

Notice of Determination

Appendix D

To:

☐ Office of Planning and Research
 U.S. Mail: _____ Street Address: _____
 P.O. Box 3044 1400 Tenth St., Rm 113
 Sacramento, CA 95812-3044 Sacramento, CA 95814

☒ County Clerk

County of: Los Angeles
 Address: 12400 Imperial Highway
Norwalk, CA 90650

From:

Public Agency: City of Inglewood
 Address: One West Manchester Boulevard
Inglewood, CA 90301
 Contact: Angel Leon-Martell
 Phone: 310-412-5230

Lead Agency (if different from above): _____

Address: _____

Contact: _____

Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2025061402

Project Title: Morningside Project

Project Applicant: HAS INWD PROPERTY OWNER, LLC

Project Location (include county): City of Inglewood, Los Angeles County

Project Description:

The Project would include the development of 571 total residential units on the Project Site, including 403 row townhomes with one to four bedrooms and 168 interlocking townhomes with three to four bedrooms. Of those units, 10 percent of the housing units would be designated for Very Low Income affordable housing. Additionally, the Project would include various amenities to serve the residents. The Project would also include 998 residential parking spaces and 124 guest parking spaces. 

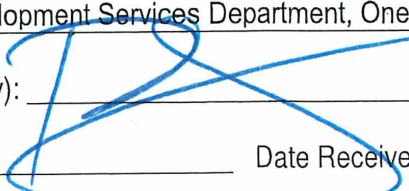
This is to advise that the City of Inglewood has approved the above
 (☒ Lead Agency or ☐ Responsible Agency)

described project on 10/28/25 and has made the following determinations regarding the
 above (date)
 described project.

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☒ A Sustainable Community Environmental Assessment was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☐ were ☒ were not] made pursuant to the provisions of CEQA.

This is to certify that the final SCEA and record of project approval, or the negative Declaration, is available to the General Public at:

City of Inglewood Development Services Department, One West Manchester Boulevard, Inglewood CA

Signature (Public Agency):  Title: Planning Manager

Date: 10/28/25 Date Received for filing at OPR: 10/28/25