CITY OF INGLEWOOD

ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

Inglewood All-America City 2009

Christopher E. Jackson, Sr.
Department Director

Mindy Wilcox, AICP
Planning Manager

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 Inglewood Basketball and Entertainment Center (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 February 20, 2018 through March 22, 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 West 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
One West Manchester Boulevard, 4th Floor
Inglewood, CA 90301

Inglewood Main Public Library
101 West Manchester Boulevard
Inglewood, CA 90301

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

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 Monday, March 12, 2018 starting at 6:00 pm and ending at 8:00 pm at the Community Room, Inglewood 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. The regional location of the Project Site is shown in Figure 1. The main portion of 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 Arena Site. The Project Site includes three additional areas: an approximately 5-acre site consisting of two sub-areas on the north and south sides of West 101st Street, 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.

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.

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.

The General Plan land use designations for the Project Site are Industrial and Commercial.

The 17-acre Arena Site, southeast of the intersection of West Century Boulevard and South Prairie Avenue, includes parcels currently zoned C-2A Airport Commercial and M-1L Limited Manufacturing. The 5-acre site east of South Doty Avenue and the 0.2-acre parcel at 3812 West 102nd Street are both currently zoned M-1L Limited Manufacturing. The 5-acre site west of South Prairie Avenue includes parcels currently zoned C-2A Airport Commercial, P-1 Parking, R-2 Residential Limited Multifamily, and R-3 Residential Multiple Family. The P-1, R-2, and R-3 parcels within the Project Site are all currently vacant and owned by the City of Inglewood or the Successor Agency.

Project Description

The Inglewood Basketball and Entertainment Center is proposed by Murphy's Bowl LLC, a private applicant, and would consist of an arena 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. In addition, the Proposed Project would include an approximately 85,000-square foot team practice and athletic training facility; approximately 55,000 square feet of LA Clippers team office space; an approximately 25,000-square foot 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 sufficient to meet the needs of the proposed uses. As shown on Figure 3, the

Arena Site would contain the arena, and buildings that would house the team practice and athletic training facility, LA Clippers team office space, sports medicine clinic, retail and other ancillary uses, as well as outdoor plazas, and a portion of the parking facilities. An illustrative diagram showing the conceptual locations of the proposed uses is shown on Figure 3.

The LA Clippers currently play their games at the Staples Center in downtown Los Angeles, and the LA 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.

Upon completion of the Proposed Project, all LA Clippers home basketball games would be played at the proposed arena. It is expected that the LA Clippers would host games approximately as follows: two to five preseason games in October; 41 regular season games from October to mid-April; and up to a maximum of 16 playoff games from April to June. Other events such as concerts, family shows, conventions and corporate or civic events, and non-LA Clippers sporting events would take place in the proposed arena throughout the year, with attendance ranging from small events of approximately 300-2,000 attendees to full arena capacity. Other similar facilities host 100-150 of these types of events per year.

Identification and advertising signage and other graphic display panels or systems, including potential illuminated rooftop signage would be included, as well as wayfinding signage. The existing City of Inglewood groundwater well on the Project Site would be relocated to another 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, on a portion of the site located along West Century Boulevard as shown in Figure 3.

A portion of West 102nd Street between South Prairie Avenue and South Doty Avenue is proposed to be vacated and included within the Project Site.

Vehicular access would be provided along the major arterials adjacent to the Project Site. Vehicle access to the parking facility on the 17-acre 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 Arena Site would be expected to be from West Century Boulevard, via a service ramp, with secondary service access from West 102nd Street. Primary pedestrian access to the proposed Arena Site would be expected to 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. Pedestrian bridges extending across West Century Boulevard to connect the Project Site to the Los Angeles

Stadium and Entertainment District at Hollywood Park may potentially be included as part of the Proposed Project.

Anticipated Entitlements and Approvals

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

- General Plan Amendments to conform to proposed uses;
- Zoning Changes, including conforming Planning and Zoning Code text amendments if necessary;
- Site Plan Review;
- Master Sign Plan/Sign Overlay Zone;
- Merger and Re-Subdivision Map;
- Disposition and Development Agreement;
- Approval of Street Vacation;
- Approval of Well Relocation; and
- 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, 15130). Where significant impacts are identified, the EIR will describe potentially feasible measures which could minimize significant adverse 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, including but not limited to:

- Aesthetics, Light, and Glare;
- Agricultural and Forestry Resources;
- Air Quality;
- Biological Resources;
- Cultural Resources;
- Energy Demand and Conservation;
- Geological and Seismic Hazards;
- Geology and Soils;
- Greenhouse Gas Emissions;
- Growth Inducement and Urban Decay;
- Hazards and Hazardous Materials;
- Hydrology and Water Quality;
- Land Use and Planning;
- Mineral Resources;
- Noise and Vibration;

- Paleontological Resources;
- Population, Employment, and Housing;
- Public Services (including Police Services, Fire Protection Services, Schools, and Parks and Recreation);
- Public Utilities and Service Systems (Water Supply, Wastewater Generation and Treatment, Storm Drainage Conveyance and Treatment; Solid Waste Generation);
- Transportation and Circulation; and
- Tribal Cultural Resources.

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).

The EIR will also identify and evaluate a range of reasonable alternatives to the Proposed Project, including a No Project Alternative (Guidelines §15126.6).

_____ _____

Mindy Wilcox, AICP
Planning Manager
City of Inglewood

Date