

**NOTICE OF PREPARATION
OF A DRAFT ENVIRONMENTAL IMPACT REPORT
AND PUBLIC SCOPING MEETING**

Notice is hereby given that the City of Inglewood (City or Inglewood) will be the lead agency and will prepare an Environmental Impact Report (EIR) for the Los Angeles Clippers Arena project (Proposed Project). The EIR to be prepared by the City will evaluate potential significant environmental effects of the Proposed Project. The City is requesting comments related to the scope and content of the EIR. A description of the Proposed Project, its location, and a summary of the probable environmental effects the City anticipates will be addressed in the EIR are included herein.

The EIR for the Proposed Project is being prepared in compliance with the California Environmental Quality Act (CEQA) (California Public Resources Code §§21000 et. seq.) and the State CEQA Guidelines (Guidelines) (California Code of Regulations, Title 14, Division 6, Chapter 3, §§15000 et. seq.). Pursuant to Guidelines §15082(a), upon deciding to prepare an EIR, the City as lead agency must issue a Notice of Preparation (NOP) to inform the Governor's Office of Planning and Research, trustee and responsible agencies, and the public of that decision. The purpose of the NOP is to provide information describing the project and its potential environmental effects to those who may wish to comment regarding the scope and content of the information to be included in the EIR. Guidelines §15082(b) states: "... [E]ach responsible and trustee agency and the Office of Planning and Research shall provide the lead agency with specific detail about the scope and content of the environmental information related to the responsible or trustee agency's area of statutory responsibility that must be included in the draft EIR. (1) The response at a minimum shall identify: (A) The significant environmental issues and reasonable alternatives and mitigation measures that the responsible or trustee agency, or the Office of Planning and Research, will need to have explored in the draft EIR; and (B) Whether the agency will be a responsible agency or trustee agency for the project." The City encourages responsible and trustee agencies and the Office of Planning and Research to provide this information to the City, so that the City can ensure that the Draft EIR meets the needs of those agencies.

Submitting Comments

Comments and suggestions as to the appropriate scope of analysis in the EIR are invited from all interested parties. Due to the time limits mandated by State law, the City must receive comments *no later than 30 days* after publication of this notice. The review period for this NOP is from DATE through DATE, 2018. Written comments on the scope and content of the EIR should be sent to:

Mindy Wilcox, AICP, Planning Manager
City of Inglewood, Planning Division
One Manchester Boulevard, 4th Floor
Inglewood, CA 90301
Fax: (310) 412-5681
E-Mail: mwilcox@cityofinglewood.org

Once completed, the Draft EIR will be available for review at:

Inglewood City Hall, Planning Division

Inglewood Main Public Library

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February 13, 2018

One West Manchester Boulevard, 4th Floor
Inglewood, CA 90301

101 West Manchester Boulevard
Inglewood, CA 90301

Inglewood Crenshaw Branch Public Library
11141 Crenshaw Boulevard
Inglewood, CA 90303

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Scoping Meeting

A Scoping Meeting to solicit input from public agencies, organizations, and members of the public regarding the scope and content of the EIR will be held on DATE starting at 6:00 pm at the Community Room, City Hall (1st Floor), One West Manchester Boulevard, Inglewood, CA 90301.

Project Location and Setting

The Project Site is located in the southwest part of the City of Inglewood, Los Angeles County, approximately 10 miles south/southwest of downtown Los Angeles and the Staples Center. The regional location of the Project Site is shown in Figure 1. The Project Site is bounded by West Century Boulevard on the north, South Prairie Avenue on the west, South Doty Avenue on the east, and a straight line extending east from West 103rd Street to Doty Avenue to the south. This area is described as the basketball arena site. The Project Site includes three additional areas: an approximately 5-acre site bounded by West Century Boulevard to the north, hotel and residential uses to the west, South Prairie Avenue to the east, and West 102nd Street to the south; an approximately 5-acre site bounded by West Century Boulevard to the north, industrial and commercial uses to the east and west, and West 102nd Street to the south; and an approximately 0.2-acre parcel located at 3812 West 102nd Street, surrounded by vacant land to the west and south and bounded by residential uses to the east. The boundaries of the Project Site are shown in Figure 2, and it totals approximately 27 acres.

Existing uses in the vicinity of the Project Site consist of various commercial, industrial, residential, and institutional uses. Adjacent commercial uses along West Century Boulevard include a motel and a self-storage facility. Other uses immediately adjacent to the Project Site include warehouse, shipping, and light industrial manufacturing facilities; residential buildings; and a church parking lot.

All but five of the parcels that make up the Project Site are currently vacant or undeveloped. The vacant parcels within the Project Site total approximately 23 acres, more than 85 percent of the Project Site. The five developed parcels include a fast-food restaurant, a hotel, warehouse and light manufacturing facilities, and a groundwater well and related facilities. Most of the Project Site, approximately 84 percent, consists of parcels owned by the City of Inglewood and the City of Inglewood as Successor Agency to the Inglewood Redevelopment Agency.

Project Description

The Proposed Project consists of a basketball arena for the Los Angeles Clippers basketball team with up to 18,000 fixed seats for National Basketball Association ("NBA") games; up to 500 additional temporary seats for events such as family shows, concerts, conventions and corporate events, and non-Clippers sporting events; and related facilities and amenities for such games and events. In addition, the Proposed Project includes an approximately 85,000-square foot team practice and athletic training facility; approximately 55,000 square feet of Clippers team office space; an approximately 25,000-square foot

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sports medicine clinic for team and potential general public use; approximately 40,000 square feet of retail and other ancillary uses that would include community and youth-oriented space; an outdoor plaza with an approximate site area of 260,000 square feet including landscaped areas, outdoor basketball courts, and outdoor community gathering space; and parking facilities serving such uses on the 17-acre main portion and on the two 5-acre areas described above.

Commented [MW1]: Do we need to specify what types of parking facilities or approximate number of spaces?

The Clippers currently play their games at the Staples Center in downtown Los Angeles, and the Clippers' team offices are currently located on Flower Street within two blocks of Staples Center. The team's existing practice and athletic training facilities are located in Playa Vista. Those uses would be relocated to the Project Site.

Identification and advertising signage and other graphic display panels or systems, including potential illuminated rooftop signage will be included, as well as wayfinding signage. The existing City of Inglewood groundwater well on the Project Site would be relocated to another suitable location within the Project Site, currently expected to be the 0.2-acre parcel located at 3812 West 102nd Street. The Proposed Project may include the development of an approximately 100- to 120-room hotel, to be located along West Century Boulevard. A portion of West 102nd Street between South Prairie Avenue and South Doty Avenue would be vacated and included within the Project Site. Pedestrian bridges extending across West Century Boulevard to connect the Project Site to the Los Angeles Stadium and Entertainment District at Hollywood Park potentially may be included as part of the Proposed Project.

Commented [MW2]: Do we want to suggest bridges across Prairie too?

Vehicular access would be provided along the major arterials adjacent to the Project Site. Vehicle access to the parking facility on the 17-acre basketball arena site is anticipated to be provided from South Prairie Avenue and West 102nd Street. Access to the parking facilities on the two 5-acre sites is proposed from West Century Boulevard and West 102nd Street for the eastern site, and from West Century Boulevard, West 101st Street, West 102nd Street, and South Prairie Avenue for the western site. Primary service access to the basketball arena will be from West Century Boulevard, via a service ramp, with secondary service access from West 102nd Street. Primary pedestrian access to the basketball arena and other uses on the 17-acre basketball arena site will be from the northwest corner of that site, near the intersection of West Century Boulevard and South Prairie Avenue, with secondary access points along both West Century Boulevard and South Prairie Avenue.

Discretionary approvals required for development of the proposed Project are anticipated to include, but may not be limited to, the following:

- * General Plan Amendments
- * Zoning Designation Changes and Zoning Text Changes
- * Planned Assembly Development
- * Special Use Permits
- * Site Plan Review
- * Master Sign Plan/Sign Overlay Zone
- * Parcel Maps
- * Disposition and Development Agreement

Commented [MW3]: Do we need more detailed information about what this includes?

Commented [MW4]: And OPA?

- * Street Vacation
- * Well Relocation
- * Other Regional Agency Approvals, if required

Probable Environmental Effects and the Proposed Scope of the EIR

The EIR will analyze and disclose the direct and indirect potentially significant impacts that would result from construction and operation of the Proposed Project under Existing Plus Project and Cumulative conditions (Guidelines §15126.2). Where significant impacts are identified, the EIR will describe potentially feasible measures that could be implemented that would avoid or reduce the magnitude of such impacts (Guidelines §15126.4). Pursuant to Guidelines §15063(a), an Initial Study has not been prepared for the Proposed Project. However, the EIR will evaluate the full range of environmental issues contemplated for consideration under CEQA and the CEQA Guidelines, as well as additional non-environmental issues, including but not limited to:

- Aesthetics, Light, and Glare;
- Air Quality;
- Biological Resources;
- Cultural Resources;
- Energy Demand and Conservation;
- Geology and Soils;
- Greenhouse Gas Emissions and Global Climate Change;
- Hazards and Hazardous Materials;
- Hydrology and Water Quality;
- Land Use and Planning;
- Noise and Vibration;
- Paleontological Resources;
- Population, Employment and Housing;
- Public Services (including Police Services, Fire Protection Services, and Parks and Recreation);
- Transportation and Circulation;
- Tribal Cultural Resources;
- Public Utilities (Water Supply, Wastewater Generation and Treatment, Storm Drainage Conveyance and Treatment; Solid Waste Generation);
- Growth Inducement and Urban Decay; and
- Cumulative Impacts.

It is currently anticipated that the following issues would not be affected by the Proposed Project, and would be discussed but not fully evaluated in the Draft EIR:

- Agricultural and Forestry Resources;
- Geological and Seismic Hazards;
- Mineral Resources; and
- Public Schools.

The Draft EIR will evaluate cumulative impacts of the Proposed Project, including the effects of other past, present, and reasonably foreseeable projects in the vicinity (Guidelines §15130).

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The EIR will also identify and evaluate a range of reasonable alternatives to the Proposed Project, including a No Project Alternative. As discussed above, the alternatives considered in the Draft EIR must be potentially feasible and achieve most of the basic objectives of the Proposed Project, while avoiding or reducing the magnitude of significant impacts of the Proposed Project (Guidelines §15126.6). Those providing comments on the NOP are encouraged to identify alternatives that, in their view, meet these criteria; the City will consider whether to analyze such alternatives in the Draft EIR.

Mindy Wilcox, AICP
Planning Manager
City of Inglewood

Date