Cultural Resources			
CUL-1. Would the project cause a substantial adverse change in the significance of a historical resource pursuant to in [sic] CEQA Guidelines Section 15064.5?	Less than significant	N/A	N/A
CUL-2. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?	Potentially significant	**MM-CUL-1. Unanticipated Archaeological Resource Discoveries** If archaeological resources (i.e., sites, features, or artifacts) are exposed during construction activities for the proposed project, all construction work occurring within 100 feet of the find shall immediately stop until a qualified archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for Archaeology, can evaluate the significance of the find and determine whether or not additional study is warranted. The archaeologist shall be empowered to temporarily stop or redirect grading activities to allow removal of abundant or large artifacts. Depending upon qualified archaeologist determination of the significance of the find (14 CCR 15064.5(f); PRC, Section 21082), the archaeologist may record the find and allow work to continue. If the archaeologist determines that the discovery is significant and requires additional work, the archaeologist may require preparation and implementation of an archaeological treatment plan and data recovery. If any artifacts are discovered, the archaeologist shall curate specimens in a repository with permanent retrievable storage and submit a written report to the lead agency prior to occupancy of the first building on the site. Once approved, the final report will be filed with the South Central Coast Information Center (SCCIC).	Less than significant

Table 1-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		Once artifact analysis is completed, a final written report detailing the results of all research procedures and interpretation of the site shall be submitted to the lead agency for review and approval prior to occupancy of the first building on the site.	
CUL-3. Would the project disturb any human remains, including those interred outside of dedicated cemeteries?	Potentially significant	**MM-CUL-2. Inadvertent Discovery of Human Remains** In accordance with Section 7050.5 of the California Health and Safety Code, if human remains are found within the project site, the County coroner shall be immediately notified of the discovery. No further excavation or disturbance of the site of the remains or any nearby area reasonably suspected to overlie adjacent remains shall occur until the county coroner has determined, within 2 working days of notification of the discovery, the appropriate treatment and disposition of the human remains. If the County coroner determines that the remains are, or are believed to be, Native American, he or she shall notify the Native American Heritage Commission (NAHC) in Sacramento within 24 hours. In accordance with California Public Resources Code, Section 5097.98, the NAHC must immediately notify those persons it believes to be the "most likely descendant" (MLD) of the deceased Native American. The MLD shall complete his/her inspection within 48 hours of being granted access to the site. The designated MLD would then determine, in consultation with the property owner, the disposition of the human remains.	Less than significant
Energy			
ENG-1. Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?	Less than significant	N/A	N/A

Table 1-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
ENG-2. Would the project conflict with existing or obstruct a state or local plan for renewable energy or energy efficiency?	Less than significant	N/A	N/A
Geology and Soils			
GEO-1. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking and/or seismic-related ground failure, including liquefaction?	Less than significant	N/A	N/A
GEO-2. Would the project result in substantial soil erosion or the loss of topsoil?	Less than significant	N/A	N/A
GEO-3. Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	Less than significant	N/A	N/A
GEO-4. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	Less than significant	N/A	N/A
GEO-5. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Potentially significant	**MM-GEO-1. Paleontological Resources Monitoring** Prior to commencement of any grading activity on site, the applicant shall retain a qualified paleontologist acceptable to the County. The paleontologist shall prepare a Paleontological Resources Impact Mitigation Program (PRIMP) for the proposed project. The PRIMP shall be consistent with the guidelines of the Society of Vertebrate Paleontology (SVP 2010). The qualified paleontologist shall attend the preconstruction meeting and be on site during all rough grading and other significant ground-disturbing activities in previously	Less than significant

Table 1-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		undisturbed older Quaternary alluvial deposits (including old lagoonal deposits). These deposits may be encountered at depths as shallow as 5-10 feet below ground surface. In the event that paleontological resources (e.g., fossils) are unearthed during grading, the paleontology monitor will temporarily halt and/or divert grading activity to allow recovery of paleontological resources. The area of discovery will be roped off with a 50-foot radius buffer. Once documentation and collection of the find is completed, the monitor will remove the rope and allow grading to recommence in the area of the find. If determined to be significant, the paleontological resources shall be stabilized, labeled, and prepared to the point of identification before accessioning into an appropriate paleontological repository with retrievable storage. Following the paleontological monitoring program, a final monitoring report shall be submitted to the lead agency for review and approval. The report should summarize the monitoring program and include geological observations and any paleontological resources recovered during paleontological monitoring for the proposed project.	
Greenhouse Gas Emissions			
GHG-1. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Less than significant	**PDF-GHG-1**. The project includes the following design features to reduce the demand for energy use: • Appliances shall be Energy Star rated or equivalent. • Outdoor lighting shall be LED or other high-efficiency lightbulbs. • Facilities maintenance personnel/contractors, as applicable, shall be provided information on energy efficiency, energy efficient lighting and lighting control systems, energy management.	N/A

Table 1-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		• Electrical outlets shall be provided at building exterior areas. • Main project buildings (Learning Center, Welcome Center and Player Development building) shall meet the U.S. Green Building Council standards for cool roofs. This is defined as achieving a 3-year solar reflective index (SRI) of 64 for a low-sloped roof and 32 for a high-sloped roof. • Outdoor walkways and patios, and permanent parking lots, shall use paving materials with 3-year SRI of 0.28 or initial SRI of 0.33. • Duct insulation shall be installed to a minimum level of R-6 and modestly enhanced window insulation (for a 5% improvement over the 2016 Title 24 requirement) consistent with County of Los Angeles criteria. • HVAC equipment shall have a SEER of 12 or higher. • Water heaters shall have an energy factor of 0.92 or higher. • Some form of daylighting (e.g., skylights, windows) shall be included in rooms with exterior walls that would normally be occupied. • Artificial lighting in at least 50% of unit fixtures shall be energy efficient. • Waterless urinals, and high-efficiency faucets and toilets shall be used in the project. **PDF-GHG-2**. The project shall include the installation of a solar photovoltaic rooftop system on the Learning Center, Welcome Center and/or Player Development buildings to the extent feasible. **PDF-GHG-3**. The project's landscape shall use recycled water	

Table 1-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
GHG-2. Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Less than significant	**PDF-GHG-1.** The project includes the following design features to reduce the demand for energy use: • Appliances shall be Energy Star rated or equivalent. • Outdoor lighting shall be LED or other high-efficiency lightbulbs. • Facilities maintenance personnel/contractors, as applicable, shall be provided information on energy efficiency, energy efficient lighting and lighting control systems, energy management. • Electrical outlets shall be provided at building exterior areas. • Main project buildings (Learning Center, Welcome Center and Player Development building) shall meet the U.S. Green Building Council standards for cool roofs. This is defined as achieving a 3-year solar reflective index (SRI) of 64 for a low-sloped roof and 32 for a high-sloped roof. • Outdoor walkways and patios, and permanent parking lots, shall use paving materials with 3-year SRI of 0.28 or initial SRI of 0.33. • Duct insulation shall be installed to a minimum level of R-6 and modestly enhanced window insulation (for a 5% improvement over the 2016 Title 24 requirement) consistent with County of Los Angeles criteria. • HVAC equipment shall have a SEER of 12 or higher. • Water heaters shall have an energy factor of 0.92 or higher. • Some form of daylighting (e.g., skylights, windows) shall be included in rooms with exterior walls that would normally be occupied. • Artificial lighting in at least 50% of unit fixtures shall be energy efficient.	N/A

Table 1-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		• Waterless urinals, and high-efficiency faucets and toilets shall be used in the project. **PDF-GHG-2**. The project shall include the installation of a solar photovoltaic rooftop system on the Learning Center, Welcome Center and/or Player Development buildings to the extent feasible. **PDF-GHG-3**. The project's landscape shall use recycled water	
Hazards and Hazardous Materials			
HAZ-1. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Potentially significant	**MM-HAZ-1**. Prior to issuance of the first excavation or grading permit for project development, the County shall confirm that the Department of Toxic Substances Control (DTSC) has no objections to issuance of the excavation/grading permit. **MM-HAZ-2**. If excavation or grading occurs in areas with potential for residual contamination in the subsurface in the storage area (Figure 4.8-1), then a qualified environmental professional retained by the project applicant and approved by the County shall screen soils in the identified area prior to excavation and grading based on the nature of the potential contamination. In the event that potential contamination is encountered the contamination shall be evaluated by the qualified environmental professional using appropriate collection and sampling techniques as determined by the environmental professional based on the nature of the contamination. The nature and extent of contamination shall be determined and the appropriate handling, disposal, and/or treatment shall be implemented in accordance with applicable regulatory requirements.	Less than significant
HAZ-2. Would the project create a significant hazard to the public or the environment through	Potentially significant	**PDF-HAZ-1.** Prior to the issuance of any demolition permit or permit for remodeling of existing buildings, if applicable, the	Less than significant

Table 1-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		applicant shall provide a letter to the applicable authority indicating that the demolition/renovation contract provides for a qualified asbestos abatement contractor/specialist to remove or otherwise abate or manage asbestos during demolition or renovation activities in accordance with the South Coast Air Quality Management District's Rule 1403. The applicant shall comply with State and federal regulations to test for asbestos prior to issuance of any demolition permit. If asbestos-containing materials are found to be present, it shall be abated in compliance with the South Coast Air Quality Management District's Rule 1403, as well as all other applicable state and federal rules and regulations. **PDF-HAZ-2**. Prior to the issuance of any permit for demolition or alteration of an existing structure, if applicable, a lead-based paint survey shall be performed in compliance with applicable State and federal regulations. Should lead-based paint materials be identified, the applicant shall provide evidence to the applicable authority demonstrating that the demolition/renovation contract provides that standard handling and disposal practices would be implemented pursuant to Occupational Safety and Health Act regulations. The applicant shall comply with State and federal regulations to test for lead-based paint prior to issuance of any demolition permit. Should lead-based paint materials be identified, standard handling and disposal practices shall be implemented pursuant to Occupational Safety and Health Act regulations. **MM-HAZ-1**. Prior to issuance of the first excavation or grading permit for project development, the County shall confirm that the Department of Toxic Substances Control (DTSC) has no objections to issuance of the excavation/grading permit.	

Table 1-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		MM-HAZ-2. If excavation or grading occurs in areas with potential for residual contamination in the subsurface in the storage area (Figure 4.8-1), then a qualified environmental professional retained by the project applicant and approved by the County shall screen soils in the identified area prior to excavation and grading based on the nature of the potential contamination. In the event that potential contamination is encountered the contamination shall be evaluated by the qualified environmental professional using appropriate collection and sampling techniques as determined by the environmental professional based on the nature of the contamination. The nature and extent of contamination shall be determined and the appropriate handling, disposal, and/or treatment shall be implemented in accordance with applicable regulatory requirements.	
HAZ-3. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	Potentially significant	**PDF-HAZ-1.** Prior to the issuance of any demolition permit or permit for remodeling of existing buildings, if applicable, the applicant shall provide a letter to the applicable authority indicating that the demolition/renovation contract provides for a qualified asbestos abatement contractor/specialist to remove or otherwise abate or manage asbestos during demolition or renovation activities in accordance with the South Coast Air Quality Management District's Rule 1403. The applicant shall comply with State and federal regulations to test for asbestos prior to issuance of any demolition permit. If asbestos-containing materials are found to be present, it shall be abated in compliance with the South Coast Air Quality Management District's Rule 1403, as well as all other applicable state and federal rules and regulations. **PDF-HAZ-2.** Prior to the issuance of any permit for demolition or alteration of an existing structure, if applicable, a lead-based paint survey shall be performed in compliance with applicable	Less than significant

Table 1-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		State and federal regulations. Should lead-based paint materials be identified, the applicant shall provide evidence to the applicable authority demonstrating that the demolition/renovation contract provides that standard handling and disposal practices would be implemented pursuant to Occupational Safety and Health Act regulations. The applicant shall comply with State and federal regulations to test for lead-based paint prior to issuance of any demolition permit. Should lead-based paint materials be identified, standard handling and disposal practices shall be implemented pursuant to Occupational Safety and Health Act regulations. **MM-HAZ-1**. Prior to issuance of the first excavation or grading permit for project development, the County shall confirm that the Department of Toxic Substances Control (DTSC) has no objections to issuance of the excavation/grading permit. **MM-HAZ-2**. If excavation or grading occurs in areas with potential for residual contamination in the subsurface in the storage area (Figure 4.8-1), then a qualified environmental professional retained by the project applicant and approved by the County shall screen soils in the identified area prior to excavation and grading based on the nature of the potential contamination. In the event that potential contamination is encountered the contamination shall be evaluated by the qualified environmental professional using appropriate collection and sampling techniques as determined by the environmental professional based on the nature of the contamination. The nature and extent of contamination shall be determined and the appropriate handling, disposal, and/or treatment shall be implemented in accordance with applicable regulatory requirements.	

Table 1-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
HAZ-4. Would the project 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 result, would is create a significant hazard to the public or the environment?	Potentially significant	**MM-HAZ-1**. Prior to issuance of the first excavation or grading permit for project development, the County shall confirm that the Department of Toxic Substances Control (DTSC) has no objections to issuance of the excavation/grading permit. **MM-HAZ-2**. If excavation or grading occurs in areas with potential for residual contamination in the subsurface in the storage area (Figure 4.8-1), then a qualified environmental professional retained by the project applicant and approved by the County shall screen soils in the identified area prior to excavation and grading based on the nature of the potential contamination. In the event that potential contamination is encountered the contamination shall be evaluated by the qualified environmental professional using appropriate collection and sampling techniques as determined by the environmental professional based on the nature of the contamination. The nature and extent of contamination shall be determined and the appropriate handling, disposal, and/or treatment shall be implemented in accordance with applicable regulatory requirements.	Less than significant
Hydrology and Water Quality			
HYD-1. Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	Less than significant	N/A	N/A
HYD-2. Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	Less than significant	N/A	N/A
HYD-3. Would the project substantially alter the existing drainage pattern of the site or area,	Less than significant	N/A	N/A

Table 1-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
including through the alteration of the course of a stream or river or through the addition of impervious surfaces in a manner which would: i. Result in substantial erosion or siltation on or off site? ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site? iii. Create or contribute to runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? iv. Impede or redirect flood flows?			
HYD-4. Would the project, in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	Less than significant	N/A	N/A
HYD-5. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	Less than significant	N/A	N/A
Land Use and Planning			
LU-1. Would the project physically divide an established community?	No impact	N/A	N/A
LU-2. Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	Less than significant	N/A	N/A
Noise			
NOI-1. Would the project result in generation of a substantial temporary or permanent increase in	Potentially significant (construction)	**MM-NOI-1. Noise Barrier Installation.** The following measure shall be incorporated into the project contract specifications.	Significant and unavoidable

Table 1-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		Prior to commencement of construction activities involving heavy equipment within the areas shown on Figure 4.11-2, Location of Required Temporary Barrier for Construction Noise Mitigation, temporary construction noise barriers shall be constructed in the locations shown in Figure 4.11-2. The eastern noise barrier shall be erected along the top edge of the slope that exists along the eastern edge of the property. The noise barriers shall be 8 feet in height, have a surface density of at least four pounds per square foot, and be free of openings and cracks (with the exception of expansion joints gaps and other construction techniques, which could create an opening or crack). Sound blankets or panels with a minimum 20 Sound Transmission Class (STC) rating may be used as the surface of the noise barrier; such blankets or panels should be constructed for outdoor use, and may be supported on a metal framework. **MM-NOI-2. Pile Driving** The following measure shall be incorporated into the project contract specifications. Pile driving within the areas shown on Figure 4.11-3, Boundaries of Area Where Sonic Pile Drive is Required for Noise Mitigation, shall employ a vibratory (sonic) pile driver if technically feasible as determined by the project geologist. **MM-NOI-3. Construction Hours** Construction activities shall take place during the permitted time and day per Section 12.08.440 of the County Code. The applicant shall ensure that construction activities for the proposed project are limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Saturday, and not at all during other hours or on Sundays or holidays.	

Table 1-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		MM-NOI-4. Construction Noise Reduction The County of Los Angeles shall require the contractor to adhere to the following measures as a condition of granting a grading permit to the contractor: • All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers. • Construction noise reduction methods such as shutting off idling equipment, construction of a temporary noise barrier, maximizing the distance between construction equipment staging areas and adjacent residences, and use of electric air compressors and similar power tools, rather than diesel equipment, shall be used where feasible. • During construction, stationary construction equipment shall be placed such that emitted noise is directed away from or shielded from sensitive receptors. • Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances.	
NOI-2. Would the project result in generation of excessive groundborne vibration or groundborne noise levels?	Less than significant	N/A	N/A
Public Services			
PUB-1. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:			
i. Fire protection?	Less than significant	N/A	N/A
ii. Police protection?	Less than significant	N/A	N/A
iii. Parks?	Less than significant	N/A	N/A
Transportation			

Table 1-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
TRAF-1. Would the project conflict with an applicable plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	Potentially significant	**MM-TRAF-1. No. 7 Avalon Boulevard/Albertoni Street** The proposed project shall implement the following improvements at Avalon Boulevard/Albertoni Street: • Restripe existing (cross-hatched) pavement on the northbound approach to a second (dual) northbound left-turn lane. This improvement could be accomplished within the existing right-of-way. • Modify existing protected left-turn phasing on the northbound and southbound approaches for a lead/lag operation (for opposing left-turn clearance purposes). **MM-TRAF-2. No. 18 Main Street/Albertoni Street** The proposed project shall implement the following improvements at Main Street/Albertoni Street: • Add new eastbound right-turn lane. This improvement could be accomplished within the existing right-of-way, but would require the removal of approximately 5 on-street parking spaces approximately 100 feet west of the intersection. **MM-TRAF-3. No. 19 Main Street/Victoria Street** The proposed project shall implement the following improvements at Main Street/Victoria Street: • Add new eastbound right-turn lane. This improvement could be accomplished within the existing right-of-way, but would require the removal of approximately 5 on-street parking spaces approximately 100 feet west of the intersection.	Significant and unavoidable

		MM-TRAF-4. No. 25 Hamilton Avenue/I-110 Southbound Ramps The proposed project shall pay its fair-share, as calculated based on the County's methodology, toward the implementation of the following improvements at Hamilton Avenue/I-110 southbound ramps: • Installation of a new traffic signal at Hamilton Avenue/I-110 southbound ramps consisting of a northbound/southbound split phase and westbound permitted phase with overlapping right-turns. • Reconfiguration of the southbound approach to provide a dedicated left-turn lane and a left-turn/through lane. **MM-TRAF-5. No. 1 Main Street/Martin Luther King Jr. Street** The proposed project shall pay its fair-share, as calculated based on the County's methodology, toward the implementation of the following improvements at Main Street/Martin Luther King, Jr. Street: • Reconfigure the westbound approach to provide a left-turn, shared left/right-turn, and right-turn lanes; • Add new northbound right-turn lane **MM-TRAF-6. No. 3 Main Street/I-405 southbound ramps** The proposed project shall pay its fair-share, as calculated based on the County's methodology, toward the implementation of the following improvements at Main Street/I-405 southbound ramps: • Convert the eastbound left-turn lane to a shared through-left-turn lane (onto the I-405 on-ramp). **MM-TRAF-7. No. 4 Main Street/Del Amo Boulevard** The proposed project shall pay its fair-share, as calculated based on the County's methodology, toward the implementation of the following improvements at Main Street/Del Amo Boulevard:	

Table 1-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		• Add new second (dual) westbound left-turn lane; • Add new northbound right-turn lane; • Widening of the westbound approach will be required. **MM-TRAF-8. No. 8 Avalon Boulevard/Victoria Street** The proposed project shall pay its fair-share, as calculated based on the County's methodology, toward the implementation of the following improvements at Avalon Boulevard/Victoria Street: • On the eastbound approach, restripe the right-turn lane into a shared through/right-turn lane; • On the eastbound departure, restripe to provide three through lanes. **MM-TRAF-9. No. 10 Avalon Boulevard/University Avenue** The proposed project shall pay its fair-share, as calculated based on the County's methodology, toward the implementation of the following physical improvements at Avalon Boulevard/University Avenue: • On the westbound approach, reconfigure to provide two left-turn lanes and one right-turn lane; this is anticipated to require some modification to the existing medians located on Avalon Boulevard and University Avenue • Reclassify a section of the existing dedicated westbound bicycle lane as a shared lane **MM-TRAF-10. No. 14 Avalon Boulevard/Del Amo Boulevard** The proposed project shall pay its fair-share, as calculated based on the County's methodology, toward the implementation	

Table 1-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		of the following improvements at Avalon Boulevard/Del Amo Boulevard: • Add second (dual) northbound left-turn lane. • Reconfigure southbound approach to provide a right-turn lane. • Reconfigure eastbound right-turn lane into a shared through/right-turn lane. **MM-TRAF-11. No. 16 Avalon Boulevard/I-405 southbound ramps** The proposed project shall pay its fair-share, as calculated based on the County's methodology, toward the implementation of the following improvements at Avalon Boulevard/I-405 Southbound Ramps: • Upgrade traffic control equipment to provide a new southbound right-turn overlap signal phase. **MM-TRAF-12. No. 22 I-110 southbound ramps/190th Street** The proposed project shall pay its fair-share, as calculated based on the County's methodology, toward the implementation of the following physical improvements at I-110 southbound ramps/190th Street: • Provide an additional eastbound lane for a total of three through lanes by reducing the width of the existing painted median on 190th Street to accommodate the additional eastbound lane. **MM-TRAF-13. No.24 Hamilton Avenue/Del Amo Boulevard**	

Table 1-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		The proposed project shall pay its fair-share, as calculated based on the County's methodology, toward the implementation of the following improvements at Hamilton Avenue/Del Amo Boulevard: • Convert the second northbound through lane to a dedicated right-turn lane. • Modify the traffic signal to provide an overlap phase for the northbound right-turn and add protected-permitted phasing for the westbound left-turn movements. **MM-TRAF-14. No. 26 Figueroa Street/Del Amo Boulevard** The proposed project shall pay its fair-share, as calculated based on the County's methodology, toward the implementation of the following improvements at Figueroa Street/Del Amo Boulevard: • Restripe the westbound approach to provide two left-turn lanes, a through lane, and a shared through-right lane. • Restripe the eastbound approach to provide a left-turn lane, two through lanes, and a shared through-right turn lane. • Modify the traffic signal to provide an overlap phase for the northbound and southbound right-turns.	
TRAF-2. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	Less than significant	**PDF-TRAF-1**. The proposed project will include a Special Event Management Plan (SEMP) for Special Events. The SEMP measures would be implemented at the following thresholds: 1. All on-site measures would be implemented when weekend Soccer and weekend Tennis Center tournaments operate simultaneously. The on-site measures are discussed in more detail in the proposed	N/A

Table 1-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		project's TIA (Appendix K) and may include, but not be limited to: • Physical site design • Parking operations • Guest communications 2. All on-site measures and selected off-site measures, as identified through coordination with the lead agency, would be implemented when: a. Weekend Soccer and weekend Tennis Center tournaments operate simultaneously plus the full use of the Tennis Center exhibition venue; OR, b. The scheduling of a special event at the Soccer Center (e.g., nontypical event, professional sports exhibition, etc.). The off-site measures are discussed in more detail in the proposed project's TIA (Appendix K) and may include, but not be limited to: • Traffic management (off site) • Coordinated traffic control • Traffic control officers • Schedule coordination The SEMP is intended to be an evolving document subject to modification over time in coordination and consultation with the County, in order to respond to changes in traffic patterns and mobility/parking technologies which may alter the travel to and attendance of events at the project.	
TRAF-3. Would the project substantially increase hazards due to a geometric design feature (e.g.,	Less than significant	N/A	N/A

Table 1-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
sharp curves, or dangerous intersections) or incompatible uses (e.g., farm equipment)?			
TRAF-4. Would the project result in inadequate emergency access?	Less than significant	**PDF-TRAF-2.** Prior to issuance of a grading permit, the proposed project will develop a Construction Traffic Management Plan for construction activities that would impact public streets. The Construction Traffic Management Plan shall be based on the nature and timing of the specific construction and other projects in the vicinity of the project site and shall include the following elements as appropriate: • Advance notification to adjacent property owners and occupants, as well as, nearby schools, of upcoming construction activities, including durations and daily hours of construction; • Prohibition of construction worker parking on adjacent residential streets, and identify construction employee parking locations and protocols; • Temporary traffic control during all construction activities adjacent to public rights-of-way to improve traffic flow on public roadways (e.g., flag men flagmen) • Prohibition of construction-related vehicle parking on surrounding public streets; • Safety precautions for pedestrian and bicyclists through such measures as alternate routing and protection barriers as appropriate, including along all identified Los Angeles Unified School District (LAUSD) and Compton Unified School District (CUSD) pedestrian routes to nearby schools; • Scheduling of construction-related deliveries, haul trips, etc., so as to occur outside the commuter peak hours to the extent feasible, and so as to not impede school drop-off and	N/A

Table 1-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		pick-up activities and students using LAUSD/CUSD's identified pedestrian routes to nearby schools; • Coordination with public transit agencies to provide advanced notifications of any anticipated stop relocations and durations; • Provision of advanced notification of any temporary on-street parking removals and duration of removals; • Establish construction hours that are in compliance with Carson Municipal Code (CMC); • Establish a construction phone number which shall be posted on the site, and appoint a construction liaison officer to respond to concerns or inquiries regarding project construction; • Maintain unimpeded emergency access to the project site and nearby properties; • Establish truck access and staging areas, and review haul route approved with the project; • Provide construction site security.	
Tribal Cultural Resources			
TCR-1. Would the project 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: i. Listed or eligible for listing in the California Register of Historical Resources, or in a local	Less than significant	N/A	N/A

Table 1-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
register of historical resources as defined in Public Resources Code section 5020.1(k), or			
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 subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	Potentially significant	**MM-TCR-1. Unanticipated Discovery** While no tribal cultural resources (TCRs) have been identified that may be affected by the project, the following approach for the unanticipated discovery of TCRs has been prepared to reduce potential impacts to unanticipated resources. Should a potential TCR be encountered, construction activities near the potential TCR shall be temporarily halted within 50 feet of the potential TCR and the County of Los Angeles (County) notified. The County will notify Native American tribes that have been identified by the Native American Heritage Commission (NAHC) to be traditionally and culturally affiliated with the geographic area of the project. If the unanticipated resource is archaeological in nature, appropriate management requirements shall be implemented as outlined in Mitigation Measure (MM-) CUL-1 (see Section 4.4.5, Mitigation Measures). If the County determines that the potential resource is a TCR (as defined by Public Resources Code, Section 21074), tribes consulting under AB 52 would be provided a reasonable period of time, typically 5 days from the date a new discovery is made, to conduct a site visit and make recommendations regarding future ground disturbance activities as well as the treatment and disposition of any discovered TCRs. A qualified archaeologist shall implement a plan for the treatment and disposition of any discovered TCRs based on the nature of the resource and considering the recommendations of the tribe(s). All activities shall be conducted in accordance with regulatory requirements. If human remains are found within the project site, management recommendations as outlined in MM-CUL-3 (see Section 4.4.5) should be implemented.	Less than significant

Table 1-1
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
Utilities and Service Systems			
UTL-1. Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	Less than significant	N/A	N/A
UTL-2. Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	Less than significant	N/A	N/A
UTL-3. Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	Less than significant	N/A	N/A
UTL-4. Would the project generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	Less than significant	N/A	N/A
UTL-5. Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	Less than significant	N/A	N/A

1.9 SUMMARY OF PROJECT ALTERNATIVES

Section 15126.6 of the CEQA Guidelines identifies the parameters within which consideration and discussion of alternatives to the project should occur. As stated in this section of the guidelines, alternatives must focus on those that are reasonably feasible and that attain most of the basic objectives of the project. Each alternative should be capable of avoiding or substantially lessening any significant impacts of the project. The rationale for selecting the alternatives to be evaluated and a discussion of the No Project Alternative are also required, per Section 15126.6.

1.9.1 Alternatives Evaluated

This section discusses the alternatives to the project, including the No Project Alternative, under consideration. However, the range of alternatives analyzed is greatly limited, as discussed above, based upon the project site's location on a former landfill actively undergoing remediation and the fact that the County owns this project site. The No Project (No Development) Alternative, which is a required element of an EIR pursuant to Section 15126.6(e) of the CEQA Guidelines, examines the environmental impacts that would occur if the project were not to proceed and no development activities were to occur. The other alternatives are discussed as part of the "reasonable range of alternatives" selected by the lead agency. The alternatives addressed in this section are listed below, followed by a more detailed discussion of each:

- Alternative 1 – No Project
- Alternative 2 – Reduced Project
- Alternative 3 – Passive Park

Alternative 1 – No Project

Under Alternative 1, development of the project site would not occur as discussed in Chapter 3 of this Draft EIR. The project site would remain unchanged and continue to operate as a County-owned golf course. The existing club house, driving range, and associated facilities would remain on site. As no new development would occur on the project site, no discretionary actions would be triggered.

As discussed in Chapter of this Draft EIR, Alternative 1 would not meet any of the project objectives.

Alternative 2 – Reduced Project

Under Alternative 2, development of the project site that would occur would be similar, yet reduced when compared to the proposed project. Under Alternative 2, the proposed learning center would not be constructed, and the tennis and soccer facilities would be reduced in half with the remainder

of the project site utilized for passive open space/recreation. As such, Alternative 2 would consist of the following components:

- 12,000-square-foot Welcome Center
- Competition Venue, including 6 hard courts with approximately 600 seats for spectator viewing, an approximately 6,500-square-foot Player Development Building, and an approximately 2,500-square-foot Tournament/League Administration Building.
- Two green-clay courts
- Training court area with four 36-foot courts, four 60-foot courts, and 15 full-sized hard surface courts
- Five full-sized soccer fields

Construction and operational hours for Alternative 2 would be the same as those associated with the proposed project.

Under Alternative 2, a reduced number of tennis and soccer facilities would be constructed on the project site. Given that fewer facilities would be constructed, the remainder of the project site would be available for passive recreational use. Under Alternative 2, the proposed learning center would not be constructed. See Chapter 6 for further discussion of the relationship of Alternative 2 to the project objectives.

Alternative 3 – Passive Park

Under Alternative 3, development of the project site would not occur as discussed in Chapter 3 of this Draft EIR. The project site would be available as a passive recreational open space park area. Minimal facilities, such was restroom facilities, walking trails and park benches, would be constructed on the site.

Under Alternative 3, a passive park would be constructed on the project site. Under Alternative 3, the proposed learning center, tennis center and soccer center would not be constructed. Chapter 6 of this Draft EIR provides further discussion of the relationship of Alternative 3 to the project objectives.

1.9.2 Environmentally Superior Alternative

As indicated in Table 1-2, Alternative 1, the No Project Alternative, would result in the least environmental impacts and therefore would be considered the Environmentally Superior Alternative. However, Section 15126.6(e)(2) of the CEQA Guidelines states that if the Environmentally Superior Alternative is the No Project Alternative, the EIR shall also identify an Environmentally Superior Alternative among the other alternatives.

Of the alternatives evaluated above, Alternative 3 was found to be environmentally superior over the proposed project (see Table 1-2 and Chapter 6) because it had the most reductions in impacts from the proposed project. Alternative 3 was found to have fewer air quality impacts, fewer noise impacts, and fewer overall vehicle trips, which are considered significant and unavoidable impacts of the proposed project. Alternative 3 would also result in fewer impacts related to aesthetics, light and glare, cultural resources, geology and soils, greenhouse gas emissions, tribal cultural resources, and utilities and service system impacts when compared to the proposed project. For the remaining environmental impact areas, Alternative 3 would result in comparable impacts as the proposed project. While Alternative 3 would be the Environmentally Superior Alternative, this alternative would not achieve the primary objectives of the proposed project, including providing a Learning Center, Tennis Center, and Soccer Center at an existing underperforming golf course providing programs that stimulate recreation, combined with learning and wellness for children and adults in the South Los Angeles region. Chapter 6 of this Draft EIR provides further discussion of the relationship of Alternative 3 to the project objectives.

Table 1-2
Comparison of Project and Alternatives Impacts

Environmental Issue Area	Proposed Project	Alternative 1 No Project	Alternative 2 Reduced Project	Alternative 3 Passive Park
Aesthetics	Less than Significant	=	▼	▼
Air Quality	Significant and Unavoidable (construction and operation)	▼	▼	▼
Biological Resources	Less than Significant with Mitigation	▼	=	=
Cultural Resources	Less than Significant with Mitigation	▼	▼	▼
Energy	Less than Significant	▼	▼	▼
Geology and Soils	Less than Significant with Mitigation	▼	▼	▼
Greenhouse Gas Emissions	Less than Significant	▼	▼	▼
Hazards and Hazardous Materials	Less than Significant with Mitigation	▼	=	=
Hydrology and Water Quality	Less than Significant	=	=	=
Land Use and Planning	Less than Significant	▼	=	=
Noise	Significant and Unavoidable (construction)	▼	▼	▼
Public Services	Less than Significant	▼	=	=
Transportation	Significant and Unavoidable (operation)	▼	▼	▼

Table 1-2
Comparison of Project and Alternatives Impacts

Environmental Issue Area	Proposed Project	Alternative 1 No Project	Alternative 2 Reduced Project	Alternative 3 Passive Park
Tribal Cultural Resources	Less than Significant with Mitigation	▼	▼	▼
Utilities and Service Systems	Less than Significant	▼	▼	▼

Notes: = = alternative is likely to result in similar impacts to issue when compared to project; ▼ = alternative is likely to result in reduced impacts to issue when compared to project; ▲ = alternative is likely to result in greater impacts to issue when compared to project.

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