

## 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 ° 51 ' 11.74 " N / 118 ° 22 ' 43.5 " W Total Acres: 9.78 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:  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: \_\_\_\_\_  FONSI \_\_\_\_\_

**Local Action Type:**

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

**Development Type:**

Residential: Units 157 Acres \_\_\_\_\_  Transportation: Type New vehicle access off of Flagler Lane  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres 9.78 Employees 170  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Educational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Other: Community health and wellness facility with Assisted Living units  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_

**Project Issues Discussed in Document:**

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

**Present Land Use/Zoning/General Plan Designation:**

P-Public or Institutional; C-2-Commerical

**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".

<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	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Health Services, Department of	<input type="checkbox"/> 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 March 10, 2021 Ending Date June 10, 2021

### Lead Agency (Complete if applicable):

Consulting Firm: <u>Wood Environment &amp; Infrastructure Solutions</u>	Applicant: <u>Ed Almanza, Beach Cities Health District</u>
Address: <u>9177 Sky Park Court</u>	Address: <u>1200 Del Almo</u>
City/State/Zip: <u>San Diego, CA 92123</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: March 10, 2021

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

**Project Description:** The proposed Project – including the Phase 1 preliminary site development plan and the Phase 2 development program – would redevelop the existing BCHD campus located at 514 North Prospect Avenue as well as the adjacent vacant Flagler Lot located at the intersection of Flagler Lane & Beryl Street. The majority of the Project site is located within Redondo Beach; however, the eastern edge of the campus is partially located within City of Torrance right-of-way along Flagler Lane and Flagler Alley.

The implementation of the BCHD Healthy Living Campus Master Plan would occur over two phases separated by a period of 5 years. Construction activities associated with Phase 1 could begin as soon as Spring 2022 and last for a period of approximately 29 months through 2024. Phase 1 would include the development of a 203,700-square-foot (sf) Residential Care for the Elderly (RCFE) Building with 157 Assisted Living units, 60 relocated Memory Care units, 14,000 sf of space programmed for the Program of All-Inclusive Care for the Elderly (PACE), 6,270 sf programmed for BCHD’s Community Services, and 9,100 sf for the Youth Wellness Center. Following the completion of the initial construction and the relocation of existing uses to the new RCFE Building, the 5-story Beach Cities Health Center and the attached maintenance building would be demolished.

The timing of the Phase 2 development program would be dependent upon funding considerations and the completion of final design work; however, for the purposes of the Draft EIR, it is assumed that the 28-month construction period could begin in 2029, approximately 5 years after the completion of Phase 1. The Phase 2 development program would begin with the demolition of the surface parking lot constructed during Phase 1 as well as the demolition of the existing parking structure located at 512 North Prospect Avenue. New development under Phase 2 would include 37,150 sf for the proposed Wellness Pavilion, 31,300 sf for the proposed Aquatics Center, and 20,000 sf for the proposed Center for Health and Fitness. Additionally, Phase 1 would include a parking structure providing up to 292,500 sf of space distributed over up to 2 subterranean levels and 8.5 above ground levels.