

# Los Angeles Times

MEDIA GROUP

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### NOTICE OF AVAILABILITY OF A DRAFT

#### CITY OF INGLEWOOD

To: California Office of Planning and Research  
Responsible and Trustworthy  
Other Interest

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 for public review. Pursuant to the California Public Resources Code and the California Environmental Quality Act (CEQA),

Pursuant to Section 15087 of the CEQA Guidelines, responses must be received by the City no later than the end of the public review period, which commences on Friday, December 27, 2019, and ends on Monday, February 10, 2020 at 5:00 p.m. Written comments on the Draft EIR that you have any questions or comments regarding the Project should be submitted to:

Mindy Wilcox, AICP, FICP  
City of Inglewood, P.O. Box 1000  
One West Manchester Boulevard  
Inglewood, CA 90301  
E-Mail: [ibecproject@ci.ingl.ca.us](mailto:ibecproject@ci.ingl.ca.us)

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 17 miles southwest of downtown Los Angeles. The main portion of the Project Site (the Arena Site) is approximately 17 acres and is bounded by West Century Boulevard to the north, West 103rd Street to the east, South Doty Avenue to the south, and West 102nd Street to the west. The Project Site includes three additional areas: the West 103rd Street area, which is bounded by West 103rd Street to the north, South Prairie Avenue to the east, and West 102nd Street to the south; the East Transportation Center area, which is bounded by West 102nd Street to the north, West 103rd Street to the east, and West 102nd Street to the south; and the Well Relocation Site on an approximately 10-acre area bounded by West 102nd Street to the north, West 103rd Street to the east, and West 102nd Street to the south. The Project Site is located immediately to the south of the Hollywood Park Specific Plan (HPSP) area.

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### ENVIRONMENTAL IMPACT REPORT

#### SD CALIFORNIA

Planning and Research,  
Lead Agencies, and  
Interested Parties

#### Draft Environmental Impact Report

Basketball and Entertainment Center (SCH # 2018021056)

City of Inglewood

December 27, 2019

This Draft EIR (EIR) for the Inglewood Basketball and Entertainment Center (Proposed Project). The Draft EIR is being distributed for public comment. Under the California Environmental Quality Act (CEQA) Guidelines, the City of Inglewood is the Lead Agency for the Proposed Project.

Public comment period. **The 45-day public comment period required under Section 15105 of the CEQA Guidelines will end on January 10, 2020.** All comments on the Draft EIR and technical appendices must be received no later than 5:00 p.m. on Monday, February 10, 2020. Should you have any questions regarding the Proposed Project, please mail or email written responses to:

Planning Manager

Planning Division

West Century Boulevard, 4th Floor

Inglewood, CA 90301

[cityofinglewood.org](http://www.cityofinglewood.org)

20. This notification is provided here for informational purposes.

The Project Site is located approximately 10 miles south/southwest of downtown Los Angeles. The Project Site is approximately 28 acres, divided into four sites. From north to south, the sites are: the north, South Prairie Avenue on the west, South Doty Avenue on the east, and an imaginary straight line extending east to the West Century Boulevard. The Project Site is divided into four sites: the First Parking Garage Site on an approximately 5-acre site bounded by West Century Boulevard to the north, hotel and parking site on an approximately 5-acre site bounded by West Century Boulevard to the north, industrial and parking site on an approximately 5-acre site bounded by West Century Boulevard to the north, and a 0.2-acre parcel located at 3812 West 102nd Street, surrounded by vacant land to the west and south and bounded by the West Century Boulevard to the east.

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**Project Description**

The Proposed Project is a Public/Private partnership between Murphy's Bowl LLC, a private applicant, and the City and would provide for 18,000 fixed seats for National Basketball Association (NBA) games. The arena could also be configured with up to 500 additional seating for sporting events. The Arena Structure would include an approximately 85,000-sf team practice and athletic training facility. Development on the Arena Site would also include an outdoor plaza with approximately 80,000 sf of circulation and gathering space to accommodate community and youth-oriented programming, and an outdoor stage. A parking garage with 650 spaces would be located within the Arena Site and would be relocated to the Well Relocation Site as part of the Proposed Project.

The LA Clippers currently play their games at the Staples Center in downtown Los Angeles, and the LA Clippers' team office and athletic training facilities are located in Playa Vista neighborhood within of Los Angeles, at 6854 South Centinela Avenue. Up to 100,000 attendees are expected to attend events at the proposed arena.

Annually, it is expected that the LA Clippers would host up to five preseason games in October; 41 regular season games for the LA Clippers; and other events such as concerts, family shows, conventions and corporate or civic events, and non-LA Clippers sporting events would be held at the arena (average of 300 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 wide pedestrian bridge would provide pedestrian access between the second floor of the parking garage to the second floor of the westernmost building on the East Transportation and Hotel Site.

The East Transportation and Hotel Site would include a parking garage (365 spaces) and transportation hub to accommodate drop-off. The Proposed Project would also include a limited-service hotel use with up to 150 rooms on an approximately 100,000-sf site, a fitness room, a guest laundry facility, a market pantry, and/or an outdoor gathering area. The hotel would be approximately 100,000-sf in size.

Circulation improvements including driveways, signals, a crosswalk, bicycle parking, relocation of two bus stops, improved lighting, and other improvements would be included in the Proposed Project. A portion of West 102nd Street between South Prairie Avenue and South Doty Avenue would be vacated and included in the West Parking Garage Site. The primary vehicular access to the Project Site would be provided along the major corridor, West 102nd Street. For other large events, the Proposed Project would provide shuttle service that would connect the Project Site to the Metro Green Line. The shuttle 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.

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

The EIR also considered the potential environmental impacts associated with two Project Variants to circulation infrastructure. Two Project Variants are proposed in order to provide flexibility to allow the City to approve them as part of the Proposed Project, if desired. The Project Variants include circulation, streetscape improvements, and sustainability 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 topics: Air Quality & Climate Change; Biological Resources; Cultural Resources; Geology & Soils; Greenhouse Gas Emissions; Hazards & Hazardous Materials; Hydrology & Water Quality; Land Use & Planning; Noise & Vibration; and Utilities & Service Systems. Potentially significant impacts have been identified in these topics except for Energy Demand. The Draft EIR evaluates seven project alternatives: No Project, Reduced Project Size, City Services Center Alternative Site, Baldwin Hill Alternative Site, and Forum Alternative Site.

The Project Site was included on the following list compiled pursuant to Section 65962.5 of the California Government Code: (1) Well No. 6, 3901 West 102nd Street, Site No. 1, Inglewood Redevelopment Agency, 3901 West 102nd Street, DTSC Hazardous Waste Manifest database; (2) Well No. 1NA, German Car Repair, 10220 South Prairie Avenue, 199C-1992 historical EDR (proprietary) auto databases (further review determined to be outside of project boundary); and (3) Omega Carpet & Upholstery Cleaning, 3822 West Century Boulevard, EDR (proprietary) auto databases (further review determined to be outside of project boundary).

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ould consist of an approximately 915,000-square foot (sf) arena designed to host the LA Clippers basketball team with up to 10,000 additional temporary seats for events such as family shows, concerts, conventions, corporate events, and non-LA Clippers basketball games; approximately 71,000 sf of LA Clippers team office space; and an approximately 25,000sf sports medicine clinic. Other uses include: retail/restaurant uses, approximately 48,000 sf of retail/restaurant uses on two levels, up to 15,000 sf of community uses that could be located immediately south of the Arena Structure within the Arena Site. An existing City of Inglewood groundwater

uses are currently located at 1212 South Flower Street within two blocks of Staples Center. The team's existing practice and office space, upon completion of the Proposed Project, those uses would be relocated to the Project Site.

from approximately October to mid-April; and an average of three playoff games from April to June based on NBA team averages. Other events could take place in the Arena throughout the year, with attendance ranging from small events of up to 2,000 attendees

A 100-foot-high pedestrian bridge would span South Prairie Avenue, connecting the West Parking Garage to the Arena Site to provide access to the plaza.

The Project would include private vehicle parking, private or charter bus staging, and Transportation Network Company staging, pick-up and drop-off for the hotel. The hotel could include amenities such as a lobby, business center, and approximately six stories, with a maximum height of approximately 100 feet.

The Project would include sidewalks, and a 17-foot tall pedestrian bridge crossing South Prairie Avenue would be included as part of the Proposed Project within the Arena Site. Approximately 350 linear feet of West 101st Street would be vacated and developed as part of the Project. The Project would be located between South Prairie Avenue and West Century Boulevard. Before, during, and after LA Clippers basketball games and other events, the Project would provide shuttle service along South Prairie Avenue. The shuttle service would connect the Project to the Green Line's Hawthorne/Lennox Station and the Metro Crenshaw/LAX Line's La Brea/Florence Station.

The Project would include illuminated rooftop signage, and wayfinding signage.

The Project would include the West Century Boulevard Pedestrian Bridge Variant and the Alternate Prairie Access Variant. These Project Variants would include the same land use program, parking/loading, mechanical equipment, vehicular

The Project would address environmental topics: Aesthetics; Air Quality; Biological Resources; Cultural & Tribal Cultural Resources; Energy Demand; Land Use & Planning; Noise & Vibration; Population, Employment, & Housing; Public Services; Transportation & Circulation; and Land Use & Planning; Population, Employment, & Housing; and Public Services. In addition, the Draft EIR includes the Draft EIR for Alternative Site, The District at South Bay Alternative Site, The Hollywood Park Specific Plan Alternative Site, and The

Code: (1) Various City Properties", 3900 West 102nd Street, National Pollutant Discharge Elimination System (NPDES) database; (2) State Water Resources Control Board (SWRCB) Enforcement Action and SWRCB Waste Discharge System databases; (3) State Water Resources Control Board, 2NA 4 & 6, 3901 West 102nd Street, Facility Index System (FINDS) database for water supply well or wells; (5) E & M Associates, Inc. (E&M) determined this to be erroneous, and the auto repair facility is associated with the 10223 South Prairie Avenue property to be associated with a (proprietary) historical cleaner database from 1992.

**Available for review at:**

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An electronic version of the Draft EIR can be found at:  
Inglewood Basketball and Entertainment Center  
City of Inglewood Website: <https://www.cityofinglewood.com>

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

Public Library  
Foster Boulevard  
CA 90301

Branch Library  
Law Blvd.  
CA 90303

Can be accessed at the following locations:

Internet Website: <http://www.ibecproject.com>

<http://www.losangeles.gov/1036/Murphys-Bowl-Proposed-NBA-Arena>