

**NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT
CITY OF INGLEWOOD CALIFORNIA**

**To: California Office of Planning and Research
Responsible and Trustee Agencies
Other Interested Parties**

**Subject: Notice of Availability of a Draft Environmental Impact Report
Project: Inglewood Basketball and Entertainment Center (SCH # 2018021056)
Lead Agency: City of Inglewood
Date: September 5, 2019**

NOTICE IS HEREBY GIVEN that the City of Inglewood (City or Inglewood) has prepared an Environmental Impact Report (EIR) for the Inglewood Basketball and Entertainment Center (Proposed Project). The Draft EIR is being distributed for public review. Pursuant to the California Public Resources Code and the CEQA Guidelines, the City of Inglewood is the Lead Agency for the Proposed Project.

Pursuant to Section 15103 of the CEQA Guidelines, responses must be sent at the earliest date and received by the City no later than the end of the public comment period. **The public comment period associated with the release of this Notice of Availability (NOA) will commence on Thursday, September 5, 2019, and end on Monday, October 21, 2019 at 5:00 pm.** Should you have any questions or comments regarding the Proposed Project, please mail, email, or fax written responses to:

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Inglewood, CA 90301
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Project Location

The Project Site is located in the southwestern portion of the City of Inglewood within Los Angeles County, approximately 10 miles south/southwest of downtown Los Angeles. The Project Site is approximately 28 acres, divided into four sites. The main portion of the Project Site (the Arena Site) is approximately 17 acres and is bounded by West Century Boulevard on the north, South Prairie Avenue on the west, South Doty Avenue on the east, and an imaginary straight line extending east from West 103rd Street to South Doty Avenue to the south. The Project Site includes three additional areas: the West Parking Garage Site on 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; the East Transportation and Hotel Site on 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 the Well Relocation Site on 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 Project Site is located immediately to the south of the Hollywood Park Specific Plan (HPSP) area.

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, corporate events, and non-LA Clippers sporting events. In addition, the Proposed Project 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 a privately owned 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 portion of West 102nd Street between South Prairie Avenue and South Doty Avenue is proposed to be vacated and included within the Project Site.

The LA Clippers currently play their games at the Staples Center in downtown Los Angeles, and the LA Clippers' team offices are currently located at 1212 South Flower Street within two blocks of Staples Center. The team's existing practice and athletic training facilities are located in Playa Vista neighborhood within of Los Angeles, at 6854 South Centinela Avenue. Upon completion of the Proposed Project, those uses would be relocated to the Project Site.

Annually, it is expected that the LA Clippers would host up to five preseason games in October; 41 regular season games from October to mid-April; and approximately three 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.

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.

The East Transportation and Hotel Site would include a parking garage (365 spaces)/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 use 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 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 east 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.

Environmental Topics Evaluated

The Draft EIR examines the potential impacts that would be generated by the Proposed Project in relation to the following environmental topics: Aesthetics; Air Quality; Biological Resources; Cultural & Tribal Resources; Energy Demand & Conservation; Geology & Soils; Greenhouse Gas Emissions; Hazards & Hazardous Materials; Hydrology & Water Quality; Land Use & Planning; Noise & Vibration; Population, Employment, & Housing; Public Services; Transportation & Circulation; and Utilities & Service Systems. In addition, the Draft EIR evaluates five project alternatives: No Project, Reduced Project Size, City Services Center Alternative Site Baldwin Hills Alternative Site, and The District at South Bay Alternative Site.

The Draft EIR is available for review at:

Inglewood City Hall
Planning Division
One Manchester Boulevard, 4th Floor
Inglewood, CA 90301

Inglewood Public Library
101 West Manchester Boulevard
Inglewood, CA 90301

Crenshaw Imperial Branch Library
11141 Crenshaw Blvd.
Inglewood, CA 90303

Inglewood Basketball and Entertainment Center Website: <http://www.ibecproject.com>

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