RESOLUTION NO. 09-43

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA, CERTIFYING AN ENVIRONMENTAL IMPACT REPORT, ADOPTING ENVIRONMENTAL FINDINGS, ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS, AND ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR THE HOLLYWOOD PARK PROJECT ON A 238-ACRE PROPERTY LOCATED AT 1050 SOUTH PRAIRIE AVENUE.

(Case No. EIR-13)

SECTION 1.

Pursuant to the California Environmental Quality Act of 1970, as amended, (CEQA), an Environmental Impact Report (EIR) has been prepared for an application by the Hollywood Park Land Development Company, LLC (Applicant), for various entitlements which would allow the development of a major mixed-use project, consisting of residential, commercial, mixed-use, commercial and recreation, open space, and civic uses on a 238-acre site at 1050 South Prairie Avenue, on the real property legally described as:

Portions of Lot C of Parcel Map No. 25640 in the City of Inglewood, County of Los Angeles, State of California, as per map filed in Book 289, Pages 53 to 61 inclusive of Parcel Maps, in the office of the County Recorder of said County. Exceptions noted. The two subject lots are also identified as Assessors Parcel Number (APN) 4025-011-026 and (APN) 4025-011-029 (Property).

Applicant has submitted an application for the following entitlements on the Property: General Plan Amendment (GPA-08-03); Zone Change (ZC-127); Zoning Code Text Change; Specific Plan (SP-08-01); Vesting Tentative Tract Map (VTTM-69906); Amendment to Redevelopment Plan For The Merged Inglewood Redevelopment Project; Owner’s Participation Agreement and Development Agreement (collectively, "Applications"). These entitlements and other approvals will allow the development of
the Project as proposed in the Specific Plan consisting of the following: demolition of the Hollywood Park racetrack and grandstand; the construction of approximately 2,995 dwelling units, 620,000 square feet of retail space, 75,000 square feet of office/commercial space, 10,000 square feet for use by the Home Owners' Association, and a 300-room hotel which would include 20,000 square feet of related meeting space; renovation of the existing Casino which would remain at its present location on the Property; a four-acre Civic site for community-serving civic uses, which could include uses such as school, community center, library, or other use that provides a public benefit subject to approval by the City; and approximately 25 acres designated for recreation/open space (proposed project); and

Pursuant to CEQA, an Initial Study was prepared for the proposed project which recommended that an Environmental Impact Report be prepared to assess environmental impacts of the project. The Initial Study determined that the proposed project would have no impacts on agricultural resources and mineral resources and less than significant impacts on biological resources; and

On November 1, 2007, the City circulated a Notice of Preparation (NOP) that described the proposed project and potential environmental impacts. The NOP was published and was distributed to local, regional, and State agencies. The NOP stated that the City would prepare an EIR to evaluate the potentially significant impacts of the proposed project; and

On November 16, 2007, the City held a Public Scoping Meeting and public testimony was taken on the proposed project and potential environmental impacts of the proposed project; and

The City prepared a Draft EIR to assess the environmental impacts of the proposed project and the comments received by the City on the NOP and at the Public Scoping Meeting were taken into account during the preparation of the EIR; and

The City filed and distributed a Notice of Completion and Availability for the Draft
In addition to the main body of the environmental analysis, the Draft EIR also consists of the following Appendices:

- Appendix A-1: Notice of Preparation (NOP) and NOP Response Letters
- Appendix A-2: Initial Study Checklist
- Appendix A-3: Public Agency and Service Providers Response Letters
- Appendix E-2: Record Search for the Hollywood Park Redevelopment Project, City of Inglewood, South Central Coastal Information Center – California Historical Resources Information System, California State University – Fullerton, Department of Archaeology, July 24, 2007.


• Appendix F-5: Utility Provider Will-Serve Letters


• Appendix I: Potential for the Hollywood Park Redevelopment Project to Cause “Urban Decay” Technical Memorandum, HR&A Advisors, Inc., June 2, 2008;

; and

The Draft EIR was properly circulated for public review (including to the appropriate agencies and interested parties) from October 9, 2008 through November 24, 2008 (46 days); and

Pursuant to CEQA requirements, the City prepared a Final EIR (March 2009) responding to comments received on the Draft EIR and made some modifications to the Draft EIR (Final EIR). The Final EIR consists of the Introduction/Executive Summary, Project Description, Additions and Corrections to the Draft EIR, Response to Comments on the Draft EIR, the Mitigation Monitoring and Reporting Program, and the following additional technical appendices:

• Appendix J: Comment Letters Received on the Draft EIR

• Appendix K: Memorandum re: Updated Traffic Impact Analysis, Linscott, Law & Greenspan Engineers, February 26, 2009 (including Appendix A: Updated Traffic Impact Analysis—ICU Data Worksheets—Weekday AM & PM Peak Hours—Saturday Mid-Day Peak Hour,

Appendix B: Supplemental Traffic Evaluation—Additional Study Intersections, Manual Traffic Counts, ICU Data Worksheets—Weekday AM & PM Peak Hours—Saturday Mid-Day Peak Hour, Appendix C: Supplemental Traffic Evaluation—Baseline Conditions to Reflect Live Horseracing. ICU Data Worksheets—Weekday AM & PM Peak Hours—Saturday Mid-Day Peak Hour, Appendix D: Supplemental Traffic Evaluation—With Local Schools in Session. ICU Data Worksheets—Weekday AM & PM Peak Hours—Saturday Mid-Day Peak Hour, Reference data for Response to Comment 2.4—Intersection Capacity Utilization, Reference Data for Response to
Comments 7.13, 18.4, and 18.5 re: Internal Capture and Pass-By Trip
Credits, Reference Data for Response to Comment 7.19 re: Hollywood
Park Redevelopment Project Supplemental Traffic Assessment—
Internal Study Locations, November 26, 2008, Reference Data for
Response to Comment 9.84: ITE Trip Generation Manual Graphic for
Residential Condominiums/Townhouses (230) Depicting Average
Vehicle Trip Ends, and Reference Data for Response to Comment
20.2: ITE Journal Study: Recalibration of Trip Generation Model for
Las Vegas Hotel/Casinos, by Curtis D. Rowe, Mohamed S. Kaseko
and Kenneth W. Ackeret).

- Appendix L: Walker Parking Consultants, Shared Parking Analysis
  Hollywood Park Redevelopment, Inglewood, CA, February 9, 2009
- Appendix M: Historic Resources Memorandum re: DEIR Responses to
  Comments, from Jay Turnbull and Rich Sucre, to Sheldon Curry, dated
  January 19, 2009
- Appendix N: Terry A. Hayes & Associates, Revised Global Warming
  Calculation Worksheets, February 17, 2009
- Appendix O: Memorandum from Group Delta Consultants re: Potential
  Geologic Hazard—Tsunami, Seiche, and Mudslide, dated January 26,
  2009
- First Supplemental Response to Comments, Second Supplemental
  Response to Comments and Third Supplemental Response to
  Comments; and

The Final EIR was made available at least 10 days prior to the City Council
hearing; and

The Draft EIR and Final EIR are incorporated herein by reference and together
constitute the Environmental Impact Report for the proposed Project (EIR); and
The Planning Commission, after giving all public notices required by law, held a
duly noticed public hearing on March 25, 2009 on the Draft EIR and the Draft Specific
Plan; and

The City Council, after giving all public notices required by law, held a duly
noticed public hearing on May 4, 2009 on the Draft EIR and the Draft Specific Plan; and

The EIR was set for public hearing before the Planning Commission in the City
Council Chamber, Ninth Floor of Inglewood City Hall, on the sixth day of May 2009,
beginning at the hour of 7:00 p.m. Notice of the time and place of the hearing was
given in compliance with legal requirements. The EIR was transmitted to the Planning
Commission prior to the hearing; and

On May 6, 2009, staff requested that the Planning Commission continue the
public hearing to May 11, 2009, at 7:00 p.m., City Council Chambers, Ninth Floor of City
Hall, to allow additional time for staff to address any comments received for the DEIR
that were provided at a City Council hearing conducted on May 4, 2009. The
Commission granted the request and continued the hearing to May 11, 2009; and

On May 11, 2009, the Planning Commission continued the hearing at the time
and place stated above and afforded all persons interested in the matter of the EIR, or
in any matter or subject related thereto, an opportunity to appear before the Planning
Commission and be heard and to submit testimony or evidence in favor of or against the
EIR and the proposed project. The Planning Commission considered the EIR and
testimony and information received at the public hearing and the oral and written reports
from City staff, as well as all other documents contained in the Record of Proceedings
relating to the proposed project. Following the hearing the Planning Commission
adopted Resolution No. 1553 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
INGLEWOOD, CALIFORNIA, APPROVING AND RECOMMENDING THAT THE CITY
COUNCIL CERTIFY AN ENVIRONMENTAL IMPACT REPORT, ADOPT
ENVIRONMENTAL FINDINGS, ADOPT A STATEMENT OF OVERRIDING
CONSIDERATIONS, AND ADOPT A MITIGATION MONITORING AND REPORTING PROGRAM IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR THE HOLLYWOOD PARK PROJECT ON A 238-ACRE PROPERTY LOCATED AT 1050 SOUTH PRAIRIE AVENUE.

WHEREAS, Resolution No. 1553 was presented to the City Council on May 12, 2009; and,

On May 12, 2009, the City Council set a public hearing for the EIR and certain related entitlements for the proposed project before the City Council in the City Council Chamber, Ninth Floor of Inglewood City Hall, on the twenty-eighth day of May 2009. Notice of the time and place of the hearing was given in compliance with legal requirements. The EIR was transmitted to the City Council prior to the hearing; and

On May 28, 2009, staff requested that the City Council continue the public hearing. The City Council granted the request and continued the hearing to June 3, 2009, at 5:30 p.m., at the City Council Chambers, Ninth Floor of City Hall; and

The City Council conducted the hearing at the time and place stated above and afforded all persons interested in the matter of the EIR, or in any matter or subject related thereto, an opportunity to appear before the City Council and be heard and to submit testimony or evidence in favor of or against the EIR and the proposed project. The City Council considered the EIR and testimony and information received at the public hearing and the oral and written reports from City staff, as well as all other documents contained in the Record of Proceedings relating to the proposed project; and

The Record of Proceedings, upon which the City Council's actions and findings are based, are maintained at the offices of the City of Inglewood, One Manchester Avenue, Inglewood, California.
SECTION 2.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF INGLEWOOD, CALIFORNIA, DOES HEREBY RESOLVE AND FIND THE FOLLOWING:

1. The EIR, as prepared in connection with Applications for the proposed project, is in compliance with CEQA and the state and local environmental guidelines and regulations.

2. The City Council has independently reviewed and considered the information contained in the EIR, including the written comments received during the EIR review period and the oral and written comments received at the public hearings, prior to making its decision on the proposed project.

3. The EIR reflects the City's independent judgment and analysis on the potential environmental impacts of the proposed project. The EIR provides information to the decision-makers and the public on the environmental consequences of the proposed project.

4. The EIR adequately describes the proposed project, its significant environmental impacts, mitigation measures and a reasonable range of alternatives to the proposed project. The EIR evaluated the following potential Project and cumulative environmental impacts: Aesthetics, Air Quality, Geology and Soils, Hydrology/Water Quality, Hazards Materials/Risk of Upset, Cultural Resources, Population, Housing and Employment, Land Use, Noise, Public Utilities, Public Services, Traffic/Transportation, and Parking. Additionally, the EIR considered, in separate sections, Significant and Unavoidable Environmental
Impacts, Growth Inducing Impacts and Alternatives to the Proposed Project.

5. The public review period provided all interested jurisdictions, agencies, private organizations, and individuals the opportunity to submit comments regarding the Draft EIR.

6. The mitigation measures which have been identified for the project were identified in the EIR. The final mitigation measures are described in the Mitigation Monitoring and Reporting Program ("MMRP"). Each of the mitigation measures identified in the MMRP, and contained in the EIR, is incorporated into the project. The impacts of the project have been mitigated to the extent feasible by the mitigation measures identified in the MMRP, and contained in the EIR.

7. The responses to comments in the EIR are adequate and complete.

8. The Final EIR contains additions, clarifications, modifications and other information in its responses to comments on the Draft EIR and also incorporates revisions to the Draft EIR based on information obtained since the Draft EIR was issued. The City Council does hereby find and determine that such changes and additional information are not significant new information (as that term is defined under the provisions of CEQA) because such changes and additional information do not indicate that any new significant environmental impacts not already evaluated in the Draft EIR would result from the Project and they do not reflect any substantial increase in the severity of any environmental impact. Further, no feasible mitigation measures considerably different from those previously analyzed in the Draft EIR have been proposed that would lessen significant environmental impacts of the Project and that have not been incorporated, and
no feasible alternatives considerably different from those analyzed in the Draft EIR have been proposed that would lessen the significant environmental impacts of the Project. Accordingly the City Council hereby finds and determines that recirculation of the Final EIR for further public review and comment is not required under CEQA.

9. That the City Council:
   (a) certifies the EIR based on the facts and findings set forth in this Resolution;
   (b) approves and adopts the findings set forth in Exhibit A on the significant impacts of the proposed project. The EIR identifies certain significant environmental impacts of the proposed project, most of which can be substantially reduced to a level of less than significant based on feasible mitigation measures identified in the EIR and the findings in Exhibit A. However, certain impacts of the proposed project remain significant and unavoidable even after the adoption of all feasible mitigation measures.
   (c) approves and adopts the findings on infeasibility of Project Alternatives and the Statement of Overriding Considerations set forth in Exhibit B for the significant impacts of the proposed project identified in the EIR which cannot be substantially reduced to a level of less than significant through feasible mitigation measures or alternatives and remain significant and unavoidable.
   (d) approves and adopts the Mitigation Monitoring and Reporting Program set forth in Exhibit C. The Mitigation Monitoring and Reporting Program identifies the significant impacts of the proposed project, corresponding mitigation measures and Project Design Features which will be imposed as conditions of approval on the proposed project, and designates the City department responsible for implementation and monitoring of the required mitigation measures and Project Design Features.

10. City staff, on behalf of the City, is hereby authorized and directed to file with the County Clerk of the County of Los Angeles, a Notice of Determination pursuant to Section 21152 of the Public Resources Code and Section 15094 of the CEQA
Guidelines.

SECTION 3.

The City Clerk shall certify to the passage and adoption of this resolution and to its approval by the City Council and this resolution shall be in full force and effect immediately upon adoption.

This resolution for the Final Environmental Impact Report (EIR-13) is passed, approved and adopted this 3rd day of June 2009.

ROOSEVELT F. DORN
MAYOR

ATTEST:

YVONNE HORTON
CITY CLERK