



**BEACH CITIES HEALTH DISTRICT  
HEALTHY LIVING CAMPUS MASTER PLAN**

**NOTICE OF AVAILABILITY FOR THE  
DRAFT ENVIRONMENTAL IMPACT REPORT AND  
90-DAY PUBLIC REVIEW PERIOD**

Notice is hereby given that Beach Cities Health District (BCHD) – as the Lead Agency pursuant to the California Environmental Quality Act (CEQA) – has prepared a Draft Environmental Impact Report (EIR) for the proposed BCHD Healthy Living Campus Master Plan (Project). The Draft EIR is available for public review and comment for a 90-day period from March 10, 2021 to June 10, 2021.

**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 unit, 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.

**ENVIRONMENTAL IMPACTS ANALYZED:** The Draft EIR analyzed potential environmental impacts associated with the proposed Project, including Aesthetics and Visual Resources; Air Quality; Biological Resources; Cultural Resources and Tribal Cultural Resources; Energy; Geology and Soils; Greenhouse Gas Emissions and Climate Change; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Planning; Noise; Population and Housing; Public Services; Transportation; and Utilities and Service Systems. The proposed Project – including the Phase 1 preliminary site development plan and the Phase 2 development program – would result in significant and unavoidable construction-related noise impacts. Mitigation is proposed for construction-related noise impacts; however, given the maximum roof heights of the proposed buildings, typical mitigation measures (i.e., construction of noise barriers) would not reduce construction-related noise to less than significant levels. These impacts would remain significant and unavoidable during both of the proposed construction periods. Each of the other potentially significant impacts identified in the Draft EIR can be reduced to below a level of significance with the proposed mitigation measures.

**PUBLIC REVIEW PERIOD:** The CEQA Guidelines require a minimum 45-day review period for public review of the Draft EIR. In recognition of the current COVID-19 pandemic and in an effort to enhance the opportunity for public participation, BCHD will provide an extended public review period of 90 days from March 10, 2021 to June 10, 2021. Comments may be submitted in any of the following ways:

- Comments via [bchdcampus.org/eir](http://bchdcampus.org/eir)
- Email [EIR@bchd.org](mailto:EIR@bchd.org). Please reference BCHD Healthy Living Campus Master Plan EIR in the subject line and include your name, address, and concerns.
- Mail written comments to: Attn: Nick Meisinger, Re: Healthy Living Campus Wood Environment & Infrastructure Solutions, Inc. 9177 Sky Park Court, San Diego 92123
- Provide oral comments during one of these public opportunities:
  - Wed., March 24, 6:30 p.m. (at BCHD Board of Directors regular public meeting)
  - Tues., April 13, 6:30 – 8 p.m.
  - Sat., April 17, Noon – 1:30 p.m.
- For information regarding how, to whom, and when a request for disability-related modification or accommodation (including auxiliary aids or services) may be made by a person with a disability who requires a modification or accommodation to participate in the public meeting, please contact Charlie Velasquez at (310) 374-3426, ext. 213.

All comments will become part of the public record.

**AVAILABILITY OF ENVIRONMENTAL DOCUMENTATION:**

The Draft EIR and project background materials may be viewed online at [bchdcampus.org/eir](http://bchdcampus.org/eir).