NOTICE OF PREPARATION

DATE: June 27, 2019

PROJECT TITLE: Beach Cities Health District (BCHD) Healthy Living Campus Master Plan

PROJECT LOCATION: The existing BCHD campus is located along North Prospect Avenue in the City of Redondo Beach and adjacent to the City of Torrance. The campus includes the former South Bay Hospital at 514 North Prospect Avenue as well as two medical office buildings located at 510 and 520 North Prospect Avenue. The 10.38-acre Project site consists of the existing campus and the adjacent vacant lot at the corner of Flagler Lane and Beryl Street.

LEAD AGENCY: Beach Cities Health District
514 North Prospect Avenue
Redondo Beach, CA 90277

RESPONSIBLE AGENCIES: City of Redondo Beach
415 Diamond Street
Redondo Beach, CA 90277

City of Torrance
3031 Torrance Blvd.
Torrance, CA 90503

This Notice of Preparation (NOP) has been prepared to inform responsible and trustee agencies, other public agencies, and interested members of the public that BCHD has independently determined that the proposed BCHD Healthy Living Campus Master Plan may result in potentially significant environmental impacts. An Environmental Impact Report (EIR) will therefore be prepared to assess these impacts pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.). BCHD has prepared an Initial Study in accordance with the CEQA Guidelines (Title 14, California Code of Regulations, Section 15000 et seq.). The Initial Study is attached to this NOP for review and comment.

NOTICE OF PREPARATION REVIEW AND COMMENTS

This NOP is being distributed to solicit written comments from responsible and trustee agencies, interested public agencies, and members of the public regarding the scope and content of the environmental analysis to be included in the EIR including significant environmental issues and

reasonable alternatives and mitigation measures, and other pertinent information consistent with CEQA Guidelines Section 15082(b).

The public review period for this NOP extends from **June 27, 2019** to **July 29, 2019**. Please provide any written comments (either by mail or electronically) no later than **5:00 pm on July 29, 2019**. Please direct all comments to the following address:

Mr. Nick Meisinger, Environmental Planner
Wood Environment & Infrastructure Solutions, Inc.
9210 Sky Park Court, Suite 200
San Diego, CA 92123
EIR@bchd.org

SCOPING MEETING

Three public scoping meetings will be held 6:00 p.m. to 8:00 p.m. on the following dates: July 15, 2019 at the Redondo Beach Performing Arts Center located at 1935 Manhattan Beach Boulevard, Redondo Beach; July 17, 2019 at the Joslyn Community Center located at 1601 North Valley Drive, Manhattan Beach; and July 22, 2019 at the Hermosa Beach City Council Chambers, 1315 Valley Drive, Hermosa Beach. The public scoping meetings will have an "open house" format, with a brief presentation and overview of the proposed Project presented from 6:45 p.m. to 7:15 p.m. Additionally, an agency scoping meeting will be held on July 15, 2019 from 2:00 p.m. to 3:30 p.m. at Beach Cities Health District, located at 514 North Prospect Avenue, Beach Cities Room – Lower Level, Redondo Beach, CA 90277. The purpose of these meetings will be to assist BCHD in identifying the range of potential environmental impacts, mitigation measures and alternatives to be analyzed in depth in the Draft EIR. Comments on the scope of the EIR may be submitted at the meeting.

REVIEW MATERIALS

Copies of this NOP and the Initial Study are available for public review on the BCHD's website: http://www.bchd.org/eir as well as at the following locations:

- BCHD Administrative Office, 1200 Del Amo Street, Redondo Beach
- Community Services Office, 514 North Prospect Avenue, Suite 102, Redondo Beach
- Center for Health & Fitness, 514 North Prospect Avenue, 2nd Floor, Redondo Beach
- Redondo Beach Main Library, 303 North Pacific Coast Highway, Redondo Beach
- Redondo Beach North Branch Library, 2000 Artesia Boulevard, Redondo Beach
- Hermosa Beach Library, 550 Pier Ave, Hermosa Beach
- Manhattan Beach Library, 1320 Highland Avenue, Manhattan Beach
- Isabel Henderson Library, 4805 Emerald Street, Torrance

PROJECT SUMMARY

The proposed BCHD Healthy Living Campus Master Plan (Project) would redevelop the existing campus along North Prospect Avenue as well as an adjacent vacant lot owned by the BCHD and located at the intersection of Flagler Lane and Beryl Street in the City of Redondo Beach. The Project site encompasses two legal parcels totaling 10.38 acres:

- The existing 9.95-acre campus includes the former South Bay Hospital and an attached maintenance building (currently operated as the Beach Cities Health Center), as well as two medical office buildings privately operated on land leased from BCHD; and

- A 0.43-acre vacant lot located at the southwest corner of Flagler Lane and Beryl Street.

The proposed redevelopment of the campus would occur in three 36-month-long phases over a duration of 15 years:

- **Phase 1. Subterranean Parking and Residential Care for the Elderly (RCFE) Building:** The proposed construction of Phase 1 improvements is planned to occur from approximately Summer of 2021 through Summer of 2024, dependent upon the timing of the permit process, financing considerations, and completion of final design work. During this initial implementation phase of the proposed master plan, the existing surface parking lot and associated perimeter circulation road located along the northern edge of the Project site would be removed and a two-level subterranean parking garage would be excavated, with a new entrance provided from Flagler Lane. The initial RCFE building would be constructed above the subterranean parking garage and existing uses would be relocated to this facility from the adjacent Beach Cities Health Center building, including the Community Services Office and Center for Health & Fitness as well as 60 memory care units and associated facilities. The initial RCFE building would also provide approximately 102 new assisted living units or other specialized housing needs. The existing vacant lot located at the southwest corner of Flagler Lane and Beryl Street would be developed with a new facility to house the Child Development Center, which would also be relocated from the Beach Cities Health Center building. Additional pedestrian and bicycle improvements would include the construction of internal pedestrian pathways and the potential establishment of a Class I, two-way bicycle path with a pedestrian and lighting improvements along Flagler Alley between Flagler Lane and Diamond Street, immediately east of the campus. Following the completion of the RCFE building and relocation of all uses from the Beach Cities Health Center building, this existing facility and the attached maintenance building would be demolished.

- **Phase 2. New Community Wellness Pavilion (CWP) and RCFE Building Expansion:** The proposed construction of Phase 2 improvements is planned to occur from approximately Summer of 2026 through Summer of 2029. The second implementation phase of the proposed master plan would include the construction of a Community Wellness Pavilion (CWP), located in the center of the proposed BCHD Healthy Living Campus. This facility would provide space for BCHD staff offices, a demonstration kitchen, meeting rooms available for public use, a café serving healthy foods, and space for possible medical offices, research, or other similar uses. Phase 2 would also include an expansion of the RCFE building (originally constructed during Phase 1), which would provide 99 additional assisted living units or other specialized housing needs. This expansion of the RCFE building would also include an expansion of the subterranean parking garage (originally constructed during Phase 1).

- **Phase 3. Final RCFE Building Expansion and Open Space:** The proposed construction of Phase 3 improvements is planned to occur from approximately Summer of 2030 through Summer of 2033. The third and final implementation phase of the proposed master plan would include demolition of the existing above ground parking structure (512 North Prospect Avenue) and the Advanced Imagery Building (510 North Prospect Avenue). The RCFE building would be further expanded into this footprint providing approximately 159 additional assisted living units and medical office space as well as an open-air atrium. The final completed RCFE building developed in Phase 1 through Phase 3 would provide approximately 60 replacement memory care units, and 360 new assisted living units. Phase 3 would also include construction of a new above ground parking structure to provide for additional on-site parking. Additional vehicle circulation improvements would include the removal of the existing roundabout at the main entrance to the campus and reconfiguration of the roadway to provide a ride share drop-off and access to short-term as well as long-term parking.

DISCRETIONARY APPROVALS

In addition to certification of the EIR and approval of the BCHD Healthy Living Campus Master Plan by the BDHC Board of Directors, discretionary approvals required from the City of Redondo Beach for implementation of the proposed Project include the following: Planning Commission Design Review(s) and Conditional Use Permit (CUP). The City of Torrance may also be asked to consider one or more discretionary approvals associated with potential bicycle and pedestrian improvements along Flagler Alley between Flagler Lane and Diamond Street.

PROJECT IMPACTS

Based on the findings of the Initial Study, BCHD has identified potentially significant impacts to the following resource areas:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources and Tribal Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise and Vibration
- Population and Housing
- Public Services
- Transportation
- Utilities and Services System

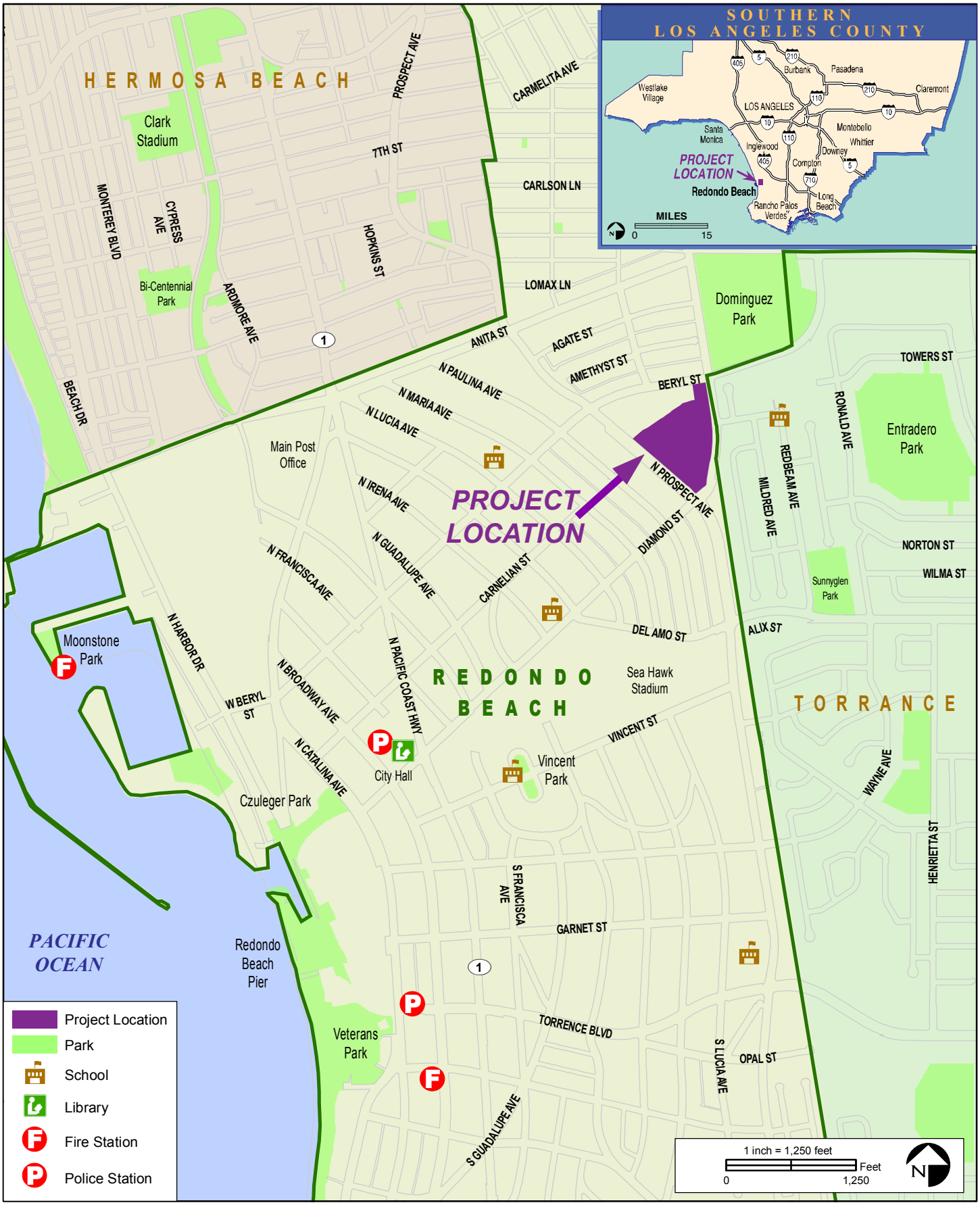
The EIR for the proposed BCHD Healthy Campus Master Plan will include mitigation measures and consider alternatives that would avoid or substantially reduce the proposed Project's potential significant environmental impacts, as well as feasibly attain most of the basic objectives of the Project in accordance with CEQA Guidelines Section 15126.6.

ENVIRONMENTAL CHECKLIST

Initial Study

1. Project Title:	Beach Cities Health District Healthy Living Campus Master Plan
2. Lead Agency Name and Address:	Beach Cities Health District 514 North Prospect Avenue Redondo Beach, CA 90277
3. Responsible Agency Names and Addresses:	City of Redondo Beach 415 Diamond Street Redondo Beach, CA 90277 City of Torrance 3031 Torrance Blvd. Torrance, CA 90503
4. Contact Person:	Mr. Nick Meisinger, Environmental Planner Wood Environment & Infrastructure Solutions, Inc. 9210 Sky Park Ct., Suite 200 San Diego, CA 92123
5. Project Location:	The existing BCHD campus is located along North Prospect Avenue in the City of Redondo Beach and adjacent to the City of Torrance. The campus includes the former South Bay Hospital at 514 North Prospect Avenue as well as two medical office buildings located at 510 and 520 North Prospect Avenue (Figure 1). The 10.38-acre Project site consists of the existing campus and the adjacent vacant lot at the corner of Flagler Lane and Beryl Street.
6. General Plan Designation(s):	P – Public or Institutional; C-2 –Commercial
7. Zoning Designation(s):	P-CF – Community Facility; C-2 – Commercial

Service Layer Credits:



wood.

Project Vicinity and Regional Location

FIGURE 1

8. Description of Project:

Existing Land Use and Development

The existing BCHD campus is located along North Prospect Avenue and includes the former South Bay Hospital (currently operated as the Beach Cities Health Center) and an attached maintenance building located at 514 North Prospect Avenue as well as two medical office buildings located at 510 and 514 North Prospect Avenue and an above ground parking structure located at 512 North Prospect Avenue (Figure 2). The existing campus is zoned P-CF (Community Facility) and the vacant Flagler Lot is zoned C-2 (Commercial) (Table 1 and Figure 2). The City of Redondo Beach General Plan Land Use designation for the existing campus is P (Public or Institutional) and the designation for the vacant Flagler Lot is C-2 (Commercial) (Redondo Beach 2008).

Photo 1. *The existing BCHD campus features the former five-story South Bay Hospital that was closed in 1998 and is currently operated as the Beach Cities Health Center, providing community wellness and senior care services (e.g., memory care).*

The developed area of the Project site gently slopes from an elevation 166 feet above mean sea level (MSL) at the highest point on campus to an elevation 146 feet MSL at the southern entrance from North Prospect Avenue. The campus is elevated above the adjacent properties by approximately 15 feet to the north along Beryl Street and approximately 30 feet to the east along Flagler Lane and Flagler Alley. A series of retaining walls have been developed on the slope above Flagler Lane and Flagler Alley, which are vegetated with several large mature pine trees. The Project site currently supports five buildings – including the five-story, 75-foot-high Beach Cities Health Center building located in the center of the campus – as well as two large surface parking lots, an above ground parking structure, and three vehicle access points off of North Prospect Avenue (Table 1 as well as Figure 2 and Figure 3). Landscaping on the Project site is limited primarily to perimiter planters, scattered surface parking lot trees, and a small internal lawn area. The vacant Flager Lot at the southwest corner of Flagler Lane and Beryl Street is undeveloped and characterized by patches of ruderal, weedly vegetation.

Table 1. Existing Project Site Features

Feature	Land Use	Size
Existing Campus – APN 7502-017-901; 9.95 acres		
514 North Prospect Avenue (Beach Cities Health Center)	Community Wellness and Senior Care, including 60 Memory Care Units	158,000 sf
514 North Prospect Avenue (Attached Maintenance Building)	Maintenance	3,200 sf
512 North Prospect Avenue (Above Ground Parking Structure)	Parking	52,000 sf
510 North Prospect Avenue (Advanced Imaging Building)	Medical Office (Surgical)	52,000 sf
520 North Prospect Avenue (Providence Medical Institute Building)	Medical Office (Family Medical)	47,700 sf

wood.

Project Site

FIGURE 2

Table 1. Existing Project Site Features (Continued)

Feature	Land Use	Size
Existing Campus – APN 7502-017-901; 9.95 acres		
Surface Parking Lot(s)	Parking	396 spaces
512 North Prospect Avenue Above Ground Parking Structure	Parking	219 spaces
Subterranean Parking Garage	Parking	199 spaces
Vacant Flagler Lot – APN 7502-017-902; 0.43 acres		
Flagler Lot	Vacant Lot	0.43 acres
Total		10.38 acres

Surrounding Land Uses

The Project site is located approximately 1 mile east of the Pacific Ocean, outside of the Coastal Zone boundary, within the City of Redondo Beach. The Project site is bordered to the north by a commercial shopping center along Beryl Street that is anchored by a Vons grocery store. The Vons shopping center is zoned C-2 (Commercial) and also supports small retail uses such as shops, restaurants, fitness studios, and a Shell Gas Station. North Prospect Avenue borders the Project site to the southwest and Diamond Street boarders the Project site to the southeast. Flagler Lane and Flagler Alley border the Project site to the east. Flagler Alley provides a connection between Flagler Lane and Diamond Street but is blocked off by existing fencing / traffic barriers. To the south, east, and west across the adjacent roadways, the Project site is surrounded by single-family residences zoned R-1 (Residential Development) (Photo 2) as well as some multiple-family residences zoned RMD (Medium Density Multi-Family Residential) located along Beryl Street. The single-family residences located across Flagler Lane and Flagler Alley to the east of the campus are located within the City of Torrance. Multiple-family residences to the north of the Project site are located approximately 250 to 500 feet from the BCHD campus (with intervening structures, including Vons shopping center), while single-family homes to the south, east, and west are located closer to the Project site across adjacent roadways. Residences at the intersection of Flagler Lane and Beryl Street are located approximately 75 feet to the east and 100 feet to the north of the vacant Flagler Lot.

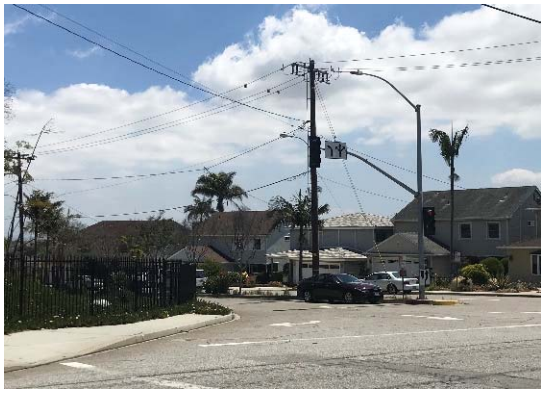


Photo 2. *Single- and multiple-family residences border the existing campus to the south, east, and west.*

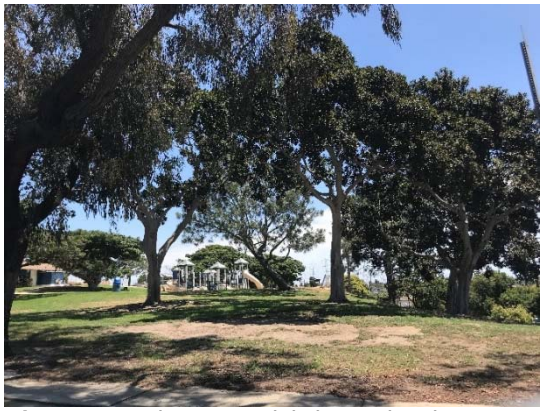


Photo 3. *Dominguez Park is located at the intersection of Flagler Lane and Beryl Street immediately to the northeast of the Project site. This 24-acre park provides picnic areas and play equipment, the park features a dog park, Heritage Court, and two Little League fields.*

Recreational land uses in the Project vicinity include Dominguez Park to the northeast along Flagler Lane (Photo 3), Entradero Park to the east, and Sunnyglen Park to the southeast. Schools in the vicinity include Towers Elementary school located at 5600 Towers Street, Torrance (approximately 350 feet to the east), Beryl Heights Elementary School, located at 920 Beryl Street, Redondo Beach (approximately 900 feet to the west), and Redondo Union High School, located at 1 Sea Hawk Way, Redondo Beach (approximately 0.30 miles to the southwest).

Existing Site Access and Circulation

North Prospect Avenue is a four-lane road that runs in a northwest-southeast direction along the Project site's frontage with left-turns restricted by a raised center median (Figure 2). Beryl Street is a four-lane road that runs in a northeast-southwest direction along the adjacent Vons shopping center and the vacant Flagler Lot providing two eastbound lanes, one westbound lane, and a center turn lane for vehicles entering and exiting the Vons shopping center (Figure 2). Beryl Street intersects with Flagler Lane to the east at a four-way stop and with North Prospect Avenue to the west at a signalized intersection. Crosswalks are provided along all four legs of the intersection of Beryl Street and North Prospect Avenue and along three legs of the intersection of Beryl Street and Flagler Lane. Additionally, there is a crosswalk provided in the middle of this roadway segment at the driveway entrance to the Vons shopping center. Both Flagler Lane and Diamond Street, two roads located along the eastern frontage of the Project site, are residential roads that provide access to the residential neighborhood to the east. Flagler Alley is a narrow 10-foot-wide alley connecting these two roadways (Figure 2 and Photo 4).

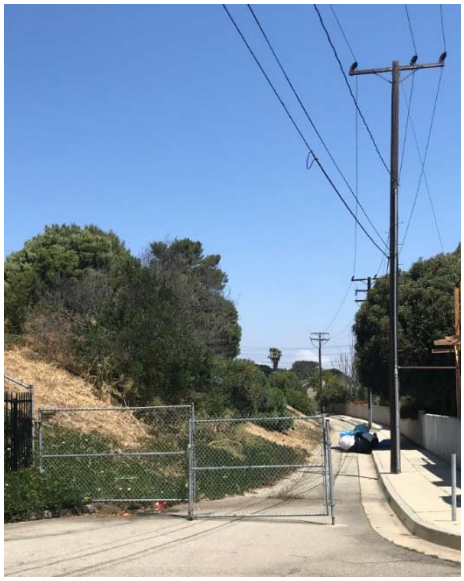


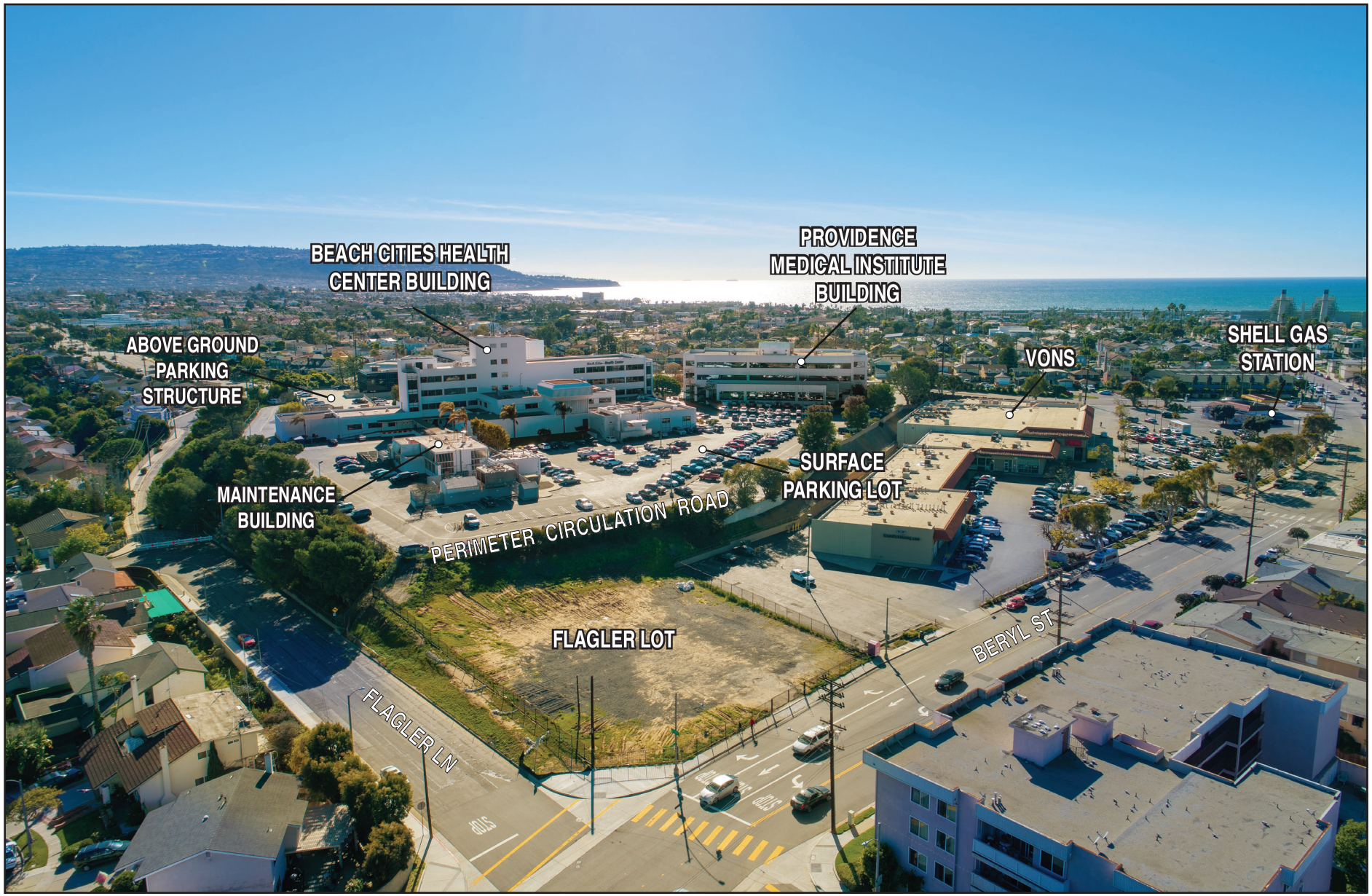
Photo 4. *Flagler Alley, located adjacent to the east of the Project site, provides a connection between Flagler Lane and Diamond Lane. However, this alley is fenced and does not provide vehicle through access.*

Current access to the Project site is provided from North Prospect Avenue at three locations as described below (Photo 5).

1) The main entrance to the campus is located at a signalized driveway intersection with North Prospect Avenue, approximately 275 feet to the northwest of the intersection of North Prospect Avenue and Diamond Street. This primary entrance provides full left- and right-turn access (Figure 2 and Photo 5).

2) A secondary driveway is located approximately 100 feet northwest of the North Prospect Avenue and Diamond Street intersection. This secondary entrance is unsignalized and provides right-turn only ingress/egress to the perimeter circulation road and the southern portion of the campus (Figure 2 and Photo 5); and

3) Another secondary driveway is located approximately 450 feet northwest of the main entrance along North Prospect Avenue. This secondary entrance is unsignalized and provides right-turn only ingress/egress to the perimeter circulation road and the northern portion of the campus (Figure 2 and Photo 5).



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Existing Campus Uses
BCHD Healthy Living Campus Master Plan

FIGURE 3

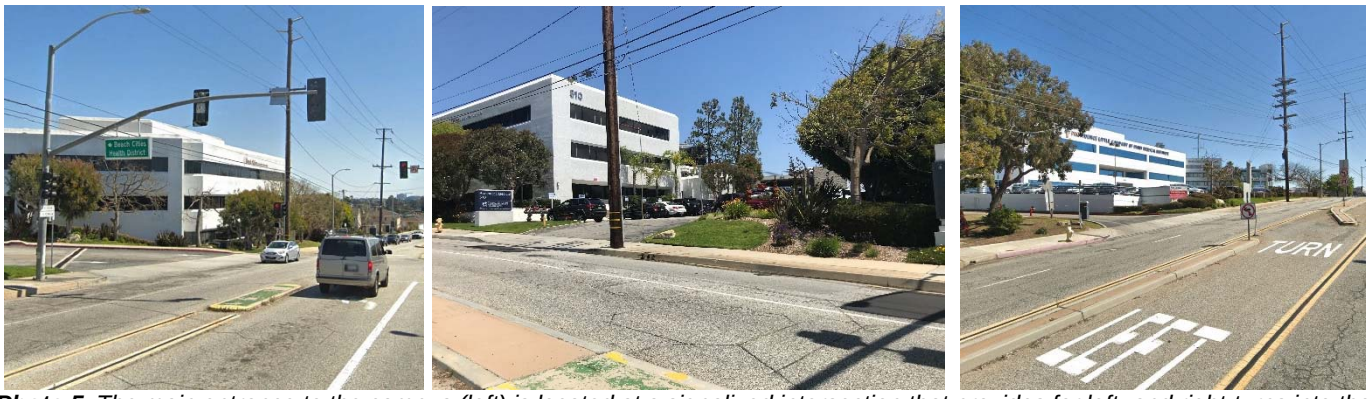


Photo 5. *The main entrance to the campus (left) is located at a signalized intersection that provides for left- and right-turns into the campus. Secondary access to the Project site includes two driveways to the north (middle) and south (right) of the main entrance. These unsignalized driveways provide for right-turn only ingress/egress. These driveways also provide access to the perimeter circulation road that follows along the edge of the campus and the surface parking lots in the northwestern corner of the Project site.*

The main entrance to the campus routes vehicles through a roundabout leading to the existing short-term surface parking lot and drop-off area as well as the entrance to the existing subterranean parking garage. The secondary driveways provide access to a 30-foot-wide perimeter circulation road that runs along three sides of the Project site and provides access to surface parking lots at the northwest corner of the site (Figure 2).

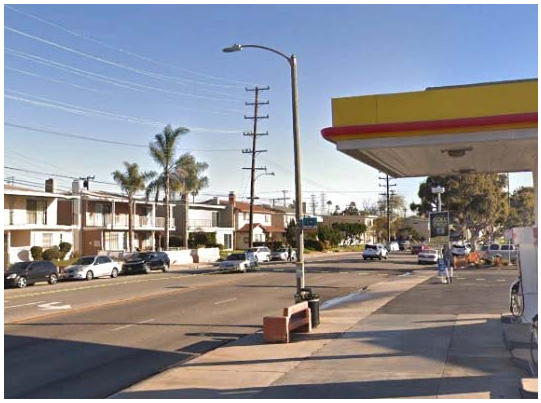


Photo 6. *Beach Cities Transit stops are located along North Prospect Avenue and along Beryl Street.*

Transit service is provided by Beach Cities Transit with stops for the 102 Northbound/Southbound Line along North Prospect Avenue at the corner of North Prospect Avenue and Beryl Street (Photo 6), and along Beryl Street, just west of the vacant Flagler Lot. Sidewalks currently exist along the Project site's frontage with North Prospect Avenue and along nearby Beryl Street. Additionally, sidewalks occur along the eastern side of Flagler Lane and Diamond Street, with Flagler Alley providing an informal pedestrian connection between the two roadways. No developed bicycle paths or striped bicycle lanes currently exist along the streets located adjacent to the Project site. The nearest Class II bicycle lanes are located along Beryl Street, approximately 475 feet east of its intersection with Flagler Lane as well as along Diamond Street, immediately west of its intersection with North Prospect Avenue.

Project Overview

The proposed BCHD Healthy Living Campus Master Plan involves the long-term redevelopment of much of the existing BCHD campus with new public health care facilities that would expand public health care and related offerings as well as address deteriorating buildings in need of extensive maintenance. Redevelopment of the Project site would occur in three 36-month-long phases spread over a period of 15 years (Figure 4). The change in development at the completion of buildout, compared to existing conditions, is summarized in Table 2 and discussed below.

Table 2. Proposed Redevelopment Under the BCHD Healthy Living Campus Master Plan

Current Beach Cities Health Center	BCHD Healthy Living Campus Master Plan
• 3-5 stories (75-foot maximum height)	• 3-4 stories (60-foot maximum height)
• 260,900 sf of occupied floor space	• 592,700 sf of total development
– Beach Cities Health Center (60 Memory Care Units)	– RCFE Building (60 Memory Care Units and 360 Assisted Living Units)
– Maintenance Building	– Child Development Center
– Medical Office (Advanced Imaging Building)	– Community Wellness Pavilion
– Medical Office (Providence Medical Institute Building)	– Medical Office (Providence Medical Institute Building; to remain)
• 814 parking spaces	• Up to 690 parking spaces

- **Phase 1. Subterranean Parking and RCFE Building:** The proposed construction of Phase 1 improvements is planned to occur from approximately Summer of 2021 through Summer of 2024, dependent upon the timing of the permit process, financing considerations, and completion of final design work. During this initial implementation phase of the proposed master plan, the existing 70,000-sf surface parking lot and the associated perimeter circulation road located at the northern edge of the Project site would be removed and replaced with a two-level (i.e., 30-foot deep) 120,000-sf subterranean parking garage, providing up to 320 parking spaces. Access to this new parking garage would be via the northern entrance along North Prospect Avenue and/or a new entrance off of Flagler Lane, located approximately 100 feet south of its intersection with Beryl Street.

  The proposed RCFE building, would be constructed above the subterranean parking garage along the Project site's northern boundary, adjacent to the Vons shopping center. This initial 158,000-sf development (which would be subsequently expanded during Phase 2 and Phase 3 of the proposed master plan) would extend to four stories and up to 60 feet in height. Following construction, existing uses would be relocated from the Beach Cities Health Center building to the new RCFE building, including the Community Services Office and Center for Health & Fitness as well as 60 memory care units and associated facilities. The initial RCFE building would also provide approximately 102 new assisted living units or other specialized housing needs. The existing vacant lot located at the southwest corner of Flagler Lane and Beryl Street would be developed with a 10,000-sf facility to house the Child Development Center, which would also be relocated from the Beach Cities Health Center building. A new electric service would be developed in conjunction with Southern California Edison – including the development of a new underground and/or above ground on-site distribution system – that would replace the existing electrical service at the Project site.

  A new two-tiered stairway adjacent to the Child Development Center would rise approximately 30 feet from Flagler Lane and the Child Development Center to provide pedestrian access to the RCFE building (Figure 5). Additional improvements may include installation of an approximately 10-foot-wide Class I, two-way bicycle path as well as pedestrian improvements with lighting along the east side of the campus for approximately 1,000 feet along Flagler Lane and Flagler Alley from Beryl Street to Diamond Street.

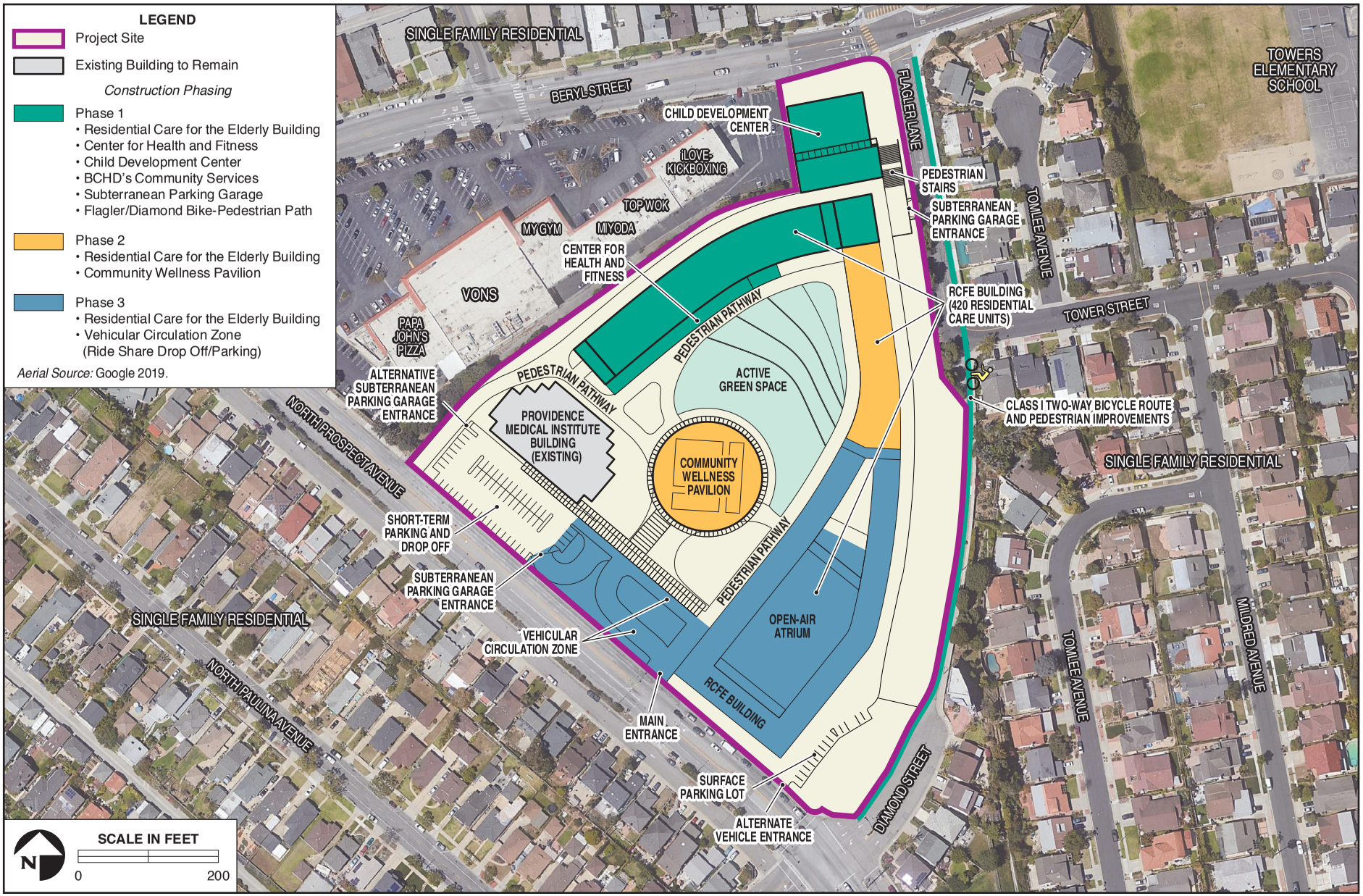
Demolition of the existing 158,000-sf, five-story Beach Cities Health Center building and the attached 3,200-sf maintenance building would occur at the end of Phase 1 following the relocation of uses to the RCFE building.

- **Phase 2. Community Wellness Pavilion and RCFE Building Expansion:** The proposed construction of Phase 2 improvements is planned to occur from approximately Summer of 2026 through Summer of 2029. The second implementation phase of the proposed master plan would include the construction of a 55,000-sf, circular Community Wellness Pavilion (CWP) and installation of active green space and pedestrian circulation in the center of the proposed BCHD Healthy Living Campus. Similar to the proposed RCFE building, this three-story facility would also reach a maximum height of 60 feet, with a large vaulted ceiling, atria, and skylight windows that would allow natural light to enter the building. The CWP would provide space for BCHD staff offices, a demonstration kitchen, meeting rooms available for public use, a café serving healthy foods and space for possible medical offices, research, or other similar uses.

  Phase 2 of the proposed master plan would also include an approximately 75,000-sf expansion of the RCFE building (originally constructed during Phase 1), providing approximately 99 additional assisted living units or other specialized housing needs. This expansion of the RCFE building would be located at the top of the slope of the Project site's frontage with Flagler Lane and Flagler Alley and would also include a 40,000-sf expansion of the subterranean parking garage beneath the new structure, providing for up to 120 additional parking spaces.

- **Phase 3. Final RCFE Building Expansion and Open Space:** The proposed construction of Phase 3 improvements is planned to occur from approximately Summer of 2030 through Summer of 2033. The third and final implementation phase of the proposed master plan would include demolition of the existing 52,000-sf above ground parking structure and the 52,000-sf Advanced Imagery Building, located at the southern portion of the Project site. The RCFE building would be further expanded into this footprint providing approximately 190,000 sf of additional floor area and 159 new assisted living units and approximately 30,000 sf of medical office space. Following buildout under the proposed master plan, the final RCFE building would provide 360 new assisted living units as well as 60 replacement memory care units.

  Phase 3 would include construction of a new 110,000-sf above ground parking structure, providing up to 350 parking spaces. This parking structure would be located within the center of the RCFE building's southern extent, surrounded on all sides with assisted living units (or other development) topped with an open-air atrium, accessible from the fourth floor of the building (Figure 5 and Figure 6). Additional vehicle circulation improvements would include the removal of the existing roundabout at the main entrance to the campus and reconfiguration of the roadway to provide a ride share drop-off as well as access to short- and long-term parking.



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Conceptual Phased Contruction Plan
BCHD Healthy Living Campus Master Plan

FIGURE 4

Proposed Project Facilities and Uses

As previously described existing uses from the Beach Cities Health Center building would be relocated to the proposed RCFE building. Additionally, the RCFE building would provide for additional new assisted living units.

- The Community Services Offices area would have administrative offices and reception that would be a point of contact for BCHD with an entrance off the campus center.

- The Center for Health & Fitness would provide a variety of enhanced exercise opportunities with the possibility of opening to the central campus space for ventilation and exterior fitness stations.

- The memory care space would provide 60 residential units, a dedicated central dining hall and kitchen, and an entrance off the central campus space.

- The assisted living facility would provide 360 residential units with amenity spaces overlooking the adjacent Dominguez Park as well as dining with a dedicated kitchen.

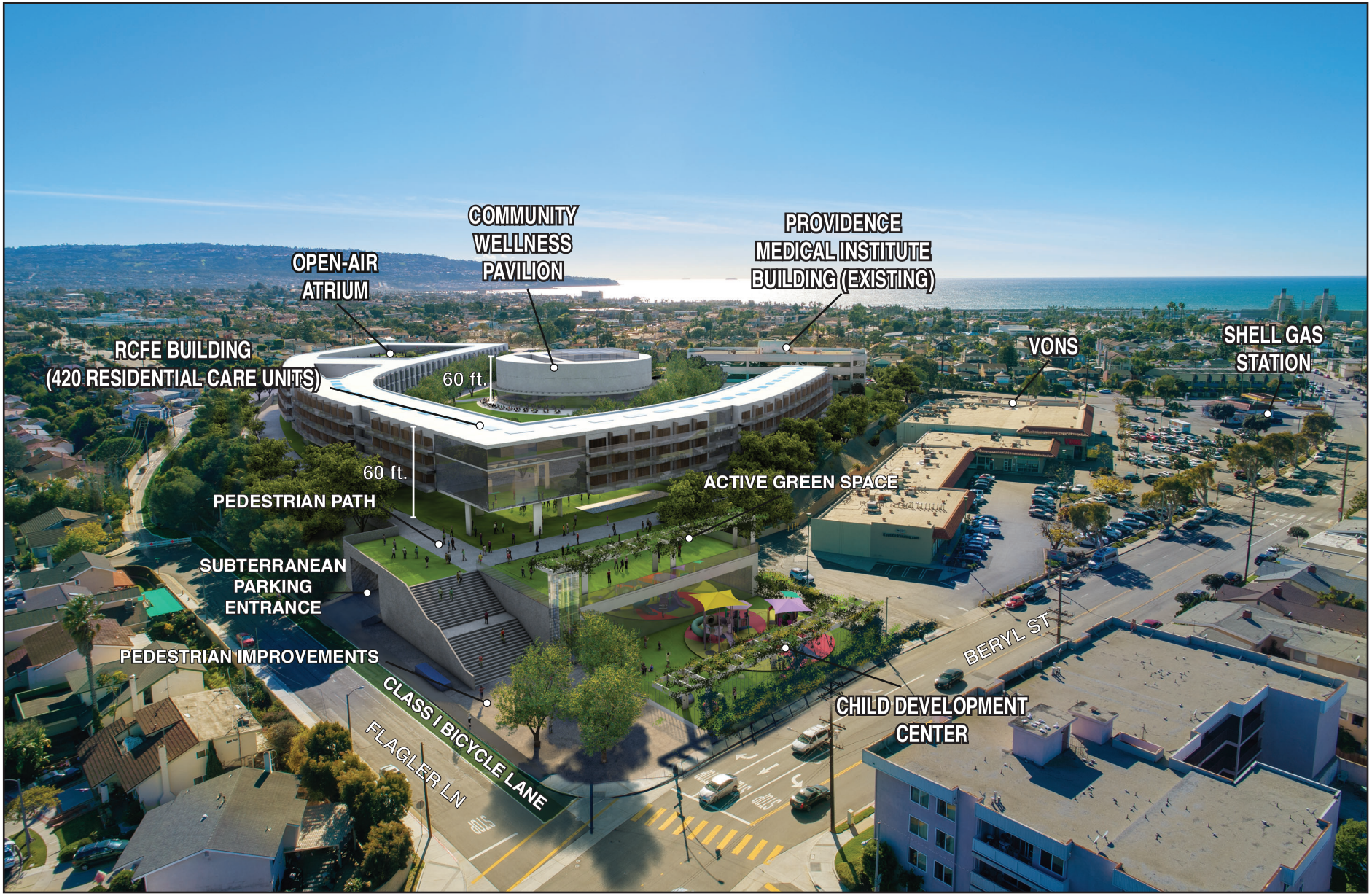
The Child Development Center would also be relocated from the Beach Cities Health Center building to a purpose-built facility located at the vacant Flagler Lot. The proposed Child Development Center would have a drop-off/pick-up curb and exterior play space.

The CWP would be located at the center of the campus and would provide for indoor-outdoor activities that include education, recreation, dining, and socializing.

Architectural Design and Landscaping Plan

The conceptual architectural and landscape plan includes the development of a curved linear, multi-story RCFE building that follows the shape of the Project site's perimeter along Beryl Street as well as Flagler Lane and Flagler Alley. The proposed four-story RCFE building and three-story CWP would both have maximum finished roof heights of 60 feet (Figure 5 and Figure 6). These proposed building heights would exclude projections for permitted elements (e.g., elevator shafts, stairs, solar panels, etc.). The newly proposed buildings at the BCHD campus would be subject to Planning Commission Design Review(s) in compliance with the P-CF zoning designation for the Project site as established in the City of Redondo Beach Municipal Code (RBMC), Chapter 10-2.1116. The proposed Child Development Center located on the vacant Flagler Lot would not exceed the designated 30-foot maximum height as allowed in C-2 zones by the RBMC, Chapter 10-2.625.

The proposed RCFE building design includes exterior façades with simple forms constructed using white cement plaster or panels and glass, over which elements such as wooden privacy screens, white cement balconies, and glass handrails would be overlaid. The northern portion of the RCFE building would be developed on concrete columns allowing public views and open pedestrian passage through to active green spaces located within the northern area of the Project site (Figure 5). The interior façades would feature similar white cement and glass paneling, with large box windows. The proposed CWP design would exhibit a similar design with glass walls encircling the first floor topped with white cement or metal panels up to the roof. Large vaulted ceiling, atria, and skylight windows would allow natural light to enter the building. Due to the overall increase in glass elements on the campus, specially designed lightly tinted glass would be utilized to minimize glare and avoid potential impacts to birds and other biological resources.



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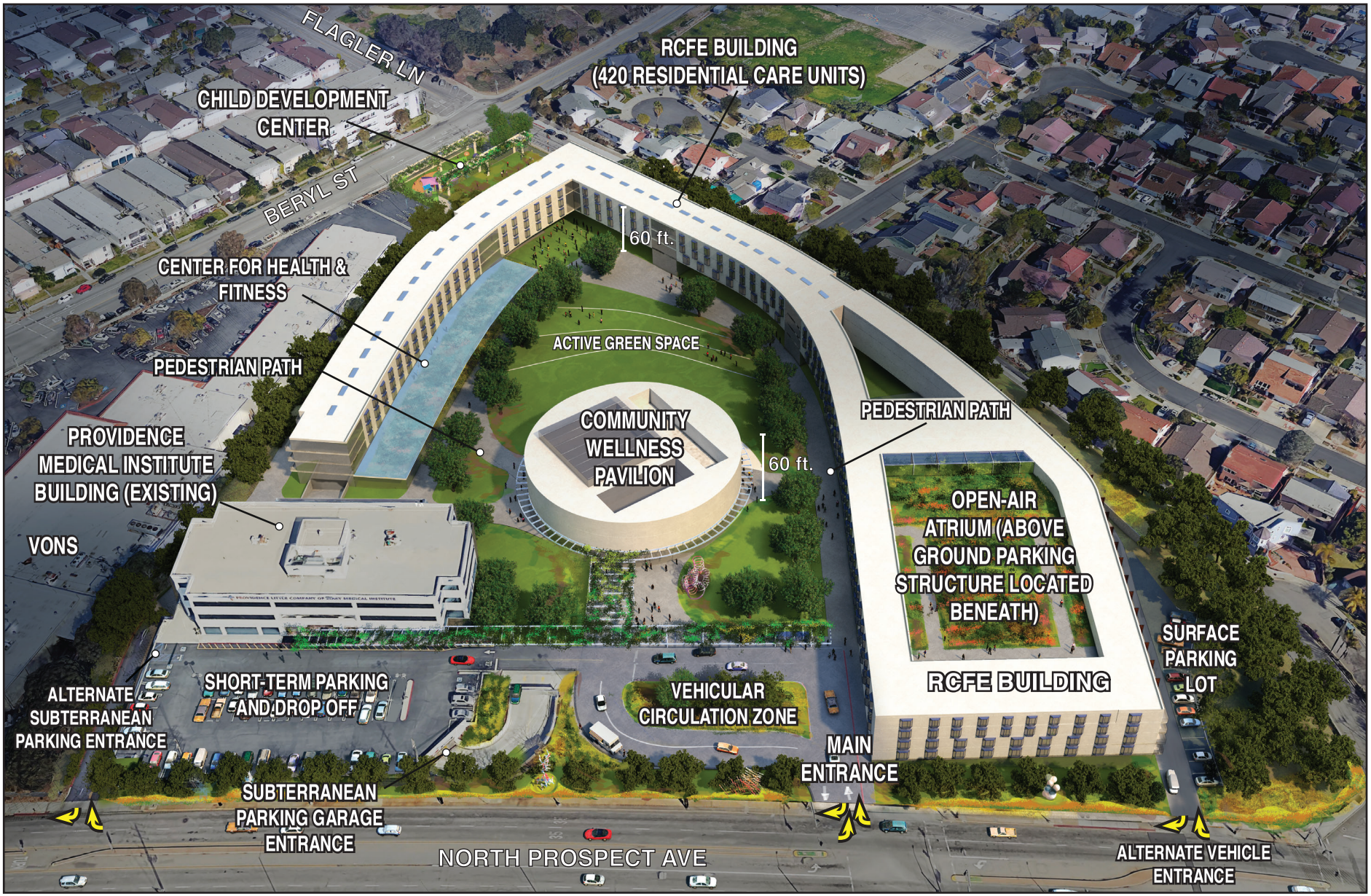
View of Proposed Buildout from Flagler Lane & Beryl Street
BCHD Healthy Living Campus Master Plan

FIGURE 5



wood.

View of Proposed Buildout from North Prospect Avenue
BCHD Healthy Living Campus Master Plan

FIGURE 6

Outdoor design elements of the RCFE building would include an approximately 6,500-sf planted rooftop associated with the Center for Health & Fitness as well as a 23,000-sf planted open-air atrium on the southern extent of RCFE building that could be accessed by residents and members of the public from the fourth floor. The existing surface parking lot at the main entrance would be reconfigured to provide a patient drop-off and vehicle circulation zone, with a framework of metal beams covering a walkway from the parking area to the CWP with shade provided by a living green canopy. All elements of the proposed Project (e.g., structures, setbacks, landscaping, etc.) would be designed to conform with the City's design standards and requirements.

Perimeter green space and landscaping would be intended to soften the RCFE building's interface with surrounding uses along Beryl Street as well as Flagler Lane and Flagler Alley. The perimeter of the campus would be planted with a mix of drought-resistant grasses, succulents, indigenous ground cover, and native trees, including a line of larger trees along North Prospect Avenue. Internally, the proposed landscaping plan would transform substantial areas of the campus from impervious paved surfaces to active green space. Important open spaces would include a large active green space in the interior of the campus, planted with manicured, low-water use lawns, landscaped shrubbery, and large native trees. This area would be traversed by a series of pedestrian pathways linking the RCFE building with the CWP and providing a safe outdoor environment for residents and members of the public. The gentle topography of the currently developed portions of the Project site would slope down towards the north corner of the Project site where an open breezeway allows views and public access from the southwest corner of Flagler Lane and Beryl Street. Planting on the roof of the Child Development Center would also provide additional open space as well as an overlook of the adjacent Dominguez Park (Figure 5).

Proposed Operations and Staffing

Following the completion of the initial RCFE building during implementation Phase 1, the existing Community Services Offices and Center for Health & Fitness as well as the 60 on-site memory care units and associated support facilities and staff would be relocated from the Beach Cities Health Center to the new building. Following their relocation, these uses would resume existing services provided by the current operators/tenants. The existing Child Development Center would also be relocated from the Beach Cities Health Center to the new purpose-built facility at the vacant Flagler Lot on the southwest corner of Flagler Lane and Beryl Street. In addition to these relocated uses, the initial RCFE building would provide space for 102 new assisted living units that would be administered by a third-party selected by BCHD. Overall operations staff requirements during Phase 1 would range of approximately 70 to 160 employees.

In the implementation of Phase 2, the Community Wellness Pavilion would be constructed and operated by BCHD. Additionally, the expansion of the RCFE building in Phase 2 and Phase 3 would provide 258 additional assisted living units to be managed by the same entity managing the facilities constructed in Phase 1. Overall operations staff is expected to increase during Phase 2 and would range between approximately 90 and 200 employees. In total, after the completion all three Project phases, up to approximately 265 employees would be required to support all of the proposed uses on-site.

Proposed Parking and Circulation

Photo 7. *The entrance to the existing subterranean parking garage is accessed from the main entrance off of North Prospect Avenue. This entrance and subterranean parking garage would remain in place under the proposed Project.*

As previously described, during the first implementation phase of the proposed master plan, the existing 70,000-sf surface parking lot and the associated perimeter circulation road located at the northern edge of the Project site would be removed and replaced with a two-level (i.e., 30-foot deep), 120,000-sf subterranean parking garage, providing up to 320 parking spaces. Access to this new parking garage would be via a single entrance off of Flagler Lane, located approximately 100 feet south of its intersection with Beryl Street. During Phase 2 this subterranean parking garage would be expanded by 40,000 sf providing up to 120 additional parking spaces. During Phase 3 the existing 54,000-sf above ground parking structure located at the southern portion of the Project site would be demolished to provide space for the final expansion of the RCFE building. This existing parking structure would be replaced with a new 110,000-sf above ground parking structure, providing four levels of parking. This parking structure would be located within the center of the RCFE building's southern extent, surrounded on all sides with assisted living units (or other development) and topped with an open-air atrium, accessible from the fourth floor of the building (Figure 5 and Figure 6). Following buildout under the proposed master plan up to 690 parking spaces would be provided on the BCHD campus.

Vehicles would continue to access the campus from the main entrance at the signalized driveway intersection within North Prospect Avenue. Vehicle circulation improvements at this entrance would include the removal of the existing roundabout at the main entrance to the campus and reconfiguration of the roadway to provide a ride share drop-off as well as access to short- and long-term parking. The existing secondary driveways would be reconfigured to provide access to subterranean and surface parking (Photo 7); however, with the removal of the perimeter circulation road during implementation Phase 1, these entrances would no longer provide internal vehicle access within the campus.

A new two-tiered stairway adjacent to the Child Development Center would rise approximately 30 feet from Flagler Lane and the Child Development Center to provide pedestrian access to the RCFE building (Figure 5). Internally, the campus would be traversed by a series of pedestrian pathways ranging from 4- to 15-feet-wide linking the RCFE building with the CWP. Additional active green spaces would include an open area north of the RCFE building with views over the adjacent the Child Development Center playground on the Flagler Lot (Figure 4 and Figure 5).

Additional improvements may include an approximately 10-foot-wide Class I, two-way bicycle path as well as pedestrian improvements with lighting along the east side of the campus for approximately 1,000 feet along Flagler Lane and Flagler Alley from Beryl Street to Diamond Street. This bicycle path would represent a partial build-out of the Redondo Beach Bike Master Plan, part of the South Bay Bicycle Coalition's comprehensive South Bay Bike Master Plan.

Utilities

Existing water, sewer, storm drain, electrical, and natural gas utilities that serve the site are located within the existing City-owned rights-of-way along North Prospect Avenue. These existing utilities would continue to be used for each of the new buildings constructed or modified as a part of the proposed Project. The proposed facilities would be tied into the existing points of connection in North Prospect Avenue and no substantial utility upsizing would be required. However, a new electric service would be developed in conjunction with Southern California Edison – including the development of a new underground and/or above ground on-site distribution system – that would replace the existing electrical service at the Project site.

Sustainability Features

The new buildings would be Well Building Certified and would include solar electric and solar hot water systems to partially offset electrical demands. The basement of the former hospital would be backfilled with recycled pulverized concrete from the hospital building to create an underground rainwater storage area, intended to capture and percolate stormwater runoff.

Construction Activities

Project construction duration is summarized in Table 3 and discussed in further detail below.

Table 3. Summary of Project Construction

Phase	Construction Activities	Start Date	Duration
Phase 1	• Demolition of the existing 70,000-sf surface parking lot and perimeter circulation road • Initial construction of a 120,000-sf subterranean parking garage • Initial construction of 160,000-sf RCFE building • Construction of 10,000-sf Child Development Center at the Flagler Lot • Demolition of existing 160,000-sf Beach Cities Health Center and 3,200-sf Maintenance Building • Potential construction of Class I, two-way bicycle path and pedestrian improvements	Summer 2021	36 months (3 years)
Phase 2	• Construction of a 40,000-sf addition to subterranean parking garage • Construction of 75,000-sf addition to RCFE building • Construction of 55,000-sf CWP building	Summer 2026	36 months (3 years)
Phase 3	• Demolition of the existing 54,000-sf above ground parking structure • Demolition of the 52,000-sf Advanced Imagery Building • Construction of 190,000-sf final addition to RCFE building • Construction of 110,000-sf above ground parking structure • Vehicle circulation improvements	Summer 2030	36 months (3 years)
Total			108 months (9 years)

The development application(s) for the proposed Project would include a Construction Management Plan, to be submitted for review and approval by the City of Redondo Beach, concurrent with the application for a Conditional Use Permit (CUP). At a minimum, the phased Construction Management Plan with describe:

- Detailed construction schedule and timing of activities by phase;
- Designated construction entrance(s) at the Project site;
- Temporary improvements (e.g., removal of raised medians, re-striping, etc.);
- Haul routes and queuing areas to be used during demolition, soil excavation and export, materials delivery, concrete truck deliveries;
- City-approved plans for re-routing vehicles, bicyclists, and pedestrians as well as required signage and/or construction flaggers;
- Construction equipment and materials laydown area(s) and other staging area(s); and,
- On- and/or off-site construction worker parking area(s).

Phase 1 (36 Months). Phase 1 construction activities are estimated to begin in Summer of 2021 and extend over approximately 36 months into the Summer of 2024, dependent upon the timing of the permit process, financing considerations, and completion of final design work.

Construction activities would be initiated with the removal of the existing 70,000-sf surface parking lot and associated perimeter circulation road located at the northern edge of the Project site. Subsequent construction of the subterranean parking garage would require a 30-foot excavation below the existing grade, involving the removal of approximately 50,000 cubic yards (cy) of soil and installation of temporary shoring. Utility realignments and associated trenching would also occur during excavation of the subterranean parking garage. Although excavated soil would be re-used on-site to the maximum extent feasible (i.e., raising grade elevation, backfilling retaining walls, etc.), export of substantial amounts of fill would likely be required. If all excavated material were exported, between 3,500 and 5,000 heavy haul truck trips would be required, depending upon the size of trucks utilized.

Phase 1 would include the initial construction of the RCFE building, which would involve 160,000 sf of development. Approximately 9,500 cy of concrete would be required for the foundation and structure of the new building. Cement trucks with an 8- to 10-cy carrying capacity would deliver concrete material to the Project site, resulting in approximately 950 to 1,200 cement truck trips. Additionally, the initial construction of the RCFE building would require import of substantial amount of construction materials (i.e., structural steel, wood, glass, flooring, other finishing materials, etc.), which would require additional heavy haul truck trips to the Project site.

Following the construction of the RCFE building and the relocation of existing uses from the Beach Cities Health Center, the existing 158,000-sf Beach Cities Health Center and attached 3,200-sf maintenance building would be demolished. Reinforced concrete from these buildings would be recycled on-site by pulverizing it to fill the 14,000-cy basement and create an underground rainwater storage area. Nevertheless, demolition activities would generate substantial amounts of construction debris – including structural steel, wood, glass, flooring and utility material such as pipes and cables – which would be exported from the Project site.

It is expected the overall duration of construction activities during Phase 1 would be approximately 6 months for soil excavation; 24 months for the construction of the subterranean parking garage and RCFE building; and 6 months for the demolition of the Beach Cities Health Center, including backfill of the existing basement. Therefore, total estimated construction time during Phase 1 is estimated to be approximately 36 months.

Phase 2 (36 Months). Phase 2 would include a 40,000-sf expansion of the subterranean parking garage, initially constructed during Phase 1, requiring the excavation of approximately 15,000 cy of soil. Similar to construction during Phase 1, this excavation would be accomplished by installing temporary shoring and excavating approximately 30 feet below the existing grade. Excavated soils would be re-used on-site to the maximum extent feasible for grading and backfill; however, export of a substantial amount of excavated soil may be required, involving approximately 750 to 1,500 heavy haul truck trips.

Additionally, Phase 2 of construction would include a 130,000-sf expansion of the RCFE building as well as the 55,000-sf CWP, using similar structural materials as described for Phase 1. Approximately 4,500 cy of concrete would be required for the foundation and structure of the new buildings during Phase 2. Cement trucks with an 8- to 10-cy carrying capacity would deliver concrete material to the Project site, resulting in approximately 450 to 575 trips. These construction activities would also require import of a substantial amount of construction materials – including structural steel, wood, glass, flooring, other finishing materials, etc. – which would be delivered to the Project site.

It is expected the overall duration of construction activities during Phase 2 would be approximately 3 months for soil excavation; 30 months for the construction of the RCFE building expansion and CWP; and 3 months for the hardscape and landscaping of the open space area. Therefore, total estimated construction time during Phase 2 is estimated to be approximately 36 months.

Phase 3 (36 Months). Specific details regarding construction activities for Phase 3 of the proposed Project are not yet available; however, general assumptions for construction activities have been made based on the overall conceptual design for Phase 3. Phase 3 would initially involve the demolition of the existing 54,000-sf above ground parking structure and the 52,000-sf Advanced Imaging Building. Demolition of these buildings is expected to generate approximately a substantial amount of construction debris, including structural steel, concrete, wood, glass, flooring, and utility material such as pipes and cables. Similar to Phase 1, demolition activities would generate substantial amounts of construction debris – including structural steel, wood, glass, flooring and utility material such as pipes and cables – which would be exported from the Project site.

Additionally, Phase 3 would involve construction of a 110,000-sf above ground parking structure and the final expansion of the RCFE building, adding approximately 190,000 sf of floor area. Approximately 8,500 cy of concrete would be required for the foundation and structure of the new buildings during Phase 3. Cement trucks with an 8- to 10-cy carrying capacity would deliver concrete material to the Project site necessary, resulting in approximately 850 to 1,050 trips. Similar construction materials, described to those described for the previous phases, would also be required for Phase 3, requiring additional heavy haul truck trips to the Project site.

The overall duration of construction activities during Phase 3 would be approximately 33 months for the construction of the new building and 3 months for the hardscape and landscaping of the open space area. Therefore, total estimated construction time during Phase 3 is estimated to be approximately 36 months.

Required Permits and Approval

The newly proposed buildings at the BCHD campus would be subject to Planning Commission Design Review(s) in compliance with the P-CF zoning designation for the Project site as established in the RBMC, Chapter 10-2.1116. The proposed Child Development Center located on the vacant Flagler Lot would not exceed the designated 30-foot maximum height allowed in C-2 zones by the RBMC, Chapter 10-2.625. Discretionary actions for the potential approval of the proposed Project would involve BCHD Board of Directors and the City of Redondo Beach Planning Commission consideration of the following:

- Certification of the Final EIR (BCHD Board of Directors);
- Adoption of the Master Plan (BCHD Board of Directors);
- Planning Commission Design Review(s) (Redondo Beach Planning Commission); and
- Issuance of a Conditional Use Permit (Redondo Beach Planning Commission).

The City of Torrance may also be asked to consider one or more discretionary actions in association with bike path and pedestrian improvements along Flagler Alley between Flagler Lane and Diamond Street.

In addition to the discretionary actions listed above, the proposed Project would require issuance of ministerial permits from the Cities of Redondo Beach and Torrance (e.g., street excavation, building, and grading permits, etc.).

Environmental Resource Areas Potentially Affected

The proposed Project could potentially result in significant environmental impacts to the following environmental resource area(s) checked below. The following Initial Study provides a more though discussion and analyses of each of the environmental resource areas.

☒ Aesthetics	☐ Agricultural Resources	☒ Air Quality
☒ Biological Resources	☒ Cultural Resources and Tribal Cultural Resources	☒ Energy
☒ Geology and Soils	☒ Greenhouse Gas Emissions	☒ Hazards and Hazardous Materials
☒ Hydrology and Water Quality	☒ Land Use and Planning	☐ Mineral Resources
☒ Noise and Vibration	☒ Population and Housing	☒ Public Services
☐ Recreation	☒ Transportation	☒ Utilities and Service Systems
☐ Wildfire	☒ Mandatory Findings of Significance	

DETERMINATION: (To be completed by Lead Agency)

On the basis of this Initial Study:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☒ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, no further environmental documentation is required.

Signature — June 27, 2019 (Date)

Leslie Dickey, Project Manager (Printed Name) — Beach Cities Health District (For)

Environmental Checklist

Aesthetics

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:				
a. Have a substantial adverse effect on a scenic vista?	☒	☐	☐	☐
b. Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic building along a State-designated scenic highway?	☐	☐	☐	☒
c. In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experience from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☒	☐	☐	☐
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☒	☐	☐	☐

Discussion

a) **Potentially Significant Impact.** The proposed Project would redevelop the existing BCHD campus and replace the five-story, 75-foot-high Beach Cities Health Center building with a new four-story, 60-foot-high RCFE building as well as a three-story, 60-foot- high CWP. The Project site is not located within or in the vicinity of a designated scenic vista or view shed identified in the City of Redondo Beach General Plan. Further, the Project site is located over 1 mile from the ocean, outside of the Coastal Zone. Nevertheless, the existing campus is visible from surrounding public streets, sidewalks, and parks (e.g., Dominguez Park) as well as more distant public viewing locations including a high point at the intersection of 190th Street and Flagler Lane (Photo 8). While the Project site is located within an urban area characterized by surrounding commercial and residential uses, the Project site is visually prominent due to its location on a low ridgeline, particularly from the north and east. The proposed Project would replace substantial existing multi-story development with new

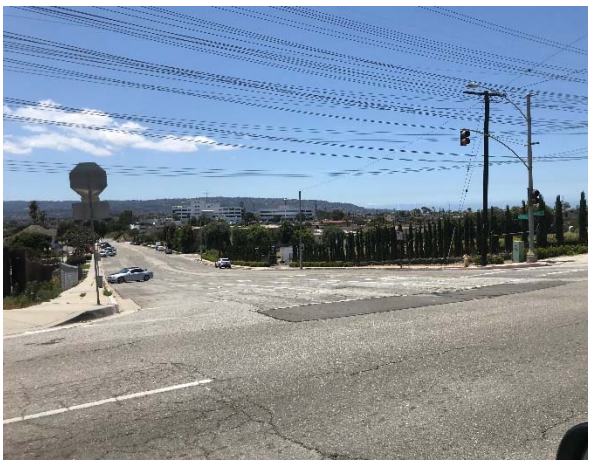


Photo 8. *The existing campus – including the existing five-story Beach Cities Health Center – can be seen in the mid-ground from the intersection of 190th Street and Flagler Lane with more distant view of the Palos Verdes Peninsula in the background.*

buildings that would not reach the 75-foot maximum height of the existing structures; however, the 60-foot tall RCFE building would wrap around the top of the slope along the Project site's visually prominent northern and eastern boundaries. The RCFE building would replace surface parking lots and lower profile buildings with a continuous highly visible structure. Therefore, the RCFE building may have the potential to adversely affect scenic vistas and this issue will be further assessed in the Environmental Impact Report (EIR).

b) **No Impact.** There are no designated state scenic highways or other designated scenic resources near the Project site; the nearest designated highway is the Mulholland Highway, located approximately 20 miles to the northwest (Caltrans 2014). The nearest eligible highway is a portion of Pacific Coast Highway (PCH) located approximately 23 miles north of the Project site. Due to the distance of the Project site from these existing and eligible state scenic highways, the proposed Project would not damage scenic resources such as trees, rock outcroppings, or historic buildings within a state scenic highway. This issue will not be further assessed in the EIR.

c) **Potentially Significant Impact.** The Project site is located in an urbanized area (Photo 9) surrounded by commercial development as well as residential areas to the south, east, and west. Construction of the proposed Project would require the use of heavy construction equipment and storage of equipment and building materials within the Project site. Additionally, the construction zone would be fenced consistent with RBMC Section 9-1.16. This would result in temporary, but prolonged, changes to the existing visual character and quality of the area during each of the three 36-month-long phases of development.

The proposed project would involve demolition of three existing buildings on the BCHD campus, including the five-story, 75-foot-high Beach Cities Health Center building, as well as various surface pavements and landscaping. These buildings are highly visible from surrounding public streets, sidewalks, and other public spaces (e.g., Dominguez Park), particularly from the north and east, due to the Project site's location on a low ridgeline with relatively limited landscaping.

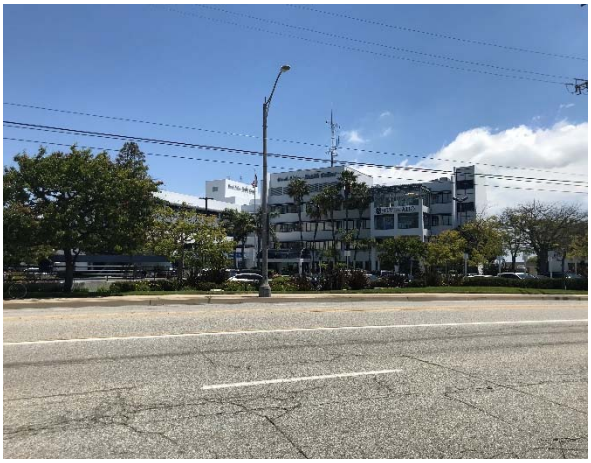


Photo 9. *The existing Beach Cities Health Center is highly visible from surrounding roads, sidewalks, and similar public spaces. This five-story building would be demolished and replaced with a four-story RCFE building and a three-story CWP that would both reach a maximum height of 60 feet.*

Following the completion of construction activities, the proposed Project would change the existing visual character of the campus from a collection of separate and distinct medical facilities with paved surface parking lots to a mixed-use campus development with pedestrian pathways and substantial additional green space and perimeter landscaping. In particular, substantial green space would be added to Flagler Lot and adjacent hillside, as well as an improved landscaped buffer with additional of a row of large trees along the Project's site's frontage with North Prospect Avenue.

The proposed RCFE building and CWP included in the BCHD Healthy Living Campus Master Plan would reach maximum finished roof heights of 60 feet, excluding mechanical operational elements (e.g., elevator shafts, solar panels, etc.), and would be subject to Planning Commission Design Review(s) in compliance with the P-CF zoning designation for the Project site as established in the RBMC, Chapter 10-2.1116. Additionally, the proposed Child Development Center located on the vacant Flagler Lot would not exceed the designated 30-foot maximum height as allowed in C-2 zones by the RBMC, Chapter 10-2.625. The proposed Project would remove existing, non-native trees, and would provide additional trees and landscaping internally and along the perimeter of the Project site. The proposed landscaping would be intended to comply with Section 10-2.1900 of the RBMC which establishes landscaping standards to enhance the aesthetic appearance of properties within the City.

Because development of the proposed Project would change the overall visual character of the Project site, the EIR will discuss the potential impacts to the Project site's visual character at each phase of construction. The EIR will identify several representative Key Viewing Locations (KVLs) and illustrate how the proposed redevelopment, including the four-story RCFE building and the three-story CWP would affect the visual character of the Project site from public roads, sidewalks, parks, etc. The EIR will also consider shade and shadow effects as well as potential incompatible zoning issues from sight lines from the Project site into nearby private residential areas. Additionally, the EIR will discuss issues related to conformance with the RBMC, City of Redondo Beach General Plan, and other related City of Redondo Beach regulations governing scenic quality.

d) **Potentially Significant Impact.** Currently, the Project site contains substantial lighting associated with the existing development, parking lots, and safety and security lighting, as well as interior and exterior light from existing buildings, including the five-story, 75-foot-high Beach Cities Health Center building. Although substantial new green space and perimeter landscaping could reduce or buffer light and glare, the proposed Project would modify the existing development and potentially introduce new sources of light and glare through the construction of additional new developed spaces, including the 60-foot-high RCFE building that would wrap around the northern and eastern boundaries of the Project site and to a lesser extent the potential pedestrian improvements and associated lighting along Flagler Lane. Additionally, the proposed subterranean parking garage entrance could also be a source of new light and glare from vehicle headlights, particularly for residents immediately across from the entrance along Flagler Lane. The EIR will further assess potential impacts associated with each of these new sources of light and glare.

Agricultural and Forest Resources

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
II. AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance as depicted on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	☐	☐	☐	☒
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code [PRC] Section 12220[g]), timberland (as defined by PRC Section 4526) or timberland zoned Timberland Production (as defined by Government Code section 51104[g])?	☐	☐	☐	☒
d. Result in the loss of forest or conversion of forest land to non-forest use?	☐	☐	☐	☒
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☒

Discussion

a) **No Impact.** The Project site is located in a developed and highly urbanized area of the City of Redondo Beach. The existing campus is zoned P-CF (Community Facility), and currently serves as a public health facility and medical offices. The vacant Flagler Lot is zoned C-2 (Commercial). Surrounding land uses include commercial development to the north, and residential uses to the south, east, and west. The City of Redondo Beach contains no designated Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program (Department of Conservation 2016a). Because there is no farmland on-site or in the immediate vicinity of the Project site, the proposed Project would not cause direct or indirect impacts related to the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. This issue will not be further assessed in the EIR.

b) **No Impact.** A Williamson Act Contract requires private landowners to voluntarily restrict their land to agricultural land and compatible open-space uses. In return, the private landowners' property is taxed based on actual use, rather than potential market value. There is no Williamson Act contract in effect for the Project site nor does the City of Redondo Beach have any agriculture-oriented zoning designations or Williamson Act

Contract land. Because no land within the Project site is under Williamson Act Contract, no impact would occur, and this issue will not be discussed further in the EIR.

c, d) **No Impact.** The Project site is located in a developed area and is zoned P-CF (Community Facility) and C-2 (Commercial). The Project does not contain any forestland, timberland, or Timberland Production zones. Therefore, no conflicts would occur, and rezoning would not be required as a result of implementation of the proposed Project. Therefore, there would be no impacts to forest or timber production and this issue will not be further assessed in the EIR.

e) **No Impact.** As previously described, there is no farmland on-site or in the immediate vicinity of the proposed Project. As such, the proposed Project would not cause direct or indirect impacts related to the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. This issue will not be further assessed in the EIR.

Air Quality

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	☒	☐	☐	☐
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under the applicable federal or state ambient air quality standard?	☒	☐	☐	☐
c. Expose sensitive receptors to substantial pollutant concentrations?	☒	☐	☐	☐
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

Discussion

a) **Potentially Significant Impact.** The Project site is located within the South Coast Air Basin (SCAB), which consists of the urbanized areas of Los Angeles, Riverside, San Bernardino and Orange Counties. Due to the combined air pollution sources from over 15 million people and meteorological and geographical effects that limit the dispersion of these pollutants, the SCAB can experience high concentrations of air pollutants. As a result, the region currently is currently in nonattainment of the National Ambient Air Quality Standards (NAAQS) for ozone (O_3), lead (Pb), and fine particulate matter less than 2.5 microns in diameter ($PM_{2.5}$) and is designated as a maintenance area for fine particulate matter less than 10 microns in diameter (PM_{10}), carbon monoxide (CO), and nitrogen dioxide (NO_2). In addition, the SCAB is in nonattainment of the California Ambient Air Quality Standards (CAAQS) for O_3, Pb, $PM_{2.5}$, and NO.

The proposed Project would generate criteria air pollutant emissions during each phase of the three construction phases. Although the proposed Project would implement a number of sustainability features that have the potential to reduce future operational emissions (e.g., solar electric system, solar hot water system, stormwater capture, etc.), operation of the proposed Project would also generate criteria air pollutant emissions from both vehicle trips and stationary sources. The net change in emissions from existing uses has not yet been calculated; however, pollutant emissions resulting from construction (e.g., fugitive dust, fine particulate matter, emissions from construction equipment and portable generators, etc.) and operation of the proposed Project could have the potential to affect implementation of the SCAQMD Air Quality Management Plan (AQMP). Therefore, this issue will be further assessed in the EIR, including a comprehensive air emissions analysis using CalEEMod version 2016.3.1. The EIR will quantify direct and indirect emissions associated with construction and operation of the proposed Project and will further assess the consistency of the proposed Project with the AQMP.

b) **Potentially Significant Impact.** Short-term construction activities of the proposed Project may generate emissions that could result in an increase in the existing emissions of criteria air pollutants and/or contribute to the nonattainment status for criteria pollutants in the SCAB. In addition, although the net change from emissions related to substantial operational emissions generated by existing uses (e.g., vehicle trips, stationary sources, etc.) has not yet been calculated, long-term Project operations have some potential to increase or change long-term criteria air pollutant emissions. Due to the elevated concentrations of air pollutants that currently occur in the SCAB, when combined with past, present, or reasonably foreseeable future projects in the Beach Cities and the City of Torrance, the net increase of criteria pollutants could cumulatively contribute to the nonattainment of NAAQS and/or CAAQS for criteria pollutants in the SCAB, including O_3, CO, fine particulate matter ($PM_{2.5}$ and PM_{10}), NO_2, and Pb. The generation of these compounds during and after construction could exceed the federal and state standards for such emissions (including quantitative thresholds for O_3 precursors). This impact is considered potentially significant and will be further assessed in the EIR.

c) **Potentially Significant Impact.** Sensitive receptors are defined as locations where uses or activities result in increased exposure of persons more sensitive to the unhealthful effects of emissions (e.g., children and elderly residences, etc.). Examples of land uses that are normally classified as sensitive receptors include residences, schools, daycare centers, parks, recreational areas, medical facilities, rest homes, and convalescent care facilities. Existing sensitive receptors in the vicinity of the Project site include the adjacent residential uses to the south, east, and west of the Project site. Additional sensitive receptors include Dominguez Park (approximately 100 feet to the northeast), Entradero Park (approximately 1,350 feet to the east), and Sunnyglen Park (approximately 1,325 feet to the southeast) as well as Towers Elementary School (approximately 350 feet to the east), Beryl Heights Elementary School (approximately 900 feet to the west; Photo 10), and Redondo Union High School (approximately 0.30 miles to the southwest). Further, the existing 60 memory care units in the Beach Cities Health Center as well as the other existing medical uses within the campus would also be sensitive to construction emissions and dust during demolition and construction activities associated with each individual implementation phase of the proposed master plan. Other potential sensitive receptors would include residences along heavy haul truck routes, located as close as 20 feet from the paved roadway width. Development of the proposed Project may have the potential to expose sensitive receptors to substantial concentrations of criteria air pollutants and toxic air contaminants (TACs) as a result of emissions generated during each of the three construction phases as well as operations at the proposed BCHD Healthy Living Campus.

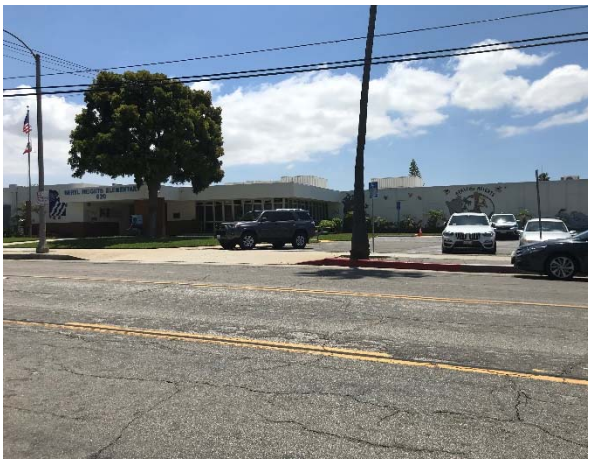


***Photo 10**. Beryl Heights Elementary School is located two blocks from the Project site with frontages along Beryl Street, North Maria Avenue, Carnelian Street, and North Lucia Avenue. This elementary school – and similar schools in the vicinity – may be impacted during construction and/or operation of the proposed Project.*

The EIR will quantify construction emissions (including mobile emissions from heavy haul trucks and other construction activities) as well as operational emissions of the proposed facilities using CalEEMod version 2016.3.1. The EIR will evaluate the potential for nearby sensitive receptors to be impacted by criteria air pollutants and TACs generated by the proposed Project.

d) **Less Than Significant Impact.** The SCAQMD Air Quality Handbook (1993) identifies the following uses as having potential odor issues: wastewater treatment plants, food processing plants, agricultural uses, chemical plants, composting, refineries, landfills, dairies, and fiberglass moldings. The proposed Project would implement commercial medical development within the Project site. Odors generated by new and existing non-residential land uses are required to be in compliance with SCAQMD Rule 402 to prevent odor nuisances on sensitive land uses. The City of Redondo Beach also requires the removal of solid waste from the existing campus pursuant to RBMC, Chapter 10-2.1536.

Construction and demolition activities, including construction equipment exhaust and application of asphalt and architectural coatings, may generate minor temporary odors during each of the three 36-month-long construction phases. Additionally, while the proposed Project is not identified as a land use typically associated with odor emissions impacts (SCAQMD 1993), certain activities within the proposed BCHD Healthy Living Campus (e.g., demonstration kitchen, kitchens with the assisted living units, vents from the subterranean parking structures, etc.) may have the potential to create odor emissions that are undesirable to on-site residents as well as surrounding residential neighborhoods. Therefore, this issue will be further assessed in the EIR.

Biological Resources

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES. Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?	☐	☐	☐	☒
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy/ordinance?	☐	☐	☒	☐
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Discussion

a) **No Impact**. The Project site is completely developed and nearly 90-percent paved. Small lawns and other landscape species are located along North Prospect Avenue and adjacent to some of the existing facilities, including the Beach Cities Health Center. Additionally, approximately 120 trees are located along the slope of the eastern boundary of the campus. According to the California Natural Diversity Database (California Department of Fish and Wildlife [CDFW] 2019), the only special status species that has previously been recorded within the vicinity of the Project site include the El Segundo flower-loving butterfly (*Rhapiomidas terminatus terminatus*; State Rank [S-] 1) and the Palos Verdes blue butterfly (*Glaucopsyche lygdamus palosverdesensis*; federally endangered and S-1). However, habitat for these species is not present within the developed Project site. For example, the Palos Verdes blue butterfly is locally monophagous (i.e., particular to one species of food plant). The required locoweed (*Astragalus trichopodus lonchus*) – or common deerweed (*Lotus scoparius*), which has also been used as a larval food plants – does not occur within the Project site. A Biological Resources Survey has also been completed for the Project site (Hamilton Biological 2019), which concluded that the Project site does not provide suitable habitat for any candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and

Wildlife Service (USFWS). Therefore, the proposed Project would have no impact on these resources and this issue will not be further assessed in the EIR.

b) **No Impact**. No riparian habitat or other sensitive natural communities exist on or adjacent to the Project site. The majority of the Project site consists of paved parking lots and buildings with very limited landscaping. Project landscaping consists almost entirely of nonnative pines and other typical landscape species. Therefore, no impacts to these resources would occur under the proposed Project, and this issue will not be further assessed in the EIR.

c) **No Impact.** The Project site is completely developed and nearly 90-percent paved. According to the National Wetlands Inventory (USFWS 2019) and the Project-specific Biological Resources Survey (Hamilton Biological 2019), there are no potential wetlands located on the Project site or in the nearby vicinity. As such, the proposed Project would not have direct adverse effects on any federally or state regulated wetlands during construction and/or operation. Therefore, no direct or indirect impacts would occur, and this issue will not be further assessed in the EIR.

d, e) **Less Than Significant Impact.** Wildlife corridors are pathways or habitat linkages that connect discrete areas of natural open space otherwise separated or fragmented by topography, changes in vegetation, and other natural or human-induced factors, such as urbanization. While the Project site is located along the Pacific Flyway, it is not part of any recognized local corridors for wildlife movement (e.g., riparian corridor). Further, because the proposed Project would redevelop and already fully developed site that is located in highly urbanized area and surrounded on all sides by commercial and residential development as well as several busy roadways (e.g., North Prospect Avenue and Beryl Street), impacts to possible wildlife movement are not anticipated.

There are no local policies or ordinances protecting biological resources that apply to the Project site. For example, the City of Redondo Beach does not have a local tree ordinance. All proposed vegetation removal at the Project site would comply with the requirements of the RMBC, Chapter 10-5.1900, which regulates tree trimming and removal. Implementation of the proposed Project would likely result in removal and or relocation of approximately 120 trees, including a number of trees along the eastern slope of the Project site. These trees may provide nesting habitat or other temporary stopover habitat for migratory birds (Photo 11). Therefore, consistent with existing laws and regulations, removal of vegetation shall occur outside of the nesting season for birds. Typically, this is January 15 to August 31 for large trees or wooded areas (i.e. for raptors), March 1 to September 15 for riparian and marsh associated birds, and February

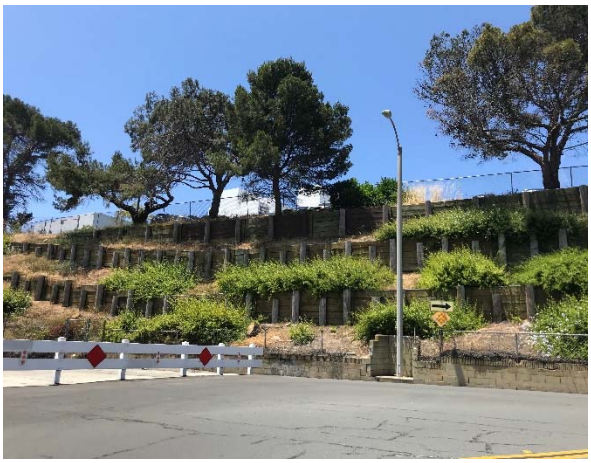


***Photo 11**. Several large trees are located on the eastern boundary of the campus. Removal of these trees, if necessary, would be conducted outside of the nesting season for birds or pre-construction surveys would be required consistent with existing laws and regulations.*

15 to August 31 for upland scrub or grasslands birds. If construction during these periods is unavoidable, a pre-construction nesting bird survey by a qualified biologist would be conducted to determine if nesting birds are located within in the work tree area. If a nest is found, the type of construction activity would be evaluated and avoidance methods would be implemented as necessary. Methods would vary based on individual bird species, site conditions, and type of work to be conducted, but could consist of: limited or reduced construction access; reduced vehicle speeds; noise attenuation; and/or a no-work buffer zone placed around the nest until the adults are no longer using it or the young have fledged. Additionally, specially designed lightly tinted glass would be utilized for the proposed Project, which would allow birds to identify and avoid unintentionally harming themselves by flying into the glass. With standard regulatory compliance, no direct or indirect impacts are anticipated; however, this issue will be further assessed in the EIR.

e) **No Impact.** The Project site is not subject to an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, the proposed Project would not conflict with the provisions of adopted plans and would result in no impact. This issue will not be further assessed in the EIR.

Cultural Resources and Tribal Cultural Resources

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES AND TRIBAL CULTURAL RESOURCES. Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5 of CEQA?	☒	☐	☐	☐
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of CEQA?	☒	☐	☐	☐
c. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	☒	☐	☐	☐
d. Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

Discussion

a) **Potentially Significant Impact.** A Historical Resources Assessment has been completed for the approximately 11-acre Project site (LSA Associates 2019). The construction of the former South Bay Hospital building (Photo 12) and associated surface parking lot began in May 1958 and was opened by August 1960. The other existing structures on the Project site were developed in the 1980s. The original South Bay Hospital building has had exterior and numerous interior changes made its initial construction, including a 12,300-sf addition that was completed in 1970. As such, the integrity of the facility has been substantially modified over time; however, this structure is over 50 years old, which is the threshold for a built resource to be eligible for listing on the California Register of Historical Resources (CRHR). Therefore, the EIR will

***Photo 12**. The former South Bay Hospital was originally constructed beginning in May 1958 and was opened in August 1960, providing 150 beds, three major surgery rooms, minor surgery rooms, emergency operating areas, administrative facilities, offices, small stores and coffee shops, and other similar type uses.*

incorporate the historical architectural assessment of the building and assess the extent to which the original architecture has been compromised to the extent that it does or does not retain the character associated with the 1960's style and form.

b) **Potentially Significant Impact.** The Project site is located within a highly developed area that has been completely disturbed and graded during the original construction of the South Bay Hospital building and associated surface parking lot in 1958 as well as subsequent construction episodes. It is likely that these previous ground disturbing activities, such as grading or excavation, have disturbed the original soils such that any subsurface prehistoric resources that were present would have been destroyed. It is unlikely that construction under the proposed Project would uncover and disturb unknown, intact subsurface archaeological resources. However, additional background research on the Project area, including a records search at the South Central Coastal Information Center (SCCIC), review of historic topographic maps and aerial photographs, California Native American Heritage Commission Sacred Lands File Search, and Native American correspondence, will be conducted. In addition, a geo-archaeological review will be conducted to identify the potential for subsurface archaeological resources. This issue will be further assessed in the EIR.

c) **Potentially Significant Impact.** As previously described, the Project site has been subject to extensive soil disturbances, associated with previous construction episodes. No recorded prehistoric archaeological sites or tribal resources are located within or in the vicinity of the Project site. The former South Bay Hospital building has been operating since 1960; therefore, there is little potential for tribal cultural resources to exist within the Project site. Nevertheless, ground disturbing activities, such as grading or excavation, could uncover previously unidentified subsurface archaeological materials that could be considered tribal cultural resources. Therefore, significant impacts on tribal resources could occur. Additional background research on the Project area, including coordination with Native Americans who are traditionally and culturally affiliated with the geographic area of the project, a records search at the SCCIC, review of historic topographic maps and aerial photographs, and a California Native American Heritage Commission Sacred Lands File Search, will be conducted. In addition, geo-archaeological review will be conducted to identify the potential for buried archaeological resources. This issue will be further assessed in the EIR.

d) **Less Than Significant Impact.** There are no known human remains in the Project area. The Project area is not part of a formal cemetery and is not known to have been used for disposal of human remains. In addition, the ground has been previously disturbed by construction of existing land uses. Thus, human remains are not expected to be encountered during construction of the proposed Project.

California Health and Safety Code Section 7050.5 requires that in the event of discovery or recognition of any human remains, there shall be no further excavation until the coroner has made recommendations concerning the treatment and disposition of the human remains to the person responsible. If the coroner determines that the remains are not subject to his or her authority and has reason to believe that they are those of a Native American, he or she shall contact the Native American Heritage Commission within 24 hours. Implementation of the proposed Project would comply with provisions of state law regarding discovery of human remains, and impacts relating to the disturbance of human remains would be less than significant. Nevertheless, this issue will be further assessed in the EIR.

Energy

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. ENERGY. Would the project:				
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☒	☐	☐	☐
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒

Discussion

a) **Potentially Significant Impact.** The proposed Project includes the construction and operation of a commercial medical center that would include 360 new assisted living units and 60 replacement memory care units, which would be relocated from the Beach Cities Health Center. Additionally, proposed Project would provide a replacement facility for the existing Community Services Office, Center for Health & Fitness, and Child Development Center uses, which would all be relocated from the Beach Cities Health Center building. The proposed Project would also provide a new CWP in the center of the campus

During construction temporary consumption of energy resources would be required for the movement and use of construction equipment and building materials. Construction activities, which would occur in three 36-month-long phases, would be similar in character to construction activities necessary for any urban in-fill development project. Compliance with local, state, and federal regulations (e.g., limit engine idling times, require the recycling of construction debris, etc.) would reduce short-term energy demand during the implementation of the proposed Project to the maximum extent feasible, and Project construction would not be anticipated to result in wasteful or inefficient use of energy.

Project operations would not require the use of equipment that would be more energy intensive than is used for comparable activities, or the use of equipment that would not conform to current emissions standards and related fuel efficiencies. Project compliance with applicable requirements and/or regulations discussed in the *Air Quality* and *Greenhouse Gas Emissions* discussion (e.g., 2016 California Code of Regulation Title 24, Part 6 – Energy Efficiency Standards) as well as the City of Redondo Beach's Climate Action Plan (CAP), individual proposed Project elements (e.g., sustainability features required as a part of Well Building Certification) would be consistent with state and local energy reduction policies and strategies, and would not be anticipated to consume energy resources in a wasteful or inefficient manner. However, energy demand calculations have not yet been prepared and the net change from existing conditions has not been precisely forecasted. Therefore, the inefficient use of energy may be potentially significant under the proposed Project and this issue will be further assessed in the EIR.

b) **No Impact.** The proposed Project would not obstruct the use of renewable energy in that it would not present any barrier to the use or development of renewable energy resources. It also would not displace any existing renewable energy facilities. Further, the proposed Project would be Well Building Certified and would include the installation of solar electric and solar hot water systems as well as a stormwater capture system. The redevelopment of the BCHD campus would comply with the energy efficiency standards incorporated into the Building Code. In addition, vehicles and equipment used during construction and operation would be required to conform to applicable federal and state fuel efficiency requirements. Therefore, the proposed Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. This issue will not be further assessed in the EIR.

Geology and Soils

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. GEOLOGY AND SOILS. Would the project:				
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist, or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? iv) Landslides?	☒	☐	☐	☐
b. Result in substantial soil erosion or the loss of topsoil?	☒	☐	☐	☐
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☒	☐	☐	☐
d. Be located on expansive soil, as defined in Table 18- 1-B of the 1994 UBC, creating substantial direct or indirect risks to life or property?	☒	☐	☐	☐
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☒	☐	☐	☐

Discussion

a.i) **No Impact.** The Alquist-Priolo Earthquake Fault Zoning Act was passed to prevent construction of buildings used for human occupancy on the surface of active faults, in order to minimize the hazard of surface rupture of a fault to people and buildings. Before cities and counties can permit development within Alquist-Priolo Earthquake Fault Zones, geotechnical investigations are required to show that the sites are not threatened by surface rupture from future earthquakes. An active fault is defined as a fault with surface displacement within the last 11,000 years. The nearest active faults to the Project site are the Newport-Inglewood Fault located approximately 7.5 miles northeast of the Project site and the Palos Verdes fault located approximately 4 miles south (Department of Conservation 2010). A Geotechnical Study was prepared for the proposed Project and confirmed that there are no known active faults projecting toward or extending across the Project site (Converse Consultants 2016). Because there are no known active faults on or adjacent to the Proposed site and the proposed Project is not located within an Alquist-Priolo Earthquake Zone, proposed Project development would not expose

people or structures to potential substantial adverse effects resulting from rupture of a known earthquake fault. This issue will not be further assessed in the EIR.

a.ii) **Potentially Significant Impact.** The Project site, as is all of Southern California, is located in a seismically active area, with the potential for strong seismic ground shaking to expose people to dangers associated with ground shaking. As described above, the proposed Project would include the demolition of older structures such as the former South Bay Hospital, which currently requires substantial seismic upgrades, and development of new structures. The proposed structures would be constructed in compliance with modern building codes, including the City of Redondo Beach Building Code, which adopts the California Building Code by reference in Title 9, Chapter 1, Section 9-1.00. Given the regional seismicity, impacts are considered potentially significant, and hazards related to strong seismic ground shaking will be further assessed in the EIR based on the findings and recommendations of the Geotechnical Study prepared for the Project site (Converse Consultants 2016).

a.iii) **Potentially Significant Impact.** Liquefaction refers to loose, saturated sand or silt deposits that behave as a liquid, and lose their load-supporting capability, when strongly shaken. Loose granular soils and silts that are saturated by relatively shallow groundwater are susceptible to liquefaction. The Project site is not located in a zone of required investigation for liquefaction as mapped by the State Seismic Hazards Zone Map (California Geological Survey 2019a). In addition, based on the results of the Geotechnical Study, including the absence of shallow groundwater, relatively dense soils with high blow counts, Converse Consultants (2016) concluded that the Project site is not considered susceptible to liquefaction. Although the Project site is not located within a liquefaction zone, the EIR will further assess all seismic-related issues based on the findings and recommendations of the Geotechnical Study prepared for the Project-site (Converse Consultants 2016).

a.iv) **Potentially Significant Impact.** Landslides and other slope failures are secondary seismic effects that are common during or soon after earthquakes. Areas that are most susceptible to earthquake induced landslides are steep slopes underlain by loose, weak soils, and areas on or adjacent to existing landslide deposits. The Project site ranges in slope from 0 to 15 percent, with particularly steep slopes on the eastern boundary. Further, as previously described, the Project site is located within a seismically active region subject to strong ground shaking. However, based on the results of the Geotechnical Study, the Project side is not located within an earthquake-induced landslide are (California Geological Survey 2019b). The Project site is underlain by dense alluvial deposits on an older terrace slope; no evidence of landslides was observed on descending hillside slopes below the Project site. The potential for seismically induced landslides to affect the Project site is therefore considered to be very low (Converse Consultants 2016). Nevertheless, the EIR will further assess potentially significant seismic-related issues based on the findings and recommendations of the Geotechnical Study prepared for the Project-site (Converse Consultants 2016).

b) **Potentially Significant Impact.** Erosion is the movement of rock and soil from place to place and is a natural process commonly resulting from wind and flowing water. Erosion can be increased greatly by earthmoving activities if erosion-control measures are not properly implemented. The Project site, which is located within an urban area, is completely developed and nearly 90-percent paved. Construction activities including demolition of existing surface parking lots, excavation of approximately 65,000 cy of soil

for the construction of a new subterranean parking garage, trenching for utility relocation, etc. would have the potential to result in erosion and/or topsoil loss. Given the scale of earth moving activities, impacts are considered potentially significant, and will be further assessed in the EIR.

c) **Potentially Significant Impact.** Soils that are potentially unstable can fail when a new load is placed atop the soil, such as the construction of a new building. Subsidence including differential settlement can damage structures built on the soil over time. Lateral spreading is the downslope movement of surface sediment due to liquefaction in a subsurface layer. Such movement can occur on slope gradients of as little as one degree but is more common in areas that contain an exposed slope. The potential for these hazards will be further assessed in the EIR based on the findings and recommendations of the Geotechnical Study prepared for the Project site (Converse Consultants 2016).

d) **Potentially Significant Impact.** Expansive soils shrink or swell as the moisture content decreases or increases. Volumetric changes associated with the shrinking or swelling can, over long periods of time, shift, crack or break structures or foundations built atop such soils. Based on the results of the Geotechnical Study, the on-site soil has a “Very Low” expansive potential and mitigation for expansive soils is not anticipated (Converse Consultants 2016). Nevertheless, on-site soil material would be mixed during grading and the expansion potential may change (Converse Consultants 2016). Therefore, expansion potential the Project site soils should be verified after grading (Converse Consultants 2016). Until such studies are completed, impacts are considered potentially significant. Therefore, this issue will be further assessed in the EIR based on the findings and recommendations of the Geotechnical Study prepared for the Project-site (Converse Consultants 2016).

e) **No Impact.** The Project area is served by an existing sewer system; septic tanks would not be installed for the proposed Project. All development associated with the proposed Project would connect to and be served by the existing public sewer system for wastewater discharge and treatment. No impacts related to septic systems would occur as a result of the proposed Project, and this issue will not be further assessed in the EIR.

f) **Potentially Significant Impact.** The Project site soils have been substantially disturbed during previous construction of the foundation and basements associated with the former South Bay Hospital as well as other buildings and subterranean parking garages on the existing campus. Given the highly disturbed condition of the Project site, the potential for the proposed Project to impact unidentified paleontological resources is considered remote. However, given the depth of excavation (i.e., approximately 30 feet) and because Pleistocene-aged geologic units have an undetermined potential for containing significant fossils resources, considered "Unique Geologic Features," (California Department of Conservation 2016b) there may be the potential for the proposed Project to encounter, and impact, these resources at depth. The unanticipated discovery of paleontological resources, while rare, is considered potentially significant and will be further assessed in the EIR.

Greenhouse Gas Emissions

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
VIII. GREENHOUSE GAS EMISSIONS. Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☒	☐	☐	☐
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☒	☐	☐	☐

Discussion

a) **Potentially Significant Impact.** Construction and operation of the proposed Project would generate GHG emissions, both directly and indirectly. Construction activities, which would occur over three 36-month-long phases, would include the use of construction vehicles and equipment, demolition of portions of the Project site, and redevelopment of the Project site. These activities would result in prolonged sources of GHGs; however, these sources would be temporary and associated GHG emissions would cease following the completion of construction. Operational emissions associated with the commercial medical uses would include GHG emissions from mobile sources (e.g., vehicle trips to and from the Project site), energy, water use and treatment, and waste disposal. GHG emissions generated by electricity and natural gas use by the future commercial uses are indirect GHG emissions from the energy that is produced off-site. These sources would have the potential to generate GHGs and may result in a potentially significant impact on the environment. Therefore, this issue will be further assessed in the EIR, including a comprehensive GHG emissions analysis using CalEEMod version 2016.3.1.

b) **Potentially Significant Impact.** In 2006, California passed the California Global Warming Solutions Act of 2006 (Assembly Bill 32 [AB 32]; California Health and Safety Code Division 25.5, Sections 38500, et seq., or AB 32), which requires CARB to design and implement emission limits, regulations, and other measures, such that feasible and cost-effective statewide GHG emissions are reduced to 1990 levels by 2020 (representing an approximate 25 percent reduction in emissions). The EIR will assess the applicable plans (e.g., City of Redondo Beach's CAP), policies, and regulations adopted for the reduction of GHG emissions and assess whether the proposed Project would have the potential to conflict with AB 32 and other regulations adopted for the purpose of reducing GHG emissions.

Hazards and Hazardous Materials

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b. Create a significant hazard to the public or the environment through reasonably foreseeable conditions involving the release of hazardous materials into the environment?	☒	☐	☐	☐
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☒	☐	☐	☐
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☒	☐	☐	☐
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g. Expose people or structures either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒

Discussion

a) **Less Than Significant Impact.** A hazardous material is defined as any material that, due to its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the environment.

Project construction would include the use of construction vehicles and equipment that would involve the transport, use, and disposal of hazardous materials such as paints, solvents, oils, grease, and caulking. Hazardous materials would also be needed for fueling and servicing construction equipment on the Project site. While these types of hazardous materials are not acutely hazardous, all storage, handling, use, and disposal of these materials are regulated by local, state, and federal regulations. Compliance with applicable required standards would ensure potential impacts related to hazardous materials would be less than significant.

Project operations would include limited storage and use of hazardous materials for residential and commercial uses, which include cleaning and degreasing solvents, fertilizers, pesticides, herbicides, and degreasers, paints, cooking oils, chlorinated

products, paints, and other materials used for property maintenance. Additionally, hazardous materials on-site could include biohazardous medical wastes, similar to existing conditions. These products would be used and stored in limited quantities; normal use of these products would not result in the production of large amounts of hazardous waste. Compliance with the applicable safe handling and safety equipment standards within the Occupational Health and Safety Act of 1970, as amended, related to handling, use, and storage of hazardous materials, and compliance with applicable local, state, and federal laws and regulations would be required. Therefore, the proposed Project is not anticipated to result in impacts related to routine transport, use, or disposal of hazardous materials. Nevertheless, this issue will be further assessed in the EIR.

b) **Potentially Significant Impact.** Due to the developed nature of the Project site, there is a potential to encounter hazardous materials. The following discussion includes a list of potential substances that would potentially be encountered on the Project site, based on the findings of a Phase I Environmental Site Assessment (ESA) that has been prepared for the Project site (Converse Consultant 2019).

- Former Oil and Gas Well. The Department of Oil, Gas, and Geothermal Resources (DOGGR) identified a former oil and gas well located on the vacant Flagler Lot. The well is listed as "plugged and abandoned." According to production data, the well was producing from July 1977 to October 1989. The potential to encounter contamination related to this former oil and gas well during construction of the Child Development Center and any remedial actions necessary to ensure avoidance of impacts during or after construction will be further assessed in the EIR.

- Former Underground Storage Tank. The existing campus is listed on the Department of Toxic Substances Control (DTSC) EnviroStor database for a historic release of gasoline that contaminated the groundwater (Photo 13) (DTSC 2019). The site is currently undergoing remediation. In general, petroleum hydrocarbons can naturally attenuate over time; however, they can contain carcinogens such as benzene (Center for Disease Control and Prevention 2013). Potential impacts from previous contamination and ongoing remediation will be further assessed in the EIR.

***Photo 13**. The existing campus includes a 10,000-gallon former underground storage tank located beneath the surface parking lot. Soil samples collected in January 2008 during the replacement of piping lines identified the presence of petroleum hydrocarbons that exceeded established maximum concentrations.*

- Unknown Contamination. Excavation for development of building foundations, and utility connections could expose unknown contaminants in soil and/or groundwater from current and/or historic site usage and contamination associated with the operation of the former South Bay Hospital or existing uses on the campus. The potential for the proposed Project to produce significant impacts to the public during the transportation of hazards or involving the potential release of hazardous materials during construction or after Project completion will be further assessed in the EIR.

- Asbestos Containing Material. Asbestos is the name of a group of silicate minerals that are heat resistant and were commonly used as insulation and fire retardant when the existing facility was constructed over 50 years ago. Inhaling asbestos fibers has been shown to cause lung disease (asbestosis) and lung cancer (mesothelioma) (DTSC 2019). Given that the former South Bay Hospital building was originally constructed in 1958, well before the use of asbestos materials was banned in 1977, there is a potential for asbestos-containing materials (ACM) to be encountered during demolition. SCAQMD Rule 1403 requires an inspection of the buildings for ACM before the start of demolition and specifies procedures for abatement, containment, and disposal of ACM for demolition of structures containing 100 square feet or more of ACM. The potential presence of asbestos will be further assessed in the EIR along with appropriate methods of demolition, transport, and disposal that ensure avoidance of impacts to the public, if determined to be present.

- Lead-Based Paint. Lead was formerly used as an ingredient in paint and as a gasoline additive. Lead is listed as a reproductive toxin and a cancer-causing substance; it also impairs the development of the nervous system and blood cells in children (DTSC 2008). Given that the former South Bay Hospital building was originally constructed in 1958, well before the use of asbestos materials was banned in 1978, there is a potential for lead-based paint to be encountered during demolition. Lead, if determined to be present, must be contained during demolition activities (California Health & Safety Code sections 17920.10 and 105255). The potential presence of lead-based paint will be further assessed in the EIR.

c) **Potentially Significant Impact.** The nearest existing schools to the Project site are Tower Elementary School (350 feet to the east), Beryl Heights Elementary School (approximately 900 feet to the west), and Redondo Union High School (located approximately 0.30 miles to the southwest). Based on a review of the Redondo Beach Unified School District website, new schools are not proposed within the District; however, funding for improvements to existing schools has been provided through the implementation of Measure C in February 2008 and Measure Q in November 2012. Because the Project site is located within 0.25 mile of two existing schools, impacts on hazardous materials sensitive receptors, including potential impacts related to demolition and transport, will be further assessed in the EIR.

d) **Potentially Significant Impact.** California Government Code Section 65962.5 requires the compiling of lists of the following hazardous materials sites: hazardous waste facilities; hazardous waste discharges for which the State Water Quality Control Board (SWRCB) has issued certain types of orders; public drinking water wells containing detectable levels of organic contaminants; underground storage tanks with reported unauthorized releases; and solid waste disposal facilities from which hazardous waste has migrated. As discussed above, the Project site is listed as the location of an historical release of gasoline that is currently being remediated (Photo 13). Impacts from contamination and remediation will be further assessed in the EIR.

e) **No Impact.** The nearest public-use airports to the Project site are the Hawthorne Municipal Airport, approximately 5.3 miles northeast, and the Los Angeles International Airport, approximately 6 miles north. The nearest private airstrip to the Project site is the Goodyear Blimp Base Airport, approximately 6 miles to the east. The Project site is located outside of the Airport Influence Area (i.e., the area in which land uses are regulated to minimize hazards from potential aircraft crashes) for all airports (Los

Angeles County Department of Regional Planning 2003). The proposed Project development would not subject workers, clients, or visitors of the Project site to substantial hazards related to aircraft operating to or from the Hawthorne Municipal Airport or Los Angeles International Airport, and impacts would be less than significant. This issue will not be further assessed in the EIR.

f) **Less Than Significant.** The Project's Construction Management Plan – which will identify potential haul routes and queuing area(s), construction entrance(s), construction equipment and materials laydown and staging area(s), etc. – will be described and assessed in the EIR in terms of potential impacts on emergency response during each of the three 36-month-long construction phases.

Following the completion of construction activities, the proposed ingress/egress points along North Prospect Avenue would remain unchanged and an additional ingress/egress point would be added along Flagler Lane. The existing perimeter circulation road would be removed; however, the roadways located adjacent to the Project site as well as the proposed internal pedestrian pathways, would provide for ample emergency vehicle access. The proposed Project would be required to meet fire access requirements in Section 503 of the California Fire Code (Title 14, California Code of Regulations, Part 9). In addition, the City of Redondo Beach has an adopted emergency evacuation routes for a tsunami. The nearest adopted route is 190th Street which is located approximately 0.75 miles south of the Project site.

The implementation of the proposed Project is not anticipated to affect an adopted emergency response plan or emergency evacuation plan. Nevertheless, this issue will be further assessed in the EIR.

g) **No Impact.** The Project site is not located within a Fire Hazard Severity Zone mapped by the California Department of Forestry and Fire Prevention and is not located within a wildland area or an urban-wildland interface zone. Therefore, there would be no impact on wildfire protection, and this issue will not be further assessed in the EIR.

Hydrology and Water Quality

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
X. HYDROLOGY AND WATER QUALITY. Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☒	☐	☐	☐
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☒	☐	☐	☐
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: i) Result in substantial erosion or siltation on- or off-site; ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or iv) Impede or redirect flood flows?	☒	☐	☐	☐
d. In flood hazard, tsunami, or seiche zones, result in release of pollutants due to project inundation?	☐	☐	☐	☒
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☒	☐	☐	☐

Discussion

a) **Potentially Significant Impact.** Construction activities during each of the three phases could potentially degrade water quality and could lead to a potential violation of water quality standards or waste discharge requirements. During construction a Storm Water Pollution Prevention Plan (SWPPP) would be required pursuant to the General Construction Permit issued by the SWRCB. The SWPPP would specify Best Management Practices (BMPs) to be used during each construction phase in order to minimize or avoid water pollution. Nevertheless, given the volume of excavation/grading, impacts associated with construction-related water quality are considered potentially significant and will be further assessed in the EIR.

At the completion of the phased redevelopment, the Project site would experience a substantial decrease in the area of paved surfaces and corresponding increase in green space. Increasing green space on the proposed BCHD Healthy Living Campus would reduce stormwater runoff by increasing infiltration on-site, which would improve water quality by decreasing the amount of pollutants that are carried by stormwater runoff. Nevertheless, the proposed BCHD Healthy Living Campus would require a Water Quality Management Plan (WQMP) under the Waste Discharge Requirements for Municipal Storm Water and Urban Runoff Discharges, Order No. 01-182, issued by the Los

Angeles Regional Water Quality Control Board in 2001. The SWPPP and WQMP, and BMPs included in both documents, will be discussed and evaluated in the EIR. Operational impacts to water quality are considered potentially significant and will be further assessed in the EIR.

b) **Potentially Significant Impact.** The Project site is located within the West Coast Basin of the Los Angeles Coastal Plain, which lies along the coast, and has a surface area of approximately 142 square miles. California Water Service Company (Cal Water) supplies water to the Project site. In compliance with legislative requirements, Cal Water has prepared its 2010 Urban Water Management Plan (UWMP). The UWMP provides information on the present and future water resources and demands and assesses water resource needs. According to the UWMP, Cal Water uses groundwater, imported surface water, and recycled supplies to serve the Hermosa-Redondo District. Groundwater extracted from the West Coast Basin's Silverado aquifer satisfies 10 to 15 percent of the District's water demand (Cal Water 2011).

The Project includes the development of 360 new assisted living residential units (over a period of 15 years) that would generate new permanent residents at the site, resulting in minor population growth. This could increase demand for water supplies, 10 to 15 percent of which are supplied from the groundwater basin. The EIR will include a quantification of the water supplies needed for the proposed Project, and an analysis of potential impacts that could result.

c.i) **Potentially Significant Impact.** The Project site is currently developed, and stormwater runoff is conveyed to the existing on-site stormwater drainage system. There are no streams or rivers that traverse the Project site (refer to the *Biological Resources* discussion). Therefore, the proposed Project would not directly result erosion or siltation into a stream or river. Nevertheless, given the volume of grading/excavation, there is a potential for erosion and siltation during construction. Construction activities would comply with the requirements in the required NPDES permit, which would minimize the amount of runoff from the Project site and the potential for substantial erosion and siltation. The potential impact of the Project altering the drainage pattern and resulting in erosion and siltation on- and off-site will be further assessed in the EIR.

c.ii) **Potentially Significant Impact.** The operation of the proposed Project would result in the alteration of the existing on-site stormwater conveyance. Overall, the existing Project site primarily contains impervious surfaces and development. Implementation of the proposed Project would result in a substantial increase in green space and development of a stormwater capture system, would likely reduce the overall stormwater runoff from the Project site. Nevertheless, the on-site stormwater conveyance system could result in a potentially significant impact and will be further assessed in the EIR.

c.iii) **Potentially Significant Impact.** As previously described, the proposed Project would potentially decrease the area of impervious surfaces on the Project site and would be likely to reduce the overall stormwater runoff from the Project site. As with the existing campus, it is anticipated that the proposed Project would be served by the City's stormwater drainage system, and no capacity impacts to this existing drainage system would be anticipated. Additionally, land use at the Project site would be substantially similar to existing conditions; therefore, the proposed Project would not be likely to introduce new or substantial additional sources of polluted runoff. Nevertheless, potential Project impacts on runoff and storm drainage systems will be further assessed in the EIR.

c.iv) **No Impact.** There are no streams or rivers that traverse the Project site; therefore, the proposed Project would not result in an impediment or an alteration to flood flows. No impact would occur, and this issue will not be further assessed in the EIR.

d) **No Impact.** The site is in an Area of Minimal Flood Hazard as designated by the Federal Emergency Management Agency (FEMA 2008), indicating that the Project site is outside of 100-year and 500-year flood zones. Therefore, the proposed Project would not release pollutants due to inundation of the Project site during a flood. This issue will not be further assessed in the EIR.

The proposed Project would not be impacted by seiche or tsunami for the following reasons:

- Seiche. A seiche is a surface wave created when an inland water body is shaken, usually by an earthquake. There are no inland water bodies close enough to the Project site to pose a flood hazard due to a seiche. Therefore, no pollutants would be released due to Project inundation and no impact would occur. This issue will not be further assessed in the EIR.

- Tsunami. A tsunami is a series of ocean waves caused by a sudden displacement of the ocean floor, most often due to earthquakes. The Project site is located 1 mile inland from the Pacific Ocean and is at an elevation of 97 feet above mean sea level (MSL). The Project site is not mapped within a Tsunami Inundation Area (California Emergency Management Agency 2009). Therefore, no pollutants would be released due to inundation of the Project site and no impact would occur. This issue will not be further assessed in the EIR.

e) **Potentially Significant Impact.** The City is located in the South Coast Hydrologic Region (HR) and is subject to the objectives and limits of the Water Quality Control Plan for the Los Angeles Region (Basin Plan) under the jurisdiction of the Los Angeles Regional Water Quality Control Board (LARWCB). The proposed Project would require the use of water during demolition, excavation, and construction activities. As previously described, Cal Water supplies water to the Project site, including groundwater, imported surface water, and recycled supplies. Groundwater extracted from the West Coast Basin's Silverado aquifer satisfies 10 to 15 percent of the District's water demand (Cal Water 2011). The proposed Project is located in an existing urbanized area and would reduce impermeable surfaces compared to existing conditions. Further, the 14,000-cy basement of the Beach Cities Health Center would be converted to an underground rainwater storage area, intended to capture and percolate stormwater runoff. Therefore, the proposed Project would not conflict with or obstruct implementation of a water quality control plan or a sustainable groundwater management plan and may improve groundwater recharge. Nevertheless, this issue will be further assessed in the EIR.

Land Use and Planning

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. LAND USE AND PLANNING. Would the project:				
a. Physically divide an established community?	☐	☐	☐	☒
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☒	☐	☐	☐

Discussion

a) **No Impact.** The City of Redondo Beach General Plan Land Use designation for the existing campus is P (Public or Institutional) and the designation for the vacant Flagler Lot is C-2 (Commercial) (Redondo Beach 2008). The Project site is bordered to the north by commercial land uses and to the south, east, and west by residential land uses, including residences to the east within the City of Torrance. Project implementation would result in the redevelopment of the existing BCHD campus but would not remove any residential units. Redevelopment of the Project site as part of the proposed BCHD Healthy Living Campus Master Plan would be consistent with existing land uses and would not divide an established community. Therefore, no impacts to land use would occur and this issue will not be further assessed in the EIR.

b) **Potentially Significant Impact.** The City of Redondo Beach General Plan Land Use designation for the existing campus is P (Public or Institutional) and the designation for the vacant Flagler Lot is C-2 (Commercial) (Redondo Beach 2008). The existing campus is zoned P-CF (Community Facility), and the vacant Flagler Lot is zoned C-2 (Commercial). P-CF zone designation allows regional-serving commercial and ancillary uses, department stores, promotional/discount retail, eating and drinking establishments, entertainment, and professional offices. The CF designation also encourages institutional uses such as those that serve a community's social, educational, health, cultural, and recreational needs. Therefore, the proposed Project would be consistent with the existing City of Redondo Beach General Plan land use designations and zoning because it would consist of public health facilities and commercial uses that serve the needs of the residents of the three Beach Cities. The Project site is not located with the City of Redondo Beach Coastal Land Use Plan; therefore, the Redondo Beach Local Coastal Plan is not applicable to the proposed Project (City of Redondo Beach 2008). However, the proposed Project would be subject to the policies of the City of Redondo Beach General Plan and other existing adopted plans and regulations. Therefore, this resource will be further assessed in the EIR to address any potential inconsistencies with applicable City or regional plans or policies pursuant to CEQA Guidelines Section 15125(d) and address any potential environmental impacts associated with any inconsistency.

Mineral Resources

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. MINERAL RESOURCES. Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

Discussion

a) **No Impact.** The Project site is not located within an area with active or known mining operations; however, an abandoned oil well exists on the Project site located on the vacant Flagler Lot. The City does not have any active mining or mineral extraction operations, nor land designated for PCC-Grade aggregate, according to the California Geological Survey (California Geological Survey 2014). The Project site is located within the San Gabriel Valley Production-Consumption Region and has not been categorized as a Mineral Resource Zone; it is not subject to mineral land classification studies by the State Geologist. Therefore, the proposed Project would not cause a loss of availability of known mineral resources valuable to the region or the state. No impact would occur, and this issue will not be further assessed in the EIR.

b) **No Impact.** The City of Redondo Beach General Plan has no designated mining sites within the City. As described in the Updated Designation of Regionally Significant Aggregate Resources in the San Gabriel Valley Production-Consumption Region, issued by the California Geological Survey in 2014, there are no mining sites within the City (California Geological Survey 2014). Therefore, the proposed Project would have no impact on locally-important mineral resource recovery sites and this issue will not be further assessed in the EIR.

Noise and Vibration

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. NOISE AND VIBRATION. Would the project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☒	☐	☐	☐
b. Generation of excessive groundborne vibration or groundborne noise levels?	☒	☐	☐	☐
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Discussion

a, b) **Potentially Significant Impact.** The operation of heavy equipment during construction would generate noise both on- and off-site. Given the phased implementation of the proposed Project, elevated noise levels would be produced over each of the three 36-month-long construction phases. Given the proximity of surrounding residential areas as well as proximity of residences along potential haul truck routes (i.e., as close as 20 feet from the existing paved roadway width), the noise generation during each of these phases could result in potentially significant impacts. For example, the vacant Flagler Lot, which would be developed as a Child Development Center, is located approximately 75 feet from the nearest residence across Flagler Lane. Towers Elementary School and Beryl Heights Elementary School are also located in close proximity to the Project site. Given the proximity of adjacent development and sensitive receptors, construction activities, particularly along the margins of the Project site, could also result in potentially significant groundborne vibration impacts. Additional on-site receptors that would be sensitive to noise and vibrational impacts would include the existing 60 memory care units in the Beach Cities Health Center as well as the other medical uses within the existing campus. Further, given the volume of grading/excavation, heavy haul trucks and/or materials delivery trucks could result in potentially significant off-site noise and vibration impacts.

The predominant source of long-term operational noise in the vicinity would be generated from heating, ventilation, and air conditioning (HVAC) and other mechanical equipment as well as outdoor activities at the Project site (e.g., programs within the RCFE building and CWP, active green space, or open-air atrium), deliveries and traffic associated with vehicle trips to and from the Project site along adjacent roadways. In particular, the proposed entrance to the proposed subterranean parking structure along Flagler Lane could introduce substantial vehicle traffic in this area, entering and exiting from the newly established driveway. Additionally, a potential increase in noise from emergency

response vehicle sirens may occur due to the increased elderly residential population resulting from the proposed Project.

In summary, construction-related noise and vibration as well as operational noise could have potentially significant impacts on on-site, adjacent, and off-site sensitive receptors. The EIR will quantify noise generated from current operations on-site and quantify projected noise levels from future operations of proposed uses. Therefore, this issue will be further assessed in the EIR, including detailed modeling of noise sources, including airborne noise, groundborne vibration, and attenuation.

c) **No Impact.** The nearest public-use airports in the region are the Hawthorne Municipal Airport, located approximately 3.5 miles north of the Project site, and the Los Angeles International Airport, located approximately 5 miles northwest of the Project site. The Project site is not located in the Airport Influence Area for either airport (Los Angeles County Department of Regional Planning 2003). Project development would not subject workers, clients, residents, or visitors of the proposed Project to public-use airport-related noise. This issue will not be further assessed in the EIR.

The nearest private airstrip to the Project site is the Goodyear Blimp Base Airport approximately 5 miles southeast of the Project site. Project development would not subject workers, clients, residents, or visitors of the Project site to private airport-related noise. This issue will not be further assessed in the EIR.

Population and Housing

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. POPULATION AND HOUSING. Would the project:				
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses or indirectly (for example, through extension of roads or other infrastructure)?	☒	☐	☐	☐
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Discussion

a) **Potentially Significant Impact**. The proposed Project would redevelop the existing campus, including the phased development of 360 new assisted living units and the relocation of 60 existing memory care units. Following the complete phased implementation of the proposed BCHD Healthy Living Campus Master Plan, 420 units would be available to residents of the Beach Cities and surrounding communities. This redevelopment would result in a minor increase to the local population within the City of Redondo Beach. However, the redevelopment of the campus would represent an urban infill within an existing developed area. The proposed Project would not impact or otherwise induce substantial unplanned population growth. For example, existing roadways already provide access to the Project site and no new roadways would be required. Existing utilities would be relocated to serve the Project site and new utilities would not have excess capacity that could induce growth. Nevertheless, impacts to population growth as a result of the increase in residential units will be further assessed in the EIR.

b) **No Impact.** Construction of the proposed BCHD Healthy Living Campus would occur within the existing campus and the adjacent vacant Flagler Lot. The proposed Project would not remove or displace any housing or residential areas. Therefore, implementation of the proposed Project would not result in the displacement of people or housing, nor would it necessitate the construction of replacement housing. No impacts would occur, and this issue will not be further assessed in the EIR.

Public Services

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a. Fire Protection?	☒	☐	☐	☐
b. Police Protection?	☒	☐	☐	☐
c. Schools?	☐	☐	☐	☒
d. Parks?	☐	☐	☐	☒
e. Other public facilities?	☐	☐	☐	☒

Discussion

a) **Potentially Significant Impact.** Local fire protection and prevention services (and paramedic services) within the City are provided by the City of Redondo Beach Fire Department (RBFD) (City of Redondo Beach 2008). The RBFD maintains three fire stations in the City. The nearest station is located at 401 South Broadway, which is less than 1.5 miles south of the Project site. The proposed Project would be designed to meet modern fire safety standards, including emergency access requirements, as well as fire suppression and emergency response systems. In addition, the RBFD would check and review site design plans for compliance with appropriate safety standards prior to issuance of a CUP and initiation of any construction activities.

The proposed Project would include the phased development of 360 new assisted living units and the relocation of 60 existing memory care units. Following the complete implementation of the proposed BCHD Healthy Living Campus Master Plan, 420 units would be available to residents of the Beach Cities and surrounding areas. Such senior facilities may create substantial demand for first responder services, particularly from paramedic or ambulance services. Therefore, Project operations would result in increased demand for fire protection and emergency medical services, potentially resulting in significant impacts. Potential environmental impacts associated with fire protection from implementation of the proposed Project will be further assessed in the EIR.

b) **Potentially Significant Impact.** The Redondo Beach Police Department (RBPD) provides police protection and emergency services to the Project site and the surrounding area. The RBPD is located at 401 Diamond Street, which is located approximately 1 mile southwest of the Project site. Project operations would result in an increased number of residents and employees, as well as increased development

intensity and open space in the Project area. Therefore, the proposed Project may result in an increased demand for police services, potentially resulting in the need for new or expanded police facilities. Environmental impacts associated with police services from the implementation of the proposed Project will be further assessed in the EIR.

c) **No Impact.** The Redondo Beach Unified School District (RBUSD) is responsible for providing public K-12 school services in the City. The Project site is located within the enrollment boundaries of Beryl Heights Elementary School (920 Beryl Street), Parras Middle School (200 North Lucia Avenue), and Redondo Union High School (1 Sea Hawk Way) (City of Redondo Beach 2004). The proposed Project includes the development of 360 new assisted living units for use by the elderly and would not result in an increase in the number of students to the RBUSD. Therefore, increases in student population would not be anticipated and this issue will not be further assessed in the EIR.

d) **No Impact.** Recreational facilities and programs in the City of Redondo Beach are provided by the Recreation and Community Services Department which manages the City's parkland and recreation facilities and programs, and the Public Works Department maintains City parks and facilities. There are five public parks within a 0.5-mile radius of the Project site offering walking paths, dog parks, child recreation areas, sports facilities, sitting areas, drinking fountains, historical sites, and other similar recreational opportunities. The proposed Project would generate a new residential population on the BCHD Healthy Living Campus as a result of the phased development of 360 new assisted living units. Residents would primarily be expected to utilize the active green space and health facilities provided on the BCHD Healthy Living Campus, however. This on-site green space also would be publicly available to surrounding community members. Because implementation of the proposed Project would increase recreational space and result in a beneficial impact to the City's recreational facilities, the Project would not require new or physically altered recreational facilities; therefore, this issue will not be further assessed in the EIR.

e) **No Impact.** The Redondo Beach Public Library provides library services to the City of Redondo Beach. The proposed Project would generate a new residential population on the proposed BCHD Healthy Living Campus as a result of the phased development of 360 new assisted living units. With two branch locations, located at the Redondo Beach Civic Center on Pacific Coast Highway as well as on Artesia Boulevard, together containing over 190,000 items of print, audio, and visual resources, the City of Redondo Beach's robust library system would be able to accommodate this modest increase in population. The proposed BCHD Healthy Living Campus would not result in an increased need for library services, resources, and facilities and this issue will not be further assessed in the EIR.

Recreation

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. RECREATION. Would the project:				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☐	☐	☐	☒

Discussion

a, b) **No Impact.** The proposed Project would generate a new residential population on the BCHD Healthy Living Campus as a result of the phased development of 360 new assisted living units. However, residents would be expected to utilize the active green space and health facilities provided on the proposed BCHD Healthy Living Campus, which would also be open to the public. As previously described, implementation of the proposed Project would increase recreational space and result in a beneficial impact to City's recreational facilities. Off-site there are five City-owned parks within a 0.5-mile radius of the proposed BCHD Healthy Living Campus, including Dominguez Park, located immediately adjacent to the northeast along Flagler Lane, Entradero Park to the east, and Sunnyglen Park to the southeast. These parks could reasonably accommodate additional users. For example, Dominguez Park is approximately 24 acres in area and would continue to provide ample space for the community, even with the addition of the proposed Project. The Project site is also located more than 1 mile from the Pacific Ocean and outside of the Coastal Zone boundary. Therefore, the proposed Project would not have a significant impact on coastal access. In summary, the proposed Project would not require the construction or expansion of recreational facilities and this issue will not be further assessed in the EIR.

Transportation

	Potentially Significant Impact	Less Than Significant with Mitigation Included	Less Than Significant Impact	No Impact
VXII. TRANSPORTATION. Would the project:				
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☒	☐	☐	☐
b. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☒	☐	☐	☐
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☒	☐	☐	☐
d. Result in inadequate emergency access?	☒	☐	☐	☐

Discussion

a) **Potentially Significant Impact.** Construction workers traveling to the Project site as well as construction vehicles and equipment and construction materials deliveries would generate vehicle trips to the area. Given the phased implementation of the proposed Project, construction-related trips would be experienced over the three 36-month-long construction phases. Construction activities may also require temporary lane closures, sidewalk closures, and or create potential conflicts with vehicles pulling out of surrounding residential neighborhoods. The EIR will identify and disclose potential impacts – both on- and off-site (e.g., along potential haul routes or queuing area[s]) – associated with the proposed Project's Construction Management Plan.

Operationally, the proposed Project would result in the development of a new entry to the vacant Flagler Lot along Flagler Lane. The EIR will evaluate safety and hazards surrounding this proposed entrance and any other changes to vehicle circulation at the Project site. Following completion of the proposed Project, new operational traffic would result from the 360 new assisted living units as well as other new health and fitness program or other uses on the Project site. The EIR will assess any potential conflicts with applicable plans, ordinances, or policies related to these potential impacts – including proposed on-site and potential off-site pedestrian and bicycle improvements – in terms of safety and hazards on roads.

b) **Potentially Significant Impact.** CEQA Guidelines 15064.3(b) provides direction on determining the significance of transportation impacts. The EIR will provide a detailed assessment of operational transportation impacts utilizing the Vehicle Miles Traveled (VMT) criteria identified in CEQA Guidelines 15064.3(b) as well as the capacity- and delay-based Level of Service (LOS) metric, consistent with the currently established City of Redondo Beach thresholds. As described in CEQA Guidelines 15064.3(c), a lead agency may elect to be governed by the provisions of this section immediately; however, beginning on July 1, 2020, the provisions of this section shall apply statewide.

The scope and methods of the Project-specific Traffic Study and associated EIR analysis will be determined with direct input of the City of Redondo Beach Planning Department. Topics to be included will include existing circulation constraints, including intersections and roadway segments, as well as potential safety hazards and conflicts with neighboring residential streets. These issues will all be further assessed within the EIR.

c) **Potentially Significant Impact.** As previously described, each of the three 36-month-long phases of construction would require construction vehicles, equipment and construction materials deliveries. Construction activities may also require temporary lane closures, sidewalk closures, and or potential conflicts with vehicles pulling out of surrounding residential neighborhoods and/or on-street parking spaces. Given the surrounding land uses, construction activities on the Project site (e.g., vehicles pulling in and out of the designated construction entrance and transiting nearby streets) may result in hazardous conditions in the Project vicinity throughout the duration of construction activities, which would occur during each of the three 36-month-long construction phases. Additionally, given the proximity of existing residences, schools, and parks, heavy haul truck trips required for export from the Project site and/or materials delivery to the Project site could result in potentially hazardous conditions off-site as well.

Operationally, the proposed Project would result in the development of an additional entry to the subterranean parking garage off of Flagler Lane. Additionally, the vehicle circulation area proposed as a part of Phase 3 would also include substantial reconfiguration of the main entrance to provide for ride-share drop-off and short-term parking. These improvements could result in potential vehicle queues that may result in potentially hazardous conditions where cars from turn lanes operating above capacity may back into traffic lanes, obstructing through traffic along the adjacent roadways including Flagler Lane, Beryl Street, and North Prospect Avenue.

These issues will be further assessed in the EIR, which will rely on a Traffic Study to be prepared for the proposed Project. The Traffic Study will consider operation of the local circulation system under existing, future, and construction-phase conditions during periods when local schools are in session.

d) **Potentially Significant Impact.** The proposed Project would generate construction trips and may require temporary roadway lane closures that could alter the movement and access of emergency service providers in the City of Redondo Beach. Though the proposed Project would include routes and curb space designated for emergency vehicles, temporary road closures may impact the adequacy of emergency access to the Project site. This potential impact will be further assessed in the EIR.

Operationally, the existing ingress/egress locations would remain unchanged and a new ingress/egress location would be provided along Flagler Lane. The proposed Project would not interfere with emergency access to surrounding properties. The proposed Project would be required to meet fire access requirements in Section 503 of the California Fire Code (Title 14, California Code of Regulations, Part 9). Nevertheless, due to the removal of the existing perimeter circulation road, the potential operational impact on emergency access will be further addressed in the EIR.

Utilities and Service Systems

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIX.UTILITIES AND SERVICE SYSTEMS. Would the project:				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☒	☐	☐	☐
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☒	☐	☐	☐
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☒	☐	☐	☐
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☒	☐	☐	☐
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☒	☐	☐	☐

Discussion

a) **Potentially Significant Impact.** The proposed Project would require the relocation of existing utilities, potentially including water, storm water drainage, wastewater, electrical power, natural gas, and/or telecommunications lines. This would likely require extensive trenching within and immediately adjacent to the Project site. The EIR will assess the potential for these trenching activities to result in significant impacts during construction. Additionally, the EIR will assess long-term maintenance of these utilities and the potential for required maintenance to result in significant environmental effects (e.g., impacts to vehicle and pedestrian circulation, etc.).

b) **Potentially Significant Impact.** During phased construction, water would be used during excavation and construction for dust control measures, cement mixing, drilling, and other construction activities. Operationally, activities on the proposed BCHD Healthy Living Campus would include the operation of HVAC equipment and plumbing fixtures, landscaping, and medical process rinses, as well as residential uses such as cooking, laundry, and cleaning. The proposed Project's temporary construction-related water supply requirements are not expected to adversely affect water supply availability or supply reliability. However, the increase in assisted living units under the proposed Project would result in an increase for the demand of a long-term supply of water. Therefore, a supply of water sufficient to serve the proposed Project would potentially impact or alter the supply of water currently serving other uses. Impacts to water supply would potentially be significant, and this issue will be further assessed in the EIR.

c) **Potentially Significant Impact**. The proposed Project would introduce new assisted living units and increased commercial uses to the site which would result in an increase to the resident population and increase of employees onsite. The proposed Project would be required to include efficient water-conserving fixtures thereby reducing wastewater generation pursuant to Senate Bill 407 (SB 407). Although the proposed Project would be required to install efficient water-conserving fixtures and thereby reduce the generation of wastewater, the proposed Project would likely increase the demand for wastewater treatment services. An assessment of the existing sewer and wastewater treatment infrastructure will be included in the EIR to determine whether existing wastewater treatment facilities are adequate to serve the proposed Project, or if new or expanded facilities would be necessary.

d, e) **Potentially Significant Impact.** Implementation of the proposed Project – including the provision of 360 new assisted living units within the RCFE building – would result in the need for solid waste disposal at the County's landfills. Construction of the proposed Project would generate construction and demolition waste, such as asphalt, concrete, glass, and wood. The materials would be reused on site where feasible (e.g., pulverized reinforce concrete to backfill the basement of the former South Bay Hospital building). However, the majority of the materials would be removed and disposed of at a local recycling facility or landfill equipped to handle construction debris in a timely manner and in accordance with all applicable laws and regulations. During construction periods, the removal of construction debris would occur, but this increase in solid waste generation would be temporary. The proposed Project would be required to submit a Waste Management Plan for any demolition activities in accordance with RBMC, Section 5-2.704. Solid waste generated during operation, as well as construction and demolition material, would have the potential to exceed the capacity of Athens Services facility and other local and regional solid waste facilities, and could potentially conflict with established local, regional, and statewide solid waste regulations. Therefore, the proposed Project could result in potentially significant impacts to solid waste generation and these issues will be further assessed in the EIR.

Wildfire

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XX. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

Discussion

a-d) **No Impact.** No areas of Redondo Beach or surrounding areas within the City of Torrance are located within or near state responsibility areas or the wildfire hazard severity zones established by the State of California (CalFire 2007). The Project site is surrounded by urban development and is not located near substantial amounts of native plants or fire-prone vegetation. The proposed Project would include fire sprinklers, fire alarms, and fire access, and would comply with all fire safety regulations and code requirements to ensure no potential for wildland fires. Any overhead powerlines serving the project or surrounding areas would not be located within a state responsibility area or on land classified as very high fire hazard severity zones. Therefore, no impact would occur, and this issue will not be further assessed in the EIR.

Mandatory Findings of Significance

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XXI. MANDATORY FINDINGS OF SIGNIFICANCE. Would the project:				
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to decrease below self- sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of major periods of California history or prehistory?	☒	☐	☐	☐
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?	☐	☐	☒	☐
c. Does the project have impacts which are individually limited, but cumulatively considerable ("Cumulatively considerable" means the project's incremental effects are considerable when compared to the past, present, and future effects of other projects)?	☒	☐	☐	☐
d. Does the project have environmental effects which will have substantial adverse effects on human beings, directly or indirectly?	☒	☐	☐	☐

Discussion

a) **Potentially Significant Impact.** As described in the *Biological Resources* discussion, the Project site is heavy developed and provides little value in terms of suitable habitat for wildlife species, including special status species. As described in the *Cultural Resources* discussion, the construction of the former South Bay Hospital building, and associated surface parking lot began in May 1958 and was opened by August 1960. The original South Bay Hospital building has had exterior and numerous interior changes made its initial construction, including a 12,300-sf addition that was completed in 1970. As such, the integrity of the facility has been substantially modified over time; however, this structure is over 50 years old, which is the threshold for a built resource to be eligible for listing on the CRHR. Therefore, due to the potential historical value of the former South Bay Hospital building, this issue is considered potentially significant and will be assessed further in the EIR.

b) **Less Than Significant Impact.** The proposed BCHD Healthy Living Campus Master Plan is a long-range plan for redevelopment of the facility in three 36-month-long construction phases. The proposed construction phasing has been developed to minimize short-term

construction impacts to the extent practicable. While the proposed Project could result in potential operational impacts – including impacts related to air quality, greenhouse noise, transportation and traffic, etc. – the proposed Project has been designed for long-term benefit, including addressing seismic issues associated with existing buildings, the provision of additional green space, and the provision of additional health and fitness offerings serving the Beach Cities. The proposed Project would be consistent with the long-term environmental goals of local, state, and federal policies. Therefore, this issue is considered to have a less than significant impact and will not be assessed further in the EIR.

c) **Potentially Significant Impact.** The proposed Project, in conjunction with other past, present, and reasonably foreseeable future related projects, may have the potential to result in significant cumulative impacts when the independent impacts of the proposed Project and the impacts of related cumulative projects combine to create impacts greater than those of the proposed project alone. A list of the related projects and/or growth projections will be developed for the EIR and the relevant technical studies (e.g., Traffic Study). The potential for the proposed Project in conjunction with the related cumulative projects and their cumulative contributions to environmental impacts will be evaluated in the EIR. The extent and significance of potential cumulative impact resulting from the combined effects of the proposed project plus other past, present, and reasonably foreseeable future projects will be assessed in the EIR.

d) **Potentially Significant Impact**. Potentially significant impacts to the following resources may have potential to cause substantial adverse effects on human beings: aesthetics, air quality, biological resources, cultural resources and tribal cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise and vibration, population and housing, public services, transportation and traffic, and utilities and service systems. Impacts to each of these resources will be further assessed in the EIR.

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