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NOTICE OF AVAILABILITY OF A DRAFT

CITY OF INGLEWOOD

To: California Office of Public
Responsible and Trustworthy
Other Interests

Subject: Notice of Availability of a Draft

Project: Inglewood Basketball and Entertainment Center

Lead Agency: City of Inglewood

Date: December 27, 2019

NOTICE IS HEREBY GIVEN that the City of Inglewood (City or Inglewood) has prepared a Draft Environmental Impact Report (EIR) for the Inglewood Entertainment Center Project (Project) under the California Public Resources Code and the California Environmental Quality Act (CEQA) G

Pursuant to Section 15087 of the CEQA Guidelines, responses must be received by the City no later than the end of the public comment period. The public comment period will begin on Monday, December 23, 2019 at 5:00 p.m. and end on Monday, February 10, 2020 at 5:00 p.m. Written comments on the Draft EIR and technical appendices must be received no later than the end of the public comment period. Written responses must be received no later than the end of the public comment period.

Mindy Wilcox, AICP,
City of Inglewood, 1

One West Manchester Street
Inglewood, CA 90301

E-Mail: info@project@cityofinglewood.com

A legal notice will be published in Inglewood Today on January 2, 2020.

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 (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 West 102nd Street on the south. The Project Site includes 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 east and west, and West 102nd Street 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 area.

Project Description

The Proposed Project is a Public/Private partnership between Murphy's Bowl LLC, a private applicant, and the City and would consist of an arena 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, concert performances, and athletic training facility; approximately 71,000 sf of LA Clippers team office space; and an approximately 25,000sf sports medicine facility. The Project Site also includes 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-

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ENVIRONMENTAL IMPACT REPORT

FOR THE CITY OF INGLEWOOD

Planning and Research,
Lead Agencies, and
Interested Parties

Draft Environmental Impact Report

Entertainment Center (SCH # 2018021056)

City of Inglewood

December 27, 2019

Inglewood Basketball and Entertainment Center (Proposed Project). The Draft EIR is being distributed for public review. Pursuant to the California guidelines, the City of Inglewood is the Lead Agency for the Proposed Project.

The 45-day public comment period required under Section 15105 of the CEQA Guidelines will commence on Friday, December 27, 2019, at 5:00 p.m. on Monday, February 10, 2020. Should you have any questions or comments regarding the Proposed Project, please mail or email responses to:

Planning Manager

Planning Division

Boulevard, 4th Floor

CA 90301

cityofinglewood.org

020. This notification is provided here for informational purposes.

West 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 bounded by an imaginary straight line extending east from West 103rd Street to South Doty Avenue to the south. The Project Site includes three identical sites to the west, South Prairie Avenue to the east, and West 102nd Street to the south; the East Transportation and Hotel Site on an adjacent parcel 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 in the City of Inglewood's General Plan (HPSP) area.

The Arena Site is approximately 915,000-square foot (sf) arena designed to host the LA Clippers basketball team with up to 18,000 fixed seats for National Basketball Association (NBA) games, conventions, corporate events, and non-LA Clippers sporting events. The Arena Structure would include an approximately 85,000-sf team locker room and training facility. Development on the Arena Site would also include an outdoor plaza with approximately 80,000 sf of circulation and gathering space, oriented programming, and an outdoor stage. A parking garage with 650 spaces would be located immediately south of the Arena Structure within

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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

The LA Clippers currently play their games at the Staples Center in downtown Los Angeles, and the LA Clippers' team offices are currently located in the Vista neighborhood within of Los Angeles, at 6854 South Centinela Avenue. Upon completion of the Proposed Project, those uses would be relocated

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-November; and conventions and corporate or civic events, and non-LA Clippers sporting events would take place in the Arena throughout the year, with attendance expected to be up to 18,000

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 connect the first 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, 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 up to 150 rooms. 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-wide pedestrian bridge along South Prairie Avenue and South Doty Avenue would be vacated and included within the Arena Site. Approximately 350 linear feet of West 101st St along the major corridors of South Prairie Avenue and West Century Boulevard. Before, during, and after LA Clippers basketball games and other events, the shuttle service would drop off and pick up attendees at the proposed shuttle 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 station and the Metro Crenshaw/LAX Line's La Brea/Florence Station.

The Proposed Project would also include identification and advertising signage, graphic display panels or systems, potential illuminated rooftop signage, and other signage.

The EIR also considered the potential environmental impacts associated with two Project Variants to circulation infrastructure: the West Century Boulevard Variant and the East Transportation and Hotel Site Variant. Each Project Variant would include the same land use program, parking/garage, and other features as the Proposed Project.

Environmental Topics Evaluated/Potentially Significant Impacts

The Draft EIR examines the potential impacts that would be generated by the Proposed Project in relation to the following environmental topics: Greenhouse Gas Emissions; Hazards & Hazardous Materials; Hydrology & Water Quality; Land Use & Planning; Noise & Vibration; Population, Housing, and Employment; and Public Utilities. Other topics that have been identified in these topics except for Energy Demand & Conservation; Land Use & Planning; Population, Employment, & Housing; and Public Utilities. The Draft EIR also examines the potential impacts of the Proposed Project on the Baldwin Hills Alternative Site, The District at South Bay Alternative Site, The Hollywood Park Specific Plan Alternative Site, and The Forum at the Forum.

The Project Site was included on the following list compiled pursuant to Section 65962.5 of the California Government Code: (1) Various City Projects and construction activities; (2) Well No. 6, 3901 West 102nd Street, State Water Resources Control Board (SWRCB) Enforcement Action and SWRCB database; (4) Well No. 1NA 2NA 4 & 6, 3901 West 102nd Street, Facility Index System (FINDS) database for water supply well or wells; (5) E & J Ebbetts Pass, and the auto repair facility is associated with the 10223 South Prairie Avenue property to the west, outside of project boundary); and (6) (7) Various City Projects and construction activities.

The Draft EIR is available at:

Inglewood (Inglewood)
Economic & Community Development Department

Planning Department
One West Manchester Street

Inglewood, CA 90301

Inglewood Public Library

101 West Manchester Street

Inglewood, CA 90301

Crenshaw Imperial

11141 Crenshaw Street

Inglewood, CA 90301

An electronic version of the Draft EIR can be accessed at: <http://www.ingledraft.com>

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as part of the Proposed Project.

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 adjacent to the Project Site.

from April to June; and an average of three playoff games from April to June based on NBA team averages. Other events such as concerts, family shows, and community events, ranging from small events of up to 2,000 attendees (average of 300 attendees) to full Arena capacity.

The proposed pedestrian bridge would span South Prairie Avenue, connecting the West Parking Garage to the Arena Site to provide pedestrian access between the second

and include private or charter bus staging, and Transportation Network Company staging, pick-up and drop-off. The Proposed Project would also include a variety of amenities such as a lobby, business center, a fitness room, a guest laundry facility, a market pantry, and/or an outdoor gathering area. The

A 10-foot tall pedestrian bridge crossing South Prairie Avenue would be included as part of the Proposed Project. A portion of West 102nd Street between the Project Site and the West Parking Garage would be vacated and developed as part of the West Parking Garage Site. The primary vehicular access to the Project Site would be provided for large events, the Proposed Project would provide shuttle service that would connect the Project Site to the Metro Green Line's Hawthorne/Lennox station, a pick-up and drop-off location on the west side of the Arena Site along South Prairie Avenue.

signage, and wayfinding signage.

The proposed Pedestrian Bridge Variant and the Alternate Prairie Access Variant. These Project Variants are proposed in order to provide flexibility to the Project Site regarding parking, loading, mechanical equipment, vehicular circulation, streetscape improvements, and sustainability features as the Proposed Project.

impacts: Aesthetics; Air Quality; Biological Resources; Cultural & Tribal Cultural Resources; Energy Demand & Conservation; Geology & Soils; Noise & Vibration; Employment, & Housing; Public Services; Transportation & Circulation; and Utilities & Service Systems. Potentially significant impacts have been identified for Air Quality, Noise & Vibration, and Public Services. In addition, the Draft EIR evaluates seven project alternatives: No Project, Reduced Project Size, City Services Center Alternative Site, and the Project Site.

properties", 3900 West 102nd Street, National Pollutant Discharge Elimination System (NPDES) database for discharges associated with demolition and construction; (2) Southern California Regional Coastal Water Resource Control Board (SCRCB) Waste Discharge System databases; (3) Inglewood Redevelopment Agency, 3901 West 102nd Street, DTSC Hazardous Waste Manifest and Inventory System (HWIS) database; (4) German Car Repair, 10220 South Prairie Avenue, 1990-1992 historical EDR (proprietary) auto databases (further review determined this to be a former auto repair shop); (5) Omega Carpet & Upholstery Cleaning, 3822 West Century Boulevard, EDR (proprietary) historical cleaner database from 1992.

Table for review at:

City Hall
Development Department
Division
Boulevard, 4th Floor
CA 90301

Public Library
Century Boulevard
CA 90301

Branch Library
Century Blvd.
CA 90303

can be accessed at the following locations:

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INGLEWOOD BOARD OF SUPERVISORS

City of Inglewood Website: <http://www.cityofinglewood.com>

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<http://lat.org/1036/Murphys-Bowl-Proposed-NBA-Arena>