

# CHAPTER 1

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## Introduction and List of Commenters

### 1.1 Purpose of this Document

This document includes all agency and public comments received on the Draft Environmental Impact Report [Draft EIR, State Clearinghouse (SCH) #2018021056] for the Inglewood Basketball and Entertainment Center project (Proposed Project). Written comments were received by the City of Inglewood during the public comment period from December 27, 2019 through March 24, 2020, following three extensions (a total of 89 days) of the public comment period. This document includes written responses to each comment received on the Draft EIR. The responses correct, clarify, and amplify text in the Draft EIR, as appropriate. These changes do not alter the conclusions of the Draft EIR.

This Final EIR document has been prepared in accordance with the California Environmental Quality Act (CEQA) and together with the Draft EIR (and Appendices) constitutes the EIR for the Proposed Project that will be used by the decision-makers during project hearings.

### 1.2 Summary of the Proposed Project

The Proposed Project is a Public/Private partnership between Murphy's Bowl LLC (project applicant), a private applicant, and the City, and would consist of an approximately 915,000-square foot (sf) Arena Structure designed to host the LA Clippers basketball team with up to 18,000 fixed seats for National Basketball Association (NBA) games. The arena could also be configured with up to 500 additional temporary seats for events such as family shows, concerts, conventions and corporate events, and non-LA Clippers sporting events. The Arena Structure would include an approximately 85,000-sf team practice and athletic training facility; approximately 71,000 sf of LA Clippers team office space; and an approximately 25,000 sf sports medicine clinic. Development on the Arena Site would also include an outdoor plaza with approximately 80,000 sf of circulation and gathering space, approximately 48,000 sf of retail/restaurant uses on two levels, up to 15,000 sf of community uses that could accommodate community and youth-oriented programming, and an outdoor stage. A parking garage with 650 spaces would be located immediately south of the Arena Structure within the Arena Site. An existing City of Inglewood groundwater well that is located within the Arena Site would be relocated to the Well Relocation Site as part of the Proposed Project.

A six-story parking structure containing 3,110 parking spaces would be located within the West Parking Garage Site. A 17-foot-high pedestrian bridge would span South Prairie Avenue,

connecting the West Parking Garage to the Arena Site to provide pedestrian access between the second floor of the parking garage to the second floor of the westernmost building in the plaza.

The East Transportation and Hotel Site would include a parking garage (365 spaces) and transportation hub to accommodate private vehicle parking, private or charter bus staging, and Transportation Network Company staging, pick-up and drop-off. The Proposed Project would also include a limited-service hotel with up to 150 rooms on an approximately 1.3-acre portion of the East Transportation and Hotel Site. The hotel could include amenities such as a lobby, business center, a fitness room, a guest laundry facility, a market pantry, and/or an outdoor gathering area. The hotel would be approximately six stories, with a maximum height of approximately 100 feet.

Circulation improvements including driveways, signals, a crosswalk, bicycle parking, relocation of two bus stops, improved sidewalks, and a 17-foot tall pedestrian bridge crossing South Prairie Avenue would be included as part of the Proposed Project. A portion of West 102nd Street between South Prairie Avenue and South Doty Avenue would be vacated and included within the Arena Site. Approximately 350 linear feet of West 101st Street would be vacated and developed as part of the West Parking Garage Site. The primary vehicular access to the Project Site would be provided along the major corridors of South Prairie Avenue and West Century Boulevard. Before, during, and after LA Clippers basketball games and other large events, the Proposed Project would provide shuttle service that would connect the Project Site to the Los Angeles County Metropolitan Transportation Authority (Metro) Green Line's Hawthorne/Lennox Station and the Metro Crenshaw/LAX Line's La Brea/Florence Station. The shuttle service would drop off and pick up attendees at the proposed shuttle pick-up and drop-off location on the west side of the Arena Site along South Prairie Avenue. The Proposed Project would also include identification and advertising signage, graphic display panels or systems, potential illuminated rooftop signage, and wayfinding signage.

### 1.3 Project Actions

Implementation of the Proposed Project is anticipated to require, but may not be limited to, the following actions by the City of Inglewood:

- Certification of the EIR to determine that the EIR was completed in compliance with the requirements of CEQA, that the decision-making body has reviewed and considered the information in the EIR, and that the EIR reflects the independent judgment of the City of Inglewood.
- Adoption of a Mitigation Monitoring and Reporting Program, which specifies the methods for monitoring mitigation measures required to eliminate or reduce the Proposed Project's significant effects on the environment.
- Adoption of CEQA findings of fact, and for any environmental impacts determined to be significant and unavoidable, a Statement of Overriding Considerations.

- Approval of amendments to the General Plan’s Land Use, Circulation, and Safety Elements, with conforming map and text changes to reflect the plan for the Proposed Project, including:
  - Redesignation of certain properties in the Land Use Element from Commercial to Industrial;
  - Addition of specific reference to sports and entertainment facilities and related and ancillary uses on properties in the Industrial land use designation text;
  - 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
  - Updating Safety Element map to reflect the relocation of the municipal water well and related infrastructure.
- Approval of a Specific Plan Amendment to the Inglewood International Business Park Specific Plan to exclude properties within the Project Site from the Specific Plan Area.
- Approval of amendments to Chapter 12 of the Inglewood Municipal Code, 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-specific Development Guidelines (discussed below), addressing parcel map procedures, and other land use controls; and
  - Conforming Zoning Map amendments applying the overlay zone to the Project Site or portions thereof.
- Approval of targeted, conforming text amendments to, and waivers or exceptions from, other Inglewood Municipal Code chapters, as necessary, including but not limited to, Chapters 2, 3, 5, 8, 10, and 11, to permit development and operation of the Proposed Project.
- Approval of the vacation of portions of West 101st Street and West 102nd Street, and adoption of findings in connection with that approval.
- Approval of permit to encroach on City streets.
- Approval of transfer of certain Successor Agency-owned parcels within the Project Site to the City of Inglewood.
- Approval of a Disposition and Development Agreement (DDA) by the City of Inglewood governing terms of disposition and development of property.
- Approval of a Development Agreement (DA) addressing community benefits and vesting entitlements for the Proposed Project.
- Approval of Development Guidelines including 1) Implementation and Administration, 2) Design Guidelines, and 3) Infrastructure Plan; The Design 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.
- Approval of subdivision/parcel map(s) and lot line adjustment(s) in compliance with the Subdivision Map and Article 22 of the Inglewood Municipal Code (IMC).
- Approval of conditions of approval with respect to the requirements of Assembly Bill 987.

- Approval of any other conditions of approval deemed necessary and appropriate by the City.
- Any additional actions or permits deemed necessary to implement the Proposed Project, including encroachment, demolition, grading, foundation, and building permits, any permits or approvals required for extended construction hours, tree removal permits, and other additional ministerial actions, permits, or approvals from the City of Inglewood that may be required.

Additionally, if the project applicant is unable to acquire privately-owned, non-residential parcels within the Project Site, the City, in its sole discretion, may consider the use of eminent domain to acquire any such parcels, subject to applicable law, and the imposition of adequate controls necessary to ensure that the public purpose and use for which they were acquired are protected.

In addition to approvals by the City of Inglewood, approvals or actions by other agencies or entities would include, but not be limited to, the following:

- Determination of consistency with the LAX Airport Land Use Plan by the Los Angeles County Airport Land Use Commission.
- Issuance of permits to allow for municipal water well relocation by the Los Angeles County Department of Public Health.
- Review of the Proposed Project by the FAA under 14 Code of Federal Regulations Part 77 for issuance of a Determination of No Hazard.

Additional approvals or permits may also be required from federal, State, regional, or local agencies, including but not limited to the following:

- Los Angeles Regional Water Quality Control Board;
- South Coast Air Quality Management District;
- Los Angeles County Fire Department;
- Los Angeles County Metro; and
- California Department of Transportation.

## 1.4 Organization of the Final EIR

The Final EIR is organized as follows:

**Chapter 1 – Introduction and List of Commenters:** This chapter summarizes the project under consideration and describes the contents of the Final EIR. This chapter also contains a list of all of the agencies or persons who submitted comments on the Draft EIR during the public review period, presented in order by federal, State, and local agency; tribal entity; organization; individual; and date received.

**Chapter 2 – Revisions to the Draft EIR:** This chapter describes changes and refinements made to the Proposed Project since publication of the Draft EIR. These refinements, clarifications, amplifications, and corrections, which are described as a narrative in the beginning of the chapter,

would not change the environmental analysis and conclusions presented in the Draft EIR for the reasons discussed in Chapter 2. This chapter also summarizes text changes made to the Draft EIR in response to comments and staff-initiated text changes. Changes to the text of the Draft EIR are shown by either ~~strikethrough~~ where text has been deleted, or double underline where new text has been inserted.

**Chapter 3 – Comments and Responses:** This chapter contains the comment letters received on the Draft EIR followed by responses to individual comments. Each comment letter is presented with brackets indicating how the letter has been divided into individual comments. Each comment is given a name or acronym corresponding to the agency or letter, writer, followed by the comment number. For example, comments from the Federal Aviation Administration (FAA) (Letter FAA) are numbered FAA-1, FAA-2, and so on. Immediately following the letter are responses, each with binomials that correspond to the bracketed comments.

If the subject matter of one letter overlaps that of another letter, the reader may be referred to more than one group of comments and responses to review all information on a given subject. Where this occurs, cross-references to other comments and their responses are provided.

Some comments that were submitted to the City do not pertain to substantial environmental issues or do not address the adequacy of the analysis contained in the Draft EIR. Responses to such comments, though not required, are included to provide additional information. When a comment does not directly pertain to environmental issues analyzed in the Draft EIR, does not ask a question about the adequacy of the analysis contained in the Draft EIR, expresses an opinion related to the merits of the Proposed Project, or does not question an element of or conclusion of the Draft EIR, the response notes the comment and may provide additional information where appropriate. Many comments express opinions about the merits or specific aspects of the Proposed Project and these are included in the Final EIR for consideration by the decision makers.

**Comment [U1]:** Please do global search for consistency.

**Chapter 4 – Mitigation Monitoring and Reporting Program:** This chapter contains the Mitigation Monitoring and Reporting Program (MMRP) to guide the City in its implementation and monitoring of measures adopted in the EIR, and to comply with the requirements of Public Resources Code section 21081.6(a).

## 1.5 Public Participation and Review

The City of Inglewood has complied with all noticing and public review requirements of CEQA, including the requirements established in Assembly Bill (AB) 987. This compliance included notification of all responsible and trustee agencies and interested groups, organizations, and individuals that the Draft EIR was available for review. The following list of actions took place during the preparation, distribution, and review of the Draft EIR:

- A Notice of Preparation (NOP) for the EIR was filed with SCH on February 20, 2018. The 30-day public review comment period for the NOP ended on March 22, 2018. The NOP was

distributed in particular to governmental agencies, organizations, and persons interested in the Proposed Project. The City sent the NOP to agencies with statutory responsibilities in connection with the Proposed Project with the request for their input on the scope and content of the environmental information that should be addressed in the EIR. The NOP was also published on the City's website and filed at the County Clerk's office.

- A public scoping meeting for the EIR was held on March 12, 2018.
- A Notice of Completion (NOC) and copies of the Draft EIR were filed with SCH on December 27, 2019. An official 45-day public review period for the Draft EIR was established by SCH, ending on February 10, 2020. A Notice of Availability (NOA) for the Draft EIR was published in the Los Angeles Times on December 27, 2019, published in the Inglewood Today on January 2, 2020, and sent to appropriate public agencies, including SCH and Los Angeles County Clerk, and all entities who requested to be notified about the Proposed Project and/or EIR. The Draft EIR was also published on the City's website.
- Copies of the Draft EIR were available for review at the following locations:
  - Inglewood City Hall, Economic & Community Development Department Planning Division, One West Manchester Boulevard, 4th Floor Inglewood, CA 90301
  - Inglewood Public Library, 101 West Manchester Boulevard Inglewood, CA 90301
  - Crenshaw Imperial Branch Library, 11141 Crenshaw Boulevard Inglewood, CA 90303
- The public review period for the Draft EIR was extended three times, extending the public comment period to a total of 89 days. For each extension, a revised NOA was sent to appropriate public agencies, including SCH and Los Angeles County Clerk, and all entities who requested to be notified about the Proposed Project and/or EIR. The revised NOAs were published on the City's website. The comment period closed on March 24, 2020.
- In conformance with AB 987 (Public Resources Code section 21168.6.8(g)(3)), the City as lead agency made available to the public in a readily accessible electronic format on its website the Draft EIR and all other documents submitted to or relied on by the City in the preparation of the Draft EIR. The Draft EIR was posted online on December 27, 2019. Documents relied on by the City in the preparation of the Draft EIR were posted online on December 27, 2019. The Draft EIR and any documents relied on by the City in the preparation of the Draft EIR were posted at <https://www.cityofinglewood.org/1036/Murphys-Bowl-Proposed-NBA-Arena> and <http://www.ibecproject.com>.
- In conformance with AB 987 (Public Resources Code section 21168.6.8(g)(4)), all documents prepared by the City or submitted by the project applicant after the date of the release of the Draft EIR that are a part of the record of the proceedings were made available to the public in a readily accessible electronic format on the City's website after the document was prepared or received by the lead agency. Those materials could be viewed and downloaded at <https://www.cityofinglewood.org/1036/Murphys-Bowl-Proposed-NBA-Arena> and <http://www.ibecproject.com>.
- Comment letters received electronically on the Draft EIR were posted in a readily accessible electronic format as required by AB 987 (Public Resources Code section 21168.6.8(g)(5)). The comment letters are available for public review at <https://www.cityofinglewood.org/1036/Murphys-Bowl-Proposed-NBA-Arena> and <http://www.ibecproject.com>.

## 1.6 List of Commenters

The City of Inglewood received 142 comment letters during the comment period on the Draft EIR for the Proposed Project. Table 1-1 below indicates the numerical designation for each comment letter, the author of the comment letter, and the date of the comment letter.

**TABLE 1-1  
COMMENT LETTERS REGARDING THE DRAFT EIR**

Letter #	Entity	Author(s) of Comment Letter/ e-mail	Date of Comment Letter/e-mail
<b>Agencies – Federal</b>			
FAA	Federal Aviation Administration (FAA)	Keith Lusk	January 3, 2020
<b>Agencies – State</b>			
Caltrans	State of California – Department of Transportation (Caltrans)	Miya Edmonson	March 24, 2020
OPR	State of California – Governor’s Office of Planning and Research (OPR)	Scott Morgan	March 27, 2020
<b>Agencies – Local</b>			
SCAQMD1	South Coast Air Quality Management District (SCAQMD)	Alina Mullins	January 2, 2020
SCAQMD2	South Coast Air Quality Management District (SCAQMD)	Alina Mullins	January 8, 2020
LACDPW1	Los Angeles County Department of Public Works (LACDPW)	Toan Duong	February 6, 2020
ALUC	Airport Land Use Commission (ALUC)	Bruce Durbin	February 6, 2020
BBB	Big Blue Bus, City of Santa Monica	Tim McCormick	February 6, 2020
LACFD	Los Angeles County Fire Department (LACFD)	Ronald M. Durbin	February 13, 2020
Sanitation	Sanitation Districts of Los Angeles (LACSD)	Adriana Raza	March 10, 2020
SCAQMD3	South Coast Air Quality Management District (SCAQMD)	Lijin Sun	March 10, 2020
West Basin	West Basin Municipal Water District	Uzi Daniel	March 16, 2020
LACDPW2	Los Angeles County Department of Public Works (LACDPW)	Toan Duong	March 24, 2020
LADOT	Los Angeles Department of Transportation (LADOT)	Tomas Carranza	March 24, 2020
Metro	Los Angeles County Metropolitan Transportation Authority (Metro)	Shine Ling	March 24, 2020
Culver CityBus	Culver CityBus		March 31, 2020
<b>Tribal Entities</b>			
Gabrieleno1	Gabrieleno Band of Mission Indians – Kizh Nation	Andrew Salas	January 14, 2020
Gabrieleno2	Gabrieleno Band of Mission Indians – Kizh Nation	Admin Specialist	March 23, 2020
<b>Organizations</b>			
PETA	People for the Ethical Treatment of Animals (PETA)	James Erselius	March 23, 2020
Channel	Channel Law Group, LLP	Jamie T. Hall	March 23, 2020
NRDC	Natural Resources Defense Council (NRDC)	David Pettit	March 24, 2020

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Letter #	Entity	Author(s) of Comment Letter/ e-mail	Date of Comment Letter/e-mail
<b>Individuals</b>			
Garcia		Richard Garcia	December 30, 2019
Ginyard1		Halimah Ginyard	February 1, 2020
Boles1		Angela Boles	February 2, 2020
Carr1		Holli Carr	February 2, 2020
Edwards1		Edward Edwards	February 2, 2020
Ginyard2		Halimah Ginyard	February 2, 2020
Holmes1		Louise Holmes	February 2, 2020
Jennings-Mau1		Deborah Jennings-Mau	February 2, 2020
Presha1		Heather Presha	February 2, 2020
Roberts		Aaron Roberts	February 2, 2020
Williams1		Sam Williams	February 2, 2020
Allen		James Allen	February 3, 2020
Boles2		Angela Boles	February 3, 2020
Campbell		Billy C. Campbell	February 3, 2020
Chenier		Duana Chenier	February 3, 2020
Cole		Dorothy Cole	February 3, 2020
Cuban Leaf	Cuban Leaf Cigar Lounge		February 3, 2020
Elzie		Aaron Elzie	February 3, 2020
Gaskill		Robert Gaskill	February 3, 2020
Hagos		Yonnie Hagos	February 3, 2020
James		Erin James	February 3, 2020
Jennings-Mau2		Deborah Jennings-Mau	February 3, 2020
Kay		Marina Kay	February 3, 2020
Morrison		Dolly Morrison	February 3, 2020
Phillips		Jacquelyn M. Phillips	February 3, 2020
Pilts		Sheri Pilts	February 3, 2020
Psalms		Cheree Psalms	February 3, 2020
Riley		Odest T. Riley Jr.	February 3, 2020
L.Smith		Linda Smith	February 3, 2020
Sparks		Brenda Sparks	February 3, 2020
Torregano		Alfred Torregano	February 3, 2020
Walton1		Chibuzo Walton	February 3, 2020
Albero		Ana Lopez Albero	February 4, 2020
D.Baines1		Danielle Baines	February 4, 2020



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<b>Letter #</b>	<b>Entity</b>	<b>Author(s) of Comment Letter/ e-mail</b>	<b>Date of Comment Letter/e-mail</b>
E. Baines1		Eric Baines	February 4, 2020
Bunn		Thomas Bunn	February 4, 2020
Deshay		Desiree Deshay	February 4, 2020
Faulk		Dionne Faulk	February 4, 2020
Ginyard3		Halimah Ginyard	February 4, 2020
Green1		LaTaunya Green	February 4, 2020
Hall1		Dexter Hall	February 4, 2020
Martin1		Darlene J. Draper Martin	February 4, 2020
Scott1		Darwin Scott	February 4, 2020
Walton2		Chibuzo Walton	February 4, 2020
Bailey		Roshelle Bailey	February 5, 2020
D.Baines2		Danielle Baines	February 5, 2020
E.Baines2		Eric Baines	February 5, 2020
Carr2		Holli Carr	February 5, 2020
Cameron		Starla Cameron	February 5, 2020
Dailey		Ilyia Dailey	February 5, 2020
Edwards2		Edward Edwards	February 5, 2020
Flueller		Bryce Flueller	February 5, 2020
Green2		LaTaunya Green	February 5, 2020
Hicks		Michelle Hicks	February 5, 2020
Holmes2		Louise Holmes	February 5, 2020
C. Jackson		Cynthia Jackson	February 5, 2020
H. Jackson		Haskel Jackson	February 5, 2020
J. Jameson		Johnnie Jameson	February 5, 2020
S. Jameson		Sheryl Jameson	February 5, 2020
Jennings-Mau3		Deborah Jennings-Mau	February 5, 2020
McClellan		Cheryl McClellan	February 5, 2020
Mitchell		Sylvester Mitchell	February 5, 2020
Presha2		Heather Presha	February 5, 2020
Spikes		Aisha Spikes	February 5, 2020
T. Thomas		Theo Thomas	February 5, 2020
Wright		Lisa Wright	February 5, 2020
E. Baines3		Eric Baines	February 9, 2020
Boles3		Angela Boles	February 9, 2020
Butts1		James T. Butts	February 9, 2020

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<b>Letter #</b>	<b>Entity</b>	<b>Author(s) of Comment Letter/ e-mail</b>	<b>Date of Comment Letter/e-mail</b>
Carr3		Holli Carr	February 9, 2020
Carr4		Holli Carr	February 9, 2020
Hall2		Dexter Hall	February 9, 2020
Hinton		Tiffany Hinton	February 9, 2020
Holly		Erick Holly	February 9, 2020
Holmes3		Louise Holmes	February 9, 2020
Johnson		Tunisia Johnson	February 9, 2020
Martin2		Darlene J. Draper Martin	February 9, 2020
Pearson		Dana C. Pearson	February 9, 2020
M.Prudent		Michael Prudent	February 9, 2020
T.Prudent		Tashana Prudent	February 9, 2020
Richardson		Del Richardson	February 9, 2020
Scott2		Darwin Scott	February 9, 2020
Strong		Andrea Strong	February 9, 2020
Re.Thompson		Renee Thompson	February 9, 2020
Ri.Thompson		Richard Thompson	February 9, 2020
Wiley		Tarron Wiley	February 9, 2020
Williams2		Sam Williams	February 9, 2020
Agrella		Christopher Agrella	February 24, 2020
Anuluoha		Nyambo Anuluoha	February 24, 2020
Bales		Viola Bales	February 24, 2020
Bruno		Theresa Bruno	February 24, 2020
Burnett		Tony Burnett	February 24, 2020
Coleman		Mai Coleman	February 24, 2020
Cotton		Stephen Cotton	February 24, 2020
Curtis		Randall Curtis	February 24, 2020
David-Maria		Diana David-Maria	February 24, 2020
Duru		Chamberlain Duru	February 24, 2020
Form Letter 1		Form Letter 1	February 24, 2020
Form Letter 2		Form Letter 2	February 24, 2020
Form Letter 3		Form Letter 3	February 24, 2020
Fischer		Jeanne Fischer	February 24, 2020
Gamble		Ana Gamble	February 24, 2020
Ginyard4		Halimah Ginyard	February 24, 2020
Hellot		Christian Hellot	February 24, 2020
L.Jackson		Lu Jackson	February 24, 2020

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<b>Letter #</b>	<b>Entity</b>	<b>Author(s) of Comment Letter/ e-mail</b>	<b>Date of Comment Letter/e-mail</b>
Jarreau		RJ Jarreau	February 24, 2020
Lew		Danielle Lew	February 24, 2020
Marrafino		Michaela Marrafino	February 24, 2020
Nelson		Stephan Nelson	February 24, 2020
Rice		David Rice	February 24, 2020
R. Smith		Robert Smith	February 24, 2020
D. Thomas		Dei Thomas	February 24, 2020
P. Thompson		Phyllis Covington Thompson	February 24, 2020
Velasco		Nathan Velasco	February 24, 2020
Vetter		Karen Vetter	February 24, 2020
Rodeway	Rodeway Inn	Jignesh Patel	March 5, 2020
Gerson		Andrew Gerson	March 5, 2020
Espinoza		Nina Espinoza	March 7, 2020
Sambrano		L. Diane Sambrano	March 17, 2020
Samuel-Polk		Catherine Samuel- Polk	April 10, 2020
Butts2		James T. Butts	April 2, 2020

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