

NOTICE OF AVAILABILITY – DRAFT ENVIRONMENTAL IMPACT REPORT

NOTICE IS HEREBY GIVEN by the City of Inglewood to all interested parties in accordance with the California Environmental Quality Act that a Draft Environmental Impact Report for the Hollywood Park Redevelopment Project is now available for public review and comment.

Project Location: The 238-acre Hollywood Park Redevelopment Project Site (“Project Site”) is located on the Hollywood Park property at 1050 South Prairie Avenue in the City of Inglewood. The Project Site is bounded on the north by a parking lot (vacant commercial/recreational property), the recent Renaissance residential development to the northeast and Darby Park to the east. One-story and two-story residential structures are located across Pincay Drive to the north. A commercial shopping center and one and two-story residential uses are located to the east. Century Boulevard is located south of the Project Site and is developed with one- and two-story commercial retail and restaurant uses along the street frontage. One- and two-story commercial retail and restaurant uses are located immediately west of the Project Site across Prairie Avenue. (See Figure 1, Project Location Map.)

Project Applicant: Hollywood Park Land Company, LLC
c/o Wilson Meany Sullivan
100 Wilshire Boulevard, STE 940
Santa Monica, CA 90401
(310) 382-9029

Brief Description of Project: The proposed Hollywood Park Redevelopment Project (“Proposed Project”) consists of the redevelopment of the approximately 238-acre Project Site, including the Racetrack Grandstand and the Pavilion/Casino and the construction of a new mixed-use development. The Proposed Project includes demolition of most of the improvements and structures on the Project Site, including the Hollywood Park Racetrack and grandstand, and the new construction of approximately 2,995 residential dwelling units, 620,000 square feet of retail space, 75,000 square feet of office/commercial space, a 300-room hotel including 20,000 square feet of related meeting space, and 10,000 square feet of community-serving uses for the Home Owners’ Association (HOA). The Pavilion/Casino will be renovated at its existing location on the Project Site and reconfigured as a maximum 120,000 square feet Casino/gambling facility. A four-acre site is proposed to be made available to a public entity for civic uses, which could be a combination of one or more uses, including but not limited to, a school, a library, community center, etc., subject to economic feasibility with respect to construction and operation costs for the respective entity. Approximately 25 acres will be designated for recreation/open space for the development, including 2.5 acres developed as an HOA Recreational Facility. The two racetrack infield lakes currently existing on the Project Site will be removed and re-created on the Project Site as an integral component of the proposed master plan. The residential product types may include single family, townhomes, stacked flats, and condominium buildings. At least 90 percent of the residential development will be a for-sale (i.e. ownership) residential product.

Parking

The proposed parking for the proposed Project would be provided to meet the needs of residents, employees and visitors to the site. Parking for the commercial and retail land uses will be provided with a combination of surface parking lots, structured parking lots and on-street parking spaces within the designated mixed use land use plan area (the "Mixed Use Zone"). Parking in the Mixed Use Zone will be provided on a shared basis, based upon the mix of uses and estimated parking demands. Based on a shared parking analysis for a sample program, the project may have a peak parking demand of approximately 4,900 spaces for the retail/commercial component.

The proposed residential parking (including guest parking) will be located within the residential land use areas, and in the Mixed Use Zone to the extent residential units are located there. Pursuant to the Hollywood Park Specific Plan, the minimum number of off-street parking spaces required for resident parking in the residential zone are: (1) two spaces for the Single-Family Housing Type, (2) one and one-half (1.5) spaces for studio and one-bedroom units for Town home and Wrap/Podium Housing Types, and (3) two spaces for units with two (2) or more bedrooms for the Town home and Wrap/Podium Housing Types. With respect to guest/visitor parking within the residential zone, the Hollywood Park Specific Plan provides one guest/visitor space for three dwelling units, except that single-family homes on 3,500 square-foot lots shall have one guest/visitor space per dwelling unit. These spaces may be located within a parking structure, parking lot or on-street.

Depending upon the actual bedroom counts that are developed in the residential dwelling units, it is estimated that the Project Site could contain up to approximately 7,700 parking spaces in the residentially-zoned areas of the Project Site to accommodate the parking demand generated by residents on the Project Site. This includes up to approximately 6,000 required resident parking spaces (typically in garages), 700 on-site parking spaces, and 1,000 on-street parking spaces. These parking spaces are created in the residentially zoned areas of the Project Site and are in addition to the number of spaces created for the retail, commercial, entertainment, casino, residential and hotel land uses as described above in Mixed Use Zone parking requirements.

Discretionary approvals anticipated for the proposed development would include but are not limited to certification of the EIR, approval of a General Plan Amendment, approval of a Redevelopment Plan Amendment, Zone Change, adoption of Specific Plan, approval of a Tentative Tract Map(s) and Final Map(s), approval of a Development Agreement between the developer and the City of Inglewood, approval of an owner participation agreement (OPA) between the developer and the Redevelopment Agency of the City of Inglewood regarding financing of public improvements and consistency with the applicable Redevelopment Plan, and approval of a Community Facilities District. Additional discretionary actions and approval for various aspects of the proposed project may be required.

Draft Environmental Impact Report: The Draft EIR evaluates the potential impact of the Proposed Project on the environment. Mitigation measures are presented to reduce

potentially significant impacts to less than significant levels for all environmental categories, except for the significant and unavoidable impacts that would occur. The Proposed Project would result in significant unavoidable environmental impacts for the following environmental issue areas:

- Project Construction Air Quality impacts involving:
 - Exceedance of regional thresholds for VOC, NOX, PM2.5, and PM 10,
 - Exceedance of localized emissions of PM2.5, PM10, and NO2);
- Project Operational Air Quality impacts involving:
 - Concurrent emissions that exceed the SCAQMD significance thresholds for VOC, NOX, CO, PM2.5, and PM10,
 - Technical Inconsistency with the Air Quality Management Plan.
- Possible cumulative traffic impacts involving:
 - Int. No. 2: Sepulveda Boulevard/Centinela Avenue (City of Los Angeles);
 - Int. No. 23: Hawthorne Boulevard/Imperial Highway (City of Hawthorne); and
 - Int. No. 47: Crenshaw Boulevard/Century Boulevard (City of Inglewood).
- Operational and cumulative solid waste impacts.
- Project Construction Noise impacts involving:
 - Exceedance of the five dBA significance threshold at sensitive receptors near the Project Site
- Operational and cumulative Population, Housing and Employment impacts involving:
 - Technical Inconsistency with the SCAG regional population and housing growth projections for 2015 for the City of Inglewood.

The Draft EIR was circulated for public review on **October 9, 2008**. All written comments on the Draft EIR must be submitted to the Planning and Building Department's Planning Division during the public comment period **beginning on Thursday, October 9, 2008 and ending on Monday, November 24, 2008**, which is 46 calendar days from the date of availability. For accuracy of record, written comments are encouraged and should be supported by factual information whenever possible. Substantive comments or information

must be submitted on or before the end of the public comment period no later than 5:30 p.m. on Monday, November 24, 2008. All comments will be addressed and included in the Final EIR. Written comments on the Draft EIR should be sent to the lead agency:

Inglewood Planning and Building Department
One Manchester Boulevard
Fourth Floor, City Hall
Inglewood, California 90301
Attention: Sheldon Curry

Public review copies of the Draft Environmental Impact Report are available at the following addresses:

- City of Inglewood Planning Division located at One Manchester Boulevard, Fourth Floor, City Hall, Inglewood, CA 90301
- City Clerk's Office, located at One Manchester Boulevard, First Floor, City Hall, Inglewood, CA 90301
- Inglewood Main Library, located at 101 West Manchester Boulevard, Inglewood, CA, 90301
- Morningside Park Library, located at 3202 West 85th Street, Inglewood, CA, 90305
- Crenshaw-Imperial Library, located at 11141 South Crenshaw Boulevard, Inglewood, CA 90303
- Lennox Library, located at 4359 Lennox Boulevard, Lennox, CA 90304
- View Park Library, located at 3854 West 54th Street, Los Angeles, CA 90043
- Hyde Park Library, located at 2205 West Florence Avenue, Los Angeles, CA 90043
- Hawthorne Library, located at 12700 Grevillea Avenue, Hawthorne, CA 90250
- Wiseburn Library, located at 5335 West 135th Street, Hawthorne, CA 90250

The Draft EIR may also be downloaded from the City's website at: www.CityofInglewood.org

Public Meeting: At this time a public meeting has been scheduled for November 13, 2008, to allow the public to submit comments for the Draft EIR. The meeting will be held from 6:30 p.m. to 9:00 p.m. at City Hall in the Council Chambers (ninth floor), at One Manchester Boulevard, Inglewood, CA 90301. Please contact the Inglewood Planning Division at (310) 412-5230 if you have any questions.

Signature: _____ **Date:** _____
Assistant City Administrator for Development