

RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Notice of Availability of a Final Environmental Impact Report

DATE: June 5, 2020

TO: Distribution List of Agencies and Interested Parties

PROJECT CASE NO./TITLE: Canterwood: Change of Zone No. 1800007 (CZ 1800007); Tentative Tract Map No. 37439 (TTM 37439); Plot Plan No. 180024 (PPT 180024), Tentative Parcel Map No. (TPM 37864).

PROJECT LOCATION: The proposed Project is located in Riverside County, California, east of the City of Menifee, and includes the Residential Project and the Off-site Project components. See attached Assessor's Parcel Numbers Map.

PROJECT DESCRIPTION: The "Residential Project Site" proposes a maximum of 574 units on a 158.18 acre area. This component of the Project includes applications CZ1800007, TTM 37439, PPT 180024, and TPM37864. The current zoning classification on the residential Project site is R-1 (One-Family Dwellings). CZ 1800007 proposes to change the zoning classification on the entire residential Project site of 158.18 gross acres from R-1 to R-4 (Planned Residential). TTM 37439 proposes a subdivision of 158.18 gross acres into 447 single-family residential, one of which will be the 25.6 acres at the southwest corner (Lot 447), 23 open space lots, 9 drainage basin lots, and 40.3 acres of Project roadways. Lot 479 is an 8.96-acre park with the following amenities: baseball field, soccer fields (2), basketball court, tot lot, picnic shelter, restroom, and parking. Lots 576, 579, 580, 582, 591, 594, and 604 are mini-parks/paseos. PPT 180024 proposes a development plan for 447 single-family residential lots. Five (5) architectural styles have been provided.

The Off-site Project components include: an offsite trapezoidal earthen drainage channel (Holland Channel) located immediately to the west of the proposed Residential Project site composed of flat agricultural land that is being used to growing some crops but that also contains several farmhouses and a dairy farm in the eastern portion.

The proposed offsite trapezoidal earthen drainage channel spans a distance of 1.5 miles stretching from Eucalyptus Road at the east to Southshore Drive at the west and is bounded at the east by Eucalyptus Road, at the north by Holland Road, at the south by Craig Avenue and at the west by Southshore Drive. The proposed trapezoidal earthen drainage channel area is relatively flat, tilled agricultural land with a total relief of approximately 9 feet, sloping gently to the southwest.

The off-site sewer will be installed in the Holland Road, Briggs Road, and Tres Lagos Road rights of way (ROW). All three of these roadways have generally flat topographies, similar to the adjacent properties. Only Briggs Road is paved. With the exception of homes located southwesterly of the intersection of Leon and Holland Roads, and the Wilderness Lakes RV Resort, located southwesterly of the intersection of Briggs Road and Tres Lagos Road, properties adjacent to the off-site sewer are either vacant or have agricultural uses.

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

LEAD AGENCY:

Riverside County Planning Department
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, CA 92502-1409
Attn: Russell Brady, Project Planner

PROJECT SPONSOR:

Applicant: Sun Holland, LLC
Address: 27127 Calle Arroyo, #1910
San Juan Capistrano, CA 92675

Notice is given to those individuals and agencies that commented on the Draft EIR.

POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS: The Notice of Preparation determined that several issue areas may have significant effects on the environment; these issue areas are discussed in the Draft EIR (DEIR), which is included as an Appendix to the FEIR. Based on data and analysis provided in the DEIR, it is concluded the proposed Project could result in significant adverse environmental impacts to the following environmental issues: Air Quality, Noise, and Transportation. All other potential impacts were determined to be less than significant without mitigation or can be reduced to a less than significant level with implementation of the mitigation measures identified in the DEIR, and as revised in the Errata Section of the FEIR. Note that the cumulative significant impacts identified in the DEIR are based on findings that the Project's contributions to such impacts are considered to be cumulatively considerable which is the threshold identified in Section 15130 of the State California Environmental Quality Act (CEQA) Guidelines.

PUBLIC HEARINGS:

Notification of the date, time, and place of future public hearings will be provided in compliance with County and California Environmental Quality Act (CEQA) requirements.

Please send all written correspondence to:

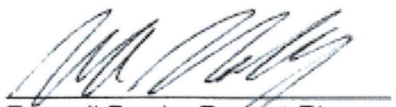
rbrady@rivco.org or to

Riverside County Planning Department
Attn: Russell Brady
P.O. Box 1409
Riverside, CA 92502-1409

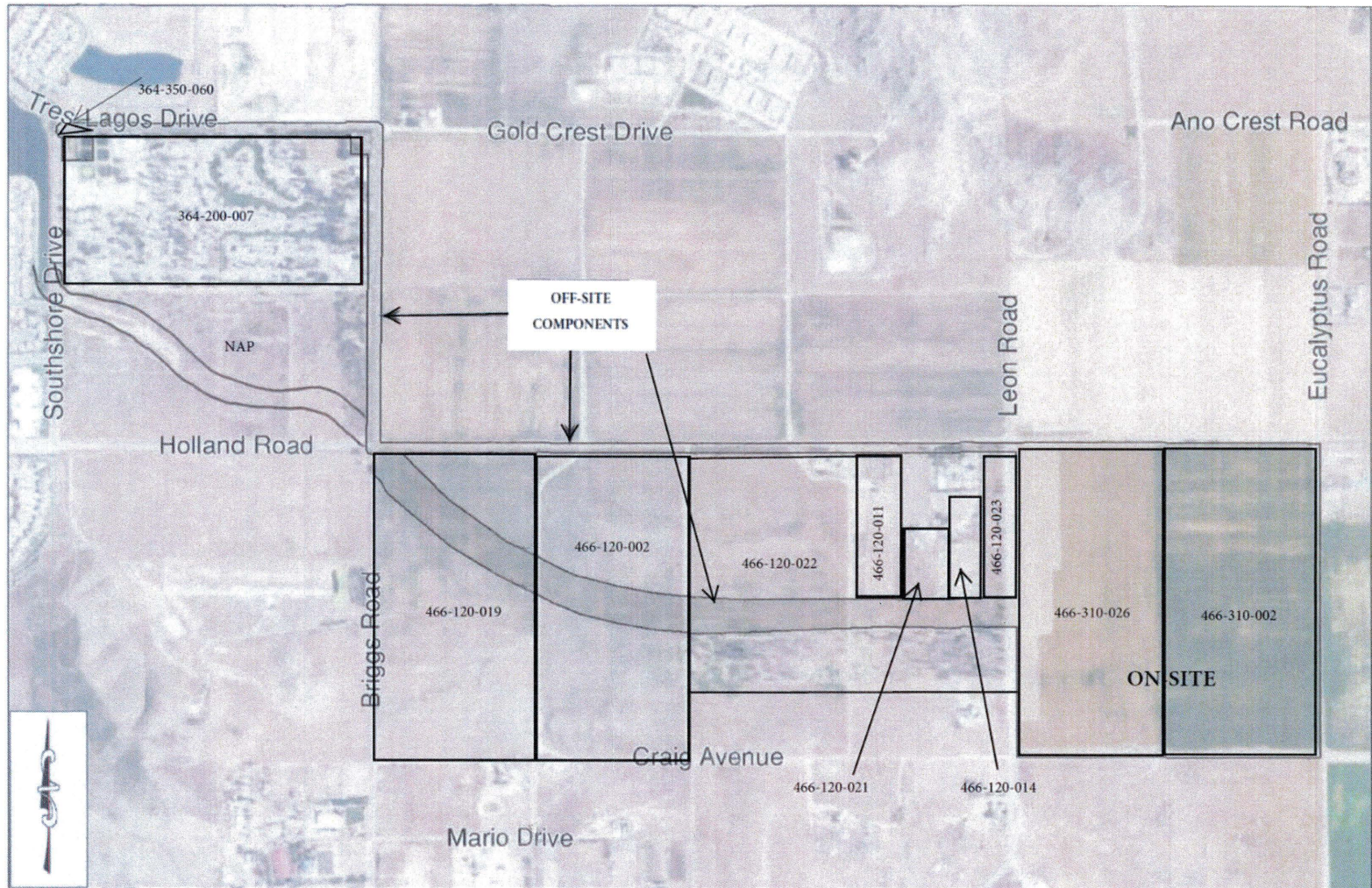
An e-copy of the FEIR, which includes appendices, is attached. The FEIR is also available on-line at: <http://planning.rctlma.org> under On Going Projects. If you are unable to access these documents online or have any questions please contact Russell Brady, Project Planner at rbrady@rivco.org or (951) 955-3025.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Charissa Leach, P.E., Assistant TLMA Director


Russell Brady, Project Planner

Governor's Office of Planning & Research
JUN 08 2020
STATE CLEARINGHOUSE





PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Inglewood, California, will hold a public hearing on **Wednesday, June 17, 2020 at the hour of 7:00 p.m.**, to consider the following matters associated with the Inglewood Basketball and Entertainment Center (IBEC) that includes an arena calculated to promote the enjoyment and recreation of the public by providing access to the City's residents in the form of spectator sports, specifically basketball, with up to 18,000 fixed seats to host National Basketball Association (NBA) games, and with up to 500 additional temporary seats for other events such as family shows, concerts, corporate and community events, and other sporting events; an up to 85,000-square foot team practice and athletic training facility; up to 71,000 square feet of LA Clippers office space; an up to 25,000-square foot sports medicine clinic; up to 63,000 square feet of ancillary and related arena uses including retail and dining; an outdoor plaza adjacent to the arena; parking facilities; relocation of a City of Inglewood groundwater well; a limited-service hotel; and various circulation, infrastructure, and other ancillary uses (the Project):

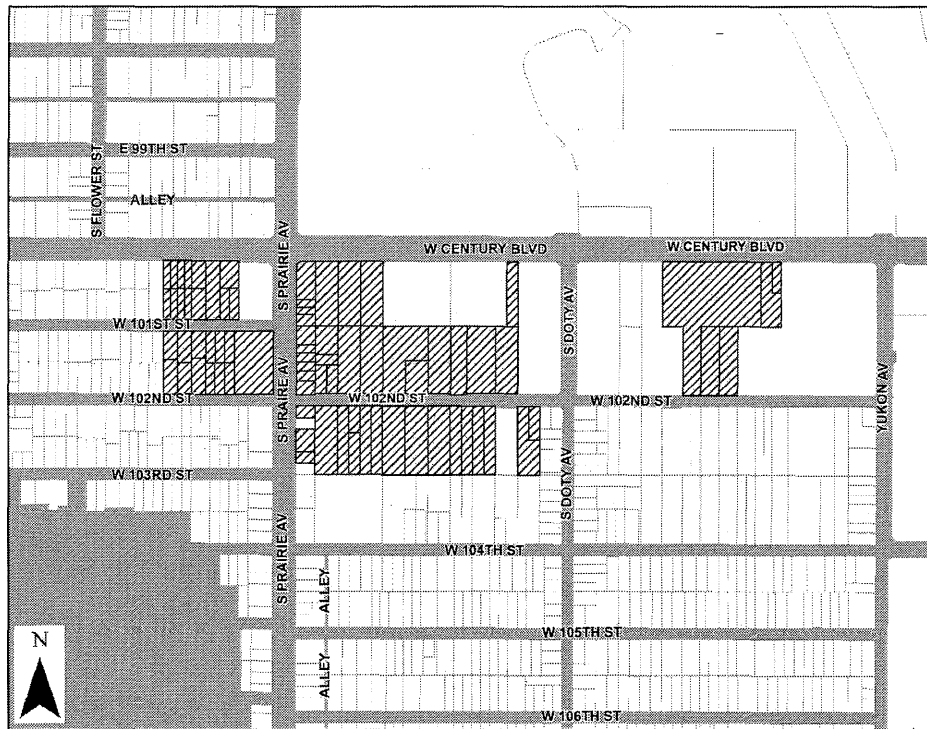
1. **Certification of the Project Environmental Impact Report No. EA-EIR-2020-045, State Clearinghouse No.: SCH2018021056**, and adoption of a Mitigation Monitoring Reporting Program, and California Environmental Quality Act (CEQA) Findings and Statement of Overriding Considerations.
2. **General Plan Amendment No. 2020-003** to modify the Land Use Element, Circulation Element, and Safety Element of the Inglewood General Plan with conforming map and text changes to reflect the plan for the Proposed Project, including:
 - a. Redesignation of certain properties in the Land Use Element from Commercial to Industrial;
 - b. Addition of specific reference to sports and entertainment facilities and related and ancillary uses on properties in the Industrial land use designation text;
 - c. Updating Circulation Element maps and text to reflect vacation of portions of West 101st Street and West 102nd Street and to show the location of the Proposed Project; and
 - d. Updating Safety Element map to reflect the relocation of the municipal water well and related infrastructure.
3. **Specific Plan Amendment No. 2020-001** to amend the Inglewood International Business Park Specific Plan to exclude properties within the Project Site from the Specific Plan Area.
4. **Zoning Code Amendment No. 2020-002** to Chapter 12 of the Inglewood Municipal Code to establish regulations for the Sports and Entertainment Overlay Zone, including text amendments to create an overlay zone establishing development standards including standards for height, setbacks, street frontage, and lot size, permitted uses, signage, parking and loading, public art, design review process under the Proposed Project SEC Development Guidelines (discussed under #6, below), addressing parcel map procedures, and other land use controls.
5. **Zone Change No. 2020-001** to apply the Sports and Entertainment (SE) Overlay Zone on the entire Project Site, and Rezone certain parcels in the Project Site to conform with the existing General Plan Land Use Designation.
6. **Sports and Entertainment Complex Design Guidelines and Infrastructure Plan (SEC Development Guidelines)**, including:

- a. Implementation and Administration,
- b. Design Guidelines, and
- c. Infrastructure Plan.

The SEC Development Guidelines will address certain design elements, including building orientation, massing, design and materials, plaza treatments, landscaping and lighting design, parking and loading design, pedestrian circulation, signage and graphics, walls, fences and screening, sustainability features, and similar elements.

7. Development Agreement between Murphy's Bowl LLC and the City for the development of a Sports and Entertainment Complex, addressing community benefits and vesting entitlements for the Project.

You are receiving this notice because you own property in or within 500 feet of the Project Site, you requested notice, or are a Local Agency required to receive notice under Government Code 65091. A copy of this notice will also be published in a newspaper of general circulation, and posted at City Hall. Below is a map of the Project Site.



The Project Site includes properties with the following Assessor Identification Numbers:

| ADDRESS | AIN |
|---------------------|------------|
| 3915 W 102nd St | 4032001048 |
| 3843 W 102nd St | 4032002915 |
| 3901 W 102nd St | 4032001902 |
| 3851 W 102nd St | 4032002916 |
| 3821 W 102nd St | 4032002917 |
| 3822 W Century Blvd | 4032002913 |
| 3921 W 102nd St | 4032001911 |
| 3930 W Century Blvd | 4032001913 |
| 3831 W 102nd St | 4032002914 |
| 3665 W 102nd St | 4032003912 |
| 3700 W Century Blvd | 4032003914 |
| No Address | 4032004914 |
| 3922 W Century Blvd | 4032001912 |
| 3703 W 102nd St | 4032003915 |
| NO ADDRESS | 4032004913 |
| 3832 W 102nd St | 4032007903 |
| 3850 W 102nd St | 4032007905 |
| 3836 W 102nd St | 4032007901 |
| No Address | 4032008034 |
| 3812 W 102nd St | 4032007904 |
| 3818 W 102nd St | 4032007900 |
| 3844 W 102nd St | 4032007902 |
| 3838 W 102nd St | 4032007035 |
| 3926 W 102nd St | 4032008901 |
| 3936 W 102nd St | 4032008908 |
| 3910 W 102nd St | 4032008900 |
| 3900 W 102nd St | 4032008902 |
| 3930 W 102nd St | 4032008904 |
| 3920 W 102nd St | 4032008905 |
| 3941 W 102nd St | 4032001909 |
| 3939 W 102nd St | 4032001903 |
| 4040 W Century Blvd | 4034004905 |
| 4043 W 101st Street | 4034004906 |
| 4037 W 101st Street | 4034004901 |
| 4042 W Century Blvd | 4034004908 |
| 4033 W 101st Street | 4034004911 |
| 4045 W 101st Street | 4034004900 |
| 4046 W Century Blvd | 4034004907 |

| ADDRESS | AIN |
|---------------------|------------|
| 10108 S Prairie Ave | 4032001908 |
| No Address | 4032001900 |
| 10116 S Prairie Ave | 4032001904 |
| 10112 S Prairie Ave | 4032001907 |
| 10104 S Prairie Ave | 4032001910 |
| No Address | 4032001006 |
| No Address | 4032001901 |
| 10022 S Prairie Ave | 4032001005 |
| 10020 S Prairie Ave | 4032001906 |
| 10004 S Prairie Ave | 4032001039 |
| 10200 S Prairie Ave | 4032008001 |
| 3940 W 102nd St | 4032008907 |
| 4018 W 101st Street | 4034005905 |
| 4015 W 101st Street | 4034004904 |
| 3947 W 102nd St | 4032001905 |
| 3940 W Century Blvd | 4032001049 |
| 4020 W Century Blvd | 4034004912 |
| No Address | 4032001033 |
| 10117 S Prairie Ave | 4034005900 |
| 4039 W 101st Street | 4034004903 |
| 4026 W Century Blvd | 4034004913 |
| 4036 W Century Blvd | 4034004910 |
| 4044 W 101st Street | 4034005910 |
| 4019 W 101st Street | 4034004902 |
| 4032 W Century Blvd | 4034004909 |
| 4031 W 102nd Street | 4034005904 |
| 4025 W 102nd Street | 4034005907 |
| 4022 W 101st Street | 4034005912 |
| 4030 W 101st Street | 4034005901 |
| 4037 W 102nd Street | 4034005903 |
| 4036 W 101st Street | 4034005909 |
| 4026 W 101st Street | 4034005911 |
| 4023 W 102nd Street | 4034005906 |
| 4043 W 102nd Street | 4034005902 |
| 4019 W 102nd Street | 4034005908 |
| 10220 S Prairie Ave | 4032008903 |
| 10212 S Prairie Ave | 4032008035 |

FURTHER NOTICE IS HEREBY GIVEN REGARDING PUBLIC PARTICIPATION that due to the existing COVID-19 health emergency, and pursuant to the Governor's Executive Order N-29-20 (<https://www.gov.ca.gov/wp-content/uploads/2020/03/3.17.20-N-29-20-EO.pdf>), suspending certain requirements of the Brown Act, members of the public can access this meeting and make public comments in the following ways:

Viewing and Listening to Meeting: Live on-line, with audio and limited video, at <https://www.facebook.com/cityofinglewood/>

Viewing and Listening to Meeting: On Spectrum Cable Local Channel 35 with audio and limited video. Please check with your cable provider for details.

Written Public Comments: Members of the public can submit comments for consideration by the Planning Commission by sending them to ibecproject@cityofinglewood.org or via mail to One West Manchester Blvd., Inglewood, CA 90301. To ensure distribution to the members of the Planning Commission prior to consideration of the agenda, comments must be received prior to 12:00 P.M. on the day

of the meeting. Those comments, as well as any comments received after 12:00 P.M. and prior to close of the public hearing, will be distributed to the members of the Planning Commission and will be made part of the official public record of the meeting.

Listening to Meeting and Oral Public Comments: Members of the public can participate in the meeting telephonically to listen and make comments. The meeting's telephone number and access code will be provided no later than 72 hours before the meeting on the meeting agenda published at the following link:

<https://www.cityofinglewood.org/AgendaCenter/Planning-Commission-4>

A Final Environmental Impact Report has been prepared under the California Environmental Quality Act, a copy of which is available for public review online at the following link:

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

And at the following physical location:

Inglewood City Hall
Information Desk
One West Manchester Boulevard, 1st Floor
Inglewood, CA 90301

The Planning Commission will be asked to make a recommendation regarding the public hearing items. In making recommendations for the public hearing items they must also make an environmental determination for the public hearing items.

Pursuant to Government Code Section 65009, if you challenge the proposed environmental documents, Zoning actions, General Plan Amendment, Specific Plan Amendment, SEC Development Guidelines, or Development Agreement in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

If you will require special accommodations, due to a disability, please contact the Planning Division at (310) 412-5230 or elane@cityofinglewood.org, One Manchester Boulevard, Fourth Floor, Inglewood City Hall, Inglewood, CA 90301. All requests for special accommodations must be received 48 hours prior to the day of the hearing(s).

INGLEWOOD PLANNING COMMISSION
Larry Springs, Chairperson

In the event that this Special Planning Commission meeting is not held, or is concluded prior to public hearing items being considered, the public hearing will automatically be continued to the next regularly scheduled Planning Commission meeting or as otherwise determined by the Planning Commission.

DATE OF POSTING: JUNE 4, 2020