

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2019060258

Project Title: Beach Cities Health District Healthy Living Campus Master Plan

Lead Agency: Beach Cities Health District Contact Person: Ed Almanza
Mailing Address: 1200 Del Amo Street Phone: (310) 374-3426
City: Redondo Beach, CA Zip: 90277 County: Los Angeles County

Project Location: County: Los Angeles County City/Nearest Community: Redondo Beach, CA
Cross Streets: North Prospect Avenue and Beryl Street Zip Code: 90277
Longitude/Latitude (degrees, minutes and seconds): 33 051 11.74 N / 118 022 43.58 W Total Acres: 11 acres
Assessor's Parcel No.: 7502-017-901 and -902 Section: N/A Twp.: 4S Range: 14W Base:
Within 2 Miles: State Hwy #: 1, 103 Waterways:
Airports: Railways: Schools:

Document Type:

CEQA: [X] NOP [] Draft EIR [] NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[] Mit Neg Dec Other: STATE CLEARINGHOUSE

Local Action Type:

[] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [X] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [X] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other:

Development Type:

[X] Residential: Units 360 Acres
[] Office: Sq.ft. Acres Employees
[X] Commercial: Sq.ft. 670,000 Acres 11 Employees 265
[] Industrial: Sq.ft. Acres Employees
[] Educational:
[] Recreational:
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[X] Other: Commercial medical facility with assisted living units

Project Issues Discussed in Document:

[X] Aesthetic/Visual [] Fiscal [] Recreation/Parks [X] Vegetation
[] Agricultural Land [] Flood Plain/Flooding [] Schools/Universities [X] Water Quality
[X] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [X] Water Supply/Groundwater
[X] Archeological/Historical [X] Geologic/Seismic [X] Sewer Capacity [] Wetland/Riparian
[X] Biological Resources [] Minerals [X] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Coastal Zone [X] Noise [X] Solid Waste [] Land Use
[X] Drainage/Absorption [X] Population/Housing Balance [X] Toxic/Hazardous [X] Cumulative Effects
[] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:

P - Public or Institutional; C-2 - Commercial

Project Description: (please use a separate page if necessary)
See attached.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

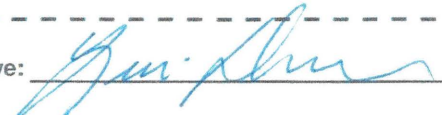
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|---|---|
| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input checked="" type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input checked="" type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>7</u> | <input checked="" type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>4</u> |
| <input checked="" type="checkbox"/> Caltrans Planning | <input checked="" type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input checked="" type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input checked="" type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>5</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | Other: _____ |
| <input checked="" type="checkbox"/> Health Services, Department of | Other: _____ |
| <input checked="" type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date June 27, 2019 Ending Date June 29, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>Wood Environment & Infrastructure Sol</u>	Applicant: <u>Ed Almanza, Beach Cities Health District</u>
Address: <u>9210 Sky Park Court, Suite 200</u>	Address: <u>1200 Del Amo</u>
City/State/Zip: <u>San Diego, CA 92120</u>	City/State/Zip: <u>Redondo Beach, CA 90277</u>
Contact: <u>Nick Meisinger</u>	Phone: <u>(310) 374-3426</u>
Phone: <u>(805) 252-0060</u>	

Signature of Lead Agency Representative:  Date: June 27, 2019

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

PROJECT DESCRIPTION: The BCHD Healthy Living Campus Master Plan (Project) would redevelop the existing BCHD campus located at 514 North Prospect Avenue as well as the adjacent vacant Flagler Lot located on the southwest corner of Flagler Lane and Beryl Street. These two parcels, which comprise the approximately 11-acre Project site, are located within the City of Redondo Beach and immediately adjacent to the City of Torrance to the east across Flagler Lane. The implementation of the master plan would occur in three planned phases over a duration of 15 years. Phase 1 would include the removal of an existing surface parking lot and perimeter circulation road along the northern edge of the campus, development of a Residential Care for the Elderly (RCFE) building and associated subterranean parking, an expanded Center for Health and Fitness, Child Development Center on the vacant Flagler Lot, development of additional vehicle entrance as well as bicycle and pedestrian improvements along Flagler Lane. Following the completion of initial construction and relocation of some existing uses to the new RCFE building, the five-story Beach Cities Health Center building and attached maintenance building would be demolished. Phase 2 would include expansion of the RCFE building and development of a central Community Wellness Pavilion. Phase 3 would include demolition of an existing above ground parking structure and the medical office located at 510 Prospect Avenue to facilitate a final expansion of the RCFE building. At the completion of buildout under the master plan, the RCFE building would provide approximately 480,000 square feet of floor area and would include 360 new assisted living units as well as 60 replacement memory care units. Phase 3 would also include the construction vehicle circulation improvements, including the removal of the existing roundabout at the main entrance driveway along North Prospect Avenue and development of ride-share drop off and short-term parking.

NOP Distribution List

County: Los Angeles

CP

SCH# 2019060258

Resources Agency

- Resources Agency**
Nadell Gayou
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- California Coastal Commission**
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- Dept. of Conservation**
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Environmental Stewardship Section
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- Dept. of Water Resources**
Resources Agency
Nadell Gayou

Fish and Wildlife

- Depart. of Fish & Wildlife**
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Environmental Services Division
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- Fish & Wildlife Region 1E**
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- Fish & Wildlife Region 2**
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Habitat Conservation Program
- Fish & Wildlife Region 6**
Tiffany Ellis
Habitat Conservation Program
- Fish & Wildlife Region 6 I/M**
Heidi Calvert
Inyo/Mono, Habitat Conservation Program
- Dept. of Fish & Wildlife M**
William Paznokas
Marine Region

Other Departments

- California Department of Education**
Lesley Taylor
- OES (Office of Emergency Services)**
Monique Wilber
- Food & Agriculture**
Sandra Schubert
Dept. of Food and Agriculture
- Dept. of General Services**
Cathy Buck
Environmental Services Section
- Housing & Comm. Dev.**
CEQA Coordinator
Housing Policy Division

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Erik Vink
- Delta Stewardship Council**
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- California Energy Commission**
Eric Knight

- Native American Heritage Comm.**
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- Public Utilities Commission**
Supervisor
- Santa Monica Bay Restoration**
Guangyu Wang
- State Lands Commission**
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- Tahoe Regional Planning Agency (TRPA)**
Cherry Jacques

Cal State Transportation Agency CalSTA

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Philip Crimmins
- Caltrans - Planning HQ LD-IGR**
Christian Bushong
- California Highway Patrol**
Suzann Ikeuchi
Office of Special Projects

Dept. of Transportation

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- Caltrans, District 2**
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- Caltrans, District 3**
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- Caltrans, District 4**
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- State Water Resources Control Board**
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Division of Drinking Water
- State Water Resources Control Board**
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- State Water Resources Control Board**
Student Intern, 401 Water Quality Certification Unit
Division of Water Quality
- State Water Resources Control Board**
Phil Crader
Division of Water Rights
- Dept. of Toxic Substances Control Reg. # _____**
CEQA Tracking Center
- Department of Pesticide Regulation**
CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

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Cathleen Hudson
North Coast Region (1)
- RWQCB 2**
Environmental Document Coordinator
San Francisco Bay Region (2)
- RWQCB 3**
Central Coast Region (3)
- RWQCB 4**
Teresa Rodgers
Los Angeles Region (4)
- RWQCB 5S**
Central Valley Region (5)
- RWQCB 5F**
Central Valley Region (5)
Fresno Branch Office
- RWQCB 5R**
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- RWQCB 6**
Lahontan Region (6)
- RWQCB 6V**
Lahontan Region (6)
Victorville Branch Office
- RWQCB 7**
Colorado River Basin Region (7)
- RWQCB 8**
Santa Ana Region (8)
- RWQCB 9**
San Diego Region (9)

- Other** *OSHPD*
- _____
- _____
- Conservancy