

MEMORANDUM

Date: March 18, 2019
To: Christina Erwin and Brian Boxer, Environmental Science Associates (ESA)
Whit Manley and Tiffany Wright, Remy, Moose, Manley (RMM)
From: Lisa Trifiletti, Trifiletti Consulting Inc.
Subject: Related Project List Methodology for the proposed Inglewood Basketball and Entertainment Center (IBEC)

To support the environmental analysis of the Inglewood Basketball and Entertainment Center (IBEC) project, the project team prepared a cumulative projects list to support analytical assumptions made in the environmental impact report (EIR). The purpose of this documentation is to identify reasonably foreseeable projects anticipated to be constructed in the near term in order to form a basis for analysis of cumulative impacts in the EIR.

Identification of cumulative projects occurred in May 2018, and minor refinements were included through January 2019 to provide clarity where necessary. This time frame coincides with the commencement of the City's environmental review process. The project team established several parameters for projects included on this list. Projects on this list consist of development projects within identified surrounding jurisdictions which have a pending development application, are approved, are under construction, and/or would be a significant traffic generator. Certain plan documents are included on the list if they have applications pending for specific projects proposed within the plan area.

The project team contacted planning staff from the cities of Inglewood, Los Angeles, Culver City, El Segundo, Manhattan Beach, Lawndale, Hawthorne, and Gardena. Additionally, Los Angeles County planning staff was contacted regarding pending projects in the unincorporated areas of the County of Los Angeles and the communities of Baldwin Hills, Del Aire, Gardena Valley, Lennox, View Park, West Athens, and Westmont. Outreach to these jurisdictions was conducted via email, phone calls, and/or in-person meetings with relevant planning staff. These contacts provided information regarding pending projects in their respective jurisdiction including project name, address, types of uses and sizes of development including number of dwelling units and square footages, project phase, and estimated completion date. Once input from each of these jurisdictions was

received, the project team reviewed the list of all projects; removed projects that were duplicative, already constructed, had development applications that had lapsed, or that did not have a development application pending (such as plan-level documents); cross-checked the list with projects included in the Southern California Association of Governments (SCAG) Regional Transportation Plan (RTP) model; and field verified whether projects had already been constructed.

This outreach effort resulted in a cumulative project list of 146 relevant projects (see Table A). Two plans are included in the cumulative projects list. The LAX Northside Plan is included because it has obtained project-level environmental clearance and projects listed in the plan are currently being constructed. Additionally, the LAX Landslide Access Modernization Program has entitled 900,000 square feet of commercial development, which was also included in the LAX Specific Plan to enable commercial development projects in the remaining land adjacent to LAMP facilities. However, other plans such as the Inglewood Transit Oriented Development (TOD) plans are not included in the cumulative projects list because they are program-level plans that govern future development within certain areas around transit stations, but they do not assume specific development projects within those areas. There are several specific development projects within the TOD areas that have development applications on file that were included in the cumulative project list.

Hollywood Park Specific Plan (HPSP) Area

In response to its Notice of Preparation, the City received a letter regarding other development in the area that should be considered in the City's analysis. The letter stated that the "baseline" for purposes of traffic analysis should include the anticipated development of 5.25 million square feet of commercial development on a 60-acre parcel generally referred to as the "Hollywood Park Northern Parcel." (Letter from Amy Forbes to Mindy Wilcox (March 22, 2018).)

The HPSP encompasses approximately 238 acres. The City approved the HPSP in 2009. As approved at that time, the HPSP authorized the redevelopment of the Hollywood Park property, including the racetrack Grandstand and the Pavillion/Casino and the construction of a new mixed-use development. The HPSP authorized up to approximately 2,995 dwelling units, 620,000 square feet of retail space, 75,000 square feet of office/commercial space, a 300-room hotel, and 10,000 square feet of community space.

In February 2015, the City approved a voter-sponsored initiative entitled the "City of Champions Revitalization Initiative." The initiative amended the HPSP. The HPSP, as amended, authorizes the following uses: an NFL stadium of up to 80,000 seats; a performance venue of up to 6,000 seats; up to 890,000 square feet of retail uses; up to 780,000 square feet of office; up

to 300 hotel rooms; up to 2,500 residential units; and approximately 25 acres of public parks and open space. Thus, the initiative builds upon, and adds to, the uses authorized by the City in the 2009 HPSP.

The initiative provides the landowner with a vested right to proceed with the development outlined above. The approval process for individual projects covered by the initiative is ministerial and does not require further CEQA review. The initiative also requires that the landowner implement the mitigation measures adopted by the City when it approved the HPSP in 2009. These measures include various, specific transportation improvements, and contributions to other transportation improvements.

The initiative also encompassed an additional, 60-acre parcel immediately north of the HPSP, generally referred to as the "Northern Parcel." The initiative designated the entire 298 acres (both the original HPSP area and the Northern Parcel) as "Major Mixed Use." A portion of the stadium is being constructed on the Northern Parcel. The Northern Parcel is also accommodating roadways and other improvements needed by the stadium project. Further development of the Northern Parcel will require performing CEQA review and amending the HPSP. The initiative provides that the overall floor area ratio for the entire site "shall not exceed 2:1 averaged over the 298-acre site." (City of Champions Revitalization Initiative, § 3.A.2.) The "entire site" includes both the 238-acre HPSP area, and the 60-acre Northern Parcel.

Construction of the stadium is now underway. In addition, the landowner has submitted plans for the specific development projects on the 238-acre HPSP area. The City is actively engaged in performing ministerial review of these projects. The landowner has reported that all of these projects are expected to be completed and operational well before 2024.

The following table summarizes the status of development on the HPSP. This table has been prepared based applications submitted to the City Planning Department as of November 2018.

Table B - Hollywood Park Specific Plan					
Land Use	Adjusted Baseline	Remaining Development in Mixed-Use and Residential Areas	2.0 FAR in Interim Use Areas	Total Cumulative	Total HPSP Development Assumptions
Retail	518,077 sf	371,923 sf	- sf	371,923 sf	890,000 sf
Office	466,000 sf	314,000 sf	3,253,314 sf	3,567,314 sf	4,033,314 sf
Residential	314 units	2,186 units	- units	2,186 units	2,500 units
Hotel	- rooms	300 rooms	- rooms	300 rooms	300 rooms
Stadium	70,000 seats	- seats	- seats	- seats	70,000 seats
Perform. Venue	6,000 seats	- seats	- seats	- seats	6,000 seats
Open Space	11.89 acres	13.06 acres	- acres	13.06 acres	24.95 acres
Civic Use	- acres	4 acres	- acres	4 acres	4 acres

For projects that are either under construction or have plot plan applications underway (shown in Table B, "Adjusted Baseline" column), the projects will not be included in the cumulative projects list. Rather, these projects will be considered as part of the baseline environmental setting. The environmental setting generally consists of physical conditions as they exist at the time the lead agency commences the environmental review process. (CEQA Guidelines, § 15125, subd. (a).)

At the time the City commenced the environmental review process for the IBEC, the Hollywood Park Northern Parcel did not contain 5.25 million square feet of commercial development. As noted above, the development of the Northern Parcel requires amending the HPSP. An application to amend the HPSP has not been filed with the City. For this reason, Table A does not include any development on the Northern Parcel. Nonetheless, to be conservative, the development of the Northern Parcel is included as part of the City's analysis of cumulative effects. The City has concluded that the development capacity of the Northern Parcel should be adjusted to reflect the fact that the NFL stadium is located on a portion of the Northern Parcel, as are certain roads and infrastructure. For this reason, the entire 60 acres may not be available for development. The City Planning Department estimates that, once the stadium and roads are constructed, the remaining land on the Northern Parcel available for development will be approximately 37.3 acres. The Department estimates that, if a 2:1 floor area ratio is applied to this amount of land, then the Northern Parcel could accommodate up to 3.25 million square feet. (Memorandum from Mindy Wilcox to Christopher Jackson re: Hollywood Park 60-acre Site (November 29, 2018).) Accordingly, 3.25 million square feet of development in the Northern

Parcel is included in the cumulative projects list. The cumulative scenario also assumes that all of the mitigation measures adopted as part of the initiative will be implemented.

The cumulative project “list method” reflected in Table A may overstate the level of development assumed in the cumulative impact analysis. Many of the projects on this list may not go forward. Others may be disapproved or approved at densities and intensities less than those sought by the landowner. Others may not be constructed by 2030, the cumulative development year analyzed in the EIR. Table A nevertheless lists the development as currently requested by the site landowner or project applicant, at full build-out. In this respect, Table A is conservative. The inclusion of all proposed or approved projects in Table A, assuming full build-out, ensures that the City will not underestimate the level of development expected to exist as of 2030.

Table A: IBEC Related Projects

No.	Project Location	Jurisdiction	Land Use	Size	
1	6161 W. Centinela Boulevard	Culver City	Office	281.209	ksf
2	12712-12718 Washington Boulevard	Culver City	Apartments	5	units
			Retail	3.414	ksf
			Commercial	2.340	ksf
3	6002 Centinela Avenue	Culver City	Service Bays	14.668	ksf
			Parts and Service	12.900	ksf
4	6201 Bristol Parkway	Culver City	Commercial	16.000	ksf
			Apartments	775	units
			Commercial	-60.000	ksf
5	888, 892 and 898 N. Sepulveda Boulevard	El Segundo	Hotel	190	rooms
6	EL Segundo South Campus Specific Plan	El Segundo	Office	1,751.921	ksf
			Warehouse	73.577	ksf
			Retail	148.960	ksf
7	199 Continental Boulevard	El Segundo	Hotel	152.000	rooms
8	2265 E. El Segundo Boulevard	El Segundo	Warehouse	-3.050	ksf
			Office	3.050	ksf
9	400 Duley Road	El Segundo	Office	73.000	ksf
10	2275 Mariposa Avenue	El Segundo	Corporate Office	52.000	ksf
			Athletic Training Facility	68.300	ksf
11	201 N. Douglas	El Segundo	High School	1,200	students
			High School (ksf)	-90.000	ksf
12	2125 Campus Drive	El Segundo	Hotel	121.450	ksf
			Office	63.550	ksf
13	535 Indiana Street	El Segundo	Condominiums	4	units
14	1700 E. Imperial Avenue	El Segundo	Office	96.898	ksf
15	710 N. Nash Street	El Segundo	Office	611.545	ksf
			Retail	13.660	ksf
16	1950 E. Grand Avenue	El Segundo	Office	93.569	ksf
17	445 N Douglas Street	El Segundo	Office	106.000	ksf
			Warehouse Industrial Data Center	117.000	ksf
18	101 Continental Boulevard	El Segundo	Hotel	167	rooms
19	444 N. Nash Street	El Segundo	Data Center	180.422	ksf
20	SE Aviation Boulevard	El Segundo	Condominiums	525	units
			Office	-835.000	ksf
21	425-429 Indiana Street	El Segundo	Apartments	8	units
22	NE Sepulveda Boulevard	El Segundo	Retail	67.000	ksf
23	55 Continental Boulevard and 1955 E. Grand Avenue	El Segundo	Office Tower	300.000	ksf
24	1960 E. Grand Avenue	El Segundo	Hotel	150	rooms
25	525 N. Sepulveda Boulevard	El Segundo	Hotel Expansion	6.952	ksf
26	900, 950 Sepulveda Boulevard	El Segundo	Warehouse	20.819	ksf
			Office	139.558	ksf
			Manufacturing	14.025	ksf
27	600-630 N. Sepulveda Boulevard	El Segundo	Fast food restaurant with drive-through	3.714	ksf
28	2130 E. Maple Avenue	El Segundo	Office	20.955	ksf
29	555 N. Nash Street	El Segundo	Ice Skating Rink	17.315	ksf
30	14321 Van Ness Ave	Gardena	Townhomes	40	townhomes
31	1720 West 135th Street	Gardena	Industrial	100.438	ksf
32	13919 Normandie Ave	Gardena	Single Room Occupancy	20	units
33	525 E Rosecrans Avenue	Gardena	Retail	3.140	ksf
34	Aviation Boulevard/El Segundo Boulevard	Hawthorne	Condominiums	610	units
35	4500 West 116th Street	Hawthorne	Condominiums	116	units
36	13806 Hawthorne Boulevard	Hawthorne	Apartments	171	units
			Office	32.500	ksf
37	Crenshaw Boulevard/Jack Northop Avenue	Hawthorne	Dwelling Units	230	units
			Restaurant	3.700	ksf
38	14000 Yukon Avenue	Hawthorne	Apartments	6	units

Table A: IBEC Related Projects

No.	Project Location	Jurisdiction	Land Use	Size	
39	4427 El Segundo Blvd	Hawthorne	Hotel	350	rooms
40	11519 Acacia Ave	Hawthorne	Hotel	119	rooms
41	14135 Cersie Avenue	Hawthorne	Apartments	241	units
42	664 E. Manchester Terrace	Inglewood	Condominiums	4	units
43	844 N. Centinela Avenue	Inglewood	Apartments	4	units
44	501 E. 99th Street	Inglewood	Condominiums	12	units
45	921 N. Edgewood Street	Inglewood	Apartments	38	units
46	222 W Spruce Avenue	Inglewood	Apartments	10	units
47	961 E 68th Street	Inglewood	Condominiums	3	units
48	417 N Market Street	Inglewood	Condominiums	12	units
49	819 E La Palma Drive	Inglewood	Apartments	5	units
50	814 N Market Street	Inglewood	Congregate Living Facility	18	beds
51	411 E Hazel Street	Inglewood	Apartments	18	units
52	329 E. Hazel Street	Inglewood	Condominiums	4	units
53	11111 S. Prairie Avenue	Inglewood	Hotel	120	rooms
54	3920 W 108th Street	Inglewood	Apartments	3	units
55	125 E. Spruce Avenue	Inglewood	Apartments	7	units
56	704 N. Market Street	Inglewood	Apartments	12	units
57	408 E. Warren Lane	Inglewood	Commercial	2,542	ksf
58	508 S. Eucalyptus Avenue	Inglewood	Senior Housing	40	units
59	417-433 Centinela Avenue	Inglewood	Apartments	116	units
60	721 N. La Brea Avenue	Inglewood	Commercial	1,312	ksf
			Commercial	-1,210	ksf
61	101,125,139,140,150 Market Street	Inglewood	Retail	40,000	ksf
62	113-133 Plymouth Street	Inglewood	Townhomes	20	units
63	333 N. Prairie Avenue	Inglewood	Townhomes	310	units
64	705-715 N. Centinela Avenue	Inglewood	Self-Storage	81.613	ksf
65	3660 W. 107th Street	Inglewood	Dwelling Units	3	units
66	614 E. Hyde Park Boulevard	Inglewood	Congregate Living Facility	18	beds
67	1050 S. Prairie Avenue	Inglewood	Sports Stadium	70,000	seats
			Venue	6,000	seats
			Dwelling Units	2,500	units
			Retail	890,000	ksf
			Office	4,033.314	ksf
			Hotel	300	rooms
			Open Space	24,950	acres
68	D3 SITE (La Brea Avenue/Florence Avenue)	Inglewood	Civic Site	30,000	ksf
			Apartments	243	units
69	101 S La Brea	Inglewood	Retail	40,000	ksf
			Philharmonic Association	25,500	ksf
70	316 Hardy Street	Inglewood	Condominiums	5	units
71	943-959 W Hyde Park Boulevard	Inglewood	Self-Storage	159,498	ksf
72	8911 Aviation Boulevard	Inglewood	Car Rental	173,804	ksf
73	3900 W. Century Blvd	Inglewood	Hotel Renovation	4	units
74	5206 W. Thornburn Street	Los Angeles	Elementary to Middle Private School	50	students
75	9800 S. Sepulveda Boulevard	Los Angeles	Hotel	178	rooms
76	10701 S. La Cienega Boulevard	Los Angeles	Bus Facility	1,006,236	ksf
77	7407 S. La Tijera Boulevard	Los Angeles	Apartments	140	units
			Retail	2,600	ksf
78	8740 S. La Tijera Boulevard	Los Angeles	Apartments	137	units
79	8521 S. Sepulveda Boulevard	Los Angeles	Fast food restaurant with drive-through	3,999	ksf
80	6801 Center Drive	Los Angeles	Apartments	600	units
81	1 World Way	Los Angeles	Land Access Modernization Program	-	-

Table A: IBEC Related Projects

No.	Project Location	Jurisdiction	Land Use	Size	
82	8721 S Broadway	Los Angeles	Senior Housing	108	units
			Retail	4,000	ksf
83	5975 S Western Avenue	Los Angeles	Industrial	225,000	ksf
84	1636 W Manchester Avenue	Los Angeles	Office	68,250	ksf
85	8540 S. La Tijera Boulevard	Los Angeles	Middle School	525	students
86	8705 S Western Avenue	Los Angeles	Middle School	616	students
87	8400 S Vermont Avenue	Los Angeles	Shopping Center	740,000	ksf
88	9402 S Broadway	Los Angeles	Senior Housing	49	units
89	8415 S Hoover Street	Los Angeles	Condominiums	142	units
			Apartments	57	units
			Recreational Center	11,550	ksf
			Retail	7,500	ksf
			Bank	1,500	ksf
			Office	15,400	ksf
90	5816 S Western Avenue	Los Angeles	Fueling Positions	4	positions
			Convenience Store	1,835	ksf
91	505 W Century Boulevard	Los Angeles	Fueling Positions	6	positions
92	6733 Sepulveda Boulevard	Los Angeles	Apartments	176	units
93	5208 W Centinela Avenue	Los Angeles	Fast food restaurant with drive-through	4,642	ksf
94	6711 S Sepulveda Boulevard	Los Angeles	Apartments	180	units
95	6855 S La Cienega Boulevard	Los Angeles	Supermarket	22,590	ksf
96	11604 Aviation Boulevard	Los Angeles	Condominiums	281	units
			Retail/Commercial	26,500	ksf
			Apartments	112	units
97	1248 W 105th Street	Los Angeles	Apartments	74	units
98	3816 W 54th Street	Los Angeles	Office Expansion	1,196	ksf
99	1252 W 105th Street	Los Angeles	Apartments	74	units
100	11814 Aviation Boulevard	Los Angeles	Hotel	128	rooms
101	11034 S Western Avenue	Los Angeles	Laundromat	4,983	ksf
102	5550 S La Brea Avenue	Los Angeles	Apartments	32	units
103	12000 S Western Avenue	Los Angeles	Hotel	44	rooms
104	1743 Imperial Highway	Los Angeles	Apartments	39	units
105	10601 S Vermont Street	Los Angeles	Laundromat	4,500	ksf
106	1423 W 120th Street	Los Angeles	Condominiums	57	units
107	1509 W 102nd Street	Los Angeles	Apartments	12	units
108	1539 102nd Street	Los Angeles	Apartments	10	units
109	10501 S Buford Avenue	Los Angeles	Townhomes	11	units
110	11824 Aviation Boulevard	Los Angeles	Apartments	36	units
111	10505 Hawthorne Boulevard	Los Angeles	Apartments	32	units
112	10609 S Inglewood Avenue	Los Angeles	Apartments	9	units
113	10907 S Inglewood Avenue	Los Angeles	Apartments	4	units
114	8910 S Normandie Avenue	Los Angeles	Apartments	6	units
115	10136 Felton Avenue	Los Angeles	Apartments	19	units
116	5053 E 109 Street	Los Angeles	Condominiums	17	units
117	9223 S Vermont Avenue	Los Angeles	Auto Repair	2,858	ksf
118	5301 W Centinela Avenue	Los Angeles	Restaurant	1,640	ksf
119	3838 W Slauson Avenue	Los Angeles	Convenience Store	1,060	ksf
120	5101 Overhill Drive	Los Angeles	Condominiums	88	units
121	1240 W 105th St	Los Angeles	Apartments	42	units
122	6109 Overhill Drive	Los Angeles	Duplex	2	units
123	1034 W 109th Place	Los Angeles	Apartments	9	units
124	11408 - 11412 S New Hampshire Avenue	Los Angeles	Gas Station with Convenience Store	2,900	ksf
125	10335 S Vermont Avenue	Los Angeles	Church (ksf)	1,324	ksf
126	10401 S Vermont Avenue	Los Angeles	Commercial	0,250	ksf
			Apartments	1	units
127	1023 W 107 Street	Los Angeles	Apartments	8	units

Table A: IBEC Related Projects

No.	Project Location	Jurisdiction	Land Use	Size	
128	LAX Northside Project Westchester Parkway b/t Pershing Drive and Sepulveda Boulevard	Los Angeles	Office	612.500	ksf
			Playing Fields	5	fields
			Dog Park	1	field
			Retail	270.000	ksf
			Research and Development	612.500	ksf
			Civic Site	215.000	ksf
129	Bounded by Century Boulevard, La Cienega Boulevard, Arbor Vitae Street and Vicksburg Avenue	Los Angeles	Park	130.680	ksf
			Office	300	ksf
			Hotel	400	rooms
			Retail	200	ksf
130	10341 Graham Avenue	Los Angeles	Conference Center	100	ksf
			Theater	1,000	seats
131	3831 W Stocker St	Los Angeles	Education Center	12.417	ksf
			Apartments	127	units
132	3900 W Martin Luther King Boulevard	Los Angeles	Offices	50.000	ksf
			Condominiums	200	units
			College	3,600	students
133	4018 S Buckingham Rd	Los Angeles	Senior Housing	130	units
134	4115 W Martin Luther King Boulevard	Los Angeles	Middle School	500	students
135	4252 S Crenshaw Boulevard	Los Angeles	Apartments	111	units
136	5950 W Jefferson Boulevard	Los Angeles	Office	64.000	ksf
			Retail	4.000	ksf
			Quality Restaurant	2.000	ksf
			High-Turn Over Restaurant	2.000	ksf
137	6024 W Jefferson Boulevard	Los Angeles	Office	123.572	ksf
			Manufacturing	64.206	ksf
			Coffeeshop with drive thru	2.2	ksf
138	6100 S Hoover St	Los Angeles	Laundromat	6.500	ksf
			Self-Service Car Wash	2.328	ksf
139	2178 Firestone Boulevard	Los Angeles County	Residential Care	16	beds
140	905 E El Segundo Boulevard	Los Angeles County	Community Center	1.000	ksf
			Amphitheater and Lawn	1,100	seats
			Music Center	1.000	ksf
			Nature Lab	1.000	ksf
			Museum- Gallery	1.000	ksf
			Museum- Art Storage	1.000	ksf
			Aquatic Center	1.000	ksf
			Gymnasium	1.000	ksf
			Multi-Purpose Stadium	3,000	seats
			Outdoor Athletic Fields	3	fields
141	1743 Imperial Highway	Los Angeles County	Equestrian Center	85	stables
142	12000 S Western Avenue	Los Angeles County	Apartments	39	units
143	1854 E 118th Street	Los Angeles County	Hotel	44	rooms
144	13200 S Avalon Boulevard	Los Angeles County	Apartments	100	units
145	11735 Holmes Avenue	Los Angeles County	Homeless Shelter	79	rooms
146	14733 S Stanford Avenue	Los Angeles County	Apartments	61	units
			Apartments	85	units