

Appendix A

Notice of Preparation - Scoping Comments



CITY OF REDONDO BEACH
Community Development Department

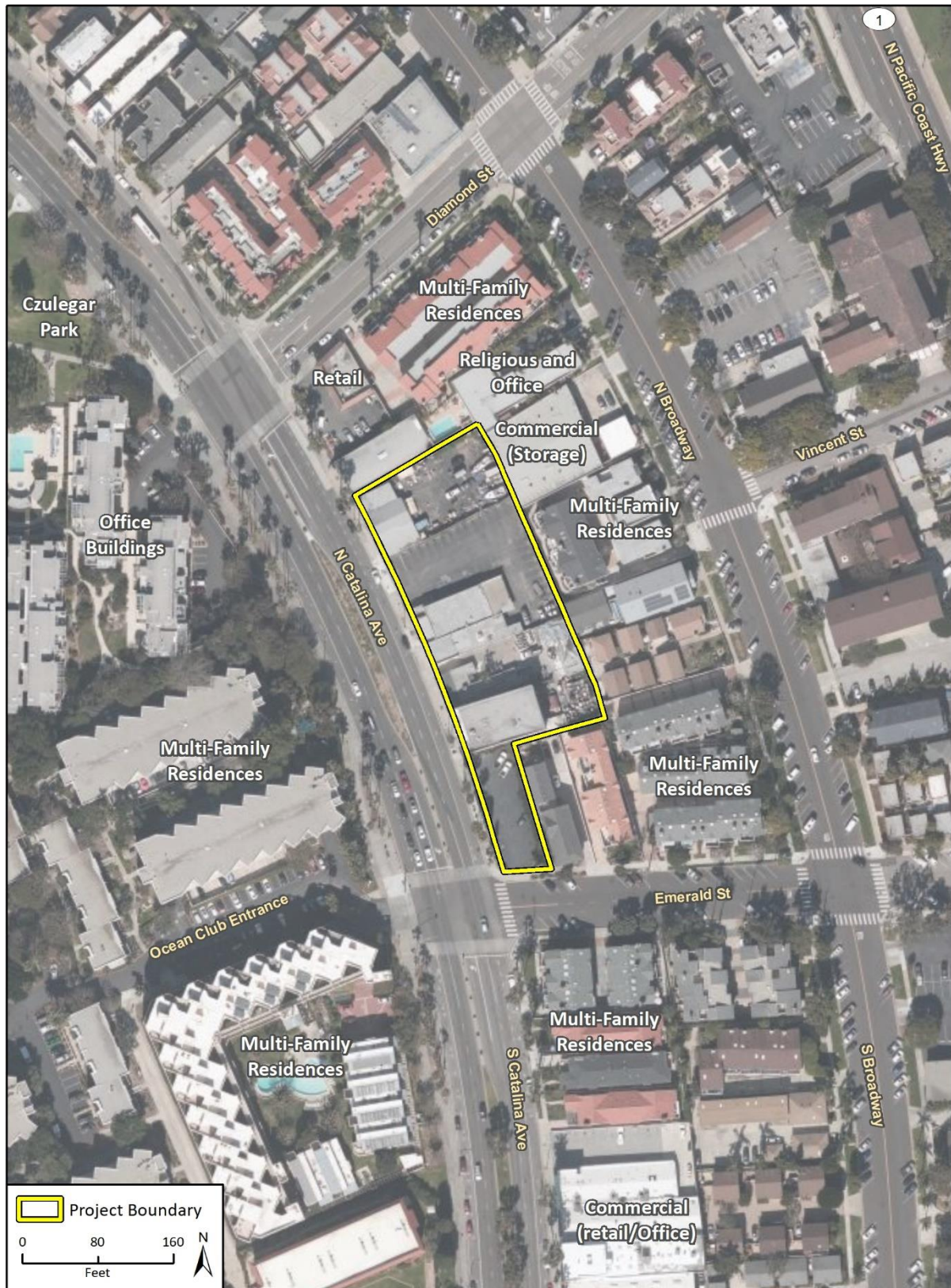
NOTICE OF PREPARATION

- DATE:** March 25, 2021
- PROJECT TITLE:** 100-132 North Catalina Avenue Project
Environmental Assessment Number: EIR-2021-01
- PROJECT LOCATION:** The 100-132 North Catalina Avenue Project site is located at 100, 112, 116, 124, 126, and 132 North Catalina Avenue in the city of Redondo Beach
- PROJECT APPLICANT:** Catalina Fund, LLC
1221 Hermosa Avenue, Suite 101
Hermosa Beach, California 90254
- PROJECT APPLICANT:** City of Redondo Beach
415 Diamond Street
Redondo Beach, California 90277

The City of Redondo Beach (City) is the lead agency and, after conducting an Initial Study for the 100-132 North Catalina Avenue Project (project), has determined that it will prepare an Environmental Impact Report. In compliance with Section 15082 of the California Environmental Quality (CEQA) Guidelines, the City of Redondo Beach is sending this Notice of Preparation (NOP) to responsible agencies, interested parties, and trustee agencies responsible for natural resources that may be affected by the project.

PROJECT LOCATION AND ENVIRONMENTAL SETTING

The project site encompasses 54,739 square feet (sf), or approximately 1.26 acres, and consists of six adjacent parcels. The project site is bordered by North Catalina Avenue to the west, commercial buildings and Diamond Street to the north, residential buildings and North Broadway to the east, and Emerald Street to the south.



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Fig 4 Project Location

PROJECT SUMMARY

The project involves the demolition of approximately 8,929 square feet of existing buildings on properties located between 112 and 132 North Catalina Avenue; the rehabilitation and re-use of the buildings between 124 and 132 North Catalina Avenue for commercial uses (i.e., coffee shop and tasting room); adaptive re-use of the building at 112 North Catalina Avenue for residential use; and the demolition of the shed located at the rear end of 116 North Catalina Avenue. The project also involves the construction of 22 three-story townhomes, four units in the former Masonic Lodge building and four units in a new three-story apartment building, for a combined total of 30 residential units on the project site.

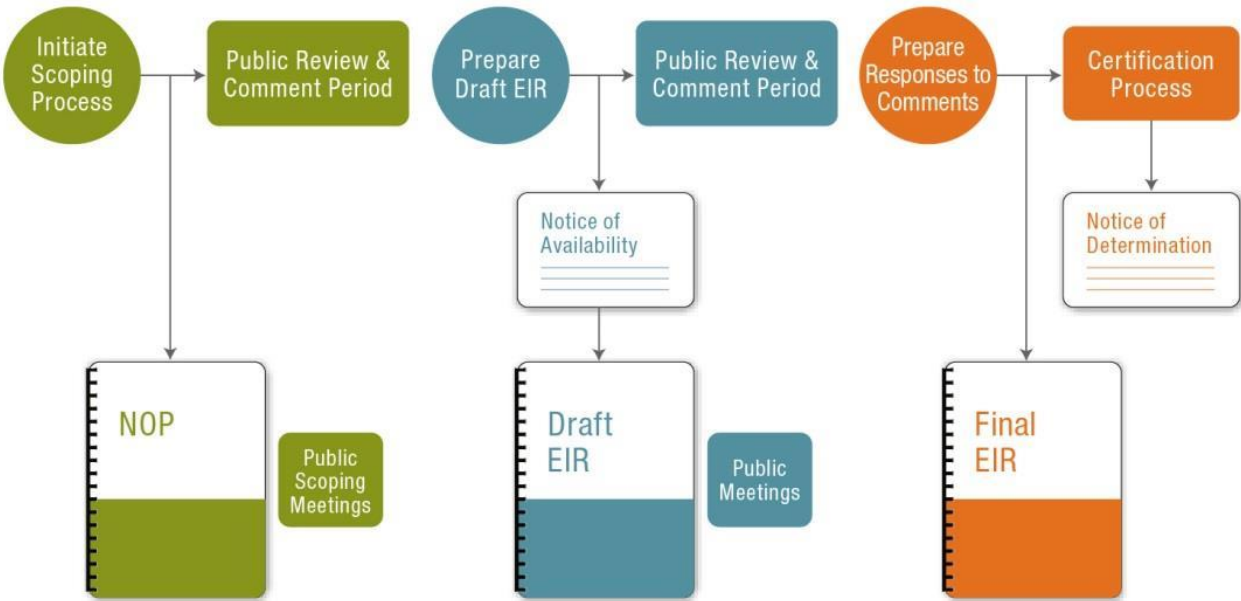
The 22 townhomes would be situated east of the commercial buildings fronting North Catalina Avenue, whereas the residential apartment building would be adjacent to (south of) the commercial buildings and would front both North Catalina Avenue and Emerald Street. The proposed townhomes would consist of three two-bedroom units, 15 five-bedroom units, one six-bedroom unit, and three seven-bedroom units ranging from approximately 1,022 to 3,148 sf each. The proposed apartment building would consist of five, four two-bedroom units ranging from approximately 800 to 1,500 sf and three, four-bedroom units ranging from approximately 1,300 to 1,318 sf each. Of the 30 proposed residential units, four two-bedroom units would be designated as affordable housing units. Overall, the proposed project would consist of 49,311 sf in total gross residential floor area. The project would also include 14,631 sf of open space, consisting of 11,629 sf of private space (i.e., roof decks and balconies), a 1,252-sf deck, 525 sf roof lounge, and 1,115 sf of common space (i.e., courtyard).

ENTITLEMENT REQUIREMENTS AND DISCRETIONARY APPROVALS

Discretionary approvals from various agencies are required for implementation of the proposed project. Approval of the remediation plan is required from the Los Angeles County Fire Department. The project requires Preservation Commission consideration of local historic district designation and Certificate of Appropriateness and Planning Commission consideration of Coastal Development, Planning Commission Design Review, and Conditional Use Permits. The applicant requests designation of four commercial buildings as contributors to a potential local landmark district and a parking variance to allow for less parking than required for adaptive reuse of commercial structures. The project would also use the State Density Bonus as outlined in SB 1818 and approval of an Affordable Housing Agreement. As part of the Density Bonus application the following concessions and incentives are requested:

- Mixed Use Zoning for adaptive reuse of non-residential structures
- Lot Consolidation of conforming lots
- Three-story residential structure(s)

CEQA PROCESS



POTENTIAL PROJECT IMPACTS

Because of the requested entitlement requirements identified above, and based on the Initial Study determination, an EIR is necessary for the proposed project. Based on a preliminary assessment of potential environmental impacts that may occur as a result of the project, the areas of potential environmental impact to be addressed in the EIR will include at least the following:

- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Soils
- Hazards/Hazardous Materials
- Noise
- Transportation
- Tribal Cultural Resources

Environmental issues that do not rise to the level of significant impacts will be addressed in the EIR in a separate section entitled “Impacts Found to Be Less Than Significant.”

Additionally, Section 15126.6 of the CEQA Guidelines states: “an EIR shall describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives. An EIR need not consider every conceivable alternative to a project. Rather it must consider a reasonable range of potentially feasible alternatives that will foster informed decision making and public participation. An EIR is not required to consider alternatives which are infeasible.”

The EIR shall consider Alternatives that can reduce the projects potential impacts, such as development of the project site with the General Plan land use and allowable Zoning build-out potential, or an alternative such as a reduced project design, a project similar to the proposed project with less density.

POTENTIAL PROJECT IMPACTS

This NOP is being distributed to solicit written comments regarding the scope and content of the environmental analysis to be included in the EIR. The City has prepared this NOP in accordance with the State CEQA Guidelines.

The review period for this NOP is from March 25, 2021 to April 26, 2021. Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than April 26, 2021. Please direct all written comments to the following address:


Antonio Gardea, Senior Planner
Community Development Department
City of Redondo Beach
415 Diamond Street
Redondo Beach, California 90277
Phone: (310) 318-0637 x2248
FAX: (310) 372-8021
antonio.gardea@redondo.org

SCOPING MEETING

To assist in local participation, a Scoping Meeting will be held to present the proposed project and to solicit suggestions from the public and responsible agencies on the content of the Draft EIR. The Scoping Meeting will be held on Thursday, April 8, 2021 on at 6:30 pm. View documents related to this project on the City's website at www.redondo.org. Navigate to Departments > click on Community Development > click on the link for the Catalina Village Project. The meeting will be conducted via Zoom. To register, click on the link on the project webpage, or send an email to PlanningRedondo@redondo.org requesting the link to register for the meeting.

Date: March 25, 2021

Signature: _____


Antonio Gardea, Senior Planner

DEPARTMENT OF TRANSPORTATION

DISTRICT 7 – Office of Regional Planning
100 S. MAIN STREET, MS 16
LOS ANGELES, CA 90012
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*Making Conservation
a California Way of Life.*

April 5, 2021

Antonio Gardea
City of Redondo Beach
415 Diamond Street
Redondo Beach, CA 90277

RE: 100-132 North Catalina Avenue Project –
Notice of Preparation of an Environmental
Impact Report (NOP)
SCH # 2021030597
GTS # 07-LA-2021-03533
Vic. LA-1/PM: 19.864

Dear Antonio Gardea:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced NOP. The purpose of the proposed Project is the demolition of approximately 8,929 square feet of existing buildings located between 112 and 132 N. Catalina Ave; the rehabilitation and re-use of the buildings between 124 and 132 N. Catalina Ave for commercial use; adaptive re-use of the building at 112 N. Catalina Ave for residential use; and demolition of the shed located at the rear end of 116 N. Catalina Ave. The project also involves the construction of 22 three-story townhomes and four units in the former Masonic Lodge building and four units in a new three-story apartment building, consisting of eight units, for a combined total of 30 units on the project site. The City of Redondo Beach is the Lead Agency under the California Environmental Quality Act (CEQA).

The Project is located approximately 500 feet from State Route 1 (SR-1) in Los Angeles County. From reviewing the NOP, Caltrans has the following comments:

- Senate Bill 743 (2013) mandates that Vehicle Miles Traveled (VMT) be used as the primary metric in identifying transportation impacts of all future development projects under CEQA, starting July 1, 2020. For information on determining transportation impacts in terms of VMT on the State Highway System, see the *Technical Advisory on Evaluating Transportation Impacts in CEQA* by the California Governor's Office of Planning and Research (OPR), dated December 2018: http://opr.ca.gov/docs/20190122-743_Technical_Advisory.pdf.
- The City can also refer to Caltrans' updated *VMT-Focused Transportation Impact Study Guide* (TISG), dated May 2020 and released on Caltrans' website in July 2020: <https://dot.ca.gov/-/media/dot-media/programs/transportation-planning/documents/sb-743/2020-05-20-approved-vmt-focused-tisg-a11y.pdf>. Caltrans' new TISG is largely based on the OPR 2018 Technical Advisory.
- Caltrans looks forward to reviewing the VMT analysis for this project. As discussed in Caltrans' new TISG, Caltrans strongly recommends undertaking project VMT analysis, significance determination, and potential mitigation in a manner consistent with OPR's Technical Advisory.
- The updated TISG states, "Additional future guidance will include the basis for requesting transportation impact analysis that is not based on VMT. This guidance will include a simplified

safety analysis approach that reduces risks to all road users and that focuses on multi-modal conflict analysis as well as access management issues.” Since releasing the TISG, Caltrans has released interim safety analysis guidance, dated December 2020 and found here, for the City’s reference: <https://dot.ca.gov/-/media/dot-media/programs/transportation-planning/documents/sb-743/2020-12-22-updated-interim-ldigr-safety-review-guidance-a11y.pdf>.

- Caltrans encourages lead agencies to complete traffic safety impact analysis in the California Environmental Quality Act (CEQA) review process so that, through partnerships and collaboration, California can reach zero fatalities and serious injuries by 2050.

The following information is included for your consideration. The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment. Furthermore, Caltrans encourages Lead Agencies to implement Transportation Demand Management (TDM) strategies that reduce VMT and Greenhouse Gas (GHG) emissions. For more TDM options, please refer to:

- The 2010 *Quantifying Greenhouse Gas Mitigation Measures* report by the California Air Pollution Control Officers Association (CAPCOA), available at <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>, or
- *Integrating Demand Management into the Transportation Planning Process: A Desk Reference* (Chapter 8) by the Federal Highway Administration (FHWA), available at <https://ops.fhwa.dot.gov/publications/fhwahop12035/index.htm>.

Also, any transportation of heavy construction equipment and/or materials which requires use of oversized-transport vehicles on State highways will need a Caltrans transportation permit. Caltrans recommends that the project limit construction traffic to off-peak periods to minimize the potential impact on State facilities. If construction traffic is expected to cause delays on any State facilities, please submit a construction traffic control plan detailing these delays for Caltrans’ review.

If you have any questions about these comments, please contact Mayra Jimon, the project coordinator, at Mayra.Jimon@dot.ca.gov, and refer to GTS # 07-LA-2021-03533.

Sincerely,

Anthony Higgins for

MIYA EDMONSON
IGR/CEQA Branch Chief
cc: Scott Morgan, State Clearinghouse



NATIVE AMERICAN HERITAGE COMMISSION

March 29, 2021

Antonio Gardea
City of Redondo Beach
415 Diamond Street
Redondo Beach, CA 90277

Re: 2021030597, 100-132 North Catalina Avenue Project, Los Angeles County

Dear Mr. Gardea:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

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AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

- 1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project:** Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:

 - a. A brief description of the project.
 - b. The lead agency contact information.
 - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
 - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).

- 2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report:** A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subs. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1 (b)).

 - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).

- 3. Mandatory Topics of Consultation If Requested by a Tribe:** The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

 - a. Alternatives to the project.
 - b. Recommended mitigation measures.
 - c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).

- 4. Discretionary Topics of Consultation:** The following topics are discretionary topics of consultation:

 - a. Type of environmental review necessary.
 - b. Significance of the tribal cultural resources.
 - c. Significance of the project's impacts on tribal cultural resources.
 - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).

- 5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process:** With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).

- 6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document:** If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:

 - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
 - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

- 7. Conclusion of Consultation:** Consultation with a tribe shall be considered concluded when either of the following occurs:
- a.** The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - b.** A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).
- 8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document:** Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).
- 9. Required Consideration of Feasible Mitigation:** If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).
- 10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:**
- a.** Avoidance and preservation of the resources in place, including, but not limited to:
 - i.** Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii.** Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - b.** Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i.** Protecting the cultural character and integrity of the resource.
 - ii.** Protecting the traditional use of the resource.
 - iii.** Protecting the confidentiality of the resource.
 - c.** Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - d.** Protecting the resource. (Pub. Resource Code §21084.3 (b)).
 - e.** Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
 - f.** Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).
- 11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource:** An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
- a.** The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
 - b.** The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - c.** The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf.

Some of SB 18's provisions include:

1. **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>.

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
 - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.

4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
 - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subs. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address:

Andrew.Green@nahc.ca.gov.

Sincerely,



Andrew Green
Cultural Resources Analyst

cc: State Clearinghouse



South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

SENT VIA E-MAIL:

April 20, 2021

antonio.gardea@redondo.org

Antonio Gardea, Senior Planner
City of Redondo Beach, Community Development Department
415 Diamond Street
Redondo Beach, California 90277

Notice of Preparation of a Draft Environmental Impact Report for the 100-132 North Catalina Avenue Project (Proposed Project)

South Coast Air Quality Management District (South Coast AQMD) staff appreciates the opportunity to comment on the above-mentioned document. Our comments are recommendations on the analysis of potential air quality impacts from the Proposed Project that should be included in the Draft Environmental Impact Report (EIR). Please send a copy of the Draft EIR upon its completion and public release directly to South Coast AQMD as copies of the Draft EIR submitted to the State Clearinghouse are not forwarded. **In addition, please send all appendices and technical documents related to the air quality, health risk, and greenhouse gas analyses and electronic versions of all emission calculation spreadsheets, and air quality modeling and health risk assessment input and output files (not PDF files). Any delays in providing all supporting documentation for our review will require additional review time beyond the end of the comment period.**

CEQA Air Quality Analysis

Staff recommends that the Lead Agency use South Coast AQMD's CEQA Air Quality Handbook and website¹ as guidance when preparing the air quality and greenhouse gas analyses. It is also recommended that the Lead Agency use the CalEEMod² land use emissions software, which can estimate pollutant emissions from typical land use development and is the only software model maintained by the California Air Pollution Control Officers Association.

South Coast AQMD has developed both regional and localized significance thresholds. South Coast AQMD staff recommends that the Lead Agency quantify criteria pollutant emissions and compare the emissions to South Coast AQMD's CEQA regional pollutant emissions significance thresholds³ and localized significance thresholds (LSTs)⁴ to determine the Proposed Project's air quality impacts. The localized analysis can be conducted by either using the LST screening tables or performing dispersion modeling.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the Proposed Project and all air pollutant sources related to the Proposed Project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road

¹ South Coast AQMD's CEQA Handbook and other resources for preparing air quality analyses can be found at: <http://www.aqmd.gov/home/rules-compliance/ceqa/air-quality-analysis-handbook>.

² CalEEMod is available free of charge at: www.caleemod.com.

³ South Coast AQMD's CEQA regional pollutant emissions significance thresholds can be found at: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf>.

⁴ South Coast AQMD's guidance for performing a localized air quality analysis can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>.

mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips, and hauling trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers and air pollution control devices), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, such as sources that generate or attract vehicular trips, should be included in the analysis. Furthermore, emissions from the overlapping construction and operational activities should be combined and compared to South Coast AQMD's regional air quality CEQA *operational* thresholds to determine the level of significance.

If the Proposed Project generates diesel emissions from long-term construction or attracts diesel-fueled vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the Lead Agency perform a mobile source health risk assessment⁵.

Mitigation Measures

In the event that the Proposed Project results in significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized to minimize these impacts. Any impacts resulting from mitigation measures must also be analyzed. Several resources to assist the Lead Agency with identifying potential mitigation measures for the Proposed Project include South Coast AQMD's CEQA Air Quality Handbook¹, South Coast AQMD's Mitigation Monitoring and Reporting Plan for the 2016 Air Quality Management Plan⁶, and Southern California Association of Government's Mitigation Monitoring and Reporting Plan for the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy⁷.

South Coast AQMD staff is available to work with the Lead Agency to ensure that air quality, greenhouse gas, and health risk impacts from the Proposed Project are accurately evaluated and mitigated where feasible. If you have any questions regarding this letter, please contact me at lsun@aqmd.gov.

Sincerely,

Lijin Sun

Lijin Sun, J.D.

Program Supervisor, CEQA IGR

Planning, Rule Development & Area Sources

LS

LAC210330-04
Control Number

⁵ South Coast AQMD's guidance for performing a mobile source health risk assessment can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mobile-source-toxics-analysis>.

⁶ South Coast AQMD's 2016 Air Quality Management Plan can be found at: <http://www.aqmd.gov/docs/default-source/Agendas/Governing-Board/2017/2017-mar3-035.pdf> (starting on page 86).

⁷ Southern California Association of Governments' 2020-2045 RTP/SCS can be found at: https://www.connectsocial.org/Documents/PEIR/certified/Exhibit-A_ConnectSoCal_PEIR.pdf.

HOA QUESTIONS AND CONCERNS REGARDING THE CATALINA VILLAGE PROJECT

DATE: APRIL 26, 2021	TIME: 5:00PM PST	LOCATION: ZOOM CALL
PURPOSE	Concerns from HOA regarding The Catalina Village Project	
ADDRESS	131, 135, 129 (Units A-D) N Broadway Redondo Beach 90277 (Unit balconies face the project)	

#	TOPICS
1.	Target rent and impact to surrounding home values
2.	Multiple room floorplans
3.	Parking
4.	Rooftop decks, privacy and noise
5.	Direction of new unit balconies and lighting
6.	No smoking units
7.	Distance from new units to our wall and balcony
8.	Duration of project

#	TOPIC DETAIL
1.	<u>Target rent and impact to surrounding home values</u> What is the target rent? There is a concern that it will lower the value of surrounding homes.
2.	<u>Multiple room floorplans</u> The floorplans being socialized are 5-7-bedroom units. There is a strong concern that the units will bring in college students with multiple roommates into a now family residential area. On the previous call there was an assumption that these units would attract multi-generational families and work from home tenants. Is there a study/analysis that proves this theory?
3.	<u>Parking</u> With the proposal of 5-7-bedroom floorplans, how will 1-2 parking spaces be sufficient for those units? There is concern that the parking will spill over into the residential neighborhoods, limiting parking for guests and church patrons.
4.	<u>Rooftop decks, privacy and noise</u> Will these units have a rooftop deck? There is a strong concern that this will infringe on the privacy of the surrounding homes. This will bring noise into a now quiet residential area.
5.	<u>Direction of new unit balconies and lighting</u> What direction will the new balconies face? The preference of the surrounding homes would be to face them toward Catalina. This will ensure the existing homes will retain their privacy and also mitigate light pollution. There is also a request to have downward facing lighting and low wattage that would not illuminate the homes around it.
6.	<u>No smoking units</u> Preference for no smoking units as these will be very close to already existing housing.
7.	<u>Distance from new units to our wall and balcony</u> What will the distance be between the new units and our existing wall and balconies? Will there be a backyard in the new units?
8.	<u>Duration of project</u> Understanding that the project will still need to go through Scope and Design, how long will the Development and Implementation timeline be? (physical construction)

HOA MEMBERS

Chris Munoz (President)	310-318-7648	Amy Hudson	415-225-5085
Karen Kaminskas (Vice President)	310-489-1907	Jenny Swanson	310-944-4057
Kendall Bateman (Treasurer)	310-245-4244	Reyna Leiva	310-420-1945
Gina Fisher (Secretary)	949-630-6188		

From: Jane Abrams

Sent: Sunday, April 25, 2021 4:58 PM

To: Antonio Gardea <Antonio.Gardea@redondo.org>

Subject: Catalina Village - Mixed Use Project for 100-132N Catalina Ave Redondo Beach 90277

Hello Antonio,

I understand from the project documents posted under Planning on the City web site that you are the City of Redondo Beach Senior Planner who is receiving public comments/questions on the proposed Mixed Use project, Catalina Village for 100 - 132 N Catalina Avenue, Redondo Beach.

As a 24 year resident and property owner in the City of Redondo, I am writing you with my concerns and questions about this proposed project.

I have a question about the Zoning for the location of the proposed project. If the R-3A zoning (low density multi-family) currently applies, why has there been just Commercial uses there for years? Also, is the Density Bonus that is being requested allowing for added density and the Mix of residential and Commercial uses and height at 3 stories? Other recent Mixed Use projects in the City of Redondo Beach have been in the MU-3A zones (One South and Legado).

My understanding of City Zoning is that a Ballot Measure would have to be presented to the City of Redondo Beach voters at a Municipal Election to change zoning in areas of the City to allow for Mixed Use?.

The Environmental Impact Report that is required for this proposed project needs to address the potentially significant impacts from increased noise from the 30 residential units and commercial activity will have on the surrounding residences and businesses. There will definitely be increased noise from delivery trucks, moving vans, trash hauling trucks, and persons associated with the project outdoor activities and roof decks. Will the proposed Tasting Room and/or Coffee shop include outdoor dining or lounge space with any live music or entertainment?

Other potential significant impacts may involve Hazards and Hazardous Materials. The EIR needs to address possible soil contamination on the site from past business operations. Catalina Dry Cleaners operated a dry cleaning business for many years at 124 N Catalina Ave. Have any studies been made about the hazards or hazardous materials (chemicals or solvents) related to this long time business? There have also been stone and tile fabrication and wood working operations on the site of these future proposed rental units. The demolition will also involve removal of asbestos and lead paint from several of the existing buildings on the site. The EIR will need to address this requirement.

I also have concerns about the Parking variance that will be allowed because of the Density Bonus. The posted documents state that there will be 66 parking spaces on site for the 30 residential units and 11 spaces for the commercial activity. How many of the 66 spaces will be designated for visitors? If the 4 to 7 bedroom units have more than 2 vehicles per unit, where will the additional vehicles find on site parking? Where will employees of the Tasting Room and Coffee Shop park during business hours? The current parking summary shows that there is a potential for a parking space shortage for this project. Also where will delivery vehicles park while servicing these businesses? There is also mention of 7 spaces on the street. Since these limited spaces are public and are not reserved for residential or commercial or even for Catalina Village, why are they be included in the parking summary? This proposed project will be located in an already densely populated area close to the beach and pier areas where there is very limited street parking. This parking variance will definitely have a significant impact on this area of Catalina Ave.

Utility related questions:

Will added Sewer Lines be required for the construction of this project? Also will there be new SC Edison utility lines installed underground to service the 30 units and commercial businesses?

Thank you for your attention to my concerns and questions.

Sincerely,

Jane Abrams
416 Avenue G, Unit 1
Redondo Beach, CA 90277

From: Debra Allsopp
Sent: Sunday, April 25, 2021 10:03 PM
To: Antonio Gardea <Antonio.Gardea@redondo.org>
Subject: Catalina Village

Please NO MORE PARKING VARIANCES! Parking needs to be on their project property NOT our public streets. Parking variances lead to parking nightmare for tenant and local residents. This density is killing our neighborhood and making people miserable. Tenants and residents shouldn't have to circle and circle to find Parking If parking's assigned on their property we can avoid this frustration.

Debra Allsopp

From: Debra Allsopp
Sent: Sunday, April 25, 2021 10:17 PM
To: Antonio Gardea <Antonio.Gardea@redondo.org>
Subject: Catalina village.

2 issues -

parking. 30 units so does that mean 60 or more parking spots within the project?

Accessibility. How will townhouses be accessible? I know some young women (30s) who live in the area looking for housing that's better suited to their wheelchairs. Or are you building yet another project That excludes the disabled and seniors? Isn't it time any new housing have a percentage of accessible housing?

Debra Allsopp

From: Barbara Epstein <justbarb56@gmail.com>
Sent: Sunday, May 2, 2021 2:10 PM
To: CityClerk <CityClerk@redondo.org>; Brandy Forbes <Brandy.Forbes@redondo.org>
Subject: Planning Commission. Re: Catalina Village

Please forward to the Planning Commission.

I missed the notice about the plans for Catalina Village, the development in the 100 N. block on Catalina. I know the comment period has passed, but would like to share a few thoughts with you.

While the design looks pleasant, it is also very dense. I am wondering if the builders can include some healthy, open, green space on the site.

Also, the people of Redondo Beach have been working with the city to increase our tree canopy. Is there a way the builders could include more trees in their plan? This would improve aesthetics, capture carbon, and improve air quality in the area.

The neighbors greatly appreciate that the existing coffee shop will be preserved and expanded. It will add a valuable amenity to the project and the neighborhood.

Thank You,

Barbara Epstein
230 The Village
Redondo Beach
justbarb56@gmail.com

From: Bradley Fritz <bradleyfritz@hotmail.com>
Sent: Wednesday, March 31, 2021 8:52 PM
To: Antonio Gardea <Antonio.Gardea@redondo.org>
Subject: Catalina Village Project Comment / Request

Good evening Antonio,

I'm requesting that you require the project to put up noise control baffles similar to those on PCH at the Sketchers project in MB. Our condominium complex is kitty corner to the backside of the project. I'm hopeful that this will help mitigate sound and dust.

I've included a local company that does this kind of work.

I'm looking forward to the virtual meeting.

Brad Fritz

<https://www.environmental-noise-control.com/about/>

From: Carl Schlack <carlwschlack@cs.com>
Sent: Monday, April 12, 2021 2:04 PM
To: Antonio Gardea <Antonio.Gardea@redondo.org>
Subject: Catalina Village Project

Mr. Gardea,

We watched the YouTube Catalina Project Presentation for the environmental impact process. I have a few questions about the Catalina Village Project.

Are there architectural drawings of the project other than the flat maps exhibited in the presentation? We also want to know the name of the developer for the project. Do the first steps of the process consider over-development for the land size given the proposed architecture and number of units and mixed-use retail planned? Is there ever a concern about the capital resources the developer brings to the project. The statement made that the developer is designing this as a low-cost project using as many bedrooms as possible per unit to achieve a classification of low-income California housing project status without regard to the entire neighborhood. The noise and dirt from the development need a local neighborhood environmental plan—also an explanation on how it will be managed. Parking is a huge issue, and the developer's avoidance of having no underground parking is a massive issue. The BeachLife Music Festival will reoccur this Fall an event that adds traffic.

My one significant question is why to pursue environmental impact research when the project seems so poorly thought out?

You're helping in enabling me to understand the process is appreciated

Carl Schlack
Mobile 310-874-8260
320 The Village

From: andrew sellers

Sent: Sunday, April 25, 2021 7:32 PM

To: Antonio Gardea <Antonio.Gardea@redondo.org>

Subject: Catalina Village Project EIR Comments

Good Day,

As a long time resident and Navy veteran I strongly oppose the Catalina Village Project that will require an EIR. This area is already a densely are and do not agree with the requests for deviation from protocol.

V/R

Andrew Sellers

643 Ave B

Redondo Beach

UNITED STATES us NAVY (retired)