

APPENDIX N
COMMENTS ON DRAFT EIR

DEPARTMENT OF TRANSPORTATION

DISTRICT 7 – Office of Regional Planning
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*Making Conservation
a California Way of Life.*

June 10, 2021

Ed Almanza
Beach Cities Health District
1200 Del Amo Street
Redondo Beach, CA 90277

RE: Beach Cities Health District (BCHD) Healthy
Living Campus Master Plan – Draft
Environmental Impact Report (DEIR)
GTS # 07-LA-2019-03517
SCH # 2019060258
Vic. LA-1/PM: 20.327
LA-107/PM: 3.352

Dear Ed Almanza:

EG-1 Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The proposed project would redevelop the existing BCHD campus located at 514 North Prospect Avenue as well as the adjacent vacant lot located at the intersection of Flagler Lane & Beryl Street. The implementation of the BCHD Healthy Living Campus Master Plan would occur over two phases separated by a period of 5 years. 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 for the Program of All-Inclusive Care for the Elderly (PACE), 6,270 sf for BCHD's Community Services, 9,100 sf for the Youth Wellness Center, and 292,500 sf for a parking structure. Following 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. New development under Phase 2 would include 37,150 sf for the Wellness Pavilion, 31,300 sf for the Aquatics Center, and 20,000 sf for the Center for Health and Fitness. The BCHD is the Lead Agency under the California Environmental Quality Act (CEQA).

The project is located approximately 3,500 feet away from the State Route (SR-1) and Herondo Street intersection. It is also located approximately 1.5 miles away from the State Route 107 (SR-107) and W 190th Street intersection. Caltrans wrote a letter in response to the Notice of Preparation for this project in July 2019. Since then, the implementation deadline for Senate Bill (SB) 743 has passed. As mentioned in the DEIR, SB 743 mandates that Vehicle Miles Traveled (VMT) be used as the primary metric to determine a project's transportation impacts, as opposed to Level of Service (LOS). Thus, Caltrans has reviewed this project from a VMT perspective.

EG-2 We support the complete streets elements that this project has incorporated, such as the tree-lined pedestrian promenade and the numerous bicycle facilities, including parking, showers, lockers, and a repair station. These elements will reduce VMT and Greenhouse Gas (GHG) emissions, which aligns with Caltrans' mission to provide a safe and reliable transportation network that serves all people and respects the environment.

EG-3 We also support Mitigation Measure T-1, which is the implementation of a Transportation Demand Management (TDM) plan, to reduce the VMT impacts of this project. If not already planned, BCHD should

EG-3 (cont.) consider creating a specific VMT reduction goal for this plan, to better evaluate its success and revise it if needed. Also, to further reduce the VMT impacts of this project, BCHD should ensure that no more parking than required by the local permitting agency is provided, since additional parking can induce VMT.

In addition to the potential VMT impacts of this project, we reviewed the references to Caltrans data included throughout the DEIR. Many of these references are outdated. Below is a table that summarizes which references should be updated with the latest Caltrans data sources, and the pages in the DEIR where these updates should be made. Please update all of the references included in the below table.

Table 1: Outdated Caltrans References

Pages with Outdated Reference	Recommended Updates
pg. 3.5-5 pg. 3.14-20 pg. 7-5 pg. 7-19	Use more recent data from the 2020 Caltrans Fact Booklet: https://dot.ca.gov/-/media/dot-media/programs/research-innovation-system-information/documents/caltrans-fact-booklets/2020-cfb-v2-a11y.pdf .
pg. 3.6-11 pg. 3.14-16 pg. 7-7	Replace 2001 Caltrans data and references to the 2006 Caltrans Highway Design Manual with data from the 2020 Caltrans Highway Design Manual: https://dot.ca.gov/programs/design/manual-highway-design-manual-hdm .
pg. 3.8-15	Ensure that the most recent Federal and State laws applicable to hazardous waste materials are listed in the DEIR by referring to the "Laws, Regulations, and Guidance" section of this page: https://dot.ca.gov/programs/environmental-analysis/standard-environmental-reference-ser/volume-1-guidance-for-compliance/ch-10-hazardous-materials-hazardous-waste-contamination#laws_reg_guidance .
pg. 3.11-4 pg. 3.11-14 pg. 3.11-15 pg. 7-14	Update all references to the Caltrans Transportation and Construction Vibration Guidance Manual to the April 2020 version: https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/env/tcvgm-apr2020-a11y.pdf .
pg. 3.11-3 pg. 3.11-46 Noise citation on pg. 7-14 and citations throughout the Noise section	Update noise references to either the September 2013 Caltrans Technical Noise Supplemental to the Traffic Noise Analysis Protocol (https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/env/tens-sep2013-a11y.pdf) or the April 2020 Caltrans Traffic Noise Protocol (https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/env/traffic-noise-protocol-april-2020-a11y.pdf).

EG-9 Also, the title page appears to be missing signatures, and the cover page does not list any responsible agencies. Caltrans recommends including this information in the Final EIR.

EG-10

Finally, any transportation of heavy construction equipment and/or materials that requires use of oversized-transport vehicles on State highways will need a Caltrans transportation permit. We recommend large size truck trips be limited to off-peak commute periods. If construction traffic is expected to cause issues on SR-1 or Interstate 405, please submit the Construction Traffic and Access Management Plan to us for our review.

If you have any questions regarding these comments, please contact project coordinator Emily Gibson, at Emily.Gibson@dot.ca.gov and refer to GTS # 07-LA-2019-03517.

Sincerely,

Frances Duong

FRANCES DUONG
Acting IGR/CEQA Branch Chief
cc: Scott Morgan, State Clearinghouse



Torrance Unified School District

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TIMOTHY H. STOWE Ed.D.

April 28, 2021

Nick Meisinger
Wood Environment & Infrastructure Solutions, Inc.
9177 Sky Park Court
San Diego, California 92123
Via Email: EIR@bchd.org

Subject: Comments on BCHD Healthy Living Campus Master Plan EIR (State Clearinghouse No. 2019060258)

Dear Mr. Meisinger:

Torrance Unified School District (TUSD) is a reviewing agency under the California Environmental Quality Act (CEQA) for Beach Cities Health District's (BCHD) Healthy Living Campus Master Plan Project (Project). The Project site is southwest of the intersection of Flagler Lane at Beryl Street in the City of Redondo Beach. The Project proposes redevelopment and expansion of the existing BCHD campus, including a new 157-unit assisted living facility. TUSD operates public K-12 schools within the City of Torrance and is responsible for the safety and well-being of students and employees on school grounds. TUSD has reviewed the Draft Environmental Impact Report (EIR) prepared for the Project and offers the comments herein.

The Project site and proposed project construction haul routes are identified in DEIR Figure 2-10, *Construction Haul Routes*. As shown, they are in close proximity to the following TUSD campuses:

	Distance from Project Site	Distance from Proposed Haul Route
Towers Elementary School (5600 Towers Street, Torrance, CA 90503)	300 ft E	Adjacent to Outbound Route
West High School (20401 Victor Street, Torrance, CA 90503)	0.5 mi SW	Adjacent to Inbound Route
Magruder Middle School (4100 185th Street, Torrance, CA 90504)	1.8 mi NE	Adjacent to Inbound Route

Construction activities and construction vehicles have the potential to indirectly affect TUSD schools, especially at these three campuses. Construction activities may generate excessive noise and vibration, expose the public and surrounding uses to hazardous materials, interrupt school drop-off / pick-up activities, and increase pedestrian-vehicle conflicts.

1. **Adopted Haul Routes.** The City of Torrance and City of Redondo Beach have adopted truck routes.^{1,2} The Project does not comply with the City of Torrance established routes. Two proposed segments identified in DEIR Figure 2-10 are not shown in the City of Torrance Established Truck Routes map:

- a. The segment of Beryl Street, between Flagler Lane and West 190th Street, adjacent to Towers Elementary School is not an established truck route.
- b. The segment of Prairie Avenue, between West 190th Street and Artesia Boulevard, adjacent to Magruder Middle School is not an established truck route.

Accordingly, TUSD requests that both of these street segments be eliminated as proposed construction haul routes. TUSD further requests that all construction-related vehicles be prohibited from traveling on these roadway segments. The outbound haul route on DEIR Figure 2-10 shall be amended to direct vehicles from the Project site to travel north on Prospect Avenue and turn right on West 190th Street, which is an approved truck route by both cities of Torrance and Redondo Beach. Inbound construction vehicles using the Artesia Boulevard exit on I-405 may continue westbound on Artesia Boulevard and turn left on Hawthorne Boulevard; Artesia and Hawthorne Boulevard have been identified as approved truck routes by both cities. Conformance with this request would reduce potential impacts at Tower Elementary School and eliminate potential impacts Magruder Middle School.

2. **Stationary Noise and Vibration Effects.** Due to the proximity of the Project site to Towers Elementary School, TUSD requests that construction activities that generate the greatest noise and vibration impacts (i.e., building demolition and grading activities) occur when students are not in school. This may include after school hours, on Saturdays, or during school breaks. For those activities that cannot be scheduled outside of school hours, TUSD requests that BCHD coordinate with the Principal of Towers Elementary to ensure that construction noise and vibration impacts do not occur on important test days.

3. **Vehicle-Pedestrian Conflicts.** The Project includes a weekday construction schedule of 7:30 a.m. to 6:00 p.m. TUSD is concerned that the increased vehicle and truck traffic near its schools may disrupt and delay drop-off and pick-up activities at its schools. TUSD requests that DEIR Mitigation Measure NOI-1, Construction Noise Management Plan, be updated to limit construction vehicles from traveling on Del Amo Boulevard and West 190th Street 15 minutes before and after the school start and end bells at Tower Elementary School and West High School. Conformance with this request would minimize potential delays of drop-off and pick-up activities and vehicle-pedestrian conflicts.

TUSD appreciates this opportunity to comment on the Project. Please contact the undersigned at 301.972.6062 or butler.keith@tusd.org if you would like to further discuss these comments.

Sincerely,



Keith Butler, Ph.D.
Chief Business Officer

¹ Torrance Established Truck Routes:

<https://www.torranceca.gov/home/showpublisheddocument/2782/636302198759830000>

² Redondo Beach Designated Truck Routes: http://www.qcode.us/codes/redondobeach/view.php?topic=3-7-9-3_7_903

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:28 PM
To: Meisinger, Nick
Subject: Fw: 2021 BCHD Draft EIR
Attachments: 2021 BCHD DEIR Letter - Nick Meisinger.pdf; 2021 BCHD DEIR Comment Letter Attachment.pdf

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Briseno, Isela <IBriseno@TorranceCA.gov>
Sent: Thursday, June 3, 2021 2:59 PM
To: Tom Bakaly <Tom.Bakaly@bchd.org>
Cc: EIR <eir@bchd.org>
Subject: 2021 BCHD Draft EIR

Good afternoon,

PF-1

Please see attached letter from City of Torrance mayor, Patrick J. Furey and comments (Attachment A). Original letter with printed copy of Attachments A and B were mailed yesterday via USPS to Mr. Nick Meisinger.

Thank you,

Isela Briseno

Staff Assistant – Office of the City Manager

City of Torrance | 3031 Torrance Boulevard | Torrance CA 90503 | 310.618.2801 voice | 310.618.5841 fax | IBriseno@TorranceCA.gov
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CITY OF T O R R A N C E

PATRICK J. FUREY
MAYOR

June 2, 2021

Nick Meisinger, Environmental Planner
Wood Environment & Infrastructure Solutions, Inc.
9177 Sky Park Court
San Diego, CA 92123

RE: Healthy Living Campus Draft Environmental Impact Report

Dear Mr. Meisinger,

CITY COUNCIL MEMBERS
HEIDI ANN ASHCRAFT
GEORGE CHEN
TIM GOODRICH
MIKE GRIFFITHS
SHARON KALANI
AURELIO MATTUCCI

On behalf of the City of Torrance, I am writing in regard to the Draft Environmental Impact Report (Draft EIR) prepared for the Beach Cities Health District (BCHD) Healthy Living Campus Master Plan (Project).

PF-2

The City of Torrance appreciates being notified of the Draft EIR, and as a Responsible Agency, has prepared comments that are focused on the shortcomings of the Draft EIR, and include recommendations for additional alternatives and mitigation measures (Attachment A).

PF-3

After careful review of the Draft EIR, the City of Torrance is very concerned with the Project significant impacts to Torrance residents living east of the Project site. The City of Torrance strongly urges consideration of additional alternatives and mitigation measures to lessen the potential impacts, and altogether prevent significant and avoidable impacts. Repositioning the Residential Care for the Elderly (RCFE) building further west with each floor stepping back farther from Flagler Lane as building height increases would achieve functional compatibility and consistency in scale, mass, and character with the residential neighborhood to the east. Doing so may also provide the best opportunity for mitigating significant and avoidable construction noise impacts. Consideration that is more thoughtful should also be made regarding access to Flagler Lane, which is prohibited per Torrance Municipal Code Section 92.30.8.

PF-4

In addition, the environmental analysis prepared for Phase 2 is vague and found to be inconsistent throughout the Draft EIR. Any future consideration for development of Phase 2 should begin with a comprehensive environmental analysis in the form of a Subsequent EIR, as it is evident Phase 2 may have significant effects not discussed in the Draft EIR. The City of Torrance has many mechanisms at its disposal to reach Torrance residents and businesses, and it is strongly recommended that in preparation of the Subsequent EIR all stakeholders be reached and engaged, particularly those that live near the Project site.

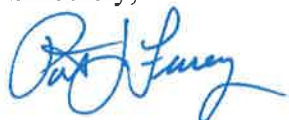
PF-4
(cont.)

Lastly, considering the aforementioned concerns with future Phases, an Addendum is considered inappropriate and would not provide for public noticing nor a fair opportunity to receive input from Torrance residents living near the Project site.

PF-5

Thank you for your attention to these comments. Also attached are comment letters received that are pertinent to the Draft EIR (Attachment B), available online at www.TorranceCA.gov/BCHD. If there are any questions for the City of Torrance, please do not hesitate to contact Oscar Martinez, Planning and Environmental Manager of the Community Development Department, by email at OMartinez@TorranceCA.gov or by telephone at (310) 618-5990.

Sincerely,



Patrick J. Furey, Mayor
City of Torrance

cc: Tom Bakaly, BCHD CEO (sent via email to: tom.bakaly@bchd.org)

Attachments:

- A. City of Torrance Comments on the Draft EIR
- B. Comment Letters (available online at www.TorranceCA.gov/BCHD)

City of Torrance

**Comments on the Draft Environmental Impact Report (Draft EIR) prepared for the
Beach Cities Health District (BCHD) Healthy Living Campus Master Plan (Project)**

Executive Summary

Alternatives Analysis

- PF-6 Table ES-2 Identification of Environmentally Superior Alternative (also shown as Table 5.5.-5 Impact Comparison of Alternatives to the Proposed Project) does not include the impact comparison of Alternative 6 to the proposed Project. The Draft EIR should be reviewed to include Alternative 6 in the impact comparison of alternatives to the proposed Project.

Project Description

Section 2.2.2 Surrounding Land Uses

- PF-7 The description of zoning and land use designations surrounding the Project site is incorrect. The single-family residences east of the Project site are within the R-H/R-1 Zone (Hillside and Local Coastal Overlay Zone (Hillside Overlay) / Single Family Residential District) and have a General Plan land use designation of R-LO (Low Density Residential). Towers Elementary School is located approximately 330 feet east of the Project site and is within the P-U Zone (Public Use District). The City of Torrance would consider these uses altogether to be sensitive receptors and should be considered as such within the context of the environmental analysis.

Section 2.5.1.2 Project Architecture and Design

- PF-8 The Draft EIR incorrectly references Torrance Municipal Code Section 13.9.7, powers and duties of the Traffic Commission, as the sole decision-making body of City of Torrance for the proposed RCFE Building. As identified in Section 2.2.5 of the Draft EIR, the eastern portion of the Project site is located within the City of Torrance, and therefore development associated with the RCFE Building, such as the retaining walls located in the right-of-way, is subject to Torrance Municipal Code Section 92.13.12(d), which states that no fence, wall or hedge shall exceed eight feet and five feet in height, respectively. Any fence or retaining wall greater than eight feet and five feet in height, respectively, is subject to discretionary review by the Torrance Planning Commission (and Torrance City Council on appeal).

Section 2.5.1.3 Proposed Access, Circulation, and Parking

- PF-9 Coordination with the Torrance Fire Department and the Torrance Police Department is required to prepare an Emergency Response Plan should emergency access to the campus on Flagler Lane continue to be proposed, which is located in the City of Torrance. Flagler Lane south of Beryl Street is a local street, and adding commercial driveways on this road segment will be a violation of the City's Municipal Code and will conflict with the City's General Plan.

Section 2.5.1.6 / Section 2.5.2.4 Construction Activities

- PF-10 Figure 2-10 Construction Haul Routes and the proposed construction haul route for Phase II are not consistent with the Torrance General Plan Circulation & Infrastructure Element Figure CI-3 Truck Routes and Rail Lines, specifically the portion of Del Amo Boulevard between Madrona Avenue and Hawthorne Boulevard. The Draft EIR should be reviewed for consistency with the Torrance General Plan Circulation & Infrastructure Element Figure CI-3 Truck Routes and Rail Lines. In addition, as described in the Draft EIR the street names are incorrect.

Aesthetics and Visual Resources

Section 3.1.1 Flagler Lane

- PF-11 Description of the environmental setting along Flagler Lane is incomplete. Flagler Lane continues south of 190th Street to Beryl Street and Flagler Alley and supports the single-family residential neighborhood to the east and southeast. Flagler Lane also supports school drop-offs and pick-ups at Towers Elementary School during two periods of considerable daily use.

Section 3.1.1 Existing Public Views of the Project Site

PF-12 Views of the Project site were selected without consultation from the City of Torrance. The Draft EIR must consider the potential impacts to public views that would have a direct view of the Project as result of the larger and taller buildings being proposed, specifically from locations at: (1) cul-de-sac at Tomlee Avenue facing west and southwest, (2) intersection at Towers Street and Mildred Avenue facing west, and (3) intersection at Tomlee Avenue and Mildred Avenue facing west and northwest.

Section 3.1.2 Torrance General Plan Land Use Element

PF-13 Per Land Use Element Policy 2.3, the Draft EIR should consider the potential Project impacts on surrounding property, specifically the residential neighborhood to the east, and the potential impact of existing uses to the Project. Per Land Use Element Policy 2.5, the Draft EIR should also consider the potential impacts to landscape and hardscape buffers, specifically the slope between the Project site and the residential neighborhood to the east, to minimize adverse effects where appropriate. In addition, please note the Torrance General Plan was adopted in 2010, not 2005 as stated incorrectly in the Draft EIR.

Section 3.1.2 Torrance General Plan Community Resources Element

PF-14 The Community Resources Element policies and objectives are incorrectly cited in the Draft EIR and not consistent with the Torrance General Plan, specifically Community Resources Element Policy 1.2 as opposed to 2.1 listed incorrectly in the Draft EIR, and Objectives 4 and 19. Per Community Resources Element Policy 4.3, the Draft EIR should consider the potential impacts to planting of new trees and the preservation of existing street trees along Flagler Lane and Flagler Alley.

Section 3.1.2 Torrance Municipal Code

PF-15 The Draft EIR must include Torrance Municipal Code Section 92.30.2 to address the potential impacts on surrounding property, specifically the residential neighborhood to the east, from outside equipment and roof and wall appurtenances, such as ducts and vents, all mechanical equipment, electrical boxes, meters, pipes, transformers, air conditioners and all other equipment on the roof or walls on all Project buildings. Torrance Municipal Code Section 92.30.3 must also be included to address the potential impacts on surrounding property, specifically the residential neighborhood to the east across Flagler Lane.

Section 3.1.4 Impact/Mitigation Measure VS-1

PF-16 Per Mitigation Measure VIS-1, only view of the ridgeline of the Palos Verdes hills would be achieved with a revised design. The Draft EIR should consider further reduction of the RCFE building height to preserve greater panoramic view of the Palos Verdes hills as currently viewed from the intersection of 190th Street and Flagler Lane. The analysis should consider and demonstrate with visual aids/exhibits alternative methods for mitigation including repositioning the RCFE building further west with each floor stepping back farther from Flagler Lane as building height increases to maintain an existing view corridor from the intersection of 190th Street and Flagler Lane. The visual aids/exhibits should also demonstrate the potential impacts to the existing view corridor resulting from Phase II development.

Section 3.1.4 Impact VS-2

PF-17 Impact VS-2 is not consistent with the Torrance General Plan. The Draft EIR identifies the RCFE building will change the visual character of the Project site and surrounding areas, and identifies the RCFE building would be more visually prominent, substantially taller than the existing buildings onsite, and larger than buildings in the vicinity. Phase II development would include construction of additional buildings that are taller and have more massing than existing buildings in the Project vicinity. These structures would also be substantially closer to Torrance residences. The Draft EIR errors in stating the analysis of potential conflicts with the Torrance General Plan are limited to the proposed development within the City of Torrance right-of-way, and not the RCFE building and Phase II development. The Draft EIR should consider the entirety of the Project (Phase I and II) for potential conflicts with the Torrance General Plan, including Land Use Element Policies 2.3, 2.5, 3.1, and 11.1. These policies require the analysis to consider and demonstrate with visual aids/exhibits the potential Project impacts on surrounding property, specifically to the residential neighborhood to the east, and the potential impacts of these existing uses to the Project. The analysis should consider and demonstrate with visual aids/exhibits the potential impacts

PF-17
(cont.)

to landscape and hardscape buffers, specifically the slope between the Project site and the residential neighborhood to the east, to minimize adverse effects where appropriate. The Draft EIR should also consider methods to mitigate potential conflicts with the Torrance General Plan to achieve consistency in scale, mass, and character with structures in the surrounding area, and visual and functional compatibility with the existing residential neighborhood to the east. The analysis should consider and demonstrate with visual aids/exhibits repositioning the RCFE building further west with each floor stepping back farther from Flagler Lane as building height increases.

PF-18

Section 3.1.4 Impact VS-3

The Draft EIR states that exterior lighting will be directed or shielded so as not to disturb neighboring residential properties. This should include surface level parking lot lighting, as well as building or landscape lighting. Any lighted signage should not be too bright to cause a nuisance to neighboring residences. Impact VS-3 should include additional analysis to consider the potential Project impacts on surrounding property, specifically to the residential neighborhood to the east. The Draft EIR should demonstrate with visual aids/exhibits the increased lighting associated with the Project during nighttime construction and operation. The analysis should consider methods to mitigate potential impacts including a well-developed lighting plan and requirements for post-construction field measurements, and should consider repositioning the RCFE building further west with each floor stepping back farther from Flagler Lane as building height increases.

PF-19

Section 3.1.1 Sensitive Uses in the Project Vicinity / Section 3.1.4 Impact VS-4

Identification of the potential impacts to existing solar collectors atop single-family residences is incomplete. Impact VS-4 should include additional analysis to consider the potential Project impacts on surrounding property, specifically to existing solar collectors atop single-family residences located in the residential neighborhood to the east. The Draft EIR should consider the potential impacts to existing solar collectors atop single-family residences near to the Project site, which are located at 5662 and 5629 Towers Street, within 180 feet and 510 feet, respectively, east of the Project site within the shade contour. The analysis should also consider the potential impacts to future solar collectors near to the Project site within the shade contour and the potential impacts to energy. The analysis should consider methods to mitigate potential impacts including requirements for post-construction field measurements, and repositioning the RCFE building further west with each floor stepping back farther from Flagler Lane as building height increases.

Biological Resources

Phase 1 Proposed Project Landscape Site Plan

PF-20

Urban coyotes are present in the region and in the area of the proposed project. Urban coyotes pose a threat to domestic pets and human pet handlers. Mitigation of urban coyotes includes reducing attractive habitat, including foliage areas used for denning, birthing, and rearing. The proposed Project is situated within a known travel corridor for urban coyotes between Dominguez Park and Wilderness Park. The proposed Project includes a landscape plan (pg. 115) that calls for a landscape buffer using a shrub and groundcover plant mix (feature no. 13). The proposed Project's structure bordering Flagler Lane would provide ample shade and privacy that when combined with a groundcover plant mix on the slope, would likely attract urban coyotes for use as a denning location. This could result in an unanticipated influx of urban coyotes into the Torrance residential neighborhood and pose a threat to domestic pets and pet handlers. It is recommended that the landscape buffer along Flagler Lane not utilize a shrub and groundcover plant mix. As an alternative, it is recommended that the proposed project consider California native plant species and drought tolerant planting, planted in a wide pattern within a synthetic or natural wood chip base or similarly exposed planting plan that is not attractive habitat for urban coyotes.

Geology and Soils

PF-21

Section 3.6.1 Landslide and Slope Instability / Section 3.6.4 Impact/Mitigation Measure GEO-1

The Draft EIR neglects to identify and analyze the slope bounding the Project site to the east and the series of retaining walls within the City of Torrance right-of-way along Flagler Lane and Flagler Alley. The Draft

PF-21 (cont.) EIR should include a slope stability analysis (i.e. global static stability, global seismic stability, and surficial stability) to consider the potential Project impacts on the slope and series retaining walls and to surrounding property. The analysis should consider methods to mitigate potential Project impacts that could cause a landslide including greater building setbacks from top of slope and new or reinforced retaining walls along the slope or regrade slope to a 2:1 (H:V) max. If slope reinforcement is found to be necessary, the analysis should include a construction cost estimate and identify which Agency (i.e. BCHD, Redondo Beach, or Torrance) will carry responsibility. The analysis should also consider and demonstrate with visual aids/exhibits repositioning the RCFE building further west with each floor stepping back farther from Flagler Lane as building height increases to minimize the potential adverse effects.

Hazards and Hazardous Materials

Section 3.8.4 Impact HAZ-5

PF-22 As previously commented, coordination with the Torrance Fire Department and the Torrance Police Department is required to prepare an Emergency Response Plan should emergency access to the campus on Flagler Lane continue to be proposed, which is located in the City of Torrance.

Land Use and Planning

Section 3.10.4 Impact LU-1

PF-23 Impact LU-1 is not consistent with the Torrance General Plan and conflicts with the Torrance Municipal Code. As previously mentioned, the Draft EIR identifies the RCFE building will change the visual character of the Project site and surrounding areas, and identifies the RCFE building would be more visually prominent, substantially taller than the existing buildings onsite, and larger than buildings in the vicinity. Phase II development would include construction of additional buildings that are taller and have more massing than existing buildings in the Project vicinity. The Draft EIR errors in stating the analysis of potential conflicts with the Torrance General Plan are limited to the proposed development within the City of Torrance right-of-way, and not the RCFE building and Phase II development. The Draft EIR should consider the entirety of the Project (Phase I and II) for potential conflicts with the Torrance General Plan, including Land Use Element Policies 2.3, 2.5, 3.1, and 11.1. These policies require the analysis to consider and demonstrate with visual aids/exhibits the potential Project impacts on surrounding property, specifically to the residential neighborhood to the east, and the potential impacts of these existing uses to the Project. The Draft EIR should consider additional methods to mitigate the potential Project impacts such as repositioning the RCFE building further west with each floor stepping back farther from Flagler Lane as building height increases.

PF-24 The Draft EIR must include Torrance Municipal Code Section 92.30.2 to address the potential impacts on surrounding property, specifically the residential neighborhood to the east, from outside equipment and roof and wall appurtenances, such as ducts and vents, all mechanical equipment, electrical boxes, meters, pipes, transformers, air conditioners and all other equipment on the roof or walls on all Project buildings. Torrance Municipal Code Section 92.30.3 must also be included to address the potential impacts on surrounding property, specifically the residential neighborhood to the east across Flagler Lane, from the proposed exterior loading, unloading and storage areas, and trash storage areas along Flagler Lane.

PF-25 As identified in Section 2.2.5 of the Draft EIR, the eastern portion of the Project site is located within the City of Torrance, and therefore development associated with the RCFE Building, such as the retaining walls located in the right-of-way, is subject to Torrance Municipal Code Section 92.13.12(d), which states that no fence, wall or hedge shall exceed eight feet and five feet in height, respectively. Any fence or retaining wall greater than eight feet and five feet in height, respectively, is subject discretionary review by the Torrance Planning Commission (and Torrance City Council on appeal).

PF-26 The Draft EIR understates the conflict with access to Flagler Lane, which is prohibited per Torrance Municipal Code Section 92.30.8. The analysis should consider more carefully other Project alternatives that do not access Flagler Lane.

Noise

Construction Noise Levels / Section 3.11.5 Impact/Mitigation Measure NOI-1

PF-27 Per Torrance Municipal Code Section 46.3.1 construction is prohibited on Sundays and Holidays observed by City Hall. The Draft EIR should specify in MM NOI-1 that construction is prohibited on Sundays and Holidays observed by Torrance City Hall, and that the arrival times of workers, construction vehicles and materials should adhere to the allowable hours as specified. The Draft EIR should identify which Agency (i.e. BCHD, Redondo Beach, and Torrance) will enforce construction noise violations and respond to noise complaints. The Draft EIR should also consider additional methods to mitigate significant and avoidable construction noise impacts, such as repositioning the RCFE building further west with each floor stepping back farther from Flagler Lane as building height increases. Doing so may provide the best opportunity for mitigating significant and avoidable construction noise impacts. In addition, as previously commented

PF-28 Figure 2-10 Construction Haul Routes and the proposed construction haul route for Phase II are not consistent with the Torrance General Plan Circulation & Infrastructure Element Figure CI-3 Truck Routes and Rail Lines, specifically the portion of Del Amo Boulevard between Madrona Avenue and Hawthorne Boulevard. The noise analysis should be reviewed for consistency with the Torrance General Plan Circulation & Infrastructure Element Figure CI-3 Truck Routes and Rail Lines.

Operational Noise Levels / Section 3.11.5 Impact/Mitigation Measure NOI-3

PF-29 Per Torrance Municipal Code Section 46.7.2(c) residential and commercial noise limits are adjusted during certain noise conditions. The Draft EIR should consider these noise limit adjustments to identify potential operational noise impacts such as from mechanical equipment, outdoor events, and the proposed parking structure. The analysis should consider additional methods for mitigation such as requirements for a well-developed noise attenuation plan and post-construction field measurements, and should consider restricting amplified noise at outdoor events to be allowed 7:00am to 7:00pm Sunday through Thursday and 7:00am to 10:00pm on Friday and Saturday, and limiting the number of outdoor events altogether. The Draft EIR

PF-30 should also consider other methods to reducing operational noise impacts such as repositioning the RCFE building further west with each floor stepping back farther from Flagler Lane as building height increases. The Draft EIR should also consider additional methods to mitigate operation noise emitted from the proposed parking structure, such as: driving surfaces should be covered with material that reduces noise from tires (screeching); and the parking structure exterior should be lined with screening materials (e.g. screen wall with planters) to reduce noise emitted from car alarms, doors closing, and radios. An acoustical consultant should be required to recommend mitigation measures to lessen the effects of noise from the structure.

PF-31

Transportation

Access to Flagler Lane / Torrance Municipal Code Section 92.30.8

PF-32 Eliminate the proposed driveways on Flagler Lane from the design (i.e. implement Alternative 3). Reflect this change throughout the entire EIR and all appendices. Per Torrance Municipal Code Section 92.30.8, “no vehicular access shall be permitted to a local street from a commercially or industrially zoned through lot which also has frontage on a major or secondary street. In no case shall a commercial or industrial lot be developed in such a manner that traffic from the commercial or industrial uses on it will be channeled onto any residential streets.” The Draft EIR (p. RG-18) implies this provision does not apply to the Project because it is not a land use within the City of Torrance. The City maintains its authority to apply the Torrance Municipal Code to a road within its right-of-way. Flagler Lane south of Beryl Street is a local street, and adding commercial driveways on this road segment will be a violation of the City’s Municipal Code and will conflict with the City’s General Plan.

Also, clearly state that the City’s trial implementation of a one-way traffic restriction on Flagler Lane is not related to the proposed development and should not be construed as a mitigation for any cut-through traffic that the proposed development will introduce.

BCHD Bike Path Project

PF-33 Emphasize that the BCHD Bike Path Project is independent of the proposed Project, and is already funded through a Measure M Metro Sustainability Implementation Plan (MSIP) grant, and will be implemented regardless of this Project's approval provided all necessary environmental clearances and approvals are secured from the Cities of Redondo Beach and Torrance.

Construction Haul Routes (Draft EIR p. 2-42)

PF-34 As previously commented, Figure 2-10 Construction Haul Routes and the proposed construction haul route for Phase II is not consistent with the Torrance General Plan Circulation & Infrastructure Element Figure CI-3 Truck Routes and Rail Lines, specifically the portion of Del Amo Boulevard between Madrona Avenue and Hawthorne Boulevard. The transportation analysis must be reviewed for consistency with the Torrance General Plan Circulation & Infrastructure Element Figure CI-3 Truck Routes and Rail Lines. The construction haul routes must avoid Torrance streets to the maximum extent possible and Torrance local collector streets entirely.

Vehicular Site Access (Appendix p. J-7)

PF-35 Remove the driveway on Flagler Lane. Revise the project trip distribution to eliminate all project trips assigned to Flagler Lane.

City of Torrance Standards for Intersection Operational Evaluation (Appendix p. J-16)

PF-36 Make the thresholds consistent with those provided by the City of Torrance in its July 29, 2019 comment letter (Appendix p. A-164).

Existing Roadway Facilities (Appendix p. J-18)

PF-37 Provide additional information that Flagler Lane south of Beryl Street is a local street.

Public Services

PF-38 As previously commented, coordination with the Torrance Fire Department and the Torrance Police Department is required to prepare an Emergency Response Plan should emergency access to the campus on Flagler Lane continue to be proposed, which is located in the City of Torrance. Flagler Lane south of Beryl Street is a local street, and adding commercial driveways on this road segment will be a violation of the City's Municipal Code and will conflict with the City's General Plan.

Alternatives

Section 5.5.3 Alternative 3 – Revised Access and Circulation

PF-39 As previously commented, clearly state that the City's trial implementation of a one-way traffic restriction on Flagler Lane is not related to the proposed development and should not be construed as a mitigation for any cut-through traffic that the proposed development will introduce.

PF-40 Also, the Draft EIR should consider repositioning the RCFE building further west with each floor stepping back farther from Flagler Lane as building height increases. Doing so may provide the best opportunity for mitigating the potential impacts, and altogether prevent significant and avoidable impacts.

Section 5.5.6 Alternative 6 - Reduced Height Alternative

PF-41 The Draft EIR should include visual aids/exhibits a three-dimensional model of Alternative 6 to demonstrate the reduced height alternative. As previously commented, the Draft EIR should consider repositioning the RCFE building further west with each floor stepping back farther from Flagler Lane as building height increases. In addition, eliminating the proposed driveways on Flagler Lane from the design. Doing so may provide the best opportunity for mitigating the potential impacts, and when combined, may prevent significant and avoidable impacts.

Section 5.6 Identification of Environmentally Superior Alternative

PF-42 Table 5.5.-5 Impact Comparison of Alternatives to the Proposed Project (also shown as Table ES-2 Identification of Environmentally Superior Alternative) does not include the impact comparison of Alternative 6 to the proposed Project. The Draft EIR should be reviewed to include Alternative 6 in the impact comparison of alternatives to the proposed Project.



Bill Brand
Mayor

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June 8, 2021

Nick Meisinger re: Healthy Living Campus
Wood Environment & Infrastructure Solutions, Inc.
9177 Sky Park Ct.
San Diego, CA 92123
EIR@bchd.org

RE: Review and Comments on Draft Environmental Impact Report (EIR) for the
proposed Beach Cities Health District Healthy Living Campus

Dear Mr. Meisinger:

On behalf of the City of Redondo Beach, California, please accept this letter as the City's official written comments on the Draft Environmental Impact Report (DEIR) for the Beach Cities Health District (BCHD) Healthy Living Campus Master Plan.

WB-1 The City of Redondo Beach, as a Responsible Agency for the project, appreciates being notified of the DEIR and being provided an opportunity to submit feedback on the California Environmental Quality Act (CEQA) review of the proposed project. The City respectfully submits these comments to BCHD, as the Lead Agency for the project, for consideration in the environmental analysis to be included in the Final Environmental Impact Report (FEIR).

WB-2 BCHD has proposed a two-phase development which generally includes in Phase 1 a new Residential Care Facility for the Elderly (RCFE), a space for the Program of All-Inclusive Care for the Elderly (PACE), space for Community Services, and a Youth Wellness Center. The entirety of Phase 1 is proposed to be 233,070 square feet of space. In the DEIR, Phase 1 is evaluated at a project level of detail, whereas Phase 2 was reviewed at a programmatic level of detail, since the specific details for Phase 2 have not yet been planned. Phase 2 is expected to have a new Wellness Pavilion, Aquatic Center, and a relocation of the Center for Health and Fitness back on campus. It is during Phase 2 that the parking structure is proposed. The project proposes the redevelopment of Phase 1 to occur over 29 months and Phase 2 over 28 months.

WB-3 The DEIR addresses Phase 2 at a programmatic level, but there are significant details that were not evaluated since that phase is not fully determined, especially regarding which parking typology would be implemented. Any future consideration for

WB-3
(cont.)

development of Phase 2 should begin with a comprehensive environmental analysis in the form of a Subsequent EIR to ensure that the potentially significant impacts are appropriately mitigated. A Subsequent EIR would provide for public noticing and allow those who may potentially be impacted an opportunity to comment.

The City of Redondo Beach is very concerned with the Project's significant impacts regarding the following land use implications:

WB-4

- The DEIR has mitigation measure MM VIS-1 to reduce the building height. The implementation of this mitigation measure may reduce concerns of privacy and possibly shade/shadow effects. However, by solely mentioning the reduction of the height of the building as a mitigation measure, yet not addressing this specific mitigation measure of reduced height as an Alternative, it seems that future mitigating redistribution of the square footage would result in unstudied implications, potentially creating unknown impacts. The potential environmental impacts of the height reduction and the options of redistributing the square footage should be studied in the DEIR. Although the DEIR did consider Alternative 6 as a reduced height option (that was determined not preferred), that does not address how the MM VIS-1 will be met under the proposed project. The DEIR gives general comments on how there would be reductions in construction impacts due to the reduced number of floors to be built, but doesn't address how or if the square footage would be constructed otherwise. If this square footage is to be distributed elsewhere on the site, the various categories of impacts should be evaluated. The proposed project should be reviewed with consideration of the execution and impacts of implementing MM VIS-1.

WB-5

- All of the "build" Alternatives presented in the DEIR expect that the floor area ratio (FAR) on that site will exceed 0.5 FAR on the Flagler Lot. However, as noted in the DEIR, that is not allowed per the Redondo Beach Municipal Code. The DEIR assumes throughout the Land Use and Planning analysis chapter that this project is allowed since "the Redondo Beach General Plan Land Use Element allows for the development of housing for senior citizens by permitting such housing to vary from the development standards in the zone in which it is located..." Yet, the C-2 Zoning site (Flagler Lot) is clearly described as being used as support facilities rather than housing for senior citizens. Exceeding the FAR would require a zoning variance, with distinct criteria that must be met. The DEIR does not explain the impacts to the Project if findings for a variance cannot be made. There should be an Alternative that addresses meeting the restriction of 0.5 FAR in the C-2 Zoning.

WB-6

- The DEIR acknowledges that there would be a Redondo Beach Planning Commission Design Review required for this project. There is a Conditional Use Permit requirement, as well. The RBMC does not specify maximum FAR, height restrictions or setbacks in the P-CF Zone, but rather leaves that determination to the Planning Commission Design Review. Yet, the DEIR seems to assume that because the Redondo Beach Municipal Code doesn't specify these and

WB-6
(cont.)

otherwise leaves the determination up to the Planning Commission, that there would not be a height or FAR or setback limit imposed. The DEIR should address the uncertainty resulting from the discretion of the Planning Commission, and potential project response alternatives.

In addition to the significant concerns noted above regarding Land Use, Attachment A to this letter details additional comments from the City of Redondo Beach that should be addressed in the Final EIR document.

WB-7

These comments are to address the CEQA-required DEIR document and the environmental impacts. As a Responsible Agency, the City of Redondo Beach will address any municipal application(s) related to the project presented in this DEIR through the appropriate discretionary approval process. If there are any questions for the City of Redondo Beach regarding this comment letter, please contact Community Development Director Brandy Forbes by email at brandy.forbes@redondo.org or by telephone at (310) 318-0637 x2200.

Sincerely,



Mayor William Brand

cc. City Council Members, City of Redondo Beach
Joe Hoefgen, City Manager, City of Redondo Beach
Brandy Forbes, Community Development Director, City of Redondo Beach

ATTACHMENT A
Comments on DEIR for proposed Beach Cities Health District Healthy Living Campus

Section/Page		Comment
WB-8	[General]	There are several reports listed throughout that would need to be prepared as part of mitigation measures. Those should be listed along with when each particular report would be due.
WB-9	[General]	There are several references to the Redondo Beach Municipal Code (RBMC) Section 10-5. This is the coastal zoning and does not apply to this site. Rather, the RBMC 10-2 is applicable since this site is not within the coastal zoning. Although often these codes parallel each other, there are some differences. BCHD should do a search of the document to ensure that all references are corrected, and when language from the code is directly included in the DEIR, verify that the text is correct based on RBMC 10-2.
<u>Executive Summary Section</u>		
WB-10	ES-16	Regarding MM GEO-2a, although the workers may be trained or educated for awareness of paleontological resources, there does not seem to be a consequence if the workers don't stop the job. The document points out on page 3-3 that mitigation measures must be fully enforceable, but there does not appear to be an insurance of such for this mitigation measure.
WB-11	ES-29	The Mitigation Measure states that compliance with the City's construction hour regulations will be, "to the maximum extent feasible, in accordance with RBMC..." It is unclear why "to the maximum extent feasible" is needed if it is going to follow the construction hour regulations. This should be clarified or just acknowledge that the project will be in compliance with the construction hour regulations.
WB-12	ES-40	Under the last bullet point on this page, it states that work within the public right-of-way outside of the hours would require issuance of an after-hours construction permit. In Redondo Beach, that is issued by the Public Works Department, Engineering Division rather than the Community Development Department.
WB-13	ES-41	The second to the last bullet notes that Approvals may take up to 2 weeks per each submittal, but it is unclear which approvals are referenced. Various agencies and City divisions may have different timeframes. It seems more appropriate to note approximate timeframes rather than appearing to limit an agency when the District doesn't have that authority.

WB-14 | ES-43 | There is mention of increase in water demand under Impact UT-2, but there is not mention of having to comply with the City's adopted Model Water Efficiency Landscape Ordinance (MWELO). The MWELO does need to be followed.

WB-15 | ES-46 | The table on this page lists the Project and Alternatives 1-5 (Alternative 1 being the No Project Alternative), but is missing Alternative 6. Therefore, this impact comparison table is only useful in comparing the Project to the No Project Alternative, but it is unclear which of the other alternatives was excluded in order to determine what Alternatives 2-5 are. Without this table being accurate, it is more cumbersome to compare the various Alternatives from the text.

Readers Guide Section

WB-16 | RG-17 | In the last paragraph under 3.9, there is mention of 0.30 to 1.50 inches of rainfall, but it doesn't explain if that is a rate (i.e., per hour) or overall total. This should be clarified in the Final EIR.

Introduction Section

WB-17 | I-5 | There isn't mention of the required Planning Commission Design Review in addition to the Conditional Use Permit. As well, bullet #3 only mentions the P-CF zone, but not the zoning on the Flagler Lot (C-2), which also must get permits.

WB-18 | I-5 | The bullet addressing shared parking would be the Redondo Beach Planning Division oversight, not the Building & Safety Division.

Project Description Section

WB-19 | 2-36 | The bicycle facilities listed don't describe if they are available to the general public or to just the employees. This should be clarified to determine the extent of the benefit of these amenities. In the table on page 3.10-30 it states that shower and locker facilities for visitors and employees would be provided. This should be clarified and consistent throughout.

WB-20 | 2-37 | A "gas yard" is shown on the various site plans throughout the document. However, there does not appear to be a description of it or explanation of the mechanical equipment and any impacts it may have. It seems this may fit under utilities and services, but it is unclear since not described. The impacts of this gas yard should be evaluated.

WB-21 | 2-37 | An "electrical yard" is shown on the various site plans throughout the document. However, there does not appear to be a description of it or explanation of the mechanical equipment and any impacts it

WB-21
(cont.)

may have. It seems this may fit under utilities and services, but it is unclear since not described. The impacts of this electrical yard should be evaluated.

2-39

Under Section 2.5.1.6 Construction Activities, the following should be considered for addressing construction impacts:

- Maintain ingress/egress of construction vehicles to be from the southerly and northerly driveways. Do not use signalized access for construction activities, maintain it for staff and clients/guests of BCHD. Also, this minimizes construction activity conflicts with pedestrian and transit operations/stop activities adjacent to signalized site entrance.
- Consider interim preferential (permit) parking along westerly Prospect (Beryl to Diamond), Prospect frontage road, and surrounding streets (i.e. first blocks of Diamond and Beryl). This will keep BCHD employees, guests/visitors and construction workers from parking in the residential neighborhood streets.
- Provide dust and noise screening/blankets along project periphery.

WB-22

Environmental Impact Analysis and Mitigation Measures Section

3-3

At the bottom of the page there is mention that a Mitigation Monitoring and Reporting Program will be provided following public review. As noted in a previous comment, it is critical that there is a listing of all of the expected reports to be prepared and the specific triggers/due dates of those reports so that tracking of such can be in one location.

WB-23

Aesthetics and Visual Resources Section

3.1-21

Under the goals and policies listed, a few additional citations should be added. Specifically, Goal 1K and Objective 1.46 which correspond to Policies 1.46.4, & 1.46.5, Objective 1.53 which corresponds to Goal 1N and Policies 1.53.6, 1.53.7, 1.53.10, and 1.53.11, and Goal 1O which corresponds to Objective 1.57 and Policies 1.57.3 and 1.57.4.

WB-24

Goal 1K "Provide for public uses which support the needs and functions of the residents and businesses of the City."

Objective 1.46 "Provide for the continuation of existing and expansion of governmental administrative and capital, recreation, public safety, human service, cultural and educational, infrastructure, and other public land uses and facilities to support the existing and future population and development of the City."

WB-24
(cont.)

Objective 1.53 “Attain residential, commercial, industrial and public buildings and sites which convey a high-quality visual image and character.”

WB-25

3.1-21 Policy 8.2a.8 is not applicable to the site. This policy as well as the overarching objectives and goals are only specifically applicable to the Coastal Area of the city.

WB-26

3.1-38

MM VIS-1 is a mitigation measure to reduce the building height. The implementation of this mitigation measure may reduce concerns of privacy and possibly shade/shadow effects. That was not discussed under the “Residual Impacts” heading on this page. As well, by not addressing this required mitigation measure of reduced height as an Alternative, it seems that how the square footage would otherwise be distributed may have implications on other impacts.

WB-27

3.1-56

In terms of Aesthetics, the last paragraph on page 3.1-56, the Parks and Recreation Element shouldn’t be applicable to this site as it is not dedicated parkland.

WB-28

3.1-70

The paragraphs under VIS-4 mention how both the 121.5’ building and the 133.5’ building create a 404.5’ shadow during the Winter Solstice. It seems that the 133.5’ building would create a shadow longer than the 121.5’ building. This should be explained or corrected.

WB-29

[General]

To adequately assess potential impacts to Aesthetic and Visual Resources, additional visual representations need to be included in the form of conceptual design renderings and photo simulations that demonstrate compliance with the cited Goals, Objectives, and Policies as well as noted design related Redondo Beach Zoning Ordinance “criteria”. Conceptual renderings and photo simulations of the “project” and “alternatives” are necessary to adequately assess potential impacts and determine if additional mitigation is required. Additionally, a conceptual rendering and photo simulation of the project with the determined mitigation (MM VIS-1) also needs to be included in the FEIR.

WB-30

Biological Resources Section

3.3-12

Policies 1.55.8-1.55.10 from the Land Use Element should be added which align with the City’s and State’s MWELo goals.

Cultural Resources and Tribal Cultural Resources Section

WB-31 3.4-8, There is a reference to the Redondo Beach Preservation Commission reviewing the historic status of the medical buildings, however, it does not appear that those buildings have been formally reviewed at a public hearing. It would be more accurate to state that the medical buildings are not identified as potential resources in the City's Historic Resource Survey and do not meet the criteria outlined within the Preservation Ordinance.

WB-32 3.4-10 The property 328 N. Gertruda Avenue is referenced (Table 3.4-1) as a designated resource nearby, however, this is only one of many properties within the Gertruda Avenue Historic District. Please reference the entire district.

WB-33 3.4-11 The property at 820 Beryl Street is listed as a designated resource (Table 3.4-1) near the project site. Please clarify that this is a potentially historic resource within the City survey, but is not currently designated as a local landmark. This is further supported by the fact that within Table 3.4-1, there is no given name to the site - the formal name is assigned at the time of designation.

Geology and Soils Section

WB-34 3.6-25 MM GEO-1 says that the Cities' compliance staff "shall observe and ensure compliance". That is not the authority of BCHD. Rather BCHD will comply with the recommendations and specifications with Cities' having oversight and enforcement capabilities.

WB-35 3.6-30 As noted previously regarding MM GEO-2a, although the workers may be trained or educated for awareness of paleontological resources, there does not seem to be a consequence if the workers don't stop the job. The document points out on page 3-3 that mitigation measures must be fully enforceable, but there does not appear to be an insurance of such for this mitigation measure.

WB-36 3.6-30 Although MM GEO-2a notes that workers will be trained, there doesn't seem to be a contingency for employees that may be hired mid-project after the initial training has been conducted.

Greenhouse Gas Emissions and Climate Change Section

WB-37 3.7-15 Include City of Redondo Beach General Plan Policy 16 can be included which states, "Encourage flex hours in work environments."

WB-38 3-7 Project 12. Description should be changed to Slurry Seal roadway. This is completed. Need to add the project again as Proposed for FY's 22-23 to 22-24. Caltrans will be "Resurfacing

WB-38
(cont.)

asphalt roadway, upgrading signal systems, and implementing ADA improvements” for the entire stretch of PCH in the South Bay.

Hazard and Hazardous Materials Section

WB-39

3.8-10 The DEIR mentions VOCs and the need to remediate. This should be remediated to the required regulatory standards and measures in place, and ensure that future contamination does not further migrate from the possible source onto the site.

WB-40

3.8-13 There is reference the Well Review letter to address the oil well site. BCHD should properly mitigate and follow regulatory requirements and construction standards for known oil well locations.

WB-41

3.8-19 There seems to be secondary reference to the Redondo Beach Local Hazard Mitigation Plan in this particular environmental category, when it seems that this would be the most pertinent location for it to be considered as part of the environmental review. In the Geology and Soils section, the LHMP was fully consulted. Concern that the Hazards and Hazardous Materials section did not take into consideration Redondo Beach’s adopted LHMP. Torrance’s LHMP was addressed in its own subheading, so unsure why it was not considered for Redondo Beach.

Land Use and Planning Section

WB-42

3.10.22 Under the review of the Land Use Element and zoning, the “no conflicts” section states, “However, this portion of the proposed RCFE Building would exceed the 0.5 FAR requirement.” The next section notes a potential conflict with the same statement. On page 3.10-23 under Policy 1.5.2 it states that the Flagler Lot portion of the site will have a “portion of the RCFE Building that would support the Assisted Living and PACE services.” It seems that there will not be actual residences on the Flagler Lot. The proposed Project assumes throughout the Land Use and Planning analysis chapter that this project is allowed since “the Redondo Beach General Plan Land Use Element allows for the development of housing for senior citizens by permitting such housing to vary from the development standards in the zone in which it is located...” Yet, the C-2 site is clearly described as being used as support rather than housing for senior citizens. Exceeding the FAR would require a zoning variance, with distinct criteria that must be met. This DEIR does not address that. The DEIR does not explain the alternatives to the Project if findings for a variance cannot be made.

Noise Section

WB-43 | 3.11-16 | There are several Goals and Policies in the Redondo Beach General Plan related to noise, loading and deliveries, mixed use, etc. that were not included in the analysis. The Final EIR should address Goal 10.4 and Policies 10.4.1 and 10.4.5; Policies 10.5.1 and 10.5.5; Goal 10.6 and Policies 10.6.1 and 10.6.2; and Goal 10.8 and Policy 10.8.1.

WB-44 | 3.11-42 | The first paragraph lists operations that generate noise. If the Electrical Yard or Gas Yard areas will generate any noise, this should be incorporated in this Chapter and the impacts should be analyzed.

Population and Housing Section

WB-45 | 3.12-15 | The assumption is that the population increase as a result of residents moving into these units is a 1 for 1 replacement. However, the dwelling unit being vacated when someone moves into a unit at BCHD Project would free up for the average 2.34 persons per dwelling unit, thus creating a greater population increase.

Transportation Section

WB-46 | [General] | Although the VMT is addressed, there is concern about circulation in the vicinity, especially if Torrance closes south bound Flagler Lane at Beryl. Although that would not be an impact of the BCHD Healthy Living Campus project, it is important that BCHD consider how employees and visitors to the site would navigate those revised roadway configurations.

WB-47 | Page 3.14-66. | The first paragraph refers to *County Department of Transportation (DOT)*. That reference should be changed to "City of Torrance" (CDD and/or PW).

WB-48 | Page 3.14-67 | The second bullet from the top states "*Trucks shall only travel on approved construction routes. Truck queuing/staging shall only be allowed at approved locations. Limited queuing may occur on the construction site itself.*" The bullet needs to further state that "*No truck queuing/staging shall occur on any public roadway in the vicinity of the project*".

Utilities and Service Systems Section

WB-49 | 3.15-12 | Policy 6.1.10 should be added to this section for review for water supplies. The policy notes to examine the feasibility of using reclaimed water for irrigation for both public and private facilities.

WB-50 | 3.15-13 | For water conservation, Policy 1.55.7 regarding drought tolerant species, Policy 1.55.8 regarding drought conscious irrigation, and

WB-50
(cont.)

Policy 1.55.9 regarding automated irrigation systems should all be added and addressed.

WB-51

3.15-27

This section of the Chapter on Utilities and Services Systems seems to have missed the City of Redondo Beach Local Policies and Regulations related to sanitary and storm. The General Plan Policies that would apply are Policy 6.1.5 regarding development contingent upon being served with sanitary sewer, Policy 6.2.3 regarding approvals of new development served with adequate storm drainage, and Policy 6.2.7 addressing improvements or expansion borne by the project proponent.

WB-52

[General]

The discussion regarding impacts on the sewer system seem to be incomplete. Although UT-3 and UT-4 address some of the impacts on the immediate sewer system and on the greater capacity for treatment, there is no mention that the City of Redondo Beach sewage collection system or Sanitation Districts of LA County transmission system were evaluated for impact. Only the end of the line JWPCP was evaluated.

Alternatives Section

WB-53

5-19

The first paragraph mentions the possibility of a rezoning in the closure, sale, and redevelopment alternative. This seems to be a very specific assumed outcome of what zoning might be requested. And it seems irrelevant as to whether a rezoning would “help the City of Redondo Beach to meet [the RHNA]”. There are a number of uses that could be requested and serve different purposes, so uncertain why mixed use or multifamily were called out.

WB-54

5-98

This table lists the Project and Alternatives 1-5 (Alternative 1 being the No Project Alternative), but is missing Alternative 6. Therefore, this impact comparison table is only useful in comparing the Project to the No Project Alternative, but it is unclear which of the other alternatives was excluded in order to determine what Alternatives 2-5 are. Without this table being accurate, it is more cumbersome to compare the various Alternatives from the text.

June 8, 2021

To Whom it May Concern,

Please accept the attached comments from the Sierra Club PV/South Bay Group for the BCHD Healthy Living Campus DEIR.

Yours truly,

Marcia Cook

Chair, Sierra Club PV/South Bay Group

EIR@bchd.org

Sierra Club, Palos Verdes-South Bay Regional Group

Comments for the Draft EIR

BCHD Healthy Living Campus Master Plan

State Clearinghouse No. 2019060258

2.5.1.5 Sustainability Features

MC-1 | **Comment:** Explain why only 25-50% of rooftop area can be used for photovoltaic solar energy generation and solar hot water heating.

SECTION 3.2, AIR QUALITY

Air Quality Hazards affect everybody, but especially children and sensitive receptors.

Air Quality Hazards Affect children and sensitive receptors

The proposed project would expose thousands of residents, the public, and nearby schools to a minimum of 5 ACTIVE years of demolition and construction with exposure to dust and diesel exhaust. It is located in a densely populated area and would affect a large population.

The DEIR states that sensitive receptors would include local residences less than 100 ft away. In addition to nearby residents, there are schools a little farther away that would be exposed to air pollution from construction activities.

MC-2 - **Towers Elementary school** with 600+ school children aged 4-10, teachers and staff are located just **350 ft. downwind** from the demolition and construction site

- **Beryl Heights Elementary** school with 450+ school children is **~900 ft. away**

- **Redondo Union and West High** schools with over 5,000 students combined are **0.3 and 0.7miles away**.

Table 3.2-10 Shows that the unmitigated construction Diesel Particulate Matter (DPM) emissions would exceed SCAQMD thresholds for cancer risk (1.0E-05 or 10 in a million) for nearby sensitive receptors during Project construction activities. The DEIR relies on use of Tier 4 diesel engines for construction equipment to reduce modeled DPM emissions for mitigation, to reduce the cancer risk from DPM below SCAQMD thresholds.

Comment: Explain how use of Tier 4 engines will be enforced.

MC-3 The DEIR states that diesel construction equipment and haul trucks would be prohibited from idling for longer than 5 minutes pursuant to California Idling Regulations as defined by CARB, which prohibits heavy duty diesel vehicles with a Gross Vehicle Weight Rating of 10,000 pounds or more from idling for longer than 5 minutes.
Page 3.2-36

Comment: The DEIR must explain who onsite will be enforcing this idling prohibition.

3.2.4 Project Impacts and Mitigation Measures

The DEIR states:

MC-4 Unmitigated localized construction emissions from the proposed Project would exceed SCAQMD's LSTs for PM10 and PM2.5 (fugitive dust). However, implementation of MM AQ-1 includes watering of exposed soil surfaces three times daily, which would achieve a fugitive dust reduction of 74 percent, and prohibiting demolition when wind speed is greater than 25 mph, which would achieve a fugitive dust reduction of 98 percent. Implementation of MM AQ-1 would reduce on-site construction emissions for PM10 and PM2.5 below the SCAQMD's LSTs.
Page 3.2-34

Comment: Wind can increase without warning, and contractors are typically not willing to stop work quickly. Please provide the professional individual and credentials for on-site enforcement to control dust migration.

MC-5 **Comment:** This is using a lot of water. Please provide methods to reduce water use while still decreasing off-site dust and particulate matter migration.

The Converse Phase II ESA Report states that PCE was detected in 29 of the 30 soil-vapor samples, with a maximum concentration of 2,290 ug/m³ in sample BC14-15.

MC-6 **Comment:** The DEIR does not address the issue of preventing PCE, volatilized from soil during excavation activities, from entering the air in harmful amounts that would be harmful to nearby sensitive receptors.

The DEIR Page 3.8-33 says:

MC-7 MM HAZ-2b Soil Vapor Monitoring. During soil disturbance activities with the potential to disturb tetrachloroethylene (PCE)-contaminated soil, soil vapor monitoring shall be conducted by the construction contractor using a photoionization detector (PID) 10.6 or 11.7 eV lamp. Use of the PID shall ensure that the Occupational Safety and Health Administration (OSHA) exposure limits for PCE and other volatile organic compounds (VOCs) are maintained. In the event that the OSHA exposure limits are exceeded, work within the confined space would be temporarily stopped until the use of a Soil Vapor Extraction (SVE) vacuum blower reduces it to below this limit

(see MM HAZ-2c)

MC-7 (cont.) MM HAZ-2c Soil Vapor Extraction (SVE) Equipment. Use of an SVE vacuum blower (e.g., regenerative blowers, rotary lobe blowers, rotary claw blowers, centrifugal fan blowers, etc.) shall be implemented during construction within confined spaces, as necessary, to maintain Occupational Safety and Health Administration (OSHA) exposure limits or trichloroethylene (PCE) and other volatile organic compounds (VOCs).

Comment: It is important to protect workers. However, blowing unhealthy concentrations of perchloroethylene or other VOCs into the air exposes people downwind to these vapors. The exhaust from the blowers should go through activated charcoal or otherwise treated to avoid exposure to residents of harmful VOCs.

MC-8 **Comment:** MM HAZ-2c refers to trichloroethylene as PCE. Actually, PCE is the abbreviation for perchloroethylene (tetrachloroethylene), which is the VOC found in high concentrations in the soil vapor samples.

3.3 Biological Resources

3.3.3 “However, street trees and other landscaped trees throughout the cities provide potential nesting and roosting sites for resident and migratory birds.”

Significant Impacts:

Over 100 mature trees are to be removed, just for Phase 1.

The proposed position of the massive facility and other structures, planned to be built out to the perimeter of the property, relies on removing HALF of the trees on site.

Tree removal approximately:

MC-9 **20 trees** along Flagler Lane, north of Towers Street. (*must have permit approval from Public Works, City of Torrance)

60 trees along the northern perimeter of the campus to clear for the city block long RCFE

20 trees along Diamond Street for the SCE Substation Yard.

DEIR states:

“The Tree Inventory Report prepared by Carlberg Associates (2019) concluded that 219 of the 228 of the landscaped trees located on the Project site are in good condition.

...redevelopment of the Project site would require the direct removal of approximately

half of the existing landscaped trees as well as a number of shrubs and other non-native ground cover.

MC-9
(cont.)

Additionally, adjacent vegetation, not proposed for removal, could be indirectly impacted by intrusion into their root zone.”

Loss of 100 mature trees will increase CO₂ (a major contributor to the greenhouse effect) and deprive birds of nesting areas.

Comment: DEIR fails to adequately mitigate the reduction or loss of trees that will affect the environment and migratory birds’ nesting areas.

MC-10

Comment: Use of local native plants rather than drought-tolerant plants from other parts of the world would greatly increase habitat value for wildlife.

3.5 ENERGY

Projected natural gas usage would be 48,007 Therms/year, more than twice the existing usage.

MC-11

Comment: Natural gas usage needs to decrease rapidly to avoid further global warming. Constructing new buildings that use natural gas instead of electricity would probably continue use of gas for the lifetime of the building, since retrofits are not easy.

The project should minimize use of natural gas and use heat pump HVAC, and heat pump water heating to back up solar water heating. Please provide provisions to decrease usage.

3.7 Greenhouse gas emissions

Greenhouse gas emissions are significant:

Table 3.5-6. Comparison of Project-related Diesel Fuel Consumption to Annual County Diesel Fuel Consumption (Gallons)

Annual Los Angeles County (2018) 228,000,000

Total Project Construction

(including Phase 1 and Phase 2) 1,910,839

Source: CEC 2018a.3.5-18

MC-12

Comment: Burning about 2,000,000 gallons of diesel fuel is significant. Please provide methodology to lower greenhouse gas emissions.

3.7_9

MC-13 | “By 2020, California shall reduce GHG emissions to 1990 levels”

MC-13 (cont.) Please provide measures to ensure that California, and Redondo Beach, will meet these levels with the increases shown with the project.

3.8. Hazards and Hazardous Materials

MC-14 **Comment:** Although the DEIR refers to information from the Phase I and Phase II Environmental Site Assessment Reports from Converse Consultants, it does not provide an easily findable link for the public to read these reports.

5.0 ALTERNATIVES

DEIR is required to analyze a “Do Nothing” alternative.

MC-15 A Do Nothing alternative would mean leaving all the existing buildings and grounds in place, just as they are. Instead, the DEIR incorrectly labeled the “Do Nothing” alternative as an alternative that included demolishing the existing buildings. “Do Nothing” actually has continued to meet the objectives of the BCHD, and may continue to meet the objectives.

The DEIR must analyze the “Do Nothing” alternative.

5.4 ALTERNATIVES CONSIDERED BUT REJECTED FROM FURTHER ANALYSIS

MC-16 The DEIR rejected for further review the alternative “Upgrade the Beach Cities Health Center (No Seismic Retrofit)”. This is a major fault of this DEIR. This could be considered the most environmentally favorable alternative and could be selected as the best course of action. The DEIR states it does not meet the project objectives, but it can continue to meet the objectives of the BCHD.

A complete analysis should be done for 2 alternatives: 1) remodel and 2) remodel to include retrofit. Either of these would be environmentally friendly alternatives. And, the “Do Nothing” alternative analysis needs to be conducted.

To:
Nick Meisinger re: Healthy Living Campus
Wood Environment & Infrastructure Solutions, Inc.
9177 Sky Park Ct.
San Diego, CA 92123



Public Comments

Beach Cities Health District (BCHD)

Healthy Living Campus (HLC)

March 2021 Draft Environmental Impact Report

June 1, 2021

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1 Introduction

1.1 Roadmap

Below are public comments to the March, 2021 release of a “draft” document entitled “Environmental Impact Report for the Beach Cities Health District Healthy Living Campus Master Plan”.

Each and every word of every comment made in this document, including, but not limited to those contained in the appendices hereto, and all attachments, are meant to be public comments to the March, 2021 draft of an EIR.

This document, prepared by Torrance Redondo Against Overdevelopment (TRAO), presents 217 deficiencies of the BCHD Healthy Living Campus (HLC) Draft Environmental Impact Report (DEIR).

Our intended audience is more than merely BCHD and its hired consultants. We hope that elected and appointed officials of the cities of Redondo Beach and Torrance also will gain insight by reading relevant portions of what is presented here.

In section 2, we have organized these deficiencies into 41 *arguments* for why the HLC project should be abandoned. Each argument references appropriate sections of the Title 14, California Code of Regulations that pertain to the California Environmental Quality Act (CEQA). They include not only the traditional list of impacts such as Air Quality, Noise, and Traffic, but also general CEQA concerns such as Economic Characteristics and Economic and Social Effects.

Among our argument conclusions are:

1. The HLC project is not legal.

If you have a legal background, please concentrate on section 2.1. If you would like to contribute *pro bono* to help pursue this argument through the courts, please email TRAO90503.org.

2. Five of the six BCHD objectives are *misleading* and serve BCHD *wants* rather than the public *needs*.

If you are a member of a city council or commission, please concentrate on section 2.2.

3. Five of the proposed mitigations do not sufficiently protect the public from adverse effects.

If you feel that such shortcomings must be fixed before the project is allowed to proceed, please concentrate on sections 2.3.

4. The BCHD applicable plans, alternatives, and cumulative effects are not evaluated to sufficient depth.

Four alternatives with merit have not been addressed at all.

If you feel that these topics are important and must be analyzed, please concentrate on sections 2.4 – 2.6.

5. Nine CEQA Appendix G topics have not been adequately addressed.

If you have a particular interest in some of these, please concentrate on sections 2.7-2.17.

The number and substance of all of these shortcomings demonstrate that this project should not go forth. It should be *abandoned* entirely.

For each argument in section 2, we reference the appropriate section of the DEIR and its supporting documents with the sources of facts that we assert to be true.

Access to longer references, designated by [Ref:] in section 2, are listed in section 3.2. If you are reading this document on a computer rather than print, some references will have to be downloaded to a local computer before they can be viewed. They are in one of two formats: .pdf or .php. Both formats are readable in Adobe Acrobat.

If the format is .php, Firefox and possibly other browsers will not be able to read a referenced file immediately. If this is the case, download the file, open Adobe Acrobat, and select *Open* from the *File* menu. Set the file selection filter to *All files*, not just those with a .pdf extension. Navigate to your *Downloads* folder. In the open dialog that appears, and click on the most recent file with a .php extension.

Some of our references are to shorter documents, designated by [See:] rather than [Ref:]. They are reproduced in their entirety in either another subsection of section 2 or are attached in section 3.1.

The attached documents in section 3.1 are not only for reference, however. They are part of our formal comment to the DEIR and should be reviewed in the same manner as the material in section 2.

For all of our arguments, our goal has been to substantiate all of our assertions by these independently published documents.

The 2020 CEQA Statutes and Guidelines are available for download from:

https://www.califaep.org/docs/2020_ceqa_book.pdf

1.2 Advocacy

Torrance Redondo Against Overdevelopment (TRAO) is an unincorporated assembly of concerned residents with homes surrounding the BCHD campus and beyond.

TRAO:

- * Publishes a factual and informative newsletter on a bi-weekly schedule to over 400 subscribers who have asked to receive them.

- * Has collected a hardcopy petition with over 1300 registered voters' signatures vehemently opposed to the HLC development. It was gathered in just 4 weeks in February 2020, only ending because of the pandemic and stay-at-home orders.

- * Mobilized over 100 attendees and dozens of speakers to overflow in person BCHD Board Meetings from October 2019 to February 2020, prior to the pandemic.

- * Alerted residents, resulting in 115 opposing the master plan with public comments presented at the June 17, 2020 BCHD Board Meeting that announced the new HLC Master Plan – after 4 months of silence from the BCHD and a cancelled “Study Session” with the public.

- * Endorsed and helped shape the platform of Dr. Martha Koo, who successfully unseated an incumbent in the November 2020 election for the BCHD Board of Directors. She was the *top* vote-getter with 31,969

votes, more than any other candidate.

TRAO-2
(Cont.)

Her platform was: 1) “Further *engage the community* and genuinely advocate for residents' needs, and 2) “*Re-evaluate* the plans for the Healthy Living Campus...”. TRAO is first of her listed endorsers.

2 DEIR Deficiencies

2.1 Legality

2.1.1 The HLC Project is Not legal

The BCHD cannot legally be the lead agency for the HLC Project

The HLC project is envisioned as an in-the-future, private, non-public development.

TRAO-3

The BCHD, as a matter of public law, is an agency with a single or limited purpose – to provide a Public Service.

The City of Redondo Beach is the only entity that is viable as a Lead Agency.

Please [See: 3.1.16] for the brief supporting this conclusion.

The HLC violates the City of Redondo Beach and the City of Torrance Municipal Codes

The EIR completely ignores discussing the Torrance Hillside Overlay Zone.

TRAO-4

The HLC proposes to access local City of Torrance streets in violation of law and general and specific City of Torrance plans.

The EIR's Perfunctory Discussion of the City of Redondo Beach's Measure DD, which requires the public vote on the HLC Project, is false and misleading. Please [See: 3.1.17] for the brief supporting this conclusion.

BCHD's unwavering commitment to the HLC project irrevocably taints the EIR, rendering it invalid

TRAO-5

Under CEQA, an EIR is meant to be an objective, factual report on impacts which a proposed project would have on the environment.

Any agency, such as BCHD, is prohibited from approving the

Project before the EIR process established by CEQA is complete.

BCHD has taken a number of actions, however, which evidence their “approval” of the Project in a premature and invalid fashion. Thus, the EIR need be withdrawn.

Please [See: 3.1.21] for the brief supporting this conclusion.

2.2 Objectives

2.2.1 The Need for Seismic Retrofit has Been Misrepresented by BCHD

CEQA Reference(s): Section 15124(b) provides that the draft EIR is required to contain: “A statement of the objectives sought by the proposed project.”

DEIR Page(s):142

The *very first* objective stated in the DEIR is:

“Eliminate seismic safety and other hazards of the former South Bay Hospital Building (514 North Prospect Avenue).”

This objective is patently misleading. It preys upon the public’s fear of earthquakes. Who wouldn’t be in favor of safety first and foremost? A closer look at the data, however, brings the subterfuge to light. It shows that the objective is self-serving and illogical.

1. The objective is self-serving

To be sure, BCHD is emphatic about stressing the need to demolish building 514 and replace it with a new building. At the 3/24/2021 public meeting, the BCHD CEO said:

“Some people that have been concerned about the project have wondered whether I have some sort of agenda or goal. You know some have alleged certain things.

“I do have an agenda, and it relates to this project and it's related to seismic safety and 120 people that live in that building full-time. And the hundreds of people that visit that building every day. That building does not meet seismic standards.

“It is currently not required to be upgraded, but we are a health

district that has a moral obligation to be proactive and protect the people in our community, and as CEO and as someone that whose earliest memories at age four was the 1968 earthquake, we are not going to have a building that does not meet seismic standards in operation without a plan to address it. And that is something that the community has gotten behind. Experts have talked about and the board is supportive of this, and so it is something we are going to address as a health district.”

An edited, after the fact, short video of the same pronouncement also exists. [Ref: 3.2.60]

Such statements, however, bear closer scrutiny. In fact, retrofitting the existing building 514 is not as expensive as claimed; most of the touted cost is for creature comforts.

a. Retrofit is not as expensive as claimed

BCHD cites a price tag of eliminating the earthquake hazard for building 514 to be in the vicinity of \$86M [Ref: 3.2.56]. And since the Phase 1 costs for the HLC are approximately \$100M, one could ask why not go ahead and demolish 514 and build a new building in its place?

As shown in the reference, however, the basic trade cost for restricting the proposed upgrade to only *retrofitting* the exterior of building 514 and thereby mitigating the life-safety issue is *only* \$13.4 M. With such a retrofit, the probability of a seismic event that occurs roughly once every *fifty* years impacting life safety is estimated to be less than 2%. A new building constructed in 514’s place probably would only satisfy the same criterion.

To be fair, as also shown in the reference, there are overhead charges that apply to this figure, but the salient point is that BCHD has *within its coffers at present* more than enough capital to pay for an external retrofit – over \$25,000,000! [Ref: 3.2.78]

So, if this supposed seismic peril is so important to BCHD, why doesn’t it just perform the retrofit *now*?

The impassioned rhetoric and not even an examination of this possibility makes one wonder. Why is eliminating seismic safety so illogically the very first objective of the HLC?

b. Most of the cost is for creature comforts

As shown in [Ref: 3.2.56], the bulk of the so-called retrofit trade costs are for such items as:

Interior partitions, doors, and glazing	\$4,466M
Floor, wall, and ceiling finishes	\$4,732M
Plumbing system upgrades	\$3,863M
Heating, ventilation and air condition upgrades	\$8,142,M
Electrical Power and Communication upgrades	\$10,681M
Total interior upgrades:	\$31,844M

The total interior upgrades cost 2.3 times as much as the retrofit itself!

Yes, 514 is 65 years old. But it is still functioning. According to BCHD, all of the lessors will be leaving when their leases are up, so most of the building can be mothballed.

Is perhaps, then, the need for demolition of 514 merely a *veiled excuse* to fix creature comforts for the BCHD staff who would remain if other alternatives were considered instead? [See: 2.5.1]

Why is the true underlying objective not disclosed?

2. The objective is illogical

It *discriminates* between occupants of two buildings. It is intended to protect one - which the BCHD Board meets in, while indefinitely deferring protection for the other. The DEIR focuses entirely on building 514. There are no plans to retrofit the Advanced Imaging Building. BCHD has ample cash on hand to implement seismic retrofitting now, without the need for the HLC.

a. DEIR page 142 (2-24), in BCHD's very first bullet point regarding the purpose of the Project, states the purpose is to: "Eliminate seismic safety and other hazards of the former South Bay Hospital Building (514 North Prospect Avenue)."

b. DEIR page 430 (3.6-24) states in part:

"As previously described, the Project site is located within the seismically active region of Southern California. During an earthquake along any of the nearby faults (e.g., Palos Verdes Fault

and Newport – Inglewood Fault), strong seismic ground-shaking has the *potential* to affect the existing buildings located at the Project site – including ... the Beach Cities Advanced Imaging (sic) Building, which do not meet the most recent seismic requirements...” (emphasis added)

Yet, BCHD has no plans to protect persons at the Imaging Center from harm or death caused by seismic events.

Note the word “potential”. Note also the lives of those in the “Imaging” building are a Phase 2 priority (apparently code for “never”).

This conclusion is propped up by BCHD’s repeated claims that there is “no funding” for phase 2. Phase 2 is in the indefinite future. We know what that means for the fate of Imaging Center occupants.

How can seismic safety be a legitimate *purpose* when BCHD plans to selectively (and apparently arbitrarily) determine who is at risk from seismic events?

Of course, it can’t.

Perhaps a reason for demolishing and replacing 514 is to improve the creature comforts for the BCHD staff who work in it?

c. If there really was an actual seismic hazard to anyone, BCHD has a number of options other than the HLC project to address it

- Use some of the \$25,000,000 cash on hand to retrofit the exterior of 514

- Cut expenses [See 2.5.3]

- Use its power under the law to borrow funds needed [See: 2.5.5]

If seismic safety were a real problem, BCHD has the wherewithal to remediate it, and to do so now. The Project is an indefinite, uncertain, and speculative way to solve a seismic problem; especially one which has been decades in the making.

The DEIR stated objective is self-serving and illogical.

Conclusion: The *need* for seismic retrofit has been misrepresented by BCHD. *Instead*, it is a BCHD management *want*.

It is not a defensible objective and *must* be removed from the EIR.

2.2.2 Supporting Current Level of Services is a BCHD *Want* -- Not a Public *Need*

CEQA Reference(s): Section 15124(b) provides that the draft EIR is required to contain: “A statement of the objectives sought by the proposed project.”

DEIR Page(s):142

Two of BCHD’s objective statements state the same thing.

2. Generate sufficient revenue through mission-derived services to replace revenues that will be lost from discontinued use of the former South Bay Hospital Building and *support the current level of programs and services.*

6. Generate sufficient revenue through mission-derived services and facilities to address *growing future community health needs.*

These two statements boil down to be basically the same: *Generate revenue.* They reflect what BCHD *wants* to do – stay in business. Nowhere in this DEIR is there a valid *quantitative* discussion of the community value received for all of the programs that BCHD touts they perform or plan to perform. They misrepresent both community need and community input. They disguise BCHD’s true motivation.

a. Misrepresentation of community need

Reading their repeated chest-pumping publicity makes one wonder: Why is there so much emphasis touting their alleged accomplishments? Some of their pronouncements are especially misleading. For example, in the CEO report for 10/28/20 [See: 3.1.7], it was stated:

“Question: During the Half-Day there was a poll on expanding services, shrink or keep services the same.

“Answer: Unfortunately, when we asked the first poll question, we didn’t grab a screen grab of the actual poll, but we went back and double checked the results.

“Do you agree or disagree that it’s essential that BCHD continues its funding model and develop new sources of revenue to sustain and expand our capabilities to fund free programs and services for residents and impact more people in our community?

- 98% Agree
- 2% Disagree”

First of all, clearly, the question blatantly biases the answers. Who would disagree with having free programs – so long as they are unspecified and whatever detriments caused by them were not mentioned in the question?

TRAO-10
(Cont.)

Secondly, even on the surface, having 98% agreement in any poll is suspicious. Using Public Records access, the constitution of the poll takers was obtained from BCHD [See: 3.1.8, 3.1.9]. As can be seen from tabulating the affiliation of the poll responders, of the 124 responders, only 6 names were redacted as not being closely associated with BCHD!

There is nothing wrong to poll closely associated individuals. But if one does so, of course, the statement would be overwhelmingly approved.

What is reprehensible is that this fact conveniently was *not mentioned* at all along with the results.

This example is systematic of BCHD publicity.

Why does BCHD feel the necessity of resorting to such blatantly misleading statements about the *need* for the organization?

Is it because, deep inside, there are no compelling reasons for its existence?

b. Misrepresentation of community input

BCHD has repeatedly touted that they established a working group of community members – the CWG. The charter of this group was that they would work together, solicit input from their neighbors and help crystalize community needs that could be addressed by the BCHD going forward.

TRAO-11

i. A summary of these activities by one of the original members of the group testifies that this turned out not to be the case. The CWG was merely another means by which BCHD could claim broad public support for their desires [See: 3.1.18]

ii. The BCHD CEO *often* states “93% of the Community Working Group (CWG) approves of the HLC project.”

The original question posed to the CWG on 12/14/2019 sheds some light on where this 93% comes from.

The original question was: “True or False: The Master Plan optimally accomplishes all or the majority of the Healthy Living Campus and Principles.” The result: 93% true. [Ref: 3.2.143]

But notice that the question was not about CWG *approval* at all. It merely was a certification that the Master Plan [if carried out] could in fact accomplish principles promulgated for the HLC. Verifying the *accuracy* of items in a list is *not* the same thing as approving it.

At the 9/11/20 Strategic Planning meeting, BCHD-affiliated attendees was asked about “priority based” budgeting. “What is the most important attribute” and “What is the least important attribute”.

Revenue generation was one of the attributes to be ranked. The outcome was that it ranked at the *bottom* (4%) for most important, and at the *top* (34%) for least important. Of the five attributes ranked, Revenue generation was at the bottom.

Unlike the first misappropriated statement of approval, In the draft EIR, Revenue Generation was mentioned twice., as two of the 6 HLC project objectives.

c. So what is BCHD’s true motivation?

To be fair, two activities supervised by BCHD do have merit for the community: The Center for Health and Fitness (CHF) for adults and Adventureplex for children. But these services are *self-sustaining*. They are paid for by fees charged to the users.

All of the other BCHD activities apparently are *internally* self-generated. Without any apparent need voiced by the general public!

Yet, BCHD staffing has grown 20% over the last decade [See: 2.5.3], and for what reason? Could the real reason for the HLC merely be to prevent the headcount contracting to be in line with projected income?

Generating revenue and staying in business are obvious objectives of *private* enterprises. The market place decides which thrive and which fail. BCHD, however, is a *public* institution, a keeper of *public* trust, one ostensibly that should service *public* need, not the *private* wants of a small number of individuals.

TRAO-11
(Cont.)

TRAO-12
(Cont.)

BCHD misrepresents both community need and community input. It disguises its true motivation.

Conclusion: Supporting current level of services is a BCHD *want*. It is not a public *need*.

It is not a valid objective. It *must* be removed from the EIR objectives.

2.2.3 The *Silver Tsunami* is Not Going To Happen in the South Bay

CEQA Reference(s): Section 15124(b) provides that the draft EIR is required to contain: “A statement of the objectives sought by the proposed project.”

DEIR Page(s):142

Objective four in the DEIR states:

“Address the *growing* need for assisted living with on-site facilities...”

This objective has fallen from the first to the fourth spot in the list on page 142. In BCHD’s scramble to justify the need for the HLC, it was first announced by the BCHD in 2017 [Ref: 3.2.110] as something to combat the *Silver Tsunami*.

The argument was that the population in the beach cities was growing older. There would be no place for them to go! BCHD would step up to the challenge by building an Assisted Living Center as the central rationale of a HLC and save the day.

This argument is fallacious. The nation-wide occupancy rate for commercial assisted living is not as high as BCHD touts. Instead, BCHD ignores other alternatives for assisting seniors.

1. The actual nation-wide occupancy rate for commercial assisted living even before the pandemic began are in the *mid 80-percentiles*, not the high nineties assumed by one of BCHD’s consultants. Space is available for those who want it.

Because of this basic error in calculation, it is much more likely that the HLC project will lose money rather than make any. [See: 2.7.2 and 3.1.5]

2. BCHD would do well to focus on what's been called the Village Movement for seniors. This has been adopted already in other parts of

the world to tremendous success. [Ref: 3.2.111] Neighborhood organizations are formed and homeowners pay yearly dues to hire a small staff that help with everything from in-home help, to shopping for the elderly, and to organizing social activities. Such a plan in the South Bay would be just what BCHD should coordinate.

It would help the elderly maintain connections they've made over a lifetime in their own neighborhoods, and still receive services, without having to move into assisted living. [See: 3.1.10] presents further evidence that in-home care in familiar surroundings is preferred by seniors. They have little desire for leaving familiar surroundings to which they had become accustomed.

One can surmise that BCHD is aware of these ethical and financial conclusions, but are trapped in wanting to not totally abandon this element of their thrashing to find justifications for the HLC. And as a result, the original argument that started this brouhaha has been quietly relegated from first to fourth place.

The *need* for the assisted living portion of the DEIR has been misrepresented by BCHD. Especially profit-driven assisted living by a public agency giving control of land to a for-profit developer. There is no tsunami; no real need. There is too much collateral damage to the surrounding communities if the HLC project goes forward. The questionable benefits do not outweigh the costs.

Conclusion: Increasing assisted living is not a defensible objective.

It *must* be removed from the EIR objectives.

2.2.4 The Parklands Enticement is a Bait and Switch

CEQA Reference(s): Section 15124(b) provides that the draft EIR is required to contain: "A statement of the objectives sought by the proposed project."

DEIR Page(s):142

Objectives three and five of the DEIR state:

"Provide sufficient public *open space* to accommodate programs that meet community health needs." And

"Redevelop the Project site to create a modern campus with public

TRAO-13
(Cont.)

TRAO-14

open space and facilities designed to meet the future health needs of residents, with meeting spaces for public gatherings and interactive education.”

But when looking at the details of how the HLC is to be developed, one finds that BCHD asserts that all these public space improvements *require* the demolition of building 514, even though such an action is not necessary[See: 2.2.1].

a. The DEIR states that the proposed Project would include 114,830 sf of ground-level open space traversed with tree-lined pedestrian pathways which would provide on-site connectivity with the existing sidewalks adjacent to the Project site on North Prospect Avenue, Beryl Street, Flagler Lane and Flagler Alley, and Diamond Street"

However, this “green space/open space” will not be for the public because it will be privately owned by an investment company. Its land-use category is “privately owned public space” if they choose to open it to the public.

But, given that this area is popular with the homeless, it is likely to be cordoned off in some way. It is inconceivable that RCFE and dementia residents will be comingling with the unhoused.

b. An additional part of the bait is the plans for phase 2. BCHD is trying to get the public and its representatives to endorse the HLC project because an aquatics center and other amenities are “part of the deal”.

But the phase 2 design is unstable. DEIR pages 165-171 (2-47-2-53) of the DEIR presents several “examples” but BCHD states that at the present time there is *no funding for phase 2* [Ref: 3.2.79].

Yes, developing parklands could be a worthwhile BCHD objective. In fact, in terms of public support, it could be better alternative than all of the ones considered by the BCHD. Parklands should be the *first* thing considered, not the last. And if one foregoes the unfunded luxuries of an aquatics center, parking towers, a new center for health and fitness, and a wellness pavilion, achieving this goal is possible [See: 2.5.2]

Conclusion: Build only parklands *first*

2.3 Mitigations

2.3.1 Aesthetics

CEQA Reference(s): Appendix G Aesthetics: c) in part asks the question: “Would the project substantially degrade the existing *visual character or quality* of the site and its surroundings.”

DEIR Page(s): 199

DEIR statements deliberately mislead the reader. Statements therein are incorrect and apparently not even verified.

1. The obstruction of the Palos Verdes ridgeline is a *distraction*.

DEIR page 231 (3.1-33) states:

“VIS-1 The proposed Residential Care for the Elderly Building included in the Phase 1 preliminary development plan would interrupt public view of the Palos Verdes hills from the highpoint at 190th Street and Flagler Lane.”

Later, the DEIR relates that a reduction in the height, of the RCFE building would reduce this impact to be “less than significant with mitigation.” This is the *entire* justification that *all* HLC project Aesthetics impacts will be “less than significant.”

The DEIR states that that the design height of the RCFE is now 103 feet. versus 83 feet (both with projections) in the “refined” Master plan approved to move forward with on June 17, 2020. The design in the DEIR, therefore, adds 20 more feet of elevation than previously shown.

Not coincidentally, the DEIR Executive Summary on Aesthetics states that by removing 20 feet and 3 inches from the design reveals the top of the PV ridgeline from the viewing location of Flagler Lane at 190th Street. By implication therefore, the DEIR tries to conclude that the mitigation of removing the additional 20 feet, the environmental impact of the HLC would be less than significant.

A street view rendering looking south reveals a different story.

TRA0-17

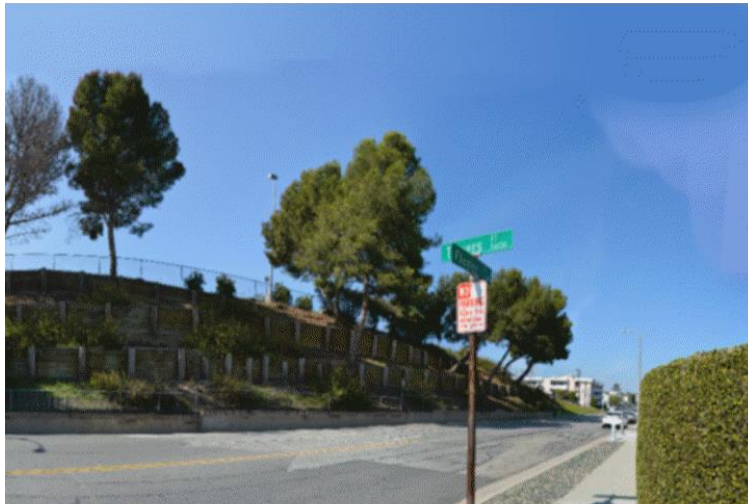


Figure 2.3.1-1 The street view of the proposed facility looking south from Beryl Street.

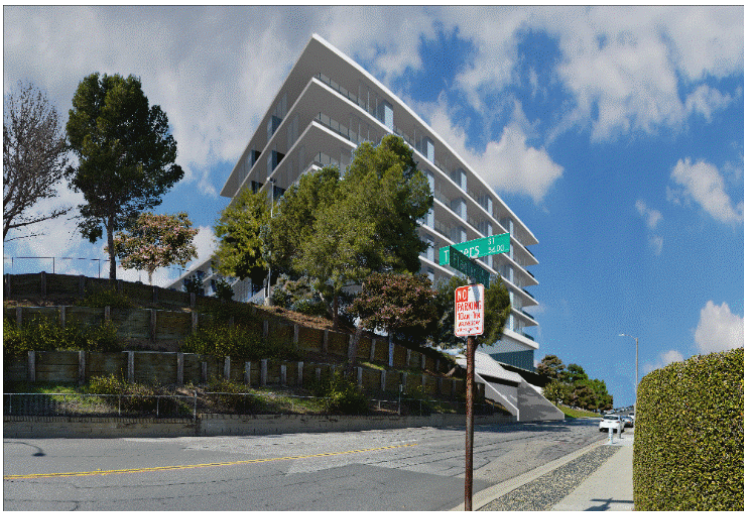
As can plainly be seen in the figure above, the size of this proposed building is *massive*. It does not belong in a residential neighborhood.

2. DEIR Key Location Views (KLVs) show the true nature of the HLC major aesthetic impact.

The DEIR pages 241-2 (3.1-33-4) presents before and after KLVs of street views of the BCHD site.



Flagler Lane looking west - before



Flagler Lane looking west - after



Beryl Street looking south - before



Beryl Street looking south - after

These renditions illustrate how profoundly the surrounding neighborhoods are impacted by the proposed design. The HLC project is *not compatible* with the mass, size, or scale of the surrounding neighborhood. Both the cities of Redondo Beach and Torrance Land Use plans agree.

The Redondo Beach General Plan Land Use element, Policy 1.46.4 states:

“Establish standards for the City and coordinate with other public agencies to ensure that public buildings and sites are designed to be compatible in scale, mass, character, and architecture with the existing buildings and pertinent design characteristics prescribed by this Plan for the district or neighborhood in which they are located.”

The Torrance General Plan Land Use Element states:

“Policy LU.2.1 Require that new development be visually and functionally compatible with existing residential neighborhoods and industrial and commercial areas.

Policy LU.2.2 Encourage the transition of incompatible, ineffective, and/or undesirable land uses to land uses that are compatible and consistent with the character of existing neighborhoods.

Policy LU.3.1 Require new development to be consistent in scale, mass and character with structures in the surrounding area.”

There could be substantial legal complications that arise from violation of these guidelines. [See: 3.1.17]

3. The number of Key Location Views in the EIR *must* be increased.

As inappropriate for proper land use as the renditions above show, evidently they were chosen to be included in the DEIR because they are the more innocuous ones of surrounding locations.

They do not include all the KVLs that *must* be provided in an EIR as dictated by CEQA. They must be views from public locations that will be *affected*, not those merely those for the *least affected*.

a. The following views *must* appear in the EIR

- The Torrance Tomlee Cul-de-Sac from homes located directly East and just 80 feet from the site

- The Towers Elementary School playground entrance

- Redondo Beach Diamond Street

- b. The views in the EIR, *must* include those in the DEIR, those added in a. above, and those of the proposed Phase 2 structures.

The DEIR page 6 (ES-2) states:

“... the EIR analyzes potential construction related impacts (e.g. building height) using conservative assumptions related to maximum building footprints and maximum building heights.”

Yet not a single rendering or visualization of Phase 2 aesthetic impacts are shown.

In fact, the closest that the public get to see anything about Phase 2 is the fact that the additional structures will cast shadows.

4. Statements in the DEIR are incorrect and apparently not even verified

For example, DEIR page 207 (3.1-9) states in part:

“Public views of the Project site are generally confined to those available from immediately adjacent streets, sidewalks, and Dominguez Park. Views from streets even one block away are obscured by intervening structures. For example, views from Sunnyglen Park are completely blocked by intervening 1- to 2-story single family residences and neighborhood serving commercial development.”

This statement is patently incorrect. There are many areas in the park from which the DEIR site can be seen [See: 3.1.23] It is indicative of the erroneous statements in the DEIR that attempt to cover up what the aesthetic impacts actually will be.

For the aesthetic impacts of shadows and glare, [See: 2.15]

The DEIR Aesthetics section is grossly deficient. It must provide additional representative before-and-after visualizations from key viewing locations and must include Phase 2 structures in these KVLs.

Conclusion: The BCHD HLC is an exercise in *hubris*. The Proposed

2.3.2 Air Quality

CEQA Reference(s): Appendix G Air Quality asks in part:

Does the proposed project:

“b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

d) Expose sensitive receptors to substantial pollutant concentrations?”

DEIR Page(s): 273, Appendices B and E

The HLC Development Project is *Immoral*. The benefits are non-existent. The harms are large.

Peak values must be used in pollution analyses rather than average, but BCHD has callously chosen not to do so.

Fugitive dust control methods are not monitored.

1. The HLC Development Project is *Immoral*

It is clear that the DEIR is written using the same techniques widely employed to assess the environmental impacts of a proposed development. Society has accepted this method for doing so because of the following argument:

a. All construction causes some harm.

b. If society did not permit at least some harm, then nothing would be built. We all still would be living in adobe huts.

c. Society, through its laws and regulations therefore, has defined the *limits* of accepted harm that is allowed.

d. If a proposed project produces less harm than the defined limits, then the proposed project can proceed.

BCHD has engaged Wood Environmental and Infrastructure Solutions to perform the necessary calculations that attempt to substantiate that the HLC produces less harm than these limits. For the case of the HLC however, there is a significant difference that invalidates the use of the usual societal allowed limits of harm.

Morally, BCHD must be held to a *higher* standard. It is a *health* district,

not a commercial development from which a profit is to be made. Morally, more stringent restrictions *must* apply for any BCHD activity.

BCHD must obey the precepts of the Hippocratic oath – do *no* harm. Do **NO** harm, not even the “little bit” that is allowed for by society as a whole.

Let’s examine, therefore, the proposed HLC benefits versus the harm that its construction would cause from this perspective.

2. HLC Benefits are non-existent

a. There is no proof presented in the HLC DEIR that being in an assisted-living facility prolongs resident life.

b. There is no proof presented in the HLC DEIR that being in an assisted-living facility increases the *quality* of life.

c. There is no argument presented in the HLC DEIR that those who could afford the HLC residency rates would pick the RCFE as their residence solution.

d. There is no argument presented in the HLC DEIR that those who could afford the HLC residency rates would not rather choose aging in place.

The EIR must present an analysis of benefits of the HLC; otherwise, the only conclusion is that the *proven* benefits are *none*.

3. HLC Harms are large

SCAQMD daily pollution limits for particular matter are for sizes of 10 and 2.5 microns – PM₁₀ and PM_{2.5}. Emissions for smaller particle sizes such as PM_{1.0}, ultrafine particles, are also known to exist, but there are no standards for them - primarily because of the difficulty of monitoring and enforcing such a standard.

a. It is well known, however, that substantial health effects occur as a result of PM_{1.0} inhalation. [Ref: 3.2.57] states:

“Children (under 14), the elderly (over 65) and people with pre-existing respiratory or cardiovascular disease appear to be more susceptible. Concentration levels have been related to hospital admission for acute respiratory conditions in children’s absences, decreases in respiratory lung volumes in normal children, and increased medication use in children and adults with asthma. Recent studies show the development of lung function in children is reduced with long-term exposure to particulate matter.”

Such particles penetrate deeper into lungs and might never be dislodged. The ravages of other ultrafine particles, such as the Covid-19 virus, for example, are linked to deep lung involvement. Although longer term, the effects of PM_{1.0} can well be the same.

b. The article “Study shows PM1 air pollution is most harmful” [Ref: 3.2.120] states:

"Researchers spent about two years collecting data in a medium-sized city in northern China, measuring the levels of particulate matter in 23 size categories ranging from 0.25 microns to 10 microns. They then plotted the health conditions of residents in the city against the concentrations of particles of different sizes found in their locations ...

"Our study, based on epidemiological investigation, showed that fine particles in the air measuring between 0.25 to 0.5 microns in diameter have a closer relationship to human health, especially an increased risk of cardiovascular diseases," said Kan Haidong, a professor at the School of Public Health at Fudan University ...

"Among the key findings was that those areas with larger concentrations of smaller particles showed higher incidences of particular illnesses ...

"Kan said the smaller particles can also pass through the blood-air barrier in the lungs, entering the blood as toxins, and causing cardiovascular disease. Larger particles are not able to pass through the blood-air barrier so easily. He also said that smaller particles in the body can harm the regulation of the human nervous system.

"The significance of the study is that it has provided a new direction for the prevention and control of atmospheric pollution," Kan said. "What we need to focus on is particles of *smaller sizes, rather than PM2.5*." (emphasis added)

4. *Peak* input parameters must be used in air pollution impact analyses, not averages.

a. The industry standard for estimating the health impacts of construction activities is the simulation program CalEEMod. It is used in particular to estimate the amount of pollution produced by diesel powered trucks and equipment. The inputs are estimates for each day of construction, what are the number of trucks trips, number of car trips by workers, number of rock crushers used in demolition, etc.

From these data, CalEEMod calculates the amount of pollutants

produced in tons per year. These are then compared with SCAQMD thresholds and if exceeded, mitigation methods must be applied.

b. Standards like these, although widely applied, are misleading and *unethical*.

The results assume that the impact of all airborne toxic contamination is simply cumulative. But as anyone with a chronic health condition knows, a small amount of pollutants in the air on a given day might be tolerable, but ten times that amount on another could be debilitating.

Such swings can easily occur. Staying on schedule in order to achieve task completion date bonuses are strong motivators. It is easy to see what happens all the time. For example, suppose a critical assembly delivery is delayed for a day. The contractor stays on schedule by scheduling twice as many truck trips the following day.

What are the real consequence of this occurring repeatedly over the lifetime of a project? Well, using the standard methods, the HLC project requires the use of Tier 4 certified diesel engines in order to get below the pollution threshold for particulate emissions. As shown in the DEIR, Appendix B, page 4, using these engines in 2022 and 2023 cuts the emission of Diesel Particle Mater (DPM) roughly by a factor of two. So, the conclusion is that with mitigation the project is good to go.

Wait a minute! One cannot simply say, “See, I had no truck trips on Monday, so I have some ‘credit in the bank’. On Tuesday, I can schedule twice as many trips and still stay on track for the amount of allowed pollution for the entire year.”

Truck trips are merely an example. *All* of the air pollution results suffer from the same unethical approach of using annual *averages* in calculating pollution effects.

For air pollution, there is an ethical way to proceed, For the example above, there is a maximum number of truck trips that the HLC project could possibly utilize in a day – the *peak* number. So, use *peak* numbers rather than *averages* throughout the air quality calculations.

The BCHD *must* take a moral position on air pollution and err on the side of being conservative rather than using industry “standards” so it can just squeak by.

5. But, BCHD has callously chosen not done so.

a. BCHD's position about these harms in the DEIR page 303(3.2-31) states:

"For local plans or projects that exceed any identified SCAQMD air quality threshold, EIRs typically identify and disclose generalized health effects of certain air pollutants but are currently unable to establish a reliable connection between any local plan or an individual project and any particular health effect."

b. Further, it states:

"In addition, no relevant agency has approved a quantitative method to establish a reliable connection between any local plan or an individual project and a particular health effect.

In addition, no relevant agency has approved a quantitative method to do so. ... Therefore, at this time it is infeasible for this EIR to directly link a plans or project's significant air quality impacts with a specific health effect."

c. In other words, the DEIR is saying: "We don't care if there is harm caused or not. We can plow ahead so long as we abide by the rules."

d. And yet, even BCHD has stated its subscription to this concept of a higher moral standard. Starting at minute .47, the you-tube video [Ref: 3.2.60] states

"We are a health district. We have a *moral* obligation to be proactive and protect the people of our community." (emphasis added)

Yes, the video goes on trying to justify the demolition of building 514 as the number one objective of the HLC Project. But as demonstrated in [See: 2.2.1] *demolition* is *not* the only possible solution to ensuring public safety.

6. Proposed Fugitive Dust Control Mitigations Are Not Monitored
The following provisions (paragraphs a. through h. below) *must* be added to the EIR as part of the proposed Air Quality mitigations for the HLC project.

These mitigations must also state that these provisions will be included in the preliminary and all revisions of the HLC development and construction plans. Along with any other portions of this construction

plan deemed relevant by the cities of Redondo Beach and Torrance, these portions of the construction plan must be *reviewed and approved* by the two cities.

a. An Air Quality Compliance Monitor (AQCM) *must* be on site during all construction activities during which fugitive dust is created. Although funded by the HLC contractor, this monitor or monitors shall operate independently of HLC construction management and provide weekly inspections and assessments of the contractor compliance with fugitive dust control methods listed below to the cities of Redondo Beach and Torrance.

b. These dust control methods *must* include but are not limited to:

i. Applying water or non-toxic soil binders equivalent to or better in efficiencies to CARB-approved soil binders every 3 hours to disturbed areas within a construction site.

ii. Requiring a minimum soil moisture of 12% for earthmoving by the use of a moveable sprinkler system or a water truck.

iii. Limiting on-site vehicle speeds to 15 mph by radar enforcement.

iv. Using gravel aprons, 25 feet long by road width to reduce mud/dirt track-out from unpaved truck exit routes.

v. Limiting drop height from excavators and loaders to less than 5 feet.

vi. Applying fabric covering and maintaining a freeboard height of 12 inches on soil truck loads

vii Maintaining tight gate seals on dump trucks

viii. Visually inspecting vehicle wheels and wheels of equipment loaded upon to assess the presence of dirt. If caked dirt or mud is present, it shall be directed to be removed from wheels prior to entering paved intersections.

ix. Visually inspecting that all equipment is maintained in good working order, and if not, prohibiting faulty equipment from use until good working order is achieved

x. Prohibiting track-out onto paved roads that exceeds 25 feet.

xi. Applying enclosure, cover, thrice daily watering, or non-toxic soil binders to open storage piles

xii. Treating disturbed surface areas with vegetative ground cover after construction operations have ceased.

xiii. Limiting truck and equipment idling time to less than 5 minutes at all times.

c. The AQCM shall provide a list of proposed control devices to be used to reduce the amount of materials tracked onto paved roads. The control monitor shall monitor track-out procedures taken, noting the actions taken at the end of each workday.

d. The AQCM shall maintain a list of inactive disturbed areas and the mitigation measures used to reduce fugitive dust and shall routinely monitor the inactive areas to verify that there are no fugitive dust events.

e. The AQCM shall monitor all other air quality compliance issues that are included in the final HLC development plans approved by the cities of Redondo Beach and Torrance.

f. The AQCM shall compile written daily records that document the specific actions taken by the contractor to comply with the provisions above including SCAQMD Rules 401, 402, 403, and 403.1.

g. In the event that the AQCM detects violation of a rule, regulation or any of control methods listed in a.-e. above, he shall have the authority to halt *all* construction activity at the site until the violation ceases and the appropriate correction actions have been completed.

h. The development contractor shall accept that the cities of Redondo Beach and Torrance shall have the authority to levy fines for repeated violations of compliance.

7. Proposed particle emission mitigation controls are incomplete.

The AQCM shall verify that all diesel-powered trucks and equipment (except for rock crushers) are at the Tier 4 level of compliance. He shall have the power to deny entry of any truck to the construction site that does not do so comply.

8. HLC noise pollution also will impact resident indoor air quality.

According to Certified Industrial Hygienist Francis Offerman [Ref: 3.2.121], it is likely that projects with high levels of noise will significantly impact indoor air quality, in particular emissions for the cancer-causing chemical formaldehyde.

Mr. Offerman explains that many composite wood products typically used in modern home construction contain formaldehyde-

based glues which off-gas formaldehyde over a very long time period. He states:

“The primary source formaldehyde indoors is composite wood products manufactured with urea-formaldehyde resins, such as plywood, medium density fiberboard, and particle board. These materials are commonly used in residential building construction for flooring, cabinetry, baseboards, window shades, interior doors, and window and door trims. Formaldehyde is a known human carcinogen.”

The natural reaction of residents being subjected the high levels of noise generated by HLC construction is to shut their windows. This results in poor air circulation and increase in formaldehyde-related carcinogenic effects. An organization with a high moral standard would not be a party to such subjection.

Conclusions: BCHD *must* adhere to a *higher standard* for any of its touted benefits to be valid.

The EIR *must* state that compliance with proposed air quality mitigations will be monitored.

2.3.3 Noise

CEQA Reference(s): Appendix G Noise asks in part:

Does the proposed project:

“a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?”

DEIR Page(s): 625, Appendices B and E

DEIR Page 652 (3.11-28) states in part:

“While compliance with the Redondo Beach and Torrance Noise Regulations and implementation of a Construction Noise Management Plan would reduce construction noise, construction noise levels would exceed Federal Transit Administration (FTA) thresholds and this impact would remain *significant and unavoidable* during both Phase 1 and Phase 2 of the proposed Project.” (emphasis added)

The DEIR is deficient in the following regards:

- * Expected construction noise levels can cause permanent hearing loss.
- * The impact is even worse than presented in the DEIR.
- * The impact of EMT sirens is not analyzed.
- * High intensity noise *mitigation* methods are not fully explored.
- * Noise impacts during transitions are not analyzed.
- * Noise mitigation methods are not monitored

1. Expected construction noise levels can cause permanent hearing loss

[See: 3.1.11] presents expected noise levels from Phase 1 Construction activities presented to the BCHD Board of Directors on 3/24/2021 by Wood Environment & Infrastructure Solutions, Inc.

L_{eq} threshold of 80 dbA is exceeded for:

- West Torrance residents adjacent to Flagler Alley,
- West Torrance residents adjacent to Flagler Lane
- Redondo Beach residents along Beryl Street to the North

30-day *average* L_{eq} of 75 dbA is exceeded for all of the above plus

- Redondo Beach residents along North Prospect to the North

Peak and 30-day average levels exceed Federal Transit Authority residential impact criteria.

2. The impact is even worse than presented in the DEIR.

[Ref: 3.2.48] presents the environmental impact of noise exposure as a function of the noise level. It shows that the damage of repeated exposure to noise levels greater than 70 dbA for prolonged periods can be *permanent*.

In the EIR tables, the quantity L_{eq} is compared with standards. L_{eq} is an *average* of noise intensity over some interval of time. The use of *only*

L_{eq} is not the full story. The effects of L_{max} on hearing loss are well documented and *must* also be considered in any analysis conducted for the benefit of an organization ostensibly concerned about health as a first priority.

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(Cont.)

Ethically, a developer should not use averages at all. One cannot simply say, “See, I was very quiet on Monday, so I have some ‘credit in the bank’. On Tuesday, I can blast away and still be below the average level threshold for the month.”

3. The impact of EMT sirens is not analyzed.

Siren noise can be as large as 120-130 dbA. The frequency of EMT visits to the proposed HLC assisted living center will *increase* over what is presently experienced in the neighborhoods surrounding the proposed HLC project site. *Permanent* hearing loss can occur from even short exposures. [See: 2.11.1]

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4. High intensity noise *mitigation* methods are not fully explored.

If the HLC project is implemented, it will be at the expense of nearby residents and students. They will suffer the ill effects of excessive noise, such as headaches, increased allergy symptoms, insomnia and other health concerns. Hearing loss could be permanent. [Ref: 3.2.112].

a. In terms of reducing noise at its source, the DEIR discussed only *two minor* mitigation measures:

“that construction equipment is properly muffled according to manufactures specifications or as required by local entities, and that electrically powered tools and facilities be used to the maximum extent feasible.”

These passive noise control measures, commonly used in construction, however, are insufficient to prevent noise from spreading because of the effect of sound diffraction.

In fact, the draft version of the EIR concedes that such measures *cannot* reduce noise levels to that below Federal thresholds, in part because necessary noise barrier heights (i.e., up to 105 feet) at the edge of the BCHD development footprint are too great to allow only one- to three-sided barriers and the total building footprint is too large to construct a fully enclosed four-sided noise barrier.

TRAO-36

Additional methods exist, however. The EIR *must* evaluate them.

b. Additional methods to evaluate.

The DEIR remains *silent* on *other* construction noise mitigation measures that *can be utilized* on this project. This deficiency ignores numerous measures which have been evaluated in the literature. Why were these methods not considered?

i. Better noise management practices.

The International Organization for Standardization [Ref: 3.2.113] and the Acoustical Society of America [Ref: 3.2.115] have published documents dealing with the technical aspects of noise control in workplaces. The various technical measures are stated, the related acoustical quantities described, the magnitude of noise reduction discussed, and the verification methods outlined. Why were the measures outlined in these publications not considered by the DEIR?

These methods include but are not limited to:

- improved maintenance
- substitution of material
- substitution of equipment
- specification of quiet equipment
- substitution of parts of equipment
- change of work methods, substitution of process
- substitution of mechanical power generation and transmission equipment
- replacement of worn moving parts
- minimizing the number of noisy machines running at any one time

The EIR *must* specify that these methods will be used as part of the noise suppression construction process.

ii. Use enclosures for particular pieces of equipment.

The feasibility and efficacy of these techniques have been demonstrated. [Ref: 3.2.116]

The EIR *must* analyze the effectiveness of using such an approach.

iii. Active noise suppression.

Noise reduction effect by active noise control for construction equipment has been demonstrated and verified [Ref: 3.2.114].

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(Cont.)

Simulation results show that noise cancellation can be highly efficient in the low- and mid-frequency bands below 1,000 Hz.

This research *must* be reviewed and the noise levels projected for the project using these methods analyzed in the EIR.

5. Noise impacts during transitions are not analyzed.

DEIR page 146 (2-28) states “Demolition of the existing 5-story, 158,000-sf Beach Cities Health Center and the attached 3,200-sf maintenance building would occur toward the end of Phase 1...”

TRAO-37

This means that until lease expirations occur, *all* commercial activities of building 514 (e.g., private medical practitioners) also would be subject to the high levels of construction noise analyzed not to be mitigatable.

The EIR *must* specify the plan to compensate these lessors for the loss of business and/or waiver of lease default penalties.

6. Noise mitigation methods are not monitored.

Effective noise suppression is an ongoing process. Under schedule pressure and forfeiture of bonuses, they are easy to let slide.

TRAO-38

To ensure that this does not happen the noise suppression plan shall be part of the overall construction plan to be approved by the cities of Redondo Beach and Torrance. The noise suppression plan shall have the following provisions.

a. A Noise Control Compliance Monitor (NCCM) *must* be on site during all construction activities. Although funded by the HLC contractor, this monitor or monitors shall operate independently of HLC construction management and provide inspections and assessments of the contractor compliance with the methods specified in the EIR and agreed upon by the cities of Redondo Beach and Torrance.

b. The NCCM shall compile written records that document the specific actions taken by the contractor to comply with the provisions included in

the construction plan approved by the cities of Redondo Beach and Torrance.

c. In the event the NCCM detects violation of a rule, regulation or any of noise control methods listed in the construction plan, he shall have the authority to halt *all* construction activity at the site until the violation ceases and the appropriate correction actions have been completed.

d. The NCCM shall serve as the advocate for residents surrounding the HLC construction site and address excessive noise complaints lodged by them.

e. The contractor accepts that the cities of Redondo Beach and Torrance shall have the authority to levy fines on the contractor for repeated violations of compliance of the noise control part of the construction plan.

Conclusion: These mitigation deficiencies *must* be rectified in the EIR to ensure that compliance measures that will be monitored.

2.3.4 Traffic

CEQA Regulation(s): Section 15126 states in part: “Significant effects of the project on the environment shall be clearly identified and described.”

Section 15123 states in part: “an EIR shall identify areas of controversy known to the lead agency, including issues raised by public agencies as well as interested members of the public.”

DEIR Page(s): 719, Appendices J and K

The DEIR Transportation/Traffic Analysis is Deficient in *Twenty-one* Regards. They cover a wide spectrum of concerns.

- * The *magnitude* of traffic impacts are not described.
- * The Level of Service (LOS) Analysis is deficient.
- * No analysis of transportation network deficiencies was conducted.
- * The significance of documented collision data was ignored.
- * The significance of cut-through traffic data was ignored.

- * An incorrect conclusion was drawn about the impact of the design on vehicle traffic and pedestrians.
- * The utility of the existing curb cut on Beryl Street is misrepresented.
- * An incorrect conclusion was drawn about the impact of the design on vehicle traffic and pedestrians.
- * The DEIR focuses almost exclusively on the analysis of vehicles miles traveled and nothing else.
- * The proposed project solution *increases* cut-through traffic rather than decreases it.
- * The explanation of traffic metrics and their justifications is inadequate.
- * The effects of traffic induced greenhouse gas (GHG) emissions is missing.
- * The consequences of HLC services to citizens outside of the beach cities is not analyzed.
- * The DEIR does not adequately study of impacts and mitigations regarding revenue efforts.
- * The content of the Transportation Demand Plan (TDP) must be expanded.
- * Construction traffic impacts are not adequately analyzed.
- * Construction worker parking access impacts are not analyzed.
- * Bicycle traffic and usage are not analyzed
- * Transportation/ Traffic Emergency Access provisions are missing
- * Analysis of the impact on bus lines service the project area is incomplete.
- * BCHD claims for allocation and use of RCFE funds for transportation improvements are not substantiated.
- * Little coordination with the city of Torrance was conducted.

These deficiencies are so numerous that it is almost impossible to present them in any logical order. Instead, they appear here merely in the sequence listed above with a leading integer to denote the end of one item and the beginning of the next.

The overall conclusion, however, is obvious. The traffic analysis for the EIR must be completely redone.

1. Designation of an environmental impact as *significant* does not excuse the EIR's failure to reasonably describe the *magnitude* of the impact.

An EIR's designation of a particular adverse environmental effect as "significant" does not excuse the EIR's failure to reasonably describe the magnitude of the impact. In a recent court case [Ref: 3.2.85] the EIR was deemed insufficient because it identified significant air quality impacts but failed to discuss the extent of such impacts.

2. The Level of Service (LOS) Analysis is Deficient

The Fehr & Peers Intersection Operation Evaluation in Appendix J contains a detailed assessment of traffic circulation issues, with particular focus on the potential for *increases in congestion*.

a. The evaluation studied 25 intersections near the HLC project site (19 signalized) and determined for each the Level of Service from A to F. Level A represents little or no delay and Level F extreme traffic delays with intersection capacity exceeded.

Appendix J page 25 (J-24) table 5 presents the definitions for all six categories. Appendix J page 26 table 6 lists six intersections that will operate at a LOS of E or F.

An E designation means the condition of the intersection is *poor*. It implies there may be long lines of waiting vehicles through several signal cycles. An F denotes *failure*. Backups from nearby locations or on cross streets may restrict or prevent movement of vehicles out of the intersection approaches. Tremendous delays with continuously increasing queue lengths.

b. Appendix J page 36 (J-35) Table 9 summarizes the results of the AM and PM peak hour intersection LOS analysis for Cumulative plus Project conditions. This is an important Table to be fully aware of.

Based on the analysis, *seven* intersections are projected to operate at LOS E or F during one or both peak hours if the Project is approved.

- Flagler Lane & 190th Street (AM & PM peak hour)
- Inglewood Avenue & 190th Street (PM peak hour)
- Harkness Lane & Beryl Street (AM & PM peak hour)
- Flagler Lane & Beryl Street (AM & PM peak hour)
- Redbeam Avenue & Del Amo Boulevard (AM & PM peak hour)
- Anza Avenue & Del Amo Boulevard (PM peak hour)
- Hawthorne Boulevard & Del Amo Boulevard (AM & PM peak hour).

c. At these seven most affected intersections, *even with mitigations*, the proposed Project as envisioned will have a lasting and significant impact on local and regional traffic.

This Transportation evaluation shows unmistakably that the greatest environmental impacts will, however, be in the city of Torrance. They will fall disproportionately on Flagler Lane and Beryl Street and on the Pacific South Bay neighborhood 80 feet east of the project.

These transportation impacts, as noted on Appendix J page 28(J-27), will occur all through the *5+-year period* of construction and for the duration of the *50-to-99-year* operation of the HLC project and “with other cumulative traffic in the area, would generate increases in CO₂ levels near local intersections.”

d. The BCHD’s determination that there is no further mitigation measure for these intersections is mind-boggling. More robust mitigation efforts *must* be explored. [See: 2.3.5] for example.

These investigations for the Final EIR *must* also include:

- i. Adding monitored freeway on- and off-ramp intersections where the project adds 50 or more trips.
- ii. Freeway monitoring if the project will add 150 or more trips in either direction during AM or PM weekday peak hours as recommended by Caltrans.
- iii. Reviews of intermediate milestones with consultation of local jurisdiction experts prior to buildout
- iv. Addition of *private* service roads on the HLC project site.

TRAO-43
(Cont.)

v. Incorporation of on-site circulation roads for service vehicles from Beryl Avenue and Prospect Avenue with setbacks of at least 12 feet

TRAO-44

vi. Exploration of investigations present in [See: 2.3.5]
DEIR page (3.2-52) Air Quality, lists only five of the seven intersections as having problems.
Why are these results inconsistent? The EIR must resolve this inconsistency

TRAO-45

3. No analysis of transportation network deficiencies was conducted

DEIR page 746 (3.14-28) asserts that both Phase 1 and Phase 2 HLC development plans would not conflict with transportation plans, policies or regulations and therefore project impacts would be less than significant with mitigation.

DEIR page 730 (Table 3.14-1). Existing Public Transit Services in the Project Area does provide a *small* amount of data regarding public transit. Yet, there is no indication in the DEIR that there was *any* analysis directed at reducing the deficiencies of the transportation network or that any development resources are to be set aside to make improvements in the event the proposed project is approved. There is no indication to work with the six county transportation commissions (CTCs) used by the Southern California Association of Governments (SCAG). Are these a proper action for an organization that touts its benefits to the community?

TRAO-46

4. The significance of documented collision data was ignored.

DEIR page 736 (3.14-18) states that “There are no discernable existing hazards in the vicinity of the Project site due to roadway and driveway configuration.”

Yet, also on Page 736 and in Appendix K, it is stated that “323 collisions occurred within the vicinity of the Project.”

Over three hundred is not a small number. It strongly suggests that there is an immediate and serious traffic safety issue in the vicinity of the project. Mitigation analysis of these hazards *must* be conducted.

5. The significance of cut-through traffic data was ignored.

DEIR page 737 (3.14-19) states “As arterial roads become increasingly congested, drivers often seek out ways for avoiding traffic jams. This is usually done by cutting through residential neighborhoods to avoid heavy traffic on arterial roads. This phenomenon is referred to as “cut-through traffic.”

Yet, despite this recognition, there is no indication in the DEIR that any resources will be directed to mitigate, control or address the longstanding problem that would become even more acute with the operation of the HLC. The scope and utilization plan for these resources *must* be provided as part of the EIR.

6. An incorrect conclusion was drawn about the impact of the design on vehicle traffic and pedestrians.

The DEIR page 736 (3.14-18) states “There are no discernable existing hazards in the vicinity of the Project site due to roadway and driveway configuration.”

Further, the DEIR page 781 (3.14-63) states “Vehicle traffic from the proposed one-way driveway and service entrance along Flagler Lane would not contribute to pedestrian safety hazards given that there is no sidewalk along the west side of Flagler Lane south of its intersection with Beryl Street.”

Yet, the EIR states “BCHD is coordinating the BCHD Bike Path Project (separate from the proposed Project) with the City of Redondo Beach and the City Torrance to develop a formal protected Class I bicycle path along Flagler Lane east of the Project site to connect the existing Class II bicycle lanes on Diamond Street and Beryl Street. The Bike Path Project would also develop sidewalks along the west side of Diamond Street north of Prospect Avenue and the *west* side of Flagler Lane south of Beryl Street, where there are currently no sidewalks.”

The DEIR conclusions on pages 736 and 781 are patently false. They are asserted with no data that sustain them. The missing safety analyses and impacts on vehicles and pedestrians *must* be provided as part of the EIR analysis.

Given that existing site access is currently limited to the three driveways along North Prospect Avenue, the additional proposed access point off

of Beryl Street is not needed. It would be better to distribute Project-related vehicle traffic to North Prospect as it is, and reduce the potential for vehicle-pedestrian and vehicle-bicyclist interactions on Beryl and Flagler where the bike path is being designed. The impact of this alternative *must* be included in the EIR.

7. The utility of the existing curb cut on Beryl Street is misrepresented.

The DEIR misleadingly states “While there is an existing curb cut and driveway into the vacant Flagler Lot, the lot is currently closed off with a gate and does not permit vehicle entry.”

Yes, at the *direction* of BCHD, the Beryl entrance into the Flagler lot is *temporarily* closed off to protect the assets of a BCHD leasee. The DEIR fails to mention that the existing curb cut on Beryl has been in use for more than 25 years to access the Flagler lot – for such activities as selling trees for Christmas and pumpkins for Halloween. [Ref: 3.2.83] There is no compelling justification in the DEIR for the need for additional access points for the HLC. This misrepresentation *must* be corrected.

8. The DEIR focuses almost exclusively on the analysis of vehicles miles traveled and nothing else

Yes, Senate Bill 743 requires that the amount of driving and length of trips as measured by “vehicle miles traveled” or VMT be used to assess transportation impacts on the environment for CEQA review.

But, that is the *total* extent of the traffic analysis presented in the DEIR. Evidently, the statement “...VMT be used to assess transportation impacts...” is being interpreted by BCHD to mean that VMT is the *only* data to examine. No other analyses were conducted. The impact on conclusions, cut-through traffic and pedestrian safety have been totally ignored. They *must* be addressed in the EIR.

9. The proposed project solution increases cut-through traffic rather than decrease it

The DEIR page 895 (5-49) states “Implementation of a permanent closure of southbound traffic on Flagler Lane south of Beryl Street would preclude access for service and delivery vehicles to the subterranean proposed service area and loading dock under the proposed

Project.”

TRA0-52
(Cont.)

Yet, under the proposed Project service and delivery vehicles could choose to drive through the Torrance neighborhood to enter the service area and loading dock entrance. This would *increase* cut-through traffic and conflict with what presently already exists. The proposed design *exacerbates* existing problems rather than *mitigate* them. The EIR must analyze and propose mitigations that properly consider all of the contributing circumstances.

10. The explanation of traffic metrics and their justifications is inadequate

TRA0-53

In the DEIR, the criteria for transportation impacts are declared to be either “less than substantial” or “less than substantial with mitigations” without sufficient detail to determine what exactly the residual impacts of the mitigations are. The EIR must explain and adequately quantify what the word “substantial” means for the transportation and air quality impacts.

To what *quantitative* extent are the transportation impacts reduced?

11. The effects of traffic induced greenhouse gas (GHG) emissions is missing

TRA0-54

On Page 3.14-24 it is stated: “Under SB 743, the focus of transportation analysis shifts from LOS to VMT and the reduction of GHG emissions through the creation of multimodal transportation networks and promotion of a mix of land uses to reduce VMT.”

Yet, what is proposed in the DEIR in this regard is not present or is vague.

The EIR *must* provide a clear definition of what types of traffic control and suppression elements will be included in the development plan.

The mitigation efforts proposed in the EIR *must* aim for reductions in *all* transportation-related activities. Any increases in gas emissions should be considered significant and be *fully* mitigated.

Mitigation measures must include additional funds to provide financial benefits to local governments that have designated Priority Development Areas (PDAs). This mitigation should include accessing additional

funding sources including Safe Routes to Transit, and the \$7 billion in Local Streets and Roads funding.

This mitigation *must* be feasible and reduce greenhouse gases by encouraging transit-oriented development near bus and rail stations. Mitigation T-3 proposes for regional and local agencies and employers to promote innovative parking strategies. This measure should also include a parking cash-out program (opt-out), which could feasibly integrate pricing for otherwise free or underpriced parking into regional parking policies and practices.

The DEIR does not adequately leverage transit investments to mitigate greenhouse gas impacts of roadway expansion. It does not require a mix of uses at stations; it sets targets far too low, and excuses some projects from any requirements at all.

If BCHD truly subscribes to the tenant of improving the health of all beach city residents, it *must* become a leader in fostering and supporting healthy planet initiatives. Helping seven billion people is a far more impactful goal than helping a few hundred.

The BCHD asserts that some of the funds from the RCFE will be used for implementing greenhouse gas reduction efforts, but critical parameters are missing:

- a. The percentage of gross income allocated
- b. The growth rate of GHG emission growth over the project lifetime.
- c. Explanation what the future needs are and what environmental impacts these increased services actually have.

The EIR must analyze a comparison between the “2021”, “2035 No Project” and “2035 Project” scenarios at the same fleet engine assumptions so that the impacts of expansions can be reflected and compared to 2021 conditions.

12. The consequences of HLC services to citizens outside of the beach cities is not analyzed

- a. Has the BCHD received authorization from LAFCO to expand its sphere of influence? The EIR *must* calculate how many clients are presently being served who reside outside the geographic border of the

beach cities.

TRAO-55
(Cont.)

b. Has the BCHD conducted a study to determine how these clients currently receive services?

What will be the associated cost to the BCHD to provide services to these clients? The EIR *must* include specific data regarding marketing, transportation costs, and GHG impacts tied to VMT.

13. The DEIR does not adequately study of impacts and mitigations regarding revenue efforts.

DEIR page 757 (3.14-39) states “Trip generation estimates for new uses were based on available programming information provided by BCHD. ITE does not provide a trip generation rate for aquatic centers such as the one proposed as part of the Phase 2 development program.”

TRAO-56

While the possibility of using revenue for future programs is put forward, there are no plans articulated for expanding such programs. The BCHD *must* clearly state and commit to funding mitigations that will result from unmitigated significant impacts to greenhouse gases, air quality, transportation and land use. In the DEIR, no data is provided to determine the impact of expected future activities.

Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the potential for conflicts with the established measures of effectiveness for the performance of the circulation system that are within the jurisdiction and responsibility of Lead Agencies.

Where the BCHD has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures that ensure compliance with the adopted Congestion Management Plan, and other adopted local plans and policies, as applicable and feasible.

Compliance can be achieved through adopting transportation mitigation measures as set forth below, or through other comparable measures identified by the BCHD as the Lead Agency:

a. Fund capital improvement projects to accommodate future traffic demand in the area.

b. Install pedestrian safety elements (such as cross walk striping, curb ramps, countdown signals, bulb outs, etc.) to encourage convenient crossing at arterials.

Because the commercial components of the Proposed Project will not only serve beach cities residents, the EIR needs to state how many trips might come from outside the surrounding area. What cities will be served? How far will the clients travel? What routes and services will be impacted? The DEIR erroneously reduces VMT without adequate attention to all data. This shortfall *must* be fixed in the EIR

14. The content of the Transportation Demand Plan (TDP) must be expanded

BCHD *must* prepare and *submit* a Transportation Demand Management Plan (TMP) to the cities of Redondo Beach and Torrance prior to the issuance of the first building permit for the Project. A final TDM Plan must be submitted and approved by the cities prior to the issuance of the first certificate of occupancy for the Project. All versions of the TDM plan *must* include the items listed below:

- a. All strategies listed Mitigation Measure T-1
- b. Adherence to all other local traffic and/or congestion management plans
- c. Strategies, as determined to be appropriate by the cities, that would produce a minimum fifteen (15) percent reduction of new vehicle trips to the HLC.
- d. Mitigation plan for the transportation-related impacts and calculated increase of VMTs for anticipated special events.
- e. Establishment of policies and programs to reduce onsite parking demand and promote ride-sharing and public transit for events on-site, including:
 - i. Promotion of the use of on-site parking rates offered at reduced rates
 - ii. Requiring special event center operators to advertise and offer discounted transit passes with event tickets

iii. Requiring special event center operators to advertise and offer discount parking incentives to carpooling patrons, with four or more persons per vehicle for on-site parking

iv. Requiring designation of a certain percentage of parking spaces for ride sharing vehicles.

f. The plan to build or fund a major transit stop within or near transit development upon consultation with the six applicable county transportation commissions (CTCs).

g. The plans to purchase, and/or create incentives for purchasing, low or zero emission vehicles.

h. Inclusion of construction related provisions listed in item 15 below.

i. Inclusion of the bicycle related provisions listed in item 16 below.

j. Accepts the right for the cities of Redondo Beach and Torrance to levy fines for non-compliance with the TDMP.

15. Construction traffic impacts are not adequately analyzed.

A detailed Construction Worksite Traffic Control Plan (CWTCP) *must* be prepared and included as part of all versions of the TDMP described in item 13 above. The following items concerning construction equipment and personnel travel *must* be addressed in the CWTCP.

a. Specification of strategies that reduce traffic congestion during construction of this project and other nearby projects that could be simultaneously under construction

b. Scheduling of all truck trips that avoid peak traffic hours.

c. Distribution to all households along the designated routes at least 10 days in advance of any activity.

d. Notification to public safety personnel of major deliveries, detours, and lane closures.

e. Publishing and distribution to nearby residents, the traffic departments of Redondo Beach and Torrance the process for responding to and

tracking of complaints pertaining to construction activity including the identity of an onsite complaint manager.

f. Provision that the manager shall determine the cause of the complaints and shall take prompt action to correct the problem. The cities of Redondo Beach and Torrance and/or other appropriate government agency shall be informed who the manager is prior to the issuance of the first permit.

g. Provides a detailed provision for accommodation of pedestrian and bicyclist flow.

h. Determination of whether or not the mitigation efforts developed above combined with other mitigation and regulatory compliance measures in the EIR are equal to or more effective than the SCAG RTP/SCS Program EIR T-2 in avoiding conflicts with any other congestion management program within the jurisdictions of the BCHD including, but not limited to:

- * VMT and travel demand measures

- * Other standards established by the county congestion management plan.

If such a determination is made, the contractor shall adopt the plan recommended by the California, Department of Transportation.

i. Ensures that access will remain unobstructed for land uses in proximity to the project site during project construction.

j. Coordination with the Redondo Beach and Torrance emergency service providers to ensure adequate access is maintained to the project site and neighboring businesses and residences.

16. Construction worker parking access impacts are not analyzed

A detailed Construction Worker Traffic Plan (CWTP) *must* be prepared and included as part of all versions of the TDM plan described in item 13 above. The follow items concerning construction equipment and personnel travel *must* be addressed in the CWTP.

a. Makes provision for parking management and designated spaces for all construction workers to ensure that *all* construction workers do not park in or on street spaces.

- b. Guarantees that damage to the street caused by heavy equipment, or as a result of this construction, shall be repaired, at the project's expense.
- c. Specifies that within one week of the occurrence of the damage (or excessive wear), repair will be made -- unless further damage/excessive wear may continue; in such case, repair shall occur prior to issuance of a final inspection of the building permit.
- d. Specifies that all damage that is a threat to public health or safety shall be repaired immediately.
- e. Specifies that when such damage has occurred, the street shall be restored to its condition prior to the new construction as established by the cities of Redondo Beach or Torrance (or other appropriate government agency) and/or photo documentation, at the BCHD's expense, before the issuance of a Certificate of Occupancy.
- f. Specifies that all heavy equipment brought to the construction site shall be transported by truck
- g. Specifies that no materials or equipment shall be stored on the traveled roadway at any time.
- h. Specifies that prior to the onset of demolition, excavation, or construction, portable toilet facilities and a debris box shall be installed on the site and properly maintained through project completion.
- i. Specifies that, prior to the end of each work-day during construction, the contractor or contractors shall pick up and properly dispose of all litter resulting from or related to the project, whether located on the property, within the public rights-of-way, or properties of adjacent or nearby neighbors.

17. Bicycle traffic and usage are not sufficiently analyzed.

Motor vehicles are not the only mode of transportation that must be analyzed in the EIR. The HLC is reputed to be open to all residents of the beach cities – regardless of their mode of transport for getting there. A bike path is proposed adjacent to the HLC. It is reasonable to assume that bicyclists will be among those wishing to visit the facility.

A detailed Bicycle Usage Plan (BUP) must be prepared and included as part of all versions of the TDM plan described in item 13

above. The follow items concerning bicycle travel *must* be addressed in the BUP.

- a. The number of units that will provide nearby bicycle parking spaces.
- b. The number of residential bicycle parking spaces and charging stations would be provided for the commercial component of the HLC.
- c. The number of bicycle parking spaces that ensures sufficiency to accommodate 5 to 10 percent of projected use at all public and commercial facilities in the HLC.
- d. The plan for a self-service bicycle repair area.
- e. The detailed description of the signage and striping onsite to encourage bike safety.
- f. Accommodations planned for a Guaranteed ride home program.
- g. The plan to restrict construction related traffic to off-peak bicycle operation hours.
- h. The plan to work with the school districts to improve pedestrian and bike access to schools.
- i. The plan to contribute a one-time fixed fee contribution to be deposited into the Bicycle Plan Trust Funds of the cities of Redondo Beach and Torrance.
- j. The plan, in coordination with all appropriate agencies, to establish ordinances limiting the hours when deliveries can be made to off peak hours.
- k. The plan to promote the use of bicycles by providing space for the operation of valet bicycle parking service.
- l. The plan to ensure that the detailed design relating to delivery truck loading and unloading taking place on site has no vehicles having to back into the project via the proposed project driveways on any adjacent street.
- m. The plans to develop a Bicycle Safety Program or a bicycle safety educational program to teach drivers and riders the laws, riding

protocols, routes, safety tips, and emergency maneuvers at the HLC.

18. Transportation/Traffic Emergency Access provisions are missing

TRAO-62

The construction work site traffic control plan (CWTCP) *must* ensure that access will remain unobstructed for land uses in proximity to the project site during project construction. Coordinate with the Cities and emergency service providers to ensure adequate access is maintained to the project site and neighboring businesses and residences.

19. Analysis of the impact on bus lines service the project area is incomplete.

This analysis *must* be expanded to include the following information.

- a. The average daily ridership on the Bus Lines serving the project area.
- b. Use these data as part of the analysis to determine the worker and overall VMT baseline.
- c. The bus routes paralleling the existing service that support the DEIR conclusions outlined in the VMT and transportation-related impacts
- d. A list of all intersections studied and the existing number of vehicles on the roadways each day.

TRAO-63

20. BCHD claims for allocation and use of RCFE funds for transportation improvements are not substantiated.

TRAO-64

The BCHD asserts that some of the funds from the RCFE will be used for implementing transportation improvements. This assertion *must* be made more specific.

The DEIR claims that the funds derived from the RCFE will be used for programming, but there isn't any attempt to factor in what that transportation growth is forecasted to be and what its impact will be on GHG, air quality, and public transportation. This *must* be clarified and additional data added that explains what these future needs are and what the environmental impacts of these services are.

21. Little coordination with the city of Torrance was conducted.

TRAO-65

Even Fehr & Peers states that future changes to Flagler Lane by the City of Torrance to reduce LOS were never considered.

TRAO-66

Twenty-one significant deficiencies! The number is high because of the total inappropriateness of placing the HLC in the very midst of a heavily populated residential area.

For more on the impact of traffic on greenhouse gas emission, [See: 2.3.5, sub-argument 8]

Conclusion: The EIR *must* correct *all* traffic mitigation deficiencies and state that compliance will be monitored

2.3.5 Greenhouse Gasses

CEQA Reference(s): Sections 15126.2(b) states in part:

“In addition to building code compliance, other relevant considerations may include, among others, the project’s size, location, orientation, equipment use and any renewable energy features that could be incorporated into the project.”

Section 15092, subsection (b)(2)(A) states in part: “A public agency shall not decide to approve or carry out a project for which an EIR was prepared unless... 2) the agency has... *eliminated or substantially lessened* all significant effects on the environment where feasible.” (emphasis added)

DEIR Page(s): 439 (3.7-1), Appendix J

TRAO-67

- * We all have a responsibility to be proactive in reducing the generation of greenhouse gasses.
- * BCHD, as a health district should be showing leadership in this regard.
- * BCHD shows no empathy with the community it serves.
- * BCHD does not adequately address CEQA requirements.
- * BCHD must elect to adopt a proactive approach, but does not.
- * The DEIR does not analyze Bike Path impacts.

* The DEIR does not analyze the impacts on other civic activities.

* No Phase 2 actions are proposed.

1. We *all* have a responsibility to be proactive in reducing the generation of greenhouse gasses.

The California Supreme Court, as stated in *Cleveland National Forest Foundation v. San Diego Assn. of Governments* (2017) 3 Cal.5th 497, 504 (SANDAG).⁴ has repeatedly held that GHG law continues to evolve, and lead agencies have an obligation under CEQA to “stay in step.” [Ref: 3.2.127]

The fact that the California Supreme Court recognizes the urgency for public agencies to “stay in step” is significant. All proposed projects which will generate GHG emissions either directly or indirectly have a moral obligation to substantially reduce these effects on our environment.

It is urgent, as President Biden noted in April, during the international climate summit, a call to cut GHG emissions by 50%. Telling an audience of 40 world leaders “We have to get this done”. Biden wants all electricity in the U.S. to come from carbon-free sources by 2035. He described a need to seal off abandoned wells and mines, “putting a stop to the methane leaks and protecting the health of our communities.” [Ref: 3.2.128]. He has also proposed funding for 500,000 vehicle charging stations by 2030. Today, less than 1% of vehicles on the road are powered by electricity.

Yet, there’s reason to fear California will fail to meet this challenge. Energy Innovations, a San Francisco-based research firm used its Energy Policy Simulator, an open-source modeling tool, to determine whether California is on track to meet its 2030 target. Researchers concluded the state would fall short under current policies, reducing economy-wide emissions from 424 million metric tons in 2017 to around 284 million in 2030. [Ref: 3.2.129]

California, once a leader in environmental issues, is falling behind according to the Climate Center, a nonprofit, started by Ann Hancock and Mike Sandler in 2001, with a focus on influencing local government to prioritize the reduction of greenhouse gas emissions. The Climate Center states: “Doing nothing or pursuing timid climate solutions will

cost California trillions of dollars in destructive impacts to our economy, public health, equity, and way of life. Bold policy changes now are critical to the pursuit of effective, equitable solutions.” [Ref: 3.2.130]

2. BCHD shows a lack of *leadership* in regard to reducing GHG emissions

Some State leaders are committed to reducing the environmental impacts of greenhouses gas emissions. But others are idle, content to let others shoulder the responsibility of meeting state and federal climate action plans.

Unfortunately, it appears BCHD is one of the others -- despite being a *health district*, whose purpose is to ensure the health and well-being of beach city residents.

In the DEIR for the HLC, BCHD shows a severe lack of leadership that is contrary to their stated mission.

3. BCHD shows a lack of *empathy* with the communities it is supposed to serve.

Since starting the HLC procurement process, BCHD has also shown a *disregard* for the concerns the public has brought to their attention as evidenced by the HLC project summarized in the DEIR.

The fact that the BCHD is open to endangering the surrounding neighborhoods to the environmental impacts of 5+ years of construction (despite the identified impacts) and has willfully proposed a facility that is wildly incompatible with the surrounding residential neighborhood, shows a dangerous disregard for the goals and objectives the DEIR is premised upon.

Considering the global impacts of climate change and the radical changes brought on by the Covid-19 pandemic, it’s time to make the changes needed to transform and protect future generations. Beach city residents deserve an enlightened BCHD committed to environmental sustainability. The youth of the beach cities deserve more from those who are elected to serve the community, everyone expects more from those who run for public office.

4. BCHD does not adequately address CEQA requirements for reduction of GHG emissions.

DEIR page 439 (3.7-1) states: “With regard to climate change, it is generally accepted that while the overall magnitude of global impacts is substantial, the contribution of any individual development project is so small that direct project-specific significant impacts – albeit not cumulatively significant impacts – are highly unlikely.

“Global climate change is also fundamentally different from other types of air quality impact analyses under CEQA in which the impacts are all measured within, and are linked to, a discrete region (i.e., air basin). Instead, a climate change analysis must be considered on a global level and requires consideration of GHG emissions from the project under consideration as well as the extent of the related displacement, translocation, and redistribution of GHG emissions.”

Thirteen pages later into the section boilerplate, on page 451 (3.7-13), the DEIR finally identifies *one* regulation they are compelled to follow by quoting from the AQMD regulations:

“As of the present date, the only regulation adopted by the SCAQMD addressing the generation of GHG emissions is the establishment of a 10,000 MT CO₂e per year screening level threshold of significance for stationary/source/industrial projects for which the SCAQMD is the lead agency.”

On page 463 (3.7-25), the BCHD admits the Project will add to GHG emissions, “The proposed Project would result in *net* GHG operational emissions directly from on-road mobile vehicles, electricity, and natural gas.” (emphasis added)

And on page 464 (3.7-26), the DEIR describes some of the specific causes for its GHG emissions, “Operation of the proposed Project would generate GHG emissions from on-site operations such as natural gas combustion for heating/cooking, landscaping equipment and the use of consumer products. GHG emissions would also be generated by vehicle trips associated with the proposed Project.”

BCHD lists the GHG data on page 469 (3.7-29) in Table 3.7-6 titled Combined Annual Operational GHG Emissions for the Proposed Project. The analysis states that “Pursuant to *current* SCAQMD methodology, the combination of amortized construction GHG emissions with operational GHG emissions would result in a combined total of approximately 13,131.4 MT CO₂e/year.” (emphasis added). Note that this amount exceeds the SCAQMD annual threshold.

DEIR page 106 (1-6) lists proposed mitigation measures that require approval. The HLC project is listed as requiring SCAQMD approval.

However, the BCHD avoids its obligation to mitigate GHG emissions almost entirely. By failing to fully analyze alternatives and propose vigorous mitigation methods, the DEIR therefore violates CEQA requirements. It is deeply concerning that the BCHD is not looking to reduce the Project GHG emissions to the maximum extent possible.

5. BCHD *must* elect to apply a proactive approach, but does not.

a. BCHD could, *if desired*, require all new vehicles purchased to run on electricity. They could specify the number of electric-vehicle charging stations that will be present on the site. They could extend the bike path into the project site. They could increase the use of solar panels and onsite appliances to electricity to the maximum amount possible.

However, DEIR page 402 (3.5-22) merely states: “The natural gas demand for the project would *increase* existing natural gas demand during both Phase 1 and Phase 2.” (emphasis added)

b. Why, therefore, is there no analysis between the electric demand and usage and the natural gas demand and usage? Why is there no discussion of the pros and cons of relying on natural gas?

Clearly, HLC project GHG mitigations are not fully analyzed.

c. DEIR page 465 (3.7-27), under the heading: On-site Use of Natural Gas and Other Fuels, states: “Natural gas would be used by the proposed Project for heating of the Assisted Living and Memory Care units and for the restaurant and dining uses, resulting in a direct release of GHGs.” It also states: “the proposed Project would generate a small percentage of its own energy using photovoltaic solar panels that would cover between 25 and 50% of the proposed roof space.”

Why is there a *factor of two* difference between these two percentages?

The DEIR provides very little information to understand how the mitigation works and how it would impact future GHG emissions. More information *must* be provided in the EIR.

DEIR page 468 (3.7-30) in Table 3.7-7 states: “the *net* annual GHG

emissions associated with the proposed Project were calculated by subtracting the existing annual GHG emissions associated with the Beach Cities Health Center and Beach Cities Advanced Imaging Building on-site (refer to Table 3.7-3) from the total GHG emissions associated with the proposed Project (refer to Table 3.7-6).” (emphasis added)

TRAO-73
(Cont.)

This section, in essence, makes it obvious that the BCHD is not going to do *anything* with regards to fuels and electricity and will rely on *reductions* that other more conscientious agencies may achieve.

The DEIR does not exhibit the tight, evidentiary connection required by CEQA. It is not consistent with California’s GHG reduction programs. The BCHD appears content to do *little* to reduce GHG emissions.

DEIR page 470 (3.7-32) paradoxically states, as shown in Table 3.7-6 and 3.7-7: “the proposed Project would result in a net reduction in total annual GHG emissions when compared to existing annual GHG emissions generated at the Project site. As such, the proposed Project would not generate GHG emissions that may have a significant impact on the environment.”

TRAO-74

If this rational is accepted by the BCHD Board of Directors, it will mean that future developers who demolish and rebuild on the same site could use a baseline of the existing GHG and avoid having *to reduce GHG emissions at all*.

6. The bike path design impacts have not been analyzed.

DEIR page 749 (3.14-71) fails to state why the bike path isn’t extended into the project site.

TRAO-75

Appendix J, section 2.2 page 15, Existing Pedestrian and Bicycle Facilities, states: “The nearest existing bicycle access to the Project site is provided via the Class II bicycle lanes on Diamond Street and Beryl Street, but there are no existing facilities which provide *direct access*” (emphasis added).

The South Bay Bicycle Master Plan, however, indicates that additional Class I, II, and III facilities are needed throughout the study area.

Rather than use the opportunity of increasing bike travel to and from the HLC project, BCHD chooses to ignore its importance in reducing GHG

emissions.

The DEIR fails to address a safe way to bike to and from the existing routes to the interior campus bike facilities. The problem is documented in the Fehr & Peers report showing the intersection counts into the BCHD site along Prospect Ave. that leads into the site. These numbers also show that bike riders are not riding to the site.

TRAO-76

Inexplicably, there is no mention of the potential of providing bike path access to and from the HLC. Instead, the DEIR fails to explain how the project site helps to accomplish the objective of Goal G13: Link existing and proposed bicycle facilities specified in the Redondo Beach General Plan Transportation and Circulation Element presented on DEIR page 454 (3.7-16). Doing so will have a positive impact on GHG emissions. This possibility *must* be analyzed in the EIR.

Though not designated, Flagler Alley currently serves as an informal bicycle path. The proposed Project should include extending the bike lanes into the site, to encourage active transportation to and from the Project site, and thereby reduce GHG production.

7. Impacts on other civic activities are not sufficiently analyzed.

DEIR page 476 (3.7-38) shows that the Redondo Beach General Plan and Climate Action Plan Consistency Summary states the objective is to “Establish a Local Farmer’s Market – Work with local organizations to establish farmers’ markets in the community.”

The DEIR states that the proposed Project would include a tree-lined promenade (also referred to as Main Street), which could support such outdoor farmers’ markets.

TRAO-77

This is a questionable service that BCHD is assuming it needs to provide. There are no supporting facts to determine if the public has a need for an additional farmer’s market at the Project.

If there is an unmet need for another farmer’s market, the existing parking lot is large enough to accommodate it. Why hasn’t the Board used it for that purpose in more than 20 years?

This item *must* be stricken from the DEIR. It doesn’t belong there. There is no data to determine the number of vehicles entering and exiting the site and no detailed study to determine its GHG impacts.

8. The lack of defined actions continues for Phase 2

a. DEIR page 477 (3.14-39) continues this see-no-evil, speak-no-evil approach. There we are told that the Phase 2 Aquatic Center trip generation estimates were *not completed* by the team hired to conduct the analysis, so instead the DEIR would merely use preliminary findings.

How is this consistent with CEQA requirements? How is this consistent with the pronouncements that analyses performed now will be sufficient for phase 2? How can BCHD possibly claim that all relevant CEQA analyses for Phase 2 have been conducted in the EIR, when in fact, they have not?

The proper analyses *must* be provided in the HLC project EIR

b. DEIR page 757 (3.14-39) states in part: “Trip generation estimates for new uses were based on *available* programming information provided by BCHD. ITE does not provide a trip generation rate for aquatic centers such as the one proposed as part of the Phase 2 development program. Therefore, BCHD hired Ballard King & Associates to prepare a market feasibility study, which includes *preliminary* findings of the market assessment used by Fehr & Peers to estimate potential trip generation (see Appendix J).” (emphasis added)

What are these details? How did BCHD acquire them? What do they say?

c. The Phase 2 analysis in the DEIR is built with a bag of hot potatoes. It is hard to ascertain accurately who ended up holding it, but the story goes something like the following:

i. Fehr & Peers was given the responsibility by BCHD to estimate Phase 2 potential trip generation.

ii. However, ITE, the original traffic analysis contractor, did *not* provide a trip generation rate for aquatic centers such as the one proposed as part of the Phase 2 development program.

This is important to have been done, however. As DEIR page 854 (5-8) states: “...following the development under Phase 2, the proposed project would result in an increase in daily trip generation associated

with the Aquatics Center ...”

iii So, as DEIR page 757 (3.14-39) states: “BCHD then hired Ballard King & Associates to prepare a market *feasibility* study which included preliminary findings of a market *assessment*.” (emphasis added)

The firm’s profile [Ref: 3.2.131] states: “Ballard King offers a broad range of services that can be integrated into a design team or contracted independently. Some of our services include feasibility studies, operations analysis, maintenance cost estimates, revenue projections, staffing levels, budgeting, marketing plans, and third-party design review. Additionally, we perform audits for existing facilities as well as recreation master plans.”

In response to the BCHD request for proposals for the Aquatic Center feasibility assessment, Ballard King stated on its website, “The scope of worked included: market assessment, public participation, facility recommendations, and operational planning.”

iv. Just to be clear, Ballard King was *not* hired to conduct an engineering-based traffic analysis. They do not claim to be qualified to do so! The methodology used by Ballard King is stated clearly in DEIR Appendix J – Appendix C: pages 67-8 (J-66-7).

v. Evidently, the plan was for Ballard King to use data provided by the South Bay Aquatics Center (SBAQ), located in Redondo Beach, in conjunction with their market assessment to develop aquatic center trip generation estimates.

However, SBAQ had not been operating with regular class schedules recently due to COVID-19. Vehicle counts were unable to be collected. No reliable data was available for validating the trip generation estimates.

DEIR Appendix C of Appendix J, page 41 (J-40) includes the memorandum prepared by SBAQ that states this fact. On DEIR Appendix C of Appendix J, page 67 (J-66) Ballard King states that there was not a sufficient sample size that could be used as “reliable” counts.

vi. Evidently, in BCHD’s rush to get the DEIR published rapidly, no matter what, Ballard King was then directed to use another engineering light-weight - the National Sporting Goods Association

(NSGA) [Ref: 3.2.132]

The NSGA approximates the number of people in a geographic area who might participate in recreational activities like swimming, be it in a pool or the ocean.

The NSGA conducts annual surveys of how Americans spend their leisure time. In particular they collect data by age range (7 and up), median household income, and region of the country. Using the age distribution of the primary service area, combined with median household income, region of the country, and national average, Ballard King produces a participation percentage unique to the characteristics of the primary service area.

An explanation of the methodology used by the NSGA to generate their 2017 data set [Ref: 3.2.133] states: “An online panel maintained by Survey Sampling International (SSI) was used. The panel is balanced on a number of characteristics determined to be key indicators of general *purchase behavior*, including household size and composition, household income, age of household head, region, and market size. Due to the online methodology African Americans and Hispanics are somewhat underrepresented in the sample.” (Emphasis added.)

The NSGA information made no claims it could be used to determine the transportation impacts of the Aquatic Center’s GHG emissions.

For the BCHD service area used by NSGA, this equates to an average of 16.6% of the beach city population that participate in swimming. The NSGA does not further define swimming, nor do they define if this is pool use, ocean, lake, etc.

Ballard King takes a 16.6% figure provided by NSGA and applies it to the population of the primary service area that is age 7 and up. It turns out that within the primary service area 86,145 individuals, age 7 and up, participate in swimming.”

Such an approach as the one described here does *not* produce the factual data CEQA *requires* for analysis. The regional data is not a specific factual survey of Beach city households. The Aquatic Center trip generation table is not representative of the methodology used by Fehr & Peers.

Where are the local data sets showing NSGA conducted a data-based study on the Project area?

BCHD has not eliminated or substantially lessened all significant effects on the environment because it has not provided the information required to determine a believable mitigation measure.

Fehr & Peers, by their own admission, make it abundantly clear that the data was not available to them and that they can't provide the *CEQA* *required* level analysis that must be made to justify the determination that an environmental impact with or without a mitigation is less than significant.

vii. As a result, the traffic estimates in the DEIR for Phase 2 are general, low-quality *estimates* – certainly not sufficient for the purposes of CEQA.

An EIR cannot merely lie behind the excuse that data is not available. It *must* be provided and the appropriate analyses then made.

As things stand now, BCHD has not eliminated or substantially lessened significant effects on the environment where feasible because it has not provided the information required to determine a feasible mitigation measure. [See: 2.3.4]

Conclusion: The EIR *must* provide analyses with enough substance to access accurately the impact of the HLC on GHG emissions

2.3.6 Hazardous Waste Disposal

CEQA Reference(s): Appendix G Hazards & Hazardous Materials asks in part: Does the proposed 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 upset and accident conditions involving the release of hazardous materials into the environment?”

DEIR Page(s): 495

The following provisions (paragraphs a. through q. below) *must* be added to the environmental impact report (EIR) as part of the proposed Hazardous Waste Disposal Plan for the HLC project.

These provisions must also be included in the preliminary and all revisions of the HLC development and construction plans. Along with any other portions of this construction plan deemed relevant by the cities of Redondo Beach and Torrance, these portions of the construction plan must be reviewed and approved by the two cities.

a. A Hazardous Waste Disposal Compliance Monitor (HWDCM) *must* be on site during all construction activities. Although funded by the HLC contractor, this monitor or monitors shall operate independently of HLC construction management and provide weekly inspections and assessments of the contractor compliance with the control methods listed below to the cities of Redondo Beach and Torrance.

The HWDCM *must* be tasked to perform the following duties:

b. Inspect and verify that all equipment used for hazardous material disposal satisfy decontamination requirements.

c. Inspect and verify that access to contaminated areas is sufficiently restricted.

d. Inspect and verify the accuracy of all waste profiles and waste manifests generated, and that transfer will occur only to approved treatment/disposal facilities.

e. Inspect daily and verify that stockpiles of hazardous waste are properly segregated.

f. Inspect daily and verify that the face of all stockpiles of hazardous waste are adequately covered.

g. Inspect and verify immediately before they leave the construction site the decontamination of all trucks, storage bins and other equipment that have become in contact with affected soil. This includes verifying that no excavated material extends above the sides or rear of the truck and/or trailer

h. Inspect and verify that prior to tarping of truck beds or trailers that all loads have been moistened.

i. Inspect and verify that any soil vapor extraction equipment required satisfy OSHA standards.

j. Prohibit the use of enclosed transfer trucks or transfer in open receptacles.

- k. Prohibit the routing of all other trucks through impacted areas.
- l. If unknown groundwater contamination could be a threat to human health is identified, prohibit any construction activities in the immediate vicinity.
- m. Verify that the best management practices identified by the Los Angeles Regional Water Quality Board (RCQCB) are followed for all excavation activities.
- n. Compile written daily records that document the specific actions taken by the contractor to comply with the provisions above including any additional hazardous material disposal safeguards specified by the cities of Redondo Beach and/or Torrance.
- o. Perform any additional hazardous waste disposal tasks specified by the city of Redondo Beach and/or Torrance.
- p. In the event the HWDCM detects violation of a rule, regulation or any of control methods listed in a.-m. above, he shall have the authority to halt *all* construction activity at the site until the violation ceases and the appropriate correction actions have been completed.
- q. The cities of Redondo Beach and Torrance shall have the authority to levy fines on the contractor for repeated violations of compliance.

Conclusion: The proposed Hazardous Waste Disposal Plan *must* be completed. Mitigation compliance monitoring *must* be included in the EIR

2.4 Applicable Plans

2.4.1 HLC Plan is Unstable Until After Flagler Lane Modification is Finalized

CEQA References Section 15003 (j) Policies states in part:

“CEQA requires that decisions be informed and balanced.”

Section 15125 (a) Environmental Settings states in part:

“An EIR must include a description of the physical environmental conditions in the vicinity of the project.”

DEIR Page:(s)

DEIR page 5 (ES-1) states that the RCFE Building would include a new driveway and pick-up/drop-off zone located on the vacant Flagler Lot as well as a new subterranean service area and loading dock entry/exit along Flagler Lane (south of Beryl Street).

DEIR page 726 (3.14-8) states that “Flagler Lane runs in a north-south direction near the Project site with two vehicle lanes along the majority of the roadway (north of Beryl). Adjacent to the Project site (south of Beryl), Flagler Lane terminates approximately 450 feet south of its intersection with Beryl Street at Flagler Alley. At its southern terminus, the roadway turns east into Towers Street, which provide access to the single-family residential neighborhood to the east, located within Torrance. The City of Torrance has total jurisdiction over Flagler Lane south of Beryl.”

DEIR page 737-738 (3.14-9-10) reference the “Cut-Through Traffic” issue currently being reviewed by the City of Torrance. The City of Torrance conducted a license plate survey recently conducted showed that during AM peak hours 47% of northbound and 41% of southbound traffic was “cut-through” and during PM peak hours 31% of northbound and southbound traffic was “cut-through”.

This survey was done during the current COVID-19 pandemic when temporary “working from home” conditions were in place. The city is considering modifications to Flagler Lane to reduce the accident rate. There are several options under consideration:

1. Close Flagler Lane going southbound (at Beryl)
2. Close Flagler Lane going northbound (at Beryl)
3. Close Flagler Lane going southbound and northbound (at Beryl)
4. Close Flagler at the Flagler Lane/Towers Street intersection

Torrance is currently piloting a program to close Flagler Lane going southbound between Towers and Beryl (option 1). With the closure of southbound traffic, HLC will not be able to implement the loading dock entry/exit along Flagler Lane. The design for the first phase of the HLC will have to be modified. These changes will affect traffic patterns and invalidate any conclusions drawn in the present DEIR regarding them.

The closure of southbound traffic on Flagler is a pilot. A decision might be made in the future to pilot or implement either option 2 or option 3. If option 2 is implemented, the loading dock traffic will come up north on Redbeam Avenue (local residential street) and west on Towers (local residential street with a pedestrian exit from Towers Elementary School). If option 3 is implemented, there will be no access off of Flagler Lane. These changes will affect traffic patterns and invalidate any conclusions drawn in the present

DEIR. Any projection of what the decision of the City of Torrance would be speculation since the city itself has just decided on the current pilot.

TRAO-82
(Cont.)

The HLC Plan does not allow decisions to be informed and balanced (CEQA 15003 (j)), does not give the public and decision makers the most accurate and understandable picture practically possible of the project's likely near-term and long-term impacts (CEQA 15125 (a)), and the particular impact is too speculative for evaluation (CEQA 15145).

Conclusion: The DEIR plan as presently presented is *unstable*.

It will remain so until after Flagler Lane modification is finalized. The DEIR must be withdrawn and reissued after the City of Torrance finalizes the Flagler Lane modification.

2.4.2 Key Provisions of Any Partner Agreements Are Missing

CEQA Reference(s): Section 15123(a) provides that the draft EIR is required to contain:

“An EIR should be prepared with a sufficient degree of analysis to provide decision makers with information which enables them to make a decision which intelligently takes account of environmental *consequences*.”

DEIR Page(s):142

BCHD will be the minority stakeholder of the development agreement between it and a financial partner -- somewhere between 20% and 25% [Ref: 3.2.30]

As a general rule, unless the written agreement states otherwise, a minority owner has only three basic rights:

- The right to vote for the board of directors (in the case of a corporation), or the manager (in the case of an LLC);
- The right to review the books and records of the company upon request; and
- The right to receive dividends or profit distributions from the company if they are declared.

TRAO-83

[Ref: 3.2.31, for example]

Independent of the HLC development, BCHD is the steward of publicly held assets including land, an investment portfolio, and other sources of income.

Because of the risks inherent in the HLC development [See 2.7.1 and 2.7.2], these assets are subject to diminishment and loss.

The BCHD will have few recourses for their protection if unplanned-for situations with the HLC construction and subsequent management arise.

The development agreement between BCHD and its partner, therefore, must *explicitly state* minority rights that go beyond the three basic ones listed above.

Usually, the creation of a development agreement will occur after the EIR has been generated and a conditional use permit (CUP) for the HLC site has been granted by the planning commission and city council of the city of Redondo Beach.

However, because of the uncertainty of success of the HLC, the public cannot adequately judge the magnitude of risk to its assets at such a late point in the development process. The possible Economic Effect of the HLC development will be under-characterized.

The EIR, therefore, must specify what additional rights BCHD will insist be part of any development agreement it becomes party to.

Conclusion: Key BCHD Development Agreement *Minority Rights must* be explicitly stated in the EIR.

2.4.3 Design Build Violates the Intent of CEQA

CEQA Reference(s): Section 15123(a) provides that an EIR “should be prepared with a sufficient degree of analysis to provide decision makers with information which enables them to make a decision which intelligently takes account of environmental consequences”

DEIR Page(s):142

BCHD has elected to use *Design Build* as the contracting method for the HLC project. But what does Design Build mean? Using Design Build

for a project requiring CEQA adherence, however presents a significant problem. Why then does BCHD elect to procure the HLC under Design Build?

1. BCHD has elected to use Design Build as the contracting method for the HLC project

For example, point a browser at [Ref: 3.2.139] and go to page 60.

2. What does Design Build mean?

A search on the DEIR finds no matches for the term “design build”. A definition for it must be found elsewhere.

An article published in the Golden Gate University Law Journal states: “Project Delivery Method is a term of art commonly used in the construction industry that refers to how design and construction services are assigned to companies working on a project. ...”

“The defining aspect of a design build (DB) project is that one entity is responsible for both designing and building the project under a single contract, as opposed to the traditional design-bid-build (DBB) project delivery method. DB's consolidation of the traditionally separate design and build phases allows construction to begin before *finalizing* a project's design.”[Ref: 3.2.138] (emphasis added)

3. Using Design Build for a project requiring CEQA adherence, however presents a significant problem

The Golden Gate University Law Journal continues:

“This presents a *significant* problem because overlapping design and construction can *prevent* a full and thorough assessment of a project's environmental impact.”

“The DB delivery method encourages vague and incomplete plans, allowing for post-CEQA-approval *design changes* which can fail to account for all significant environmental impacts. ...

“In such a situation there would be no further environmental review ...”

“This jeopardizes CEQA's core goal of ensuring that the public and governmental decision makers are aware of a proposed project's significant environmental impacts...”

“ ...The problem is that a builder is not required to report changes to a project once it receives approval ...

“Incomplete designs under DB allow for a greater amount of change than a fully-designed project, giving the builder more leeway, but also the potential to miss any *significant environmental impacts* that the project may have.” (emphases added)

A contractor under cost and/or schedule pressure could change the design at will. Such pressures happen frequently in all projects. The bigger they are, the more likely they are to be.

4. Why then does BCHD elect to procure the HLC under Design Build?

a. Normally, it could not. For most constructions undertaken by public enterprises, Design Build is prohibited.

b. However, BCHD, and evidently BCHD alone, out of all the health districts in the state of California has a temporary exemption to this prohibition. Until January 1, 2023, then can procure contracts using design build as the basis.

Given the shifting sands of BCHD's HLC purpose and design, and the organization's proven record of whipping up the latest project that suits their fancy, who can possibly predict what the final outcome will be?

The HLC design prior to the one specified in the DEIR proposed only assisted living. But evidently, after projected financial returns were projected to be too meager, PACE suddenly was an added component to the design.

c. Recently, BCHD approved a \$1,800,000 contract with Cain Brothers to find the partner who would come up with the bulk of the money needed in order to build the HLC.

When asked at the approval meeting, why the rush to issue that contract now rather than wait until the EIR process had completed, the answer was that January 2023 was not that far away.

Clearly BCHD wants to continue playing in its sandbox without adult supervision.

5. Is there nothing that can be done?

a. Normally, once a Final EIR has been prepared, it is reviewed by the *independent* impartial and *responsible* reviewing agency. Only if approval is given can the project go forward.

This, of course, is a fundamental tenet of the democracy on which our country is built. Checks and balances for every institution that has some control over the public good.

b. But, being neither fish nor fowl – not a city nor a county, BCHD proclaimed that they *themselves* have the jurisdictional authority for whether or not to approve the Final EIR!

c. There is hope, however.

The Golden Gate University Law Journal suggests:

“First, CEQA should be amended to require the builder of every DB project to publish notification of design and construction changes after the projects final EIR. Second, every DB project must be subject to an oversight and review committee if the potential environmental damage is greater than that described in the final EIR.”

The chance of such an amendment to CEQA before the time scale projected for the HLC project approval is vanishingly small, but it does crystalize what is required – *Every* design build project *must* be subject to *additional* oversight and review.

The DEIR for the HLC project, therefore, *must* include the statement that *all* design changes for both Phase 1 and Phase 2 contemplated after Phase 1 project start but before the commencement of implementation shall be reviewed by the public in the usual manner specified by CEQA.

Conclusion: The EIR *must* be amended to plug this loophole.

2.4.4 LAFCO Requirements Are Not Being Satisfied

CEQA Reference(s): Section 15082(a) states in part:

“Immediately after deciding that an environmental impact report is required for a project, the lead agency shall send a notice of preparation stating that an environmental impact report will be prepared to the Office of Planning and Research and each responsible and trustee agency a notice of preparation stating that an environmental impact report will be prepared and file with the county clerk of each county in which the project will be located.”

DEIR Page(s): 140

BCHD has ambitious plans and aspirations. They violate Los Angeles Local Area Formation Commission Restrictions.

1. BCHD Plans and Aspirations

a. DEIR page 140 (2-22) states: “In 2005, BCHD created a data-driven strategic planning process to prioritize funding and program implementation. The strategic plan calls for a community needs assessment and the cultivation of *strategic partnerships* to enable BCHD to address critical health needs for its service population.” (Emphasis added)

The Strategic Plan established these priorities:

“ Provide all residents with enhanced health services of demonstrated effectiveness ranging from prevention and education to intervention.

“ Improve the capacity of the BCHD and its partners to assess and respond to individual and environmental factors that affect community health.

“Further BCHD standing as a trusted and valued community health resource.”

b. DEIR page 141 (2-23), under Project Objectives, states: “Actively ... *pursue partnerships.*” (emphasis added)

c. BCHD goes on to say it will transfer 80% of the site to a private developer(s). DEIR page 147 (2-29) states;

“The 157 Assisted Living units, which would be operated by a *partner* company specializing in *administering* Assisted Living programs, would occupy Floors 1 through 6 of the proposed RCFE Building. (Emphasis

added.)

d. DEIR page 148 (2-30) states: “The proposed PACE services would be a new program on the BCHD campus. The proposed Project RCFE Building would dedicate approximately 14,000 sf of floor area for PACE, to be developed in consultation with and *operated by a partner company* specializing in PACE services.” (Emphasis added.)

2. BCHD violates LAFCO restriction

a. The particular actions proposed by the BCHD for the Project are violations of authority allowed by the County of Los Angeles Local Agency Formation Commission (LALAFCO) .

LALAFCO Article 2, Section 32121 Powers states in part: “Each local district shall have and may exercise the following powers:

“2) To transfer, for the benefit of the communities served by the district, in the absence of adequate consideration, any part of the assets of the district, including, without limitation, real property, equipment, and other fixed assets, current assets, and cash, relating to the operation of the district’s health care facilities to one or more nonprofit corporations to operate and maintain the assets.

“(C) Before the district transfers, pursuant to this paragraph, 50 percent or more of the district’s assets to one or more nonprofit corporations, in sum or by increment, the elected board shall, by resolution, *submit to the voters* of the district a measure proposing the transfer.

“The resolution shall identify the asset proposed to be transferred, its appraised fair market value, and the full consideration that the district is to receive in exchange for the transfer. The appraisal shall be performed by an independent consultant with expertise in methods of appraisal and valuation and in accordance with applicable governmental and industry standards for appraisal and valuation within the six months preceding the date on which the district approves the resolution.

“The measure shall be placed on the ballot of a special election held upon the request of the district or the ballot of the next regularly scheduled election occurring at least 88 days after the resolution of the board. If a majority of the voters voting on the measure vote in its favor, the transfer shall be approved. The

campaign disclosure requirements applicable to local measures provided under Chapter 4 (commencing with Section 84100) of Title 9 of the Government Code shall apply to this election.” [Ref: 3.2.135]

The DEIR *ignores* this requirement. For the BCHD Board of Directors to proceed with the proposed Project, the BCHD must initiate a Municipal Service Review (“MSR”) and Sphere of Influence (“SOI”) analysis with LALAFCO. It cannot make the decision to proceed with *changing* its SOI without authorization of LALAFCO.

b. Furthermore, per Assembly Bill No. 2698, *The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000* [Ref: 3.2.136], ensures BCHD does not attempt to provide municipal services *outside* their jurisdictional boundaries. All jurisdictional changes, such as incorporations, annexations, and detachments, must be consistent with the affected agency’s *Sphere of Influence*.

c. LALAFCO Section 56375 paragraphs (a) and (g) state in part:

“The commission shall have all of the following powers and duties subject to any limitations upon its jurisdiction set forth in this part:

“(a) (1) To review and approve with or without amendment, wholly, partially, or conditionally, or disapprove proposals for changes of organization or reorganization, consistent with written policies, procedures, and guidelines adopted by the commission.

“(g) On or before January 1, 2008, and *every five years* thereafter, the commission shall, as necessary, review and update each sphere of influence.”

But, BCHD has not followed the rules outlined in LALAFCO Section 56375. In the last five years BCHD has *not* had a service review, but did undertake the Project.

They have spent more than \$8M of tax payer funds on Project studies.

They have discussed the Project with elected officials and the public.

They could have initiated the conversation with LALAFCO well ahead of the release of the DEIR, but did not.

BCHD *must* not be allowed to proceed for approval of the HLC project EIR. They must discontinue further development until after they initiate and participate in the required service review with LALAFCO.

Conclusion: BCHD *must* abide by the LALAFCO regulations.

2.5 Alternatives

2.5.1 Define the No-Project Option Properly

CEQA Reference(s): Section 15126.6 states in part:

“The specific alternative of ‘no project’ shall also be evaluated along with its impact.”

DEIR Page(s): 861

The DEIR defines the ‘no project’ alternative incorrectly. It must be defined correctly. If this is done, additional alternatives become viable, ones more viable than any described in the DEIR.

1. Incorrect Alternative Definitions

The “No Project” option in the DEIR is a totally incorrect option.

There is an obvious internal contradiction in what is being proposed in the DEIR as Alternative 1. The top of page 861 (5-15) states:

“Alternative 1 – No Project Alternative (Demolish and Replace with Limited Open Space).”

But at the bottom of the very same page - Section 5.5.1 states: “Under the No Project Alternative, the proposed BCHD Healthy Living Campus Master Plan would not be implemented and the existing BCHD campus would *not be redeveloped*. Additionally, BCHD would continue to lease the vacant Flagler lot as a construction staging area and a source of operational revenue.”

Which is it? – a) Demolish and Replace with Limited Open Space *or* b) No Redevelopment? This contradiction and confusion *must* be resolved in the EIR.

If the resolution of No Project turns out to be Demolish and Replace with Limited Open Space, then the entire alternative is malformed. As stated in the DEIR it is *not* a valid “No project”.

“No Project” literally must mean the second alternative above – *do nothing*. Additional clauses cannot legally be tagged on to it such as “Demolish and Replace with Limited Open Space”. That allows the analysis of project alternatives to downgrade the merit of No Project because of the excess baggage it was defined to carry.

Not only must the confusion on page 861 be resolved, but, in addition, No Project must literally be evaluated as *doing nothing*. If BCHD wants

to evaluate the merits of Demolish and Replace, then it should cast that as a distinct additional alternative.

2. The *Correct* Impact for the No Project Alternative

What is fair to discuss in the evaluation of the No Project Alternative are its *consequences*. What will happen if there is no HLC project whatsoever?

The answer is obvious and simply stated: *Reduced services*.

Adopting this viewpoint puts the focus on specifying exactly what *are* the benefits provided by BCHD at present. Is the impact of not continuing to provide them worse than the impacts of the HLC Master Plan solution or that of any of the other alternatives considered?

The No Project alternate *must* be restricted to being exactly that, doing nothing. There will be impacts of doing this, certainly. Exposition of the impacts of these reduced services *must* be included in the EIR analysis.

3. Additional Alternatives

Focusing on the fact that the impact of the No Project option is strictly *reduced services* opens the door for the creation of additional alternatives offering -- alternatives that have merit over *all* of those presented in DEIR, even the baseline HLC Masterplan!

Build a Minipark Instead [See: 2.5.2] and Reduce Expenses [See: 2.5.3] present two additional alternatives that must be included in any alternative merit analysis.

Conclusion: Additional alternatives with more logical merit than those already considered *must* be analyzed.

2.5.2 Build a Minipark Instead - Abandon the HLC Altogether

CEQA Reference(s) Section 15126.6 states in part:

“An EIR shall describe a range of reasonable alternatives to the project.”

DEIR Page(s): 847

Almost all BCHD objectives do not have merit.

The objective involving parkland has been oversold.

Instead, BCHD must continue offering only Fitness Center and

Adventureplex services. And restructuring BCHD to satisfy a community desire.

1. Almost all BCHD objectives does not have merit.

a. Seismic safety

As discussed [See: 2.2.1], the first stated objective of the HLC, DEIR pg. 142 (2-24) is “Eliminate seismic safety and other hazards of the former South Bay Hospital Building (514 North Prospect Avenue).”

But as also pointed out in [See: 2.2.1], BCHD presently has funds to perform an exterior retrofit *immediately* if they so desired. To state that demolition and replacement of 514 is a *requirement* for all alternatives (including No Project) is disingenuous to say the least.

If and when to perform a seismic retrofit is indeed something that BCHD must decide, but for the purpose of analyzing project alternatives, Objective 1 should be ignored and removed from the EIR.

b. Revenue generation

As discussed [See: 2.2.2], the second and sixth objective of the HLC is to generate revenue. They reflect what BCHD *wants* to do – stay in business. Nowhere in this DEIR is there a valid *quantitative* discussion of the *community* value received for all of the programs that BCHD touts they perform or plan to perform. Objectives 2 and 6 should be ignored and removed from the EIR.

c. Need for assisted living

As discussed [See: 2.2.3], the fourth objective is to “address the growing need for assisted living with on-site facilities...” But, the need is in fact not *growing*. Option 4 should be ignored and removed from the EIR.

As discussed [See: 2.7.3], BCHD primary objective is an underlying one that is self-serving rather than community serving.

d. What’s left?

All that remains that should be considered in creating and evaluating alternatives are Objectives 3 and 5. These are both centered around creating public open space. Of all of the stated BCHD objectives, only

two resonate with community desires: this one and reducing expenses [See: 2.5.3]. The alternative presented in subsection 3. below focuses on a way to satisfy the desire for more parkland space.

2. Unfortunately, having the HLC project also provide parkland has been grossly oversold.

Parkland in conjunction with the HLC violates the Redondo Beach municipal code. The DEIR does not speak to the necessity for public events or the requirement for external public bathrooms.

- a. In her campaign platform for re-election, one of the BCHD Board of Director member stated: “We can create a park out of a parking lot ... and have events such as “farmer’s markets, Shakespeare in the Park...”
- b. However, the “open space” listed in the DEIR is *not* a public park and offers the public *none* of the protections that are *required* for parks and open space zones per the Redondo Beach municipal code.

Section 10-2.1117 of the Code Development standards: P-PRO parks, recreation, and open space zone states: .

“(a) Floor area ratio. The floor area ratio (F.A.R.) of all buildings on a lot shall not exceed 0.25 (see definition of floor area ratio in Section 10-2.402).

(b) Building height. No building or structure shall exceed a height of *thirty (30) feet* (see definition of building height in Section 10-2.402).

(c) Stories. No building shall exceed *two (2) stories* (see definition of story in Section 10-2.402).

(d) Setbacks. Setbacks shall be determined subject to Planning.”
Commission Design Review.

The proposed HLC would violate the Redondo Beach city municipal code on building density, height, number of stories, and likely its positional lack of setback to the community with its 103 ft. high, 6-story building, 8-story above ground parking garage, and other buildings pushed to the perimeter of the site.

c. Activities presented for the open space in the DEIR would require Redondo Beach permits. City ordinances strictly control activities through use permits that are allowed on a site. Permits are required for the types of activities called out under a. above.

“It is unlawful for any person to participate in any activity in a park which prevents general public use of the park or any portion thereof on a first come first served basis without obtaining and displaying a permit

TRAO-92
(Cont.)

from the Community Services Department.”

d. The HLC project open space does not include bathroom facilities for the public. There are no restroom facilities beyond those designated in the proposed PACE or RCFE.

e. What will prevent the BCHD, once they build out their “programmable” open space to move beyond the city ordinances and protections afforded by the permit process?

How does BCHD in “owning” a private “open space” that they equate to a public park bypass the protections of city codes for residents?

TRAO-93

3. Continue with the Center for Health Fitness (CHF) and Adventureplex

These two activities are funded by fees from the public and are self-sustaining [Ref: 3.2.24]. The fact that they do pay for themselves demonstrates that BCHD is satisfying a public need.

4. Restructure BCHD to satisfy a community desire.

TRAO-94

a. Reduce the present BCHD expenses to only what is needed for developing parkland on the present BCHD site. BCHD states that 514 leasing is declining. Hence, the number of parking spaces needed at the facility will also decline.

If most of BCHD’s activities are moved off site and conducted remotely by using virtual meeting technologies such as Zoom, the empty parking space would expand even more.

The space in the current Phase 1 plans for new construction can be made available as well.

At present, the total number of people employed by BCHD in recent years has been in the seventies and eighties. [Ref: 3.2.25]. The expenses for a *reduced* organization could be much less. It would consist of:

Position	Note	Annual Salary	Number of employees
BCHD Manager	a	\$100,000	1
CHF/Adventureplex Manager		\$80,000	1

Parkland Acquisition Manager	\$80,000	1
Volunteers Manager b	\$80,000	1
Facilities Manager	\$50,000	1
Treasurer	\$70,000	1
Administrative Assistants (5)	\$350,000	5
Total	\$810,000	
Payroll Related Expenses c	\$405,000	
514 Maintenance d	\$500,000	
Total Expenses	\$1,715,000	Total Employees 11

5. Some notes on the numbers above:

- a. Presently, the top BCHD manager has the same salary as that of the recently departed City Manager for the city of Torrance. The BCHD manager has responsibility for around 85 employees. The Torrance City Manager had responsibility for 1700 – 20 times as many! The disparity in compensation for function served is jaw-dropping. Surely, the present salary for top BCHD personnel is not justifiable.
- b. The COVID-19 pandemic has demonstrated that having a presence on-site is not required for many business activities. Zoom sessions serve as well. There is no real need for BCHD health related activities to take up real-estate.
- c. Related payroll expenses, i.e: Social Security, Medicare, Vacations, Sick Leave, Health Insurance, etc.
- d. Yes, 514 is an old building. Maintenance problems will persist. But with only the existing gym, reduced BCHD staff, and the Silverado Assisted Living Center remaining in the building, most of it can be mothballed. Based on square-footage saved, the existing annual

maintenance costs reduces by two-thirds.

6. The analysis annual cash flow result

Income Source	Annual Income
Property Taxes	\$3.9M
Limited Partnership (Silverado)	\$2.1M
Interest	\$1.0M
Total Income	\$7.0M
Minus annual expenses	\$1.715M
Annual total income available for park land development	\$5.285M

With a focus on the community rather than personal wants, the BCHD could direct over \$5M annually to the design, development, and maintenance of a parklands satisfying Redondo Beach Municipal Code requirements. It would have an irregular shape to be sure, but that is a challenge that a talented architect could solve.

Why isn't a plan along these lines the *number one* priority for BCHD?

Conclusion: Abandon the HLC project. Build a code compliant minipark instead.

The existing *bait and switch* objective must be removed from the EIR.

2.5.3 Reduce Expenses

CEQA Reference(s) Section 15126.6 states in part:

“An EIR shall describe a range of reasonable alternatives to the project.”

DEIR Page(s): 847

The basic equation of any economic concern is:

$$\text{Profit} = \text{Income} - \text{Expenses}$$

For a government entity such as the BCHD, no profit is required or expected, so the equation becomes:

$$\text{Income} = \text{Expenses}$$

If income falls, one approach to continue operations is to find a replacement for it. An equally viable alternative, however, is to *reduce expenses*.

BCHD touts how transparent and open their processes and activities are. Taking this at its word, one can only conclude that no effort *at all* has been taken to study expense reduction.

Instead, \$8.1M has been squandered with outside consultants over several years investigating how to increase income [Ref: 3.2.80] The only output so far from this effort has been a hare-brained scheme to spend hundreds of millions more on a facility that is not needed.

Let's explore a little more productively.

1. Total BCHD revenue budget for 2019-2020: \$14.9M [Ref: 3.2.24]

\$3.0M	20% Fees
\$3.9M	26% Property Tax
\$2.1M	15% Limited Partnership
\$1M	7% Interest
\$4.8M	32% Leases and Building Expense Reimbursement
\$14.9M	Total

Subtracting the \$4.8M for Leases and Building Expense Reimbursement from the total, one can arrive at the BCHD's income forecast:

\$10.1M

2. Total BCHD Expense Budget for 2019-2020 is \$14.0M [Ref: 3.2.24]

\$6.9M Payroll & Benefits
\$0.3M Program Costs
\$0.3M Human Resources Related
\$0.6M Community Relations
\$1.5M Facilities Expenses
\$1.8M Professional Services
\$1.0M Interest and Other
\$1.5M Funds & Grants

\$14.0M Total

3. Shortfall with no longer receiving lease income, one can arrive at BCHD's shortfall:

\$3.9M

This shortfall will start consuming cash reserves [See: 2.7.3]. BCHD therefore claims that another source of income must be found. No other alternatives have ever been presented.

4. Strawman for Possible Reductions

As a publicly chartered organization, however, BCHD has the moral *obligation* to examine cost *reductions*.

This section presents a strawman that demonstrates that balancing the BCHD budget is not out of the realm of possibility.

To be clear, this strawman in no way is meant to imply a concrete proposal for what to do. BCHD should not now claim that “even the opposition is in favor of the HLC.”

a. Funds & Grants Elimination

Funds and Grants are popular programs for those who receive them. When income declines, BCHD will no longer has the wherewithal to continue distributing them. So, stop doing so. [Ref: 3.2.24] documents the savings.

Savings \$1.5M

b. Headcount Reduction

The fulltime equivalent (FTE) employee headcount for fiscal year 2009-2010 [Ref: 3.2.25] was 70.71. The FTE employee headcount for fiscal year 2019-2020 [Ref: 3.2.27] is 85.18.

The total budgeted employment costs for fiscal year 2019-2020 is \$6.6M. [Ref: 3.2.24]

Returning the employee headcount to the 2009-2010 level would decrease employee headcount by approximately 17%. (Positions with

only a single employee such as CEO would take a 17% salary cut.)

There is nothing magic about the 17% figure. It represents what is possible to save with a reduction to the level of the first year for which headcounts are publicly available. A properly motivated organization would investigate what the salary reduction would have to be in order to balance the budget, no matter what that number is.

Yes, this would mean that some of the touted *over 40* BCHD programs would have to be sacrificed along with the personnel that provide them. But then, BCHD has never presented any evidence that *any* of their programs – except for the Center for Health Fitness (CHF) and Adventureplex have any public support at all.

Savings \$1.1M

c. Increase CHF and AdventurePlex Fees by 10%

Increase in revenue: \$0.3M

d. Externally retrofit 514 using funds currently available

e. Mothball portion of 514 no longer used

When the last lessee leaves, of the 160,000 sq ft in the 514 building, all that will be left as users are the following:

Silverado	30,000 sq ft	
CHF	12,000 sq ft	[Ref: 3.2.29]
Administration	8,000 sq ft	[Ref: 3.2.29]
Community Service	6,000 sq ft	[Ref: 3.2.29]
Total	56,000 sq ft	

The reaction to the COVID pandemic has demonstrated that much business activity can be conducted from home. The need for community service space can be eliminated.

The remaining occupancy will be 35% of the total building footprint. 65% of the building can be sealed off. The facilities expense of \$1.5M can be reduced correspondingly.

Savings \$1.0M

Total savings \$3.9M

5. Result of strawman exercise

A balanced budget.

The budget can be balanced without *any need for the HLC*. The reductions needed to cope with the decline in building 514 leases are not an impossible target to strive for.

Like all strawmen, this one is superficial. And laying off hard-working, dedicated employees is an extremely painful and stressful activities for managers. Because of COVID-19, we all have had to do so ourselves or know someone who had to do this.

The point, however, is that looking at expense reductions can eliminate the need for the HLC entirely. It is a viable alternative that is not explored in the DEIR.

6. The project pillars of a viable BCHD

DEIR page 6 (ES-2) talks about Project Pillars. The *real* pillars of a viable BCHD, the ones that prop it up and make it possible to exist are:

The CHF, Adventureplex, Investment Dividends and the Property Tax allocation.

BCHD management should concentrate on creating a structure that lives within the means provided by these four pillars, not the platitudes stated in the DEIR.

Conclusion: Expense Reduction Alternatives *must* be analyzed in the EIR.

The Healthy Living Campus project is a *want*, not a *need*.

2.5.4 Explore Alternate Site Options More Fully

CEQA Reference(s): Section 15126.6[a] states in part:

“... EIR shall describe a range of reasonable alternatives to the proposed 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.” (emphasis added)

DEIR Page(s): 847

The DEIR states excuses. It is aware, however of the land west of the AES plant. BCHD has not looked hard enough.

1. The DEIR states *excuses* not the results of examinations of alternate possibilities

a. Must be located within three beach cities [DEIR page: 856 (5-10)]

Why is this? At the same time, BCHD’s strategic plan includes hiring a Center of Excellence Manager and go national marketing their expertise [Ref: 3.2.124]

b. Must be 10 acres in area [DEIR page: 856 (5-10)]

BCHD presently touts providing 41 services. RCFE and PACE are two more. In this age of internet communication such as Zoom, do they have to be collocated? Might not several smaller parcels of land serve as well?

c. Could present soil contaminations [DEIR page: 857 (5-11)]

Is the risk any greater than the risk at the present BCHD site, one which has already been proven to have such contaminations? [See: 2.10.1]

d. Could require a public Measure DD vote [DEIR page: 857 (5-11)]
Yes, an alternate site might. But Measure DD passed for a reason. If the HLC project has as much public support as BCHD claims, then they would embrace the idea and vote yes.

2. BCHD recognizes that the land west of the AES plant is a possibility

It is well known that the AES Redondo Beach power plant is going to retire. The date is not absolutely certain, but it most likely will occur in the next few years. The BCHD is also aware of this. [See: 3.1.22]

Once the plant is retired and the power distribution lines come down, a large expanse of land becomes available for development opportunities. One of these opportunities is locating the HLC in a part of that expanse.

To speak for making the land available on one hand, but denying that there are no possibilities within the beach cities boundaries for the HLC, is either illogical or hypocritical.

3. BCHD has not looked hard enough

Manhattan Beach, the smallest of the three beach cities *was recently able* to find a site for an assisted living facility. [Ref: 3.2.125] Why hasn't BCHD looked harder?

Conclusion: BCHD *must* make a legitimate search for alternate site possibilities

2.5.5 Issue Tax Free Bonds or Raise Taxes

CEQA Reference(s): 15126.6 states in part: "An EIR shall describe a range of reasonable alternatives to the project."

DEIR Page(s): 847

BCHD has several funding options for the HLC project other than private development – use a ballot bond measure to raise taxes or issue tax free revenue bonds. The juggernaut for private development money must be stopped.

1. Use a ballot bond measure to for seismic retrofit funding.

In the Nov. 2020 election, Washington Township Health Care District used Ballot Measure XX that stated:

"To complete the construction necessary to make Washington Hospital earthquake safe and ensure the hospital remains open and accessible to provide life-saving care during a major disaster, to provide modern operating rooms, intensive care for infants and modern patient facilities, shall community-owned Washington Township Health Care District authorize \$425,000,000 in bonds at legal rates, generating approximately \$21,000,000 annually at an average rate of 1 cent per \$100 of assessed valuation while bonds are outstanding, with all money staying local."

The bond measure was successful. [Ref: 3.2.140]

However, when asked at the December 2020 Board Meeting during their Financial review, whether BCHD ever considered a bond measure to

address their claimed seismic issues for Building 514, it was stated that BCHD chose *development* as the way to generate revenue without having to *risk* going for a public vote to raise taxes [Ref. 3.2.141] - a video clip excerpt of December 2020 BCHD Board Meeting:

2. Issue *tax-free* bonds

No voter permission is required for issuing tax-free bonds. No increase in property taxes is involved. Anyone can buy public institution bonds. There are limits to the amount of such a bond, but BCHD has not indicated in any way, an exploration of this alternative.

In fact, BCHD's counterpart, the Peninsula Health District (PHD) did just that a few years ago. They issued low-cost public bond debt bonds and built a 124-apartment facility.

Project costs of \$80.8 million were funded by District equity contributions of \$30.8 million and debt issuance of \$50 million. The District issued \$40 million in Certificates of Participation (COPS) in 2014 to finance the project with the intention to issue an additional \$10 million in debt in 2017.

3. BCHD's Juggernaut

Instead of even considering options exercised by other public healthcare districts, BCHD is instead aggressively pursuing a private developer in a for-profit joint venture (JV) and proposing 217 units in an 8-story building (6 stories above ground, 2 below) at \$12,500K per bed, per month for Assisted Living/Memory Care.

At the April 28 BCHD Board meeting, the board approved a \$1.8M incentivized contract to Cain Brothers, investment bankers, to find a partner for the construction of the Phase I building and operation of the Residential Care for the Elderly (RCFE) portion of Phase I of the Healthy Living Campus. It includes a monthly retainer plus milestone success fees for \$800,000 and a final development advisory transaction services fee at \$1,000,000.

This was approved by the BCHD Board of Directors before the EIR process is even complete! [Ref: 3.2.142]

Conclusion: BCHD *must* explore more realistic funding options and timings

2.6 Cumulative Impacts

2.6.1 Concurrency Analyses Strikingly Absent

CEQA Reference(s): Section 15130(a) states in part that an EIR shall discuss:

“the cumulative impacts of a project when the project’s incremental effect is cumulatively considerable.”

DEIR Pages(s): 181

- * The analysis of cumulative impacts must be included in an EIR. But not all other projects concurrent with the HLC project have been examined.
- * The HLC and the Bike Path project are one and the same. Their impacts must be analyzed together.
- * The cumulative impact of the HLC/Bike Path project and the Redondo Beach Police Department Shooting Range Upgrade must be analyzed.
- * The HLC/Bike Path project has impacts on public services
- * The HLC/Bike Path and AES redevelopment project impacts must be analyzed
- * The HLC/Bike Path project impact on the Redondo Beach Historical Museum must be analyzed.

1. The *analysis* of cumulative impacts *must* be included in an EIR.

Ms. Nicole Hoeksma Gordon and Mr. Albert Herson, Attorneys, Sohagi Law Group in an article published September 2011 cautioned that the cumulative impacts section of the EIR is critical yet often prepared as an afterthought. [Ref: 3.2.96]

The authors explain:

"CEQA does not excuse an EIR from evaluating cumulative impacts simply because the project-specific analysis determined its impacts would be less than significant." They added: "A conclusion that the cumulative impact is not significant must be accompanied by relevant facts and analysis."

Attorneys Gordon and Herson, summarize the CEQA requirement

stating:

“In other words, CEQA does not excuse an EIR from evaluating cumulative impacts simply because the project-specific analysis determined its impacts would be less than significant.”

2. Not *all* concurrent projects have been examined in the EIR.

DEIR page 181 (3-5) states that the HLC project’s cumulative effects were examined using the List Method. Tables 3.0-1, 3.0-2, 3.0-3, and 3.0-4 lists pending, approved, and recently completed projects within cities of Redondo Beach, Torrance, Hermosa Beach, and Manhattan Beach within 3 miles of the Project site. The DEIR conclusion for *all* of them is that cumulative impacts are less than significant.

Missing from the list, however, are at least two:

The supposedly separate Bike Path project [See: subsection 3. below]

The AES redevelopment project [See: subsection 6. below]

These two also *must* be analyzed for the possibility of concurrent impacts.

3. The HLC and the Bike Path are both part of the *same* project.

DEIR page 271 (3.1-73) states “all new projects in the vicinity would be required to adhere to regulations of the RBMC (Redondo Beach Municipal Code) or TMC (Torrance Municipal Code) and would be required to undergo plan review by the respective City Planning Commission and City Council.”

This is a pass-the-buck excuse for not performing work that must be done *now* as part of the HLC EIR. For example, nowhere in the HLC DEIR are there *any* statements about the associated cumulative impacts on aesthetics, light, noise, transportation, and public service between the HLC and the supposedly separate Bike Path project.

The cumulative impacts list in the DEIR tables does not even mention the BCHD Bike Path project. The attempt to disassociate the two is what is called piecemealing. There are safety issues that must be addressed. There are contradictions presented in the DEIR between them.

a. The cumulative impacts list in the DEIR tables *does not even mention* the BCHD Bike Path Project.

i. Until recently, the Bike Path Project was *featured* in documents BCHD presented to the public as an integral part of the HLC project. It was listed under the HLC project budget in the financial reports the District has released for several successive years.

ii. The Bike Path parcel is identified in the Phase 1 (May 2019) and Phase 2 (February 2020), Environmental Site Assessment Reports prepared for the BCHD by Converse Consultants as Parcel 3 [Ref: 3.2.97]. It is stated on page 16 of the Phase 1 Assessment and on page 7 of the Phase 2 Assessment that BCHD plans to purchase the property for its Project.

iii. The Bike Path is *identified in the NOP* as part of the Healthy Living Campus project. [Ref: 3.2.108] It is not just *adjacent* to the east side of the HLC; it is part of it.

“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.”

iv. BCHD has received a \$1.8M grant for this project from the Los Angeles Metropolitan Transit Authority (LAMTA) and is scheduled to start construction in 2021.

It is spending funds provided by the LACMTA *now* on designing the bike path improvements needed for the HLC.

BCHD’s Senior Policy Analyst reported to LACMTA on 7/29/2020 multiple expenditures to Ed Almanza and Associates and to Paul Murdoch Architects. Both companies are working for BCHD on the HLC project.

v. On *multiple* occasions, BCHD has shown that it is working with the cities of Redondo Beach and Torrance to secure the required approvals to start construction work on the Bike Path Project. Emails to city of Torrance staff. [See: 3.1.19] prove that BCHD is coordinating the Bike Path’s design and construction with that of the HLC.

b. The attempt to disassociate the Bike Path from the HLC is what is called *piecemealing*.

i. Pursuant to CEQA, the whole of the *entire* project must be

analyzed as *one*. Those environmental considerations related to project(s) broken down into little projects, thus reducing or minimizing the potential impacts to the environment through “piecemeal” is prohibited. An agency cannot treat one integrated large project as a succession of smaller projects to avoid analyzing the environmental impacts of a whole project. [Ref: 3.2.98]

CEQA instructs project proposers to analyze physical impacts to the existing environment at the *time of the NOP* (CEQA Guidelines Section 15125(a)), not to hypothetical future conditions.

ii. BCHD evidently is aware of this problem. DEIR page 599 (3.10-21) states: “The proposed Project would not alter existing bike paths or preclude future bike paths in vicinity of the proposed Project.”

Yet, contrary to this statement, BCHD is proceeding. That the Bike Project isn’t considered for the cumulative impact analysis is disconcerting. The impacts of the entire project, not just individual segments, must be analyzed. CEQA forbids “piecemealing”. Pursuant to CEQA, the whole of the *entire* project must be analyzed as one.

c. The Bike Path part of the HLC project has Safety Issues.

The Project drawings showing the bike path crossing the Flagler Lane driveways may also create a public safety hazard and it *must* be studied as part of the HLC EIR.

Furthermore, in combination with mitigation measure MM T-3 on DEIR page 785 (3.14-67), the roadway along Beryl Avenue as presented, may have inadequate sight lines to ensure service vehicles turning on to Flagler Lane will have adequate views of the bicycles, pedestrians and vehicles entering the roadway from the drop-off exit proposed by the BCHD for the project.

The combination of multiple driveways adjacent to the Project on Flagler Lane may also result in the creation of inadequate sight lines to ensure drivers exiting the driveways have adequate views of oncoming bicycles and pedestrians. The BCHD Project, unlike some other projects, seeks to add commercial vehicles and transit vans to what is a residentially zoned roadway. The typical application where a bike path crosses multiple driveways is along mostly multi-family residential developments. [Ref: 3.2.99]

As even noted in the DEIR, section 5.0-6, the Flagler Lane modification

design conflicts with the Torrance Municipal Code (TMC) Section 92.30.8 zoning of the street.

That the HLC construction and the Bike Path project are both part of the same project is patently clear. Hereinafter in this section of the DEIR comment, the proposed project will be referred to as the HLC/Bike Path Project.

d. EIR HLC/Bike Path Contradictions.

The analysis of the Bike Path Project in the EIR is misleading and only addressed as an afterthought. What is presented, however, does disclose contradictions that increases the difficulty of drawing unambiguous conclusions about the EIR.

i. DEIR page 788 (3.14-70) - Transportation Consistency with Circulation Plans, Ordinances, and Policies, after stating there are several additions and extensions to surrounding bicycle lanes under design or approved for construction within the cities of Redondo Beach, Torrance, and Hermosa Beach, the BCHD tells us:

“... it is coordinating the BCHD Bike Path Project (separate from the proposed Project) with the City of Redondo Beach and the City of Torrance to develop a formal protected Class I bicycle path along Flagler Lane east of the Project site to connect the existing Class II bicycle lanes on Diamond Street and Beryl Street.

“The expansion of the regional bikeway network in the cities of Redondo Beach, Torrance, and Hermosa Beach would achieve the overall goal of the South Bay Bicycle Master Plan and would align with BCHD’s mission to promote health and well-being. As such, the proposed Project would not result in a substantial contribution to cumulatively considerable impacts related to transportation plans and policies.”

Contrary to the DEIR Tables 3.0-1, 3.0-2, and 3.0-3, here the BCHD acknowledges there is a Bike Path project, but *purposely* states it is separate from the HLC project. They fail to disclose it was a key part of HLC discussed in the NOP.

Further, the EIR provides no facts to analyze the construction-related traffic, the operational uses proposed for Flagler Lane, the safety impacts, or future impacts on public services that the bike lane imposes on the HLC project, as is required by CEQA.

BCHD admits that bike path issues have been discussed with the BCHD

Board of Directors and the Community Working group since 2017. It claims there has been 60 meetings to the community on the bike path and the HLC project.

The Bike Path has always been a part of the Project. Why is it now excluded? Where is the data needed to assess its environmental impacts? The omission of the BCHD Bike Path Project from the DEIR paints an incomplete picture of the environmental impacts. The DEIR *must* be augmented and recirculated.

ii. The BCHD also fails to connect the Bike Path to the HLC project from a scheduling perspective. Is this a further subterfuge?

Section 3 of the Bike Path D-2 Quarterly Report [See: 3.1.20] states the project will start construction work 6/1/2021 and end on 3/30/2022. The HLC and the Bike Path project schedules overlap. Yet, the BCHD also fails to propose any policies to improve access to pedestrian, bicycle, and transit systems or to reduce trip generation through transportation demand management consistent with the intent of California SB 74.

In renderings and engineering diagrams produced by Paul Murdock Architects, the bike lane is depicted as running from Beryl and Flagler Lane through Flagler Alley to Diamond to Prospect where it stops at a traffic light.

The location of the bike lane as identified in the EIR does not reflect the full scope of improvements recommended in the South Bay Bicycle Master Plan. [Ref: 3.2.100] As such, it appears not to even achieve the intended result of reducing traffic and green-house gasses at the site. How can a stable and finite EIR fail to address such a significant project component in the Cumulative Impacts Section and still meet the CEQA requirements?

4. Redondo Beach Police Department Shooting Range Upgrade (SRU).

The City of Redondo Beach Shooting Range project description says:

“This project will continue the design and environmental preparations necessary to install a modular shooting range at the site of the current police shooting range located at the City Parks Yard on Beryl St and determine the environmental site preparation necessary to pursue construction at the site.” [Ref: 3.2.101]

A correct analysis of the cumulative impact that the HLC/Bike Path

project and SRU projects will have on Towers Elementary school and the residential units between the two properties is essential. As stated in the DEIR, the HLC project site is surrounded by single- and multi-family residences to the north, south, east, and west. The nearest single-family residences to the HLC project are located within West Torrance across from Flagler Lane and Flagler Alley, approximately 80 feet east of the project site.

5. HLC/Bike Path project impact on public services.

DEIR page 712 (3.13-18) states:

“the proposed project in combination with past, present, and reasonably foreseeable probable future projects in Redondo Beach (refer to Table 3.0-1 in Section 3.0 Cumulative Impacts) could contribute to an incremental increase in demand for fire protection services.”

DEIR page 718 (3.13-24) states:

“Cumulative Impacts As described in Impact PS-2, the proposed Project – including the preliminary site development plan under Phase 1 and the development program under Phase 2 – could recreate an incremental *increase in demand* for law enforcement services provided by RBPD related to theft, trespassing, or vandalism. Therefore, the proposed Project, in combination with past, present, and reasonably foreseeable probable future projects in Redondo Beach (refer to Table 3.0-1 in Section 3.0, Cumulative Impacts) could contribute to an incremental *increase* in demand for law enforcement services.” (emphasis added)

DEIR Section 3.12 acknowledges the existence of the Southern California Association of Governments (SCAG) projections for growth in population and housing but the connection or impact on the HLC/Bike Path project is never explained.

However, *all* expansions of BCHD facilities, as well as the surrounding projects listed, *must* be *sized* and *service phased* in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial.

Yet, despite admitting these impacts exist, the EIR *fails* to analyze the extent that these cumulative environmental impacts will occur, nor any methods proposed to mitigate them.

BCHD acknowledges these impacts are *significant*, yet the analysis and facts to determine how they are proposed to be mitigated is *missing* from

the text.

DEIR page 718 (3.13-24) concludes with the bold, unsupported assertion:

“neither the Phase 1 preliminary site development plan nor the Phase 2 development program would result in substantial contributions to cumulatively considerable impacts due to new or physically altered law enforcement facilities within Redondo Beach.”

In the EIR, for the other impacts described above are treated even more dismissively – with silence. These EIR errors *must* be corrected.

6. AES Redevelopment Project Concurrency must be examined.

DEIR page 181 (3-5) fails to list the planned development of the 51-acre AES site, 1100 North Harbor Drive, Redondo Beach, under Cumulative Impacts. The DEIR refers to the site only under Alternatives, pages 856-7(5-10 and 11).

Yet, *before* the DEIR was released, the City of Redondo Beach announced it is going to court to force the AES site to close per State law [Ref: 3.2.102]

The HLC/Bike Path and AES developments are *one mile* apart. The BCHD Project Phase 1 is slated to start construction in 2022.

DEIR page 857 (5-11) states that the AES site:

“was removed from consideration due to the incompatible zoning (P-GP) at the site.”

However, The DEIR did *not* state the AES site is unavailable. It is still scheduled to be shut down and replaced. The development of the AES site will coincide with the construction of the HLC/Bike Path project.

The Cumulative Impacts Section of an EIR *cannot* exclude facts and avoid analysis of the AES development. All the projects listed here must be examined together to determine the cumulative environmental impacts and to share that information with the public. This has not been done. The EIR *must* be corrected and reissued.

7. Redondo Beach Historical Museum.

The DEIR does not consider the cumulative impacts on the Redondo Beach Historical Museum, 302 Flagler Lane, and the Morrell House

next to it. Located adjacent to the corner of Beryl and Flagler Lane, the Museum, known locally as the 1904 Queen Anne House, houses an extensive collection of Redondo Beach artifacts, memorabilia, photographs, and historic documents including locally excavated Native American artifacts. [Ref: 3.2.103] [See: 2.17.1]

TRAO-104
(Cont.)

According to the City website, the Museum receives *thousands* of annual visitors and school groups. It meets the CEQA definition of a historic resource.

The environmental impacts of the HLC/Bike Path project on the two buildings have not been researched. The DEIR ignores the fact that impacts on "historic resources" are viewed as environmental impacts. The DEIR fails to consider the cumulative impact the construction related noise, traffic and dust from the referenced projects will have on the Morrell House.

The Morrell House was designated as a local landmark in February of 1991. The view of the Palos Verdes ridge to the south east of the property is visible from the porch of the house. The DEIR does not say the view will be obscured by the height of the Project. The DEIR does not say what the interior noise level will be within these structures as described under Title 24 of the California Building Standards Code, page 3 .11.13

8. Incorrect distance measurements.

Cumulative impact analyses rely on accurate distance between sites. The DEIR contains at least two errors in this regard.

a. Distance between the HLC/Bike Path project and the Redondo Beach Police Department Shooting Range Upgrade (SRU) project.

DEIR page 532 (3.8-38) states this distance to be 1 mile. A google map estimate is only 600 feet [Ref: 3.2.99]

b. Distance between the HLC/Bike Path project and the Redondo Beach Historical Museum site.

DEIR page 359 (Table 3.4-1), Historic Architectural Resources within Redondo Beach and DEIR page 629 (Table 3.11-5), Noise-Sensitive Land Uses within 1,000 Feet of the HLC/Bike Path project site use different figures when dismissing impacts the Project(s) will have on the Morrell House and Queen Anne House at Dominguez Park.

Table 3.11.-5 says the distance of the structures from the site is 600 feet.

TRAO-105

Table 3.4-1 says the distance from the Project site is 650 and 750 feet, respectively.

DEIR page 651 (3.11-27) states

“The Morrell House and Queen Anne House at Dominguez Park are located approximately 600 feet north of the Project site (refer to Table 3.11- 6; Section 3.4, Cultural Resources and Tribal Cultural Resources).

A Google Search shows the distance from the Project(s) site is less than 500 feet. [Ref: 3.2.99]

9. The HLC/Bike Path project Phase 2 Aquatic Center.

Phase 2 of the HLC/Bike Path project includes the construction of a 31,300 sf Aquatic Center pool.

The staffing, funding and expertise to ensure the successful operation of a community pool has not been identified in the DEIR’s six HLC/Bike Path project Objectives. Where is the analysis to show that these services are within the BCHD scope of services?

a. The EIR *must* prove that this expansion of BCHD charter is within BCHD’s scope of services and does not violate Los Angeles Local Agency Formation Commission (LALAFCO) boundaries.

b. The DEIR also fails to state how BCHD staff assigned to the proposed 31,300-sf Aquatic Center pool will be properly trained in life saving procedures or to show why the addition of a quasi-public pool will not create a significant impact on local emergency services.

The DEIR fails to show that the addition of a pool will not burden EMS and public safety personnel trained in CPR and emergency procedures as required by the California Code of Regulations, Division 9, Prehospital Medical Services. section 100018. Authorized Skills for Public Safety, First Aid Providers.

c. The DEIR fails to address any of the *unique* public safety requirements that must be followed to address construction-related impacts that need to be addressed in order to build a public swimming pool as identified within the California Building Code. [Ref: 3.2.104]

d. The risks associated with operating a large aquatic center are well documented. [Ref: 3.2.105-7]

Almost 1 in 8 (12.1% or 13,532 of 111,487) routine pool inspections conducted during 2008 identified serious violations that threatened

public health and safety and resulted in an immediate closure

More than 1 in 10 (10.7% or 12,917 of 120,975) routine pool inspections identified pool disinfectant level violations. Chlorine and other pool disinfectants are the primary barrier to the spread of germs in the water in which we swim. The leading cause of these outbreaks is *Cryptosporidium*.

About half (56.8%) of spas are in violation of local environmental health ordinances. From 2000 to 2014, about 1 in 9 spas linked to pools, hot tubs/spas and water playgrounds require immediate closure. The leading cause of these outbreaks is *Cryptosporidium*. This parasite is chlorine tolerant and can cause outbreaks that sicken thousands. This parasite is chlorine tolerant and can cause outbreaks that sicken thousands.

e. The EIR *must* analyze the impacts of such a center on the:

- additional construction activities required for an aquatic center
- increased need for skilled local emergency services
- increase in permanent injuries and death due to drowning or near drowning
- increase in permanent injuries and death due to ingestion of toxic chemicals
- increase in water-borne illnesses

Conclusion: Sufficient concurrency analyses are *strikingly* absent.

2.7 Economic Characteristics

2.7.1 BCHD does not have the Management Experience Needed

CEQA Reference(s): Section 15124(c) states in part:

“The project shall include a general description of the projects technical, *economic*, and environmental *characteristics*.” (emphasis added)

DEIR Pages: Missing

BCHD Management has serious competency issues. BCHD Management has serious credibility issues.

1. BCHD Competency Issues

Securing success is not simply a matter hiring a competent construction manager and turning the reins over to him. There will be delays.

Conflicts will arise. Compromises will have to be resolved.

Ultimately, the best solutions will require a clear definition of all the project tasks, accurate cost accounting, tracking of the value added by each task as it progresses towards conclusion, and a running estimate of cost at complete.

Three examples that shed light on BCHDs characteristic competency in cost accounting are the following:

a. Example 1

As part of a monthly CEO report, BCHD publishes for the projects that have been authorized the expenditures for the past accounting period. The report for September 17, 2019 [Ref: 3.2.20] showed in part the following.

	FY 19-20
	YTD Actual
Flagler Project	\$25,654
Right of Way (ROW) Project	\$25,654
Prospect Way Project	\$25,654

It seemed curious that three ‘projects’ had exactly the same expenditures in the preceding month, down to the very last dollar!

A Public Records Access Request (PRAR) was made to BCHD in regards to this. The request [See 3.1.1] in part stated:

“In the CEO reports there are four projects noted:

“Flagler Project

“Right of Way Project

“Prospect Way Project

“HLC Other & 514 Project

“I would like to inspect public records related to these projects.

“The project plan describing each project.

“The expenditures associated with each of these projects.

“The authorizing documents or BOD minutes which approve these projects.”

The BCHD reply [See 3.1.2] stated in part:

"The four “labels” you are listing above are not independent projects but are Financial General Ledger Account names established by the District Accounting Department to track expenditures for the Healthy Living Campus (HLC) Project as a whole. The accounts were set-up to facilitate the allocation of the HLC expenditures across the various physical locations on the 514 N. Prospect Avenue Campus. As a result, the names identified by each of the “labels” are not separate projects, they are merely accounting references (dictions), each a part of the HLC Project."

It appears from the above that there were no separate ‘projects’ involved at all. Labor charges for people performing unspecified work relating the HLC project were proportioned equally into three buckets.

b. Example 2

A PRAR request [See: 3.1.3] was sent to the BCHD on 6/19/2020. It said in part:

“Last night during the Board meeting, the Board made a specific point of referenced 40 evidence-based programs. The following questions refer to those programs.

- i. Provide all documents necessary to fully describe each of the 40 programs.
- ii. Provide the 2018-19 budget for each of the 40 programs
- iii. Provide all research relied upon to develop each program.
- iv. Provide all evaluation reports or analysis of each program.”

The BCHD response [See: 3.1.4] stated in part:

“No documents responsive; the District is *working on setting up a system*, Budget by Priority (or Program Based Budgeting), to budget total costs by Program. Historically the District budgets expenses by department, like Youth Services, Community Services, Finance, HR,

etc. and by expense categories, like salaries, printing, program supplies, etc. While *we are not yet completely able to calculate total cost* by each program, the District is able to consolidate total costs by operating unit: Property Operations (20%), Life Spans Operations (47%) and Health & Fitness Operations (33%).”

There examples do not bode well for the BCHD to successfully participate in writing a contract for seven times its annual revenue, set up a cost accounting structure that will accurately capture costs and value-earned by cost element. Even if they hired such expertise, it is clear that they do not have the expertise to make the right decisions when cost and schedule get out of hand. The final construction settled upon could be far from that envisioned from design documents. The environmental impact of such mistakes can be substantial.

c. Example 3

Millions of dollars have already been spent on the HLC with little to show for it.

The agenda packet for the 2/24/21 BDHD Board of Directors meeting states that HLC “Total paid as of 1/31/2021” was \$5,407,010 and HLC “total net other paid” as an additional \$2,706,644. These add up to more than \$8.1M spent before 2021 on the HLC Project. [Ref: 3.2.80]

Over eight million dollars through 2020! That is *twice* the annual funding provided to the BCHD by district tax payers, merely to get to the issuance of the DEIR!

2. BCHD Credibility Characteristics

On 1/16/2018, Nahib Yossef and Associates presented the results of their seismic assessment of BCHD’s building 514 to the BCHD Community Working Group [Ref: 3.2.21]

Page 2 of the assessment states in part:

“No seismic upgrade *required* by City of Redondo Beach

Page 6 of the assessment states in part:

“Any seismic retrofit work for BCHD towers considered *voluntary* at this time” (emphasis added)

On 1/24/18, the minutes from a special meeting of the BCHD Board of Directors records that:

“... Mr. Yossef highlighted:

‘...There is no mandatory seismic upgrade required by the city of Redondo Beach.’

And that the CEO highlighted:

‘... BCHD believes by mitigating construction impacts on current tenants and improving safety onsite and minimizing probability of structure issues, we can prioritize environmental sustainability & accessibility’” [Ref:3.2.22].

However, in an Easy Reader interview [Ref: 3.2.23] BCHD states in part:

“The redevelopment is *necessary* in part, due to the age of the facility; the South Bay Hospital *requires* ‘substantial seismic upgrades’ according to an initial environmental study.”

A voluntary and discretionary action as certified by experts has been transmuted into something that is necessary and required.

BCHDs underlying purpose is not morally defensible. [See: 2.7.3]

But even if it were:

DEIR Economic Characteristics Are Not Presented with Sufficient Accuracy [See: 2.7.2]

The EIR should conclude that the HLC project should not proceed until a rigorous quantification of these characteristics are determined.

But even if they were sufficiently accurate, the risk of project failure and an environmental disaster is high.

Conclusion: BCHD does not have the requisite economic experience or credibility to cope with the HLC Development.

2.7.2 The HLC Project will Fail Financially

CEQA Reference(s): Section 15124(c) states in part:

“The project shall include a general description of the projects technical, *economic*, and environmental *characteristics*.”

DEIR page(s): The DEIR is silent on the issues discussed here.

Parameter Validations are missing. Parameter Variabilities are missing. These data are very important.

1. Parameter *Validations* Are Missing

Cain Brothers is a consultant to BCHD for the HLC. Their report: The Healthy Living Campus - Evaluation of Development Strategy: Executive Summary [Ref: 3.2.11] presents the projected annual revenue to the BCHD from the proposed 6-story HLC Resident Care for the Elderly (RCFE) and Memory Care (MC) units after the number of residents stabilizes at near full capacity.

This number is based, at least, upon the following parameters, the value for which are not validated *in any way* in the Cain document.

- * Primary Market Area number of potential customers
- * Local Market Area number of potential customers
- * State/National Area number of potential customers
- * Primary Market Area capture rate
- * Local Market Area capture rate
- * State/National Area capture rate
- * Turnovers per year
- * Second person percentage
- * Advanced personal care percentage
- * Expense percentage of revenues

2. Parameter *Variabilities* Are Missing

Each of these parameters above does not have a single value. Instead, in real life, it is characterized by a probability distribution -- the percentage of time the parameter takes on a given value.

This variation means that the annual revenue to the BCHD is not a single number. It varies with assumed values for parameters and

how they change from year to year.

3. Why the above is so important

If each of the parameters above can be substantiated to vary according to a bell-curve (Gaussian) distribution, then by the mathematical technique of called The Propagation of Errors, not only can the final expected annual revenue be calculated but its *variability* also.

For a typical investment, the annual outcomes might distribute as shown in Figure 2.7.2-1.

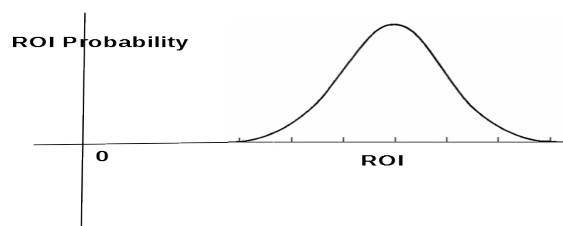


Figure 2.7.2-1

Over a number of years some of the returns will exceed the expected value (the peak of the curve) and some others will be less. Over all, they balance out. There is no need for a more sophisticated analysis.

But the BCHD HLC investment is not typical. As shown in a following subsection, the annual outcomes are highly likely to be shifted much to the left as shown in Figure 2.7.2-2. There is a significant probability that for at least some of the time there will be no positive revenue generated at all, but a loss instead.

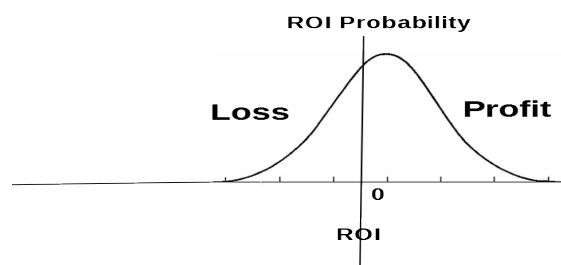


Figure 2.7.2-2

In these cases, servicing the debt must come from other sources. Since BCHD presumably has applied most, if not all, of its cash reserve as part of its contribution to the partner in the HLC venture, such funds will no longer be available to it for use.

Without being able to examine the financial agreement between BCHD and its HLC partner (or even a representative candidate), what will happen in the years that there is a loss rather than a profit is unclear. [See: 2.4.2]

The partner might provide 100% of the debt service due, rather than only 75%. As compensation, he might require that BCHD surrender a greater share of its portion of the project. Over the project life, BCHD might be reduced to a tenant of the partner with no financial stake in the HLC and with no income from it at all.

Because of these variabilities, as part of the process of CEQA compliance, the following *must* happen before the HLC project moves forward:

- a. Provide citable and defensible evidence for *all* the parameters values and their *variances* that are used in profit analyses.
- b. Conduct a Propagation of Error analysis that will expose what the financial risks for the HLC profit return truly are.

4. An Example of Parameter Uncertainty

In the list of parameters in the subsection above titled *Parameter Validations are Missing*, Occupancy rate is not listed as a fundamental input parameter.

This is not an oversight. It should be *calculated* from more basic ones listed above. However, *for the purposes of illustration only*, assume that occupancy rate is fundamental. How much variability does it have?

MDS Research

The MDS Research Company is another of the BCHD consultants for the HLC. Their report: Assisted Living and Memory Care Market Feasibility Study for a Site in Redondo Beach, California, Study Update, May 2019 [Ref: 3.2.12] states:

"In addition to the qualifying income screens, these capture rates conservatively *assume* 70% of the unit absorption from qualified

prospects residing within the PMA and a project occupancy rate of 93%."

The above sentence is ambiguous. A less ambiguous wording would be:

"In addition to the qualifying income screens, these capture rates assume 1) a 70% projected unit absorption from qualified prospects residing with the PMA, and 2) a projected occupancy rate of 93%"

Not only is the unit absorbing rate a unvalidated *assumption*, neither is the occupancy rate.

Cain Brothers

Cain Brothers [Ref: 3.2.13] presents their comment on the MDS Research report cited above. It states:

"93% is a reasonable occupancy *assumption* for purposes of estimating market demand for both assisted living and memory care"

Subsequently, in the same report, the third column on the table on page 41 used to compute annual revenues, is titled "Occ(%)". It states a rate of 95%*[sic]* for both the RCFE and MC units.

No justification is given for the use of 95% as opposed to 93%. The difference between these two numbers might seem small, but it is easy to see by plugging in 93% instead of 95% into the Cain Brothers calculation that the impact on return on investment is significant.

One can't help but wonder if the values for more of the parameters used for the calculations were selected backwards, i.e. set a target for an acceptable return on investment and then twiddle with the input variables until that target is met.

National Investment Center

The National Investment Center (NIC) periodically surveys and publishes among other things occupancy rates for Assisted Living. (Data for 2020 are available but are skewed lower

because of the COVAID-19 pandemic. To be fair, *data for 2019 are presented here instead.*)

The article titled “NIC: Assisted Living Occupancy Rate Strongest in 2 Years” [Ref: 3.2.14] states:

2019 Q2	2019 Q3	2019 Q4
85.1%	85.4%	85.7%

85% versus 95%; a variation of 10% !

The numbers from the NIC are much lower than those used by either MDS or Cain Brothers.

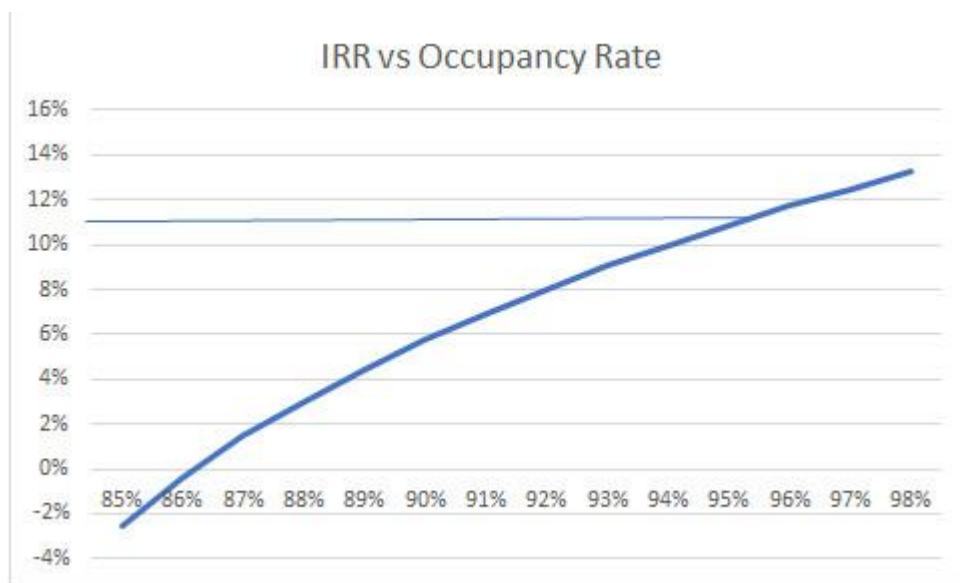


Figure 2.7.2-3 IRR vs Occupancy Rate

Merely pulling yet another number out of the air for occupancy rate, however, is not the prudent thing to do. The correct way to proceed is to *specify* the occupancy rate as a *function* of more fundamental parameters like those in the subsection above, *Parameter Validations Are Missing*, each of which has its own variability. [See: 3.1.5] for an illustrative example of the sensitivity to financial return to input parameters.

Other parameters could also suffer from insufficient rigor in their specification. The estimated value and variance for every parameter used in the financial calculations must be determined in order for the true financial risk of the HLC projected rate of return to be evaluated properly with techniques such as the *Propagation of Errors*.

Such a properly done analysis will show that the probability of financial failure is high.

The Consequences of Financial Failure

a. The HLC is not a facility of choice for local residents. An AARP survey showed that 77% of respondents want to stay in their community as long as possible. 76% want to remain in their current residence as long as possible. [Ref: 3.2.81]

Yes, another survey conducted by BCHD showed lower numbers than those above, but given the reliability of BCHD survey techniques, they should be disregarded. [See: 2.2.2]

The environmental damages it creates, as documented in the DEIR therefore, are understated. Environmental damage would occur with no compensating benefit achieved. The HLC does not provide the benefits needed to justify its stated purpose.

b. The cities will lose precious public land if there is a foreclosure

The financing required to fund phase 1 of the HLC presumably will be secured in part by the value of the land that BCHD is providing as part of its share in the development.

If there are defaults on servicing debt because of low or even negative returns as shown above, then ownership of the public land could be permanently lost.

Little public land remains available in the south bay cities. To place a substantial portion of what remains at risk is unconscionable.

As presented in [See: 2.7.3], BCHD's underlying purpose is not morally defensible.

But even if it were, economic characteristics are not presented with sufficient accuracy. No variances were calculated.

The EIR should not be issued until a rigorous quantification of these economic characteristics are determined.

But even if they were:

Conclusion: The HLC Would Likely Fail Financially

The risk of environmental harm exceeds its value to the community.

2.7.3 The True Purpose of the HLC Project Has Not Been Disclosed

CEQA Reference(s): 15124(b) states in part:

“The statement of objectives should include the *underlying* purpose of the project.”

DEIR Page(s): 142

BCHD states that the purpose of the Healthy Living Campus (HLC) is that it provides Residential Care for the Elderly (RCFE) and a Program for All-inclusive Care for the Elderly (PACE). [Ref: 3.2.1].

As will be shown in the following, providing RCFE and PACE are *not* the underlying purpose of the HLC. All aspects of the DEIR, therefore must be viewed with skepticism. BCHD’s *stated* purpose does not justify the harms and impacts the HLC inflicts on the public.

BCHD’s response to the COVID-19 pandemic is indicative of what the organization’s underlying purpose truly is. Its change of charter has never been approved by any of its constituency. Its employment history provides a clue. Its search for revenue provides another.

1. BCHD’s Response to the COVID-19 Pandemic is indicative of what the underlying purpose is.

As we all know, COVID-19 had a devastating effect on our country. At its peak, millions of residents in the United States were suddenly unemployed. The painful decisions were made to lay them off because the funds to pay them for their work had vanished.

COVID-19 affected BCHD as well. The Center for Health and Fitness and the AdventurePlex had to be closed. Income from patron fees vanished. However, BCHD did not respond in the same manner as did other public entities. A Staff Report of Activities Memorandum released by BCHD on 5/21/2020 [Ref: 3.2.2] said in part:

... “We were also able not to dip into reserves by reducing or reallocating expenditures that were previously tied to income that was impacted by COVID-19, like the Center for Health and Fitness and the AdventurePlex. We have also applied for COVID-19 expenditure reimbursement from the Federal Emergency Management Administration (FEMA) and the California Office of Emergency Services (CALOES) ...

... “All full-time staff has been maintained and part-time staff impacted by the closure of BCHD facilities were reallocated to COVID-19 operational objectives where possible.”

BCHD created income generating tasks and assigned employees to them even *before* getting approval from the funding required to pay them.

This response to COVID-19 is revealing. It demonstrates that the first priority of BCHD was to come up with something, no matter how economically fragile, so that no one lost their job. It is a peek into BCHD’s psyche – at the rock bottom to what their true objective is *preserve and increase* the staffing level.

2. BCHD’s change of charter has never been approved by any of its constituency

An article in the Daily Breeze chronicles the history of the early years of what became the South Bay Hospital. [Ref: 3.2.3] It says in part:

“ . . .The Los Angeles County Board of Supervisors held the power to sanction the new *hospital* district, so the hospital’s boosters spent the next year gathering over 5,000 signatures in support of the hospital and submitting them to the Board, which scheduled an election for Jan. 11, 1955, that would authorize the creation of the district. . . .

The immediate future was filled with haggling with the state over just how many people were in the South Bay Hospital District and whether it qualified for government funding. Then, a bond issue would need to be placed on the ballot to complete financing for the project. ...

Government funding eventually came through for the \$3.5-million

project, with the state and the feds chipping in about half of the amount. A \$1.5 million bond issue was placed on the ballot for Sept. 18, 1956, to cover the remainder. ...

It passed, but the vote was close: 6,601 to 3,242, a mere 117 votes over the two-thirds majority needed for passage. ...

Facing increasing competition from private hospitals such as Torrance Memorial Medical Center and Little Company of Mary, the publicly owned South Bay Hospital began to lose patients and falter financially in the late 1970s. ...

By 1984, the 203-bed hospital was forced to give up its publicly owned status. ...

In 1994, the South Bay Hospital District changed its name to the Beach Cities Health District.”

The narrative is picked up on the BCHD website [Ref: 3.2.4] in part as follows:

“...The District’s Board of Directors *decided* to cease operating the building as a formal hospital and focus on *preventive* health in 1998.”

The citizens of the beach cities were not given the opportunity to approve or disapprove of this change in charter. It appears merely to be an excuse for the BCHD to stay in existence after the original reason why it was created was gone.

3. BCHD’s Employment History provides a clue

BCHD’s response to COVID-19 could be viewed as an isolated incident. One might think that it is not indicative of anything more fundamental. Additional evidence, however, shows that this behavior is systemic behavior spanning many years.

The table below presents the BCHD Full Time Equivalent (FTE) staffing levels for fiscal years 2009-10 to 2019-20. It was obtained by extracting data from operating budgets available on the BCHD website [Ref: 3.2.148-157].

Fiscal Year	.pdf Budget Page Number	FTEs
9-10	25	70.74
10-11	24	71.73

11-12	24	77.71
12-13	26	76.96
13-14	26	80.67
14-15	26	83.73
15-16	23	78.80
16-17	23	82.10
17-18	28	81.14
18-19	39	83.89
19-20	38	85.18

These data bounce a bit around a general trend. As the referenced data shows, however, without any change in the charter originally granted to the BCHD, the number of FTEs *increased* by 17% over the last eleven years.

4. BCHD's Search for Additional Revenue

At present, BCHD receives revenue from five main sources. For fiscal year 2019-20 these were: [Ref: 3.2.6]

\$3.0M 20% Fees

\$3.9M 26% Property Tax

\$2.2M 14% Limited Partnership

\$1.0M 6% Interest

\$4.8M 33% Leases and Building Expense Reimbursement

\$14.9M Total

In 2017, BCHD established a series of roughly semi-monthly meetings with what is called the Community Working Group. The second meeting was held on June 19. Part of the summary report for that meeting [Ref:3.2.7] stated "Community Working Groups provide a forum for integrating local input for projects *like* the HLC."

At no time at this or any of the 14 additional meetings with the CWG was any consideration given to any *alternative* other than the HLC project.

The income from the first four sources above varies from year to year but are relatively stable. BCHD projects the lease income to decline over the next 15 years. Therefore, to *maintain* staffing levels, cash reserves must be used to compensate for the shortfall as indicated in figure 2.7.3-2 [Ref: 3.2.8]

2018 - 15 Year Long-Term Financial Outlook



Figure 2.7.3-2

At the June 17, 2017 meeting, the CWG was given a PowerPoint presentation by BCHD [Ref:3.2.9]. The HLC Project Guiding Principles is shown in Figure 2.7.3-2 below.



Figure 2.7.3-3 HLC Project Guiding Principles

Note the fifth principle in the list. “*Grow the enterprise to support the mission*”.

This principle was created in a Board of Directors Strategic Planning meeting on 4/26/2017. Part of that meeting is captured in a video clip [Ref: 3.2.126]. Viewing the video gives insight into the thinking and underlying purpose of BCHD. At approximately 1:09 of the clip is the quote:

“... So, our intent with this is not only to satisfy the guiding principles you see there but also to when it is complete that it is generating additional revenues that can be used to fund programs that *we want* to have.”

It is clear from the video clip that, unlike other public organizations, to this day, BCHD views it itself as if it were a *private enterprise*, deciding on its own what to do – use public assets to keep itself in existence.

5. Observations from the cited references above:

Investing public assets in a for-profit business is poor public policy. The Cities BCHD nominally serves would not get away with this.

BCHD *mission creep* needs to stop. It is far, far beyond the original charter to invest in private for-profit assisted living for wealthy seniors, many from outside the BCHD area.

The underlying purpose of the HLC is not only to maintain current BCHD spending, but in fact to increase it. Staff bureaucracy perpetuation and bloat is not a public need.

HLC is basically a staff “push” rather than a public “pull”. There is no demonstrated voicing by the public for its need. The process has focused on rationalizing the project, rather than a sober analysis of alternatives. People don’t want a massive private development on public land to benefit outside investors and their wealthy clients.

A BCHD living within its means is an option not considered in the DEIR. Yet, alternatives for reducing expenses so that they continue to balance income are not all that hard to come up with [See: 2.5.3].

Conclusion: BCHD’s underlying purpose – preserve its employee base and make it grow - is *illegitimate* for the purposes for which it was created.

The harm done to thousands of people in the surrounding community for the benefit of less than 100 people is morally indefensible.

The EIR *must* not be issued until the *true* underlying purpose for the HLC is exposed for public scrutiny.

2.8 Economic and Social Effects

2.8.1 An Assisted Living Facility is Misguided

CEQA Reference(s): Section 15124(b) provides that the draft EIR is required to contain:

“A statement of the objectives sought by the proposed project.”

DEIR Page(s):142

Objective four in the DEIR states:

“Address the *growing* need for assisted living with on-site facilities...”

The proposed BCHD Healthy Living Campus Master Plan involves the long-term redevelopment of much of the existing BCHD campus with new senior health care facilities.

It does not take into account changes brought about by the COVID-19 Pandemic. More seniors are re-evaluating their long-term care options. Other options are more appealing.

1. Changes because of the COVID-19 pandemic.

The market feasibility study [Ref: 3.2.117] underlying the BCHD Healthy Living Campus Master Plan does not take into account changes brought about by the COVID-19 epidemic. Assumptions of potential revenue to be generated by proposed RCFEs are no longer accurate based on current industry analyses.

According to the National Investment Center for Seniors Housing & Care (NIC),[Ref: 3.2.118] the average occupancy rate across NIC's 31 primary markets fell to 82.1%, a 2.6 percentage point decline from the second quarter and 5.6 percentage points lower than Q1 2020. The pandemic impacted majority independent living and majority assisted living in near-equal measure. Independent living occupancy fell 2.4 percentage points to 84.9% in Q3, while *assisted living* occupancy dropped in the quarter to a jaw-dropping 79.1%. This is the second consecutive quarter where occupancy rates fell by 2.5%, meaning the industry is in the midst of its largest occupancy decline on record.

Patrick McGreevy of the Los Angeles Times writes:

“The more alarming health concern is that facilities are slow to the magnitude of the emergency.” [Ref:3.2.40]

In the Kensington, an assisted living facility in Redondo Beach, CA, four people have died from Covid-19 and 38 tested positive [Ref: 3.2.41].

As new cases break record after record most days, infections at long-term care facilities reached a new weekly high in late November, 2020, according to data from the COVID Tracking Project, an organization launched by The Atlantic magazine. [Ref: 3.2.42] More than 46,000 infections at those facilities were recorded in what was the worst week in six months; reliable data only goes back that far. Despite making up just 5.7% of all U.S. Covid-19 cases, nursing home and assisted living facilities residents and staff accounted for 39.3% of the deaths, according to tracking project data.

2. More seniors are re-evaluating their care options.

A Chicago NPR (WBEZ) analysis of Illinois and federal data [Ref: 3.2.43] has found that the coronavirus’ spread through the industry has not been even. Nursing homes that operate for profit in the state have had more infections and deaths per bed than nonprofit facilities. Some advocates for nursing-home residents and staffers say the state, before increasing that industry's funding, should determine how much the owners are netting.

AARP Director Bob Gallo has said:

“The AARP and other advocates say the COVID-19 spread is reason to shift public funds to community-based care. For individuals who don’t need much skilled nursing, they say, it’s *cheaper* to send professional caregivers to houses and apartments than to put people in long-term care facilities.” [Ref: 3.2.44]

A number of research studies have found that for-profit nursing homes generally have significantly lower staffing levels and quality of care than nonprofit facilities, as measured by the Nursing Home Compare quality star rating system run by the government's Centers for Medicare & Medicaid Services (CMS). [Ref: 3.2.45]

The 30% of nursing homes owned by nonprofit organizations

(predominantly affiliated with religious groups, ethnic aid societies and social service agencies) strive to maximize revenue and efficiency, but any unspent revenue is used to improve and expand their facilities and services. The remaining 70% are for-profit.

Eight in ten senior living executives report that residents are moving out faster than others are moving in. [Ref: 3.2.45] Consumers likely are responding to at least three trends: the risk of COVID-19 in facilities, the inability of family members to visit patients during a lock-down likely to last for months, and high costs at a time of widespread economic distress.

Some of those short-term challenges may fade over time. But some will not. Even before COVID-19 older adults strongly preferred to age at home. Whenever possible, they'll be even more motivated to stay home now. And their adult children may be increasingly reluctant to move them into a facility.

Unless Congress grants them some waiver of legal liability, nursing homes and assisted living facilities are facing a massive wave of lawsuits from families of residents who became sick or died. And even with a waiver, which the facilities are lobbying hard for, it is uncertain whether insurance companies will be willing to cover them for future pandemics.[Ref: 3.2.45]

3. Other long term care options are more appealing.

BCHD, instead of being intent on real estate and money to be made or lost there, would do well to focus on what's been called the Village Movement for seniors [Ref: 3.2.46]. This has been adopted already in other parts of the world to tremendous success. Neighborhood organizations are formed and homeowners pay yearly dues to hire a small staff that help with everything from in home help, to shopping for the elderly to organizing social activities. Such a plan in the South Bay would be just what BCHD should coordinate. It would help the elderly maintain connections they've made over a lifetime in their own neighborhoods, and still receive services, without having to move into assisted living.

The trend toward more aging at home will also favor smaller elder-care arrangements like the nonprofit Green House Project, which was started by Dr. Bill Thomas [Ref: 3.2.47]. It promotes senior living in small, homelike cooperative settings. Some 300 such homes in dozens of

states house up to 12 residents and typically feature open floor plans, large dining-room tables, fireplaces and porches. Data gathered by the University of North Carolina and the Green House Project show 94% or more of the homes certified to provide skilled nursing care remained virus-free through Aug. 31.

Initiatives at the national level are also making headlines. In July of 2020, Home Healthcare News reported:

“Presumptive Democratic presidential nominee Joe Biden has floated a sweeping new 10-year plan that seeks to dramatically change the way older adults are cared for in the United States. Specifically, the former vice president’s proposal calls for a \$775 billion overhaul of the nation’s caregiving infrastructure.” [Ref: 3.2.119]

In summary, the market feasibility study conducted by BCHD for an assisted living facility is badly out of date. More recent industry analyses lead to the conclusion that reliance on such a facility as a reliable revenue source for the multitude of proposed BCHD community programs and environmental upgrades is far too risky and will endanger the financial health of these programs. Furthermore, the future outlook of this proposed revenue source is even more uncertain. In the wake of the Covid-19 pandemic, industry analysts predict that assisted living facilities will face greatly increased competition from other options for managed senior care.

Conclusion: An Assisted Living Facility is a Misguided Investment by BCHD. It *must* not be made.

2.8.2 Real Estate Value Depressions Analysis is Missing

CEQA Reference(s): Section 15131(b) states in part:

“Economic or social effects of a project may be used to determine the significance of physical changes caused by the project.”

Section 15124(c) states in part: “provides in part that the draft EIR may be used to determine the significant effects of the proposed project on the environment.”

DEIR Page(s): 124, 214, 229, 650 state in part:

“Noise levels exceed thresholds and this impact would remain

significant and unavoidable.”

“Shading that occurs over extended periods of time can be considered a detriment.”

“Single family residences are located to the east of the Healthy Living Campus (HLC) in the city of Torrance. Single family residences are located to the southwest of the HLC in the city of Redondo Beach. Multi- family residences are located to the north of the HLC in the city of Redondo Beach.”

HLC construction will have significant impact on the “look and feel” of the homes surrounding the BCHD campus. This will detract from the value received from present home-owners when they elect to sell.

1. HLC construction will have a significant impact on the “look and feel” of the homes surrounding the BCHD campus.

The HLC will stand 103 feet and be the third tallest building in the Beach Cities and it will be the fourth tallest building compared to buildings located in the city of Torrance. This 6-story building will be out of context in the area towering over the 1-story and 2-story family residences.

Construction noise levels would exceed FTA thresholds and this impact would remain significant and unavoidable. Towers Elementary is located 350 feet away and Beryl Heights Elementary is located 905 feet away. Students will be listening to this noise all school day and for the majority of their school years while attending elementary school. Students won’t be able to hear their teacher and their lesson plans daily. Each will need to raise their voice to be heard. Students will not be able to concentrate. Who would want to have their children subjected to hearing noise all day at school and for many years?

The 6-story building will create more shade and shadows thereby requiring more electricity to be used by turning on more lights in homes. Electricity bills will be higher when Daylight Savings end.

2. This will detract from the value received from present home-owners when they elect to sell.

Construction of the HLC with the noise impacts and higher electricity bills will lead to home prices declining. [Ref: 3.2.61] [Ref: 3.2.62]

Home seller must disclose to potential home buyer that there will be a pending construction in the neighborhood. [Ref 3.2.63] Who would want to purchase a home with tall buildings looming in their line of sight and be subjected to shade and shadows and having to purchase more electricity as a result of that? Less potential buyers result in declining real estate prices.

Why is the DEIR silent on quantifying these very real effects?

Conclusion: Real Estate Value Depressions Analysis is Missing

2.8.3 Effect of Project Construction Failure Not Evaluated

CEQA Reference(s): Section 15123(a) states in part:

“An EIR should be prepared with a sufficient degree of analysis to provide decision makers with information which enables them to make a decision which intelligently takes account of environmental *consequences*.” (emphasis added)

DEIR Page(s): The DEIR does not discuss the environmental impact of construction contract failure

The return on investment from the HLC Assisted Living and Pace activities has a low degree of accuracy. The risk for construction failure is high. The environmental impact of construction failure is high.

1. The return of investment from the HLC project has a low degree of accuracy.

[See: 2.7.2] for a discussion of the low degree of accuracy for any return on investment from HLC Assisted Living activities once they are in place.

In addition, it is possible that the public will never even see the HLC enterprise tested in the marketplace. Such a consequence would be dire.

2. The risk for construction failure is high.

In addition, it is possible that the public will never even see the HLC enterprise tested in the marketplace. Such a consequence would be dire.

The construction effort needed to build the HLC 6-story structure is projected to be \$211,041,023 and \$177,873,379 is needed for the 5-story

structure [Ref: 3.2.109]

The annual budget for the BCHD for FY 2019-2020 is \$14.9M [Ref: 3.2.6]. By almost any measure, this is a very big project for the BCHD, over 10 times larger than any budget they ever have had any experience with.

Of course, professional construction management will be used to build the HLC. But, because of holding only a minority stake in the endeavor and lack of experience in overseeing a project of this magnitude, BCHD will have very little leverage when major decisions are made; how and when resources are spent. BCHD is risking the public's money on a successful outcome and crossing its fingers.

If there is failure, whoever provided the capital for construction will foreclose on available assets in order to recover from losses. BCHD's portion of the HLC enterprise consists in part of the value of the land that it is donating to the enterprise. If such a foreclosure occurs, scares and valuable public land will vanish.

All projects have development risks. It is the optimism of *venture* capital that propels them forward. Such investors understand the risks. Even with long odds, they sometime succeed.

The point is that the BCHD is not a venture capitalist. It is a steward of public funds, not a gambler. It should not invest almost, if not all, of its cash reserves against the uncertain future offered by the construction of the HLC.

BuildRite Construction [Ref: 3.2.16] cites that reasons for failure include:

- Inaccurate estimates
- Delays
- Unclear specifications
- Unreliable workers
- Improper planning

Estimates of how often these failures occur vary.

Price, Waterhouse, Coopers [Ref: 3.2.17] reviewed 10,460 projects and reported that only 2.5% completed successfully.

Gartner [Ref: 3.2.18] states that large project fail 94% of the time

4PM [Ref: 3.2.19], a publisher of project management software cites a 70% project failure rate

3. The Environmental Impact of Construction Failure Is High

These impacts include:

- Damage to aesthetics of the surrounding area
- Increased liability for accidents and injuries that subsequently occur
- Occupation by the homeless or the criminal
- Promotion of illegal activities

4. An argument chain

BCHD's *underlying* purpose is not morally defensible. [See: 2.7.3]

But even if it were:

EIR Economic Characteristics Are Not Presented with Sufficient Accuracy

The EIR should conclude that the HLC project should not proceed until a rigorous quantification of these characteristics are determined.

But even if they were sufficiently accurate:

Conclusion: The Environmental Impact of Construction Failure is High

TRA0-112
(Cont.)

2.9 Additional Transportation and Traffic Deficiencies

2.9.1 Impact on Local Schools During Construction Is Missing

CEQA Reference(s): Section 15064.3 states in part:

“Any assumptions used to estimate vehicle miles traveled and any revisions to model outputs should be documented and explained in the environmental document prepared for the project.”

DEIR Page(s): 762, Appendix K

The site of the development is within a densely packed residential area, where vehicles are in abundance. Implementing comprehensive

Transportation Demand Management (TDM) strategies for construction vehicles to alleviate construction-related congestion must be developed and prioritized to reduce vehicle miles traveled (VMT) and Greenhouse gas emissions (GHG) on *sensitive* receptors.

TRA0-113

Sensitive receptors include our growing youths. If the HLC construction goes forward, they would be inhaling contaminated air day after day over three quarters of the year.

Students walk to school on a daily basis alongside streets with high traffic at all hours of the day. Proximity to diesel toxic emissions from trucks are especially alarming during recess breathing is expanded; when games of tag greatly impacts the amount of pollutant that they inhale with each breath.

Standards for how much is allowable do not adequately capture the impact on the young.

The construction and planned development of the HLC project will have profound and detrimental impacts, therefore, on the adjacent Towers Elementary School and West High School, seriously affecting both the students and educational staff.

The schools are close to the HLC project site. A catastrophe can happen. The magnitude of the problem for the HLC is large. Children safety impacts and mitigations must be analyzed. The health impact on children traveling to and from school near the heavy haul route *must* be quantified.

1. The routes are very close to the schools.



Figure 2.9.1-1 Construction Haul Routes and Towers Elementary and West High Schools

2. What can happen.

The magnitude of these impacts is corroborated by what happened in an

elementary school located in St. Louis starting in 2018. [Ref: 3.2.32]

It states in part: “The school nurse at Gateway Elementary fielded 359 complaints from students with asthma and breathing problems from the start of the school year as the excavation work began on a construction project nearby. Attendance dropped. Children never having to use inhalers before suddenly had to bring them to school.

“Each day dust, despite so called watering by the construction crew, had the staff discovering their cars covered with a layer of dust. Students if they tried to go out for recess were inhaling the dust which got in their clothes and then carried it home. The staff described swollen airways, shortness of breath while teaching, sinus infections, coughs and constant headaches.

“Through efforts made by the Teachers Union and parents, construction was eventually halted. Many discussions took place on plans to assure parents that measures would be taken to assure the health of those involved. These included: work only when children were not in school, monitoring wind direction and wetting down of all materials.

3. The magnitude of the HLC project problem.

The DEIR states that the Project construction will be close to 10,000 truck trips during peak AM/PM hours.

However, the proposed measures to mitigate the impacts on intersections and roads surrounding the site have been insufficiently analyzed. The EIR must analyze how best to mitigate and eliminate the cumulative impacts the additional truck haul travel will have on daily traffic during the demolition and construction of both Phase One and Phase Two.

4. Children safety impacts and mitigations must be analyzed.

a. Existing signage on the freeways must be changed to identify the lanes for the truck hauls to and from the site so that all the hauling will occur on designated routes.

b. These truck routes are within 100 feet of both West High school and Towers Elementary school. When school is in session, these areas are congested and crowded with school students crossing the street during peak AM and PM hours. The EIR *must* include schematic diagrams to

TRAO-116
(Cont.)

show traffic movement volume at *all* intersections for AM and PM peak hours for *all* years and *all* conditions and the routes that children should take in order to remain safe.

TRAO-117

c. Among the 25 intersections studied in the EIR Transportation analysis, five are currently graded E or F [See: 2.3.4]. If the EIR is approved, this list increases to seven. These areas should be avoided by children. There must be mitigation measures developed for these intersections to reduce the number of children using them going to and from school.

TRAO-118

5. The health impact on children traveling to and from school near the heavy haul route *must* be quantified.

Most air quality analyses are for adults living in the relative shelter of their dwellings or school rooms, but this is not the case for children traveling to and from school or on playgrounds for recess. Some of them will be exposed on a daily basis will be exposed mere feet away from idling diesel engines while they cross a street. Such extended exposure can lead to detrimental health effects such as cancer. [Ref:3.2.137]

Conclusion: The measures to mitigate environmental impacts on sensitive receptors is insufficient. The EIR *must* contain the needed analyses.

2.9.2 Impact of Construction Worker Parking Is Missing

TRAO-119

CEQA Reference(s): Appendix G Transportation/Traffic in part asks the question: Does the project

“b) Conflict with ... standards established ...for designated roads or highways?

d) Substantially increase hazards due to a design feature?

e) Result in inadequate emergency access?”

DEIR Page(s): 762, Appendix K

The DEIR fails to address the traffic issues associated with the project's labor force commuting to and from the worksite.

Provision of off-street parking for construction workers, which shall

include the use of a remote location with shuttle transport to the site, must be required.

The Construction Worksite Traffic Control Plan [See: 2.3.4, item 14] must ensure adequate emergency access is maintained throughout the duration of all construction activities. Consistent with the requirements and regulations of the City of Redondo Beach, adequate emergency access shall be ensured through measures such as coordination with local emergency services, training for flagmen for emergency vehicles traveling through the work zone, temporary lane separators that have sloping sides to facilitate crossover by emergency vehicles, and vehicle storage and staging areas for emergency vehicles.

The public shall be advised of impending construction activities which may substantially affect key roadways or other facilities (e.g., information signs, portable message signs, media listing/notification, hotline number, in a manner appropriate to the scale and type of this project.

Conclusion: Impact of Construction Worker Parking Is Missing and *must* be addressed

2.10 Geology/Soils Deficiencies

2.10.1 Insufficient Toxic Waste Samples Have Been Collected and Analyzed

CEQA Reference(s): Section 15126.2(a) states in part:

“... identifying and focusing on ‘the significant effects of the proposed project on the environment’ as to the direct significant effects of the project on the environment short-term.”

DEIR Page(s): 407

Ground bore samples have been taken and analyzed from the site proposed for the BCHD HLC project. The boring sample results are alarming. The impact of these high concentrations are significant. The selection of boring sites is inadequate. The contamination may be spreading. Nearby school children in particular are at risk. And yet, BCHD has not addressed this matter.

1. Ground bore samples have been taken and analyzed from the

site proposed for the BCHD HLC project.

BCHD contracted with Converse Consultants to collect and analyze these bore samples. DEIR page 502 (3.8-8) states:

“Of the 10 soil borings located on the existing BCHD campus, 9 were completed to a depth of 15 feet below ground surface (bgs). The other soil boring, which was located within the northern surface parking lot along the border with the Redondo Village Shopping Center, was completed to a depth of 30 feet bgs. This oil boring ... was completed to a greater depth in order to investigate the potential for the migration of potential PCE contamination from the former dry cleaner at 1232 Beryl Street. The 5 soil borings within the vacant Flagler Lot were completed to a depth of 15 feet bgs.”

2. The boring sample results are alarming.

The boring samples analysis were conducted by Converse Consultants. They conclude that the HLC project will be built on and over a toxic waste site containing significant soil contaminants: *benzene, chloroform, and perchloroethylene* (PCE) pollution [Ref: 3.2.38]

“Benzene was detected in two (2) samples. Sample BC7-5 had a concentration of 8.0 micrograms per cubic meter (ug/m³). The concentration exceeds the residential SL for benzene of 3.2 ug/m³, but is below the SL for commercial land use of 14 ug/m³. Sample BC6-15 had a benzene concentration of 22 ug/m³ which exceeds both the residential and commercial SLs.

“Chloroform was detected in four (4) samples, BC4-15, BC9-5, BC10-5, and BC10-15 at concentrations of 8, 54, 27, and 26 ug/m³, respectively. *All* of these concentrations exceed the residential SL of 4.1 ug/m³, and with the exception of sample BC4-15, the concentrations also exceeded the commercial SL of 18 ug/m³.

“PCE was detected in 29 of the 30 soil-vapor samples at a maximum concentration of 2,290 ug/m³ in sample BC14-15. Five (5) of the reported concentrations are less than the residential SL of 15 ug/m³, and concentrations in 4 of the samples exceeded the residential SL but are less than the commercial SL of 67 ug/m³. The remaining 20 concentrations exceed the commercial SL.”

3. The impacts of these high concentrations are significant.

Each and every one of those hazardous substances can cause serious injury or death if humans are exposed to it, and some are carcinogens. Even the EIR recognizes these risks. Page 498 (3.8-4) of the DEIR states:

“The effects of PCE on human health depend greatly on the length and frequency of exposure. Short-term, high-level inhalation exposure (i.e., in confined spaces) can result in irritation of the upper respiratory tracts and eyes, kidney dysfunction, and neurological effects. Long-term exposure (e.g., in confined spaces) can result in neurological impacts including impaired cognitive and motor neurobehavioral performance as well as adverse effects in the kidney, liver, immune system and hematologic system, and on development and reproduction (U.S. Environmental Protection Agency [USEPA] 2016).”

4. The selection of boring sites is inadequate.

The only 30 foot boring, at B-1, which was known to be far away from where the main contaminants were found, seemed a deliberate attempt to avoid finding more contaminants which were almost certain to be found with proper investigation and study in depth.

Converse [Ref: 3.2.38] advised unequivocally:

“Deeper borings in the locations where pollutants were found would yield even greater findings of more pollutants.”

BCHD must know this.

Did BCHD prevent further boring so as to hide the true extent of the toxic waste problem? Why are direct significant effects of the project on the environment *ignored*?

For a proper EIR, more borings at depth and analysis are needed. These tasks *must* be performed. Otherwise, the EIR is uninformative, hypothetical, and provides a less than accurate picture of the details of the conditions at the site of the Project.

To make matters worse, this matter was brought to the attention of BCHD and their counsel. The promise was it would be “addressed in the EIR.” Instead, the hazardous substances issue was ignored.

5. The contamination might be spreading.

The EIR confirms that nothing was done to determine the actual extent of the migration of hazardous substances, or whether they had leached into groundwater. There was no deeper drilling, which may well have been a deliberate decision to avoid finding the full extent of the toxic waste issue.

What has BCHD done or proposed to do in order to confirm or negate *groundwater* contamination? The EIR *must* present mitigation methods to prevent this contamination spread from happening.

6. Nearby school children in particular are at risk.

Up to 600 school children (ages 5 to 10) are “downwind” of these toxic chemicals, and that their school is within 300 feet of the proposed Project.

7. BCHD has not addressed the matter.

On March 30, 2020, a concerned citizen who had read portions of Converse (2020) wrote to the CEO of BCHD about this issue. The CEO replied, and shortly thereafter, on April 9, 2020, so did one Mr. Rothman, an attorney for BCHD. The attorney’s reply stated in part:

“BCHD will continue to address the issues and concerns regarding the sampling results contained in the Converse report in at least two ways:

(1) engaging directly with appropriate state and local agencies with respect to addressing any regulatory considerations; and (2) as part of the Environmental Impact Report (EIR) process associated with the proposed Healthy Living Campus project.”

On April 27, 2020, the concerned citizen replied to Mr. Rothman’s letter. The April 27, 2020 citizen response is lengthy. Here are some highlights:

“Further, both you and Mr. Bakaly avoid the fact that PCE was found in amounts up to 150 times the permitted screening levels.”
(From page 4)

The concerned citizen continues:

“Each of you ignore the fact that even though the deeper Converse sampled, the more pollution was found. BCHD elected for whatever reason to not dig deeper. In short, BCHD simply ignored

(and continues to ignore) the problem.

“You and Mr. Bakaly do not discuss the fact that toxic, harmful chemicals were found all over BCHD property. One boring showed pollutants at the extreme western edge of BCHD land, a point very far (and uphill) from the dry cleaner.” (From page 5).

Tellingly, no response was ever received to this letter, now a year later. Sadly, the EIR addressed none of these crucial issues.

The EIR discussion of these chemical hazards is evasive, incomplete, and appears to seek to mislead. The EIR does not comply with CEQA as it continues to provide a hypothetical, inadequate discussion and one where the required baseline is missing.

Conclusion: The EIR *must* be withdrawn, these issues discussed and the document reissued

2.10.2 Safeguards During Excavation and Construction are Incomplete

CEQA Reference(s): Appendix G Geology and Soils in part asks the question: Does the project:

“a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death ...?”

DEIR Page(s): 439

The plan for onsite excavation and grading control during construction is incomplete. The plan for avoiding pollution from construction activities is incomplete.

1. Plan for onsite excavation and grading control during construction is incomplete.

The EIR *must* state that:

a. The city of Redondo Beach, and the city of Torrance for those portions of the project within that city, shall review and approve and excavation activities prior to commencement of such activities.

b. During all excavation and grading operations, a geotechnical engineer, independent of project management shall be onsite for all excavation and grading operations with the authority to stop such activities if they compromise geological safety of the construction site.

2. Plan for avoiding pollution from construction activities is incomplete. The EIR *must* explain:

- a. How the activities will withstand soil liquification at the site.
- b. How the activities will prevent crude oil escaping from the known capped oil well within the construction zone.

Conclusion: Safeguards during excavation and construction *must* be specified in the EIR.

2.10.3 Impacts from an Abandoned Oil Well Have Not Been Addressed

CEQA Reference(s): Section 15126.2(a) states in part

“... identifying and focusing on ‘the significant effects of the proposed project on the environment’ as to the direct significant effects of the project on the environment short-term.”

DEIR Page(s): 439

An abandoned oil well lies within the HLC project construction zone. BCHD’s statements about the well are crucial to the understanding the believability of assertions in the EIR. The precise location of the well is needed because it impacts the project *design* substantially. Yet, BCHD has persistently ignored these design shortcomings and continued to proceed. The March, 10, 2021 DEIR *must* be retracted and revised

1. An abandoned oil well lies within the HLC project construction zone. BCHD is well aware that the well exists.

Yet, during the entire CEQA process, BCHD’s representatives hid their true motives, and perhaps affirmatively mislead. The handling of the oil well by BCHD on its own -- *outside of the EIR*, and then as dishonestly discussed in the EIR itself, presents a *poster child* example of how *not* to comply with the tenets and requirements of CEQA.

More than three decades ago, on February 9, 1990, BCHD acquired the “Flagler Lot” upon which the Well sits. The transfer was accomplished by two separate *quit claim* deeds. [Ref: 3.2.89]

The first of the two transfers was made to South Bay Hospital District,

BCHD's predecessor, from Petrorep Inc. (Probably there is a typo on deed document. There was in existence at that time a Petro Pep Oil Company).

The second of the two transfers to BCHD was made from Decalta International Corp - an oil and gas company. Each of the two companies which deeded the Flagler lot to BCHD appear to be subsidiaries of a sister company of one of the oldest and largest multinational oil companies on earth.

Moving well ahead in time, on May 15, 2019, Converse Consultants issued to BCHD a *Phase 1 Environmental Assessment Report* and referred to in the EIR as Converse (2019).

This report apparently relied, especially in relation to the oil well, exclusively on documents provided by BCHD, on public records, and on interviews with BCHD executives. No actual attempt to locate the oil well was mentioned as being made in Converse (2019).

Much of the information about the oil well found in Converse (2019) was derived from BCHD's representative, (BCHD rep) not an *independent* assessment.

Converse (2019) [Ref: 3.2.90] states that:

a. The BCHD rep:

“...provided title reports to the Property parcels, recorded easements with the City of Redondo Beach, a lease agreement with a tenant, and property parcel maps.”

b. The lease agreement disclosed that the Flagler Lot “...Property contains ‘an oil-drilling site.’”

c. “According to the BCHD rep, ‘an oil well was formally located on Parcel 2 but has since been designated as ‘plugged.’”

Converse (2019) [Ref: 3.2.91] states that the BCHD rep also stated that an oil well formerly operated on Parcel 2 and that he believed it *was abandoned in accordance with all applicable regulatory standards.*” (emphasis added)

e. Converse (2019) [Ref: 3.2.39] states in their Opinions section:

“...Concern for past impacts from well installation and need for *re-abandonment for future development are a concern.*” (emphasis added)

f. The City of Torrance, issued a letter to Wood Environmental on July 29, 2019 that states in part:

““The City of Torrance Community Development Department would like to ensure that the Draft Environmental Impact Report Analyze the following:2) Air Quality/Identify all haul routes, delivery/staging routes including soils remediation and *oil well re-abandonment.*” (emphasis added)

Wood Environmental responded in part: “Please review Appendix "A" to the EIR.”

Appendix “A” of the EIR is the Notice of Preparation for the HLC project [Ref: 3.2.108]. It includes documentation from scoping meetings conducted in June of 2019 after the NOP was prepared. Page 53 of the reference states in part:

“...**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 ...”

2. These documented statements above are crucial to the understanding the believability of assertions in the EIR.

a. At the time the BCHD rep made his statements, the HLC project was already *well under way*. BCHD *knew* that the Flagler Lot, on which the oil well sits, would be part of a construction zone. They *knew* that the HLC project would sit on the oil well.

Yet, the draft EIR was issued anyway.

b. The stated claim that the oil well complied with “all applicable regulatory standards” is *untrue*. The EIR itself tells us this.

DEIR page 521 (3.8-27) of the EIR states the construction requirements that apply to an abandoned oil well. We are told that CalGEM requires: “....avoiding construction of permanent structures in close proximity to a well. CalGEM defines “*close proximity*” as being within 10 feet from a well.

To be considered outside of close proximity, two adjacent sides of a development (e.g., a building) should be no less than 10 feet from the well, with the third side the development no less than 50 feet from the well. The third side should be no less than 50 feet from the well to allow room for the 30 to 40 feet lengths of tubing required for re-abandonment operations. The fourth side shall remain open to the well to allow for rig access in the event that the well requires maintenance or potential re-abandonment.”

BCHD has not made the full and proper efforts to locate the well with sufficient precision before issuing the draft EIR.

3. The precise location of the well is needed because it impacts the project *design* substantially.

Particular rules apply to construction around and over an oil well. Many design aspects of the present HLC project will need to be updated when the well is precisely identified and located. A non-inclusive list of such items includes:

- where the actual construction will be done
- the ingress and egress points for construction vehicles
- the extent of the construction noise cone
- the routing of trucks

These considerations mean that the design as presented in the draft EIR is *unstable*. The *draft* EIR *must* be reissued *after* the location of the well has been determined to sufficient accuracy.

4. BCHD has persistently ignored these design shortcomings and continued to proceed.

a. On February 26, 2020, Converse Consultants issued to BCHD a *Phase 2 Environmental Assessment Report* and referred to in the EIR as Converse (2020).

Converse (2020) [Ref: 3.2.93] states:

“The geophysical survey did *not* identify the specific location of the former oil and gas well on the Flagler Lot, so Department of Oil, Gas and Geothermal Resources (DOGGR) records were reviewed to determine an approximate location. Review of agency records did not

provide details on the abandonment method of the plugged oil well.”
(emphasis added)

b. In September of 2020, Terra-Pera Environmental Engineering conducted a geophysical survey for the HLC project

DEIR page 507 (3.8-13) states: “Terra-Pera Environmental Engineering (Terra-Petra) conducted a geophysical survey of the HLC project site in September 2020 using a magnetometer for the purpose of locating the former oil and gas well on the property.

“A significant magnetic anomaly suspected to be the oil and gas well was identified approximately 30-feet east of the western fence boundary and approximately 30 feet north of the toe of the slope at the vacant Flagler Lot. Terra-Petra excavated the well to physically locate it.”

If there was *excavation*, wouldn't we know exactly the parameters of the oil well and its relation to the project? Where is the written report of the results of that “excavation”? Why is the most crucial survey on the oil well, missing?

The Terra-Petra report, evidently if ever, will be issued as part of a Construction Site Plan Review, well *after* the completion of the final EIR and approval to proceed by Redondo Beach and Torrance city agencies

Despite BCHD repeated claim of transparency, no reference has been made to any exhibit or document which shows what Terra-Petra did at all.

c. In the 12/2/2020 BCHD Properties Committee meeting, the BCHD rep consulted by Converse above provided a memorandum dated 11/18/2020 [Ref: 3.2.92]

In the memorandum document, the BCHD rep expresses *surprise* that an oil well has been found on the Flagler lot, and even more *surprise* that it had not been located.

This revelation is stunning. BCHD told Converse (2019) that the oil well “... *was abandoned in accordance with all applicable regulatory standards.*”

But by December, 2020, however, in order to get approval to fund

additional site exploration, BCHD states the exact *opposite*:

“There are regulatory requirements when construction is planned near existing, abandoned oil wells.”

What blatant contradictions these are!

BCHD prides itself by repeatedly reminding the public about how transparent they are in all their dealings. The public can attend all meetings. They are videotaped so they can be reviewed at later time. What is not said, of course, is that not everything that is said publicly is in fact the complete truth.

BCHD could have acted as soon as early 2020 to resolve the oil well location problem. Instead, almost 10 months later, they publicly deny that they had any knowledge that such a problem existed!

And, why don't we have in the EIR an actual description of *exactly* where the oil well is and how it impacts the HLC project?

The first phase of the HLC is estimated to cost approximately \$100M. The ownership of public land is at risk. [See: 2.7.2] How can the public trust *anything* that the BCHD says if they cover up or deny the truth about what should be a matter-of-course undertaking?

5. The March, 10, 2021 DEIR *must* be retracted and revised.

If, as the EIR proclaims, Terra-Petra had finished its work on the oil well, why in November, 2020 is BCHD proposing a separate contract and expenditure of tens of thousands of dollars to *find* a well that had already been located? Why, on December 16, 2020, does the BCHD Board of Directors authorize expending what is apparently wasted money?

Alternately, if the location of the oil well has been ascertained, why don't we have in the EIR an actual description of *exactly* where the oilwell is and how it impacts the Project? Instead, we are left with a *magnetic anomaly* which is *suspected* of being the oil well.

If the inadequate information in the EIR were not enough, it goes on to boldly state as *fact* information about the oil well which must instead be false and deceptive.

The description of where the “magnetic anomaly” is located is at least 100 feet, if not more, from the “one-way” Flagler driveway.

The EIR page 3.8-27 states: “The proposed Project has been designed to comply with all applicable CalGEM recommendations...The proposed Project has been designed to meet these criteria by restricting development in this area on the vacant Flagler Lot to the one-way driveway and pick-up/drop-off zone rather than a habitable structure.”

How can a Project be *designed* around an oil well the location for which is unknown? The oil well location is not described in any part of the EIR. It is not depicted on any map or figure in EIR. It is undisputed it hasn’t been located.

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The vague *suspicions*, the phantom *excavations*, the *magnetic anomalies* make for a good UFO story. But, the only fair conclusion is that these *facts* also make for a woefully deficient EIR.

It is logical to conclude that BCHD proceeded with issuing the DEIR as rapidly as they could because they assumed the false information they were purveying would be *relied on* by the public and decision makers as being the truth.

But, in fact, at this point in time, even the location of the *entire* HLC project is uncertain given the missing information in the EIR.

The locations of ingress and egress are uncertain and depend on decisions by the city of Torrance. Only simple sketches are presented about what will *actually be built* on the Flagler lot. The CalGEM requirements necessitate careful design and building considerations be resolved first.

The DEIR presents no feasible measures which might minimize impacts which can be found in or determined from a factually bereft and truly hypothetical project as described in this EIR. It must be withdrawn, and not reissued until after the location of the oil well is determined to the accuracy needed first.

Conclusion: The HLC DEIR *must* be retracted and corrected

2.11 Additional Noise and Vibration Deficiencies

2.11.1 Increased Fire Department Services Noise Analysis Is Deficient

CEQA Reference(s): Appendix G Air Quality asks in part:

“Does the proposed project cause:

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?”

DEIR Page(s): 625, Appendix I

Local EMT service requests because of the HLC will be significantly higher than BCHD estimates. The Environmental Impact of each and every EMT call will be greater than stated in the DEIR. There are long-range effects from repeated exposure to high intensity noise.

1. Local EMT service requests because of the HLC will be significantly higher than BCHD estimates.

In analyzing EMT utilization rates, a recent study concluded that “Living in a healthcare or residential institution and specific dispatch complaints were associated with repeat EMT use within 30 days.” [Ref: 3.2.64]

The high rate of EMT services used by elderly residents of care facilities has been well documented over the years. One recent study stated that “We estimate that by 2030, total EMS transports ... will increase by 47%. Patients 65 years of age and older are projected to account for 70% of this increase. and to compose 49% of all EMS transports by 2030.” [Ref: 3.2.65-69]

DEIR Page 667 (3.11-43), states “Based on an assumed average of 0.82 annual calls per bed space per year to the existing campus following the completion of the proposed development under the Phase 1 preliminary site development plan, it is anticipated that the BCHD campus would generate an estimated 244 ambulance calls per year.”

BCHD presumably arrives at the figure of 0.82 calls per bed space per year by dividing the average number of EMS calls per year (98), by the number of bed spaces at its current memory care operation, Silverado (120), i.e., $98 \div 120 = 0.82$.

However, BCHD has justified its financial forecasts for its proposed RCFE based upon anticipated occupancy rates *per unit*, not *per bed*.

With 217 units, *two* beds/unit, and 0.82 calls per bed/year the total number of calls is 488, not 244

2. The Environmental Impact of each and every EMT call will be greater that stated in the DEIR.

The DEIR attempts to minimize the noise impacts of additional lights and sirens (L&S) necessitated by these additional EMT calls. The DEIR claims that: “When sirens are necessary for an emergency response, they *typically* (emphasis added) emit noise at a magnitude of approximately 100 dBA at 100 feet. A decrease of about 3 dBA occurs with every doubling of distance from a mobile noise source; therefore, during a response requiring sirens, residences along North Prospect Avenue and Beryl Street experience peak short-duration exterior noise levels between 91 and 100 dBA.

Because emergency vehicle response is rapid by nature, the duration of exposure to these peak noise levels is estimated to last for a maximum of 10 seconds, depending on traffic. Thus, given the infrequent and short duration of siren utilization responding to emergency situations, noise impacts from emergency vehicles would be both negligible and less than significant.”

This statement ignores the *unique geographic characteristics* of the project location, i.e., on top of a hill, 40 to 70 feet *above* adjacent residences, with prevailing ocean breezes *from the west*.

The sound produced by sirens and their ability to sustain decibel levels under such circumstances are not *typical*. Any resident within a half-mile radius of the BCHD campus can attest to the fact that the DEIR’s claim that “the duration of exposure to these peak noise levels is estimated to last for a maximum of 10 seconds” is plainly ludicrous.

It is widely accepted that wind profile and temperature differences influence propagation of sound. In particular, diffraction can cause sound to bend upward or downward. Mountains and hills influence both wind profile and temperature gradients. Sound will be absorbed by the material in the upslope, but may be echoed in a downslope.

Wind also plays an important role in the refraction of sound waves and ultimately on the distance they travel. Wind traveling directly into an oncoming sound wave will make it refract upward more sharply. Wind traveling in the same direction as a sound wave will make the sound wave refraction more gradual. In the upper atmosphere a strong wind traveling in the direction of the wave will push the wave further and faster. [Ref: 3.2.70]

The DEIR is deficient because it does not account for the unique

acoustical characteristics of the project location, which will result in the impacts of EMS sirens being felt for *longer* periods of time and more *intensely* than in the *typical* circumstances described by the DEIR. These noise impacts will be particularly visited upon students at nearby elementary schools (i.e., Towers Elementary and Beryl Heights Elementary), as well as adjacent residents downhill and downwind of the project.

3. There are long-range effects from repeated exposure to high intensity noise

Not only does the DEIR fundamentally understate the level and duration of noise to be produced by this project, both in terms of demolition/construction but as well as ongoing EMS sirens in perpetuity. It is oblivious that far-reaching health effects that will be suffered by those unfortunate enough live or study in proximity to the facility.

The adverse effects of such noise pollution are well known and extensively documented. The World Health Organization has summarized the evidence on the relationship between environmental noise and health effects, including cardiovascular disease, cognitive impairment, sleep disturbance, tinnitus, and annoyance. [Ref: 3.2.71-2]

The health effects of environmental noise pollution were addressed in an article published by the Australian Academy of Science, in which they state that “we need to recognize that noise pollution is a serious health concern worthy of our attention, and find realistic and sustainable ways to manage and reduce it.” [Ref: 3.2.73]

Children have been found to be particularly at risk of detrimental effects from noise pollution, as noted in an article in Medical News Today. In fact, it has been described as a public health crisis, despite the DEIR’s attempt to minimize its impacts.[Ref: 3.2.74-5]

Other studies have documented the link between excessive noise and sleep disruption, with the associated consequences. [Ref: 3.2.76-7]

Both the short-term and long-term impacts of noise pollution from the proposed HLC illustrate why the project is so unsuited for siting in a residential setting. Most large RCFEs of this nature will be adjacent to areas zoned for commercial or industrial uses, thus minimizing their impact on nearby residences and schools.

Conclusion: The proposed location for the HLC assisted living facility damages the local residential environment and *must* be changed

2.12 Public Services Deficiencies

2.12.1 Analysis of Personnel Impact on Fire Department EMT Services Is Incorrect

CEQA Reference(s): Appendix G Public Services in part asks the question:

“a) Would the project result in substantial ... need for new government facilities ... in order to maintain acceptable service levels and response times?”

DEIR Page(s): 695

DEIR page 695 (3.13-1) states in part: “this increase in demand for [EMT] services would not necessitate new or physically altered services by the City of Redondo Beach.”

This conclusion is in error. It fails to differentiate between the needs of the general population and that of the at-risk elderly. The high rate of EMT services used by the elderly is well-documented. The “firefighter to resident” ratio is used deceptively.

1. The conclusion fails to differentiate between the needs of the general population and that of the at-risk elderly.

DEIR page 701 (3.13-7) states “The addition of 177 Assisted Living residents to the BCHD campus would not substantially alter the ratio of firefighters from 0.93 sworn personnel to every 1,000 residents. (This minor increase in population would reduce the ratio by < 0.01 , and does not account for the fact that some of the residents would likely be from the existing Redondo Beach population.)”

The proposed project seeks to add 217 on-site residential units, including 60 replacement Memory Care units and 157 new Assisted Living units. The future inhabitants of such units would be, by definition, frail at-risk elderly persons. The results of an industry trade group survey illustrate national trends [Ref: 3.2.49]. The survey found that the average age of residents is roughly 83. In addition, about 60 percent of residents need help with one or more activities of daily living. [Ref: 3.2.50]

2. The high rate of EMS services used by the elderly is well-documented.

The high rate of EMT services used by elderly residents of care facilities

has been well documented over the years.[Ref: 3.2.51-3.2.54]

DEIR page 703 (3.13-9) states that “a total of 451 EMS calls associated with the BCHD campus at 514 North Prospect Avenue occurred between January 2015 and July 2019, with an average of 98 calls per year and just over 8 calls per month for the 60 double-occupancy Memory Care units with 120 beds total. Each of these EMS calls were responded to by either RBFD Fire Station No. 1 or No. 2.”

This high rate of EMT utilization is to be expected given the nature and characteristics of the resident population, and greatly exceeds the rate of EMS calls taking place in the general population. There is close to a 1:1 ratio between the number of BCHD residents and EMS calls on an annual basis. It would be reasonable to expect at the proposed project as well.

3. The “firefighter to resident ratio” is used deceptively.

The deceptive use of this “firefighter to resident ratio” is then used as the justification for the DEIR’s conclusion that: “Because response times to the existing campus are satisfactory and the proposed Project would only incrementally increase the demand for RBFD services, the proposed Project would continue to be located well within the 6-minute fire response time area and 6-minute and 20-second EMS response time for the RBFD and would not require new or physically altered RBFD facilities.”

Why did the DEIR not analyze the proportional increase in the at-risk elderly population served by RBFD Stations 1 or 2, the resulting increased demand for EMT services, and the cost of providing such additional services?

Has information about the level of EMT support the cities of Redondo Beach and Torrance can and will provide been obtained?

What are the contract terms for these agreements?

Will the associated budget issues come up for review in the two cities?

Will other beach cities be asked to pay their fair share?

How will the costs for service for non-citizens be determined and assigned?

Conclusion: This analysis *must* be performed *correctly* and the impact on the number of EMS personnel and service times recalculated.

2.12.2 Power Substation Construction Details are Deficient

CEQA Reference(s): Section 15123(a) provides that the draft EIR is required to contain: “An EIR should be prepared with a sufficient degree of analysis to provide decision makers with information which enables them to make a decision which intelligently takes account of environmental consequences”

DEIR Page(s):142

DEIR Page 155(2-37) states, “The proposed Project design for the electrical distribution system includes a SCE Substation Yard, medium voltage distribution system, and generator yard, which would be located along the eastern perimeter of the Project site.

There is insufficient information about the substation in the DEIR. What are the dimensions and setback? The nearest residents are less than 100 feet away. The DEIR fails to acknowledge that noise produced by an operating substation can be quite loud to adjacent property owners. The impacts of the substation location on biological resources are not discussed.

1. There is insufficient information about the substation as stated in the DEIR to determine how it will impact the environment.

CEQA requires either to identify an alternative location for the substation or to describe the mitigation measures that will be implemented to safeguard the public, but the DEIR is silent about this. Alternate locations *must* be analyzed in the EIR.

So, how was the location of the SCE electrical substation determined? Were any other locations considered?

2. What are the dimensions of the substation? What is the setback from the street?

The trenching required for the utilities work to provide connections between the SCE Substation Yard and generator yard is not sufficiently explained on DEIR page 520 (3.8-26). There aren't any measures stated to mitigate the harmful environmental impacts that the soil remediation

and trenching will require.

These potential impacts *must* be analyzed in the EIR.

3. The nearest residences have not been identified but appear to be less than 100 feet away from the work site. The permanent impacts related to construction and operation of a new substation may be substantial depending on the location of the new site and its proximity to residences.

Yet, the DEIR provides no information to determine the health and biological risks with the placement of the substation so close to pedestrians and residences. This lack of information is a concern and the environmental impacts *must* be analyzed in the EIR.

The electric and magnetic field (EMF) levels within the fenced area of a substation can be much higher than the surrounding area, especially at larger substations containing several transformers.

Researchers have studied the increased risk of disease and health risks on people exposed to electric or magnetic fields and documented the impacts. [Ref: 3.2.144, 3.2.145].

These impacts *must* be analyzed in the EIR.

4. The DEIR fails to acknowledge that noise produced by an operating substation can be quite loud to adjacent property owners. A constant humming or buzzing noise may be audible several hundred feet from the substation fence. The sound may be especially noticeable during nighttime hours when ambient noise levels are lower. A barrier of mature trees or tall soil berms between the substation and nearby residences can be helpful in partially reducing noise impacts but the DEIR provides no analysis. This analysis *must* be provided in the EIR.

5. The impacts of the substation location on biological resources are not discussed in the DEIR except to state on page 346 (3.3-18): “construction under Phase 1 would require removal of an additional 20 landscaped trees along Diamond Street to provide space for the SCE Substation Yard.”

DEIR Appendix C shows that the proposed substation site is the same location where the Hamilton Biological, Inc. biologist identified the nest of an Allen’s hummingbird. The biologist’s report recommended that

there be a 30-foot buffer around the nest to protect hatchlings. The DEIR is silent on the environmental impacts of building a substation in a region used by the hummingbirds.

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(Cont.)

This report was generated after one day exploring the area. It is silent about the likelihood of there being more nests, their locations, and occupation throughout a calendar year. The analysis presented *must* be expanded in the EIR.

i. The EIR must state that a Biological Compliance Monitor (BCM) *must* be on site during all power substation construction activities. Although funded by the HLC contractor, this monitor or monitors shall operate independently of HLC construction management and provide daily inspections and assessments of the contractor compliance with not disturbing wildlife nesting sites.

ii. This monitor shall have the authority to halt all power substation construction activities that impinge on wildlife nesting sites.

Conclusion: Power substation construction efforts must conform to environmental safeguards that are applied to the HLC project as a whole

2.13 Biological Resources Deficiencies

2.13.1 Analysis of Increased Rat Invasions is Missing

CEQA Reference(s): Appendix G Biological Resources in part asks the question:

“a) Have a substantial ... effect on any species identified in local or regional plans?”

DEIR Page(s): 142

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Rats and mice can transmit over 35 different diseases, a part of which the Center for Diseases, Control, and Prevention has identified [Ref 3.2.34]

- Hemorrhagic Fever with Renal Syndrome
- Lassa Fever
- Leptospirosis (Weil’s disease)
- Lymphocytic Chorio-meningitis (LCM)
- Plague

- Rat-Bite Fever
- Salmonellosis

These diseases can be spread to humans mostly through contact with the rat's urine and feces; or by being bitten, or coming into contact with their saliva through other means. They can also be spread indirectly by a person bitten by a flea, tick, or mite that has fed on an infected rodent.

Children are be much more likely exposed to rats, and worse, the impact of the diseases they carry. For example, [Ref 3.2.35] states "My 11-year-old developed a fever of 103 for six days. I feared the worst—my mom-pediatrician brain knew he could have rat-bite fever or a fatal rodent-borne illness."

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(Cont.)

When a construction project starts, the human residents aren't the only ones who are impacted. Once construction begins, nesting grounds and hiding spots of the rat are disturbed, driving them out seeking other homes in droves. Of course, the bigger the project, the more rodents scattering into the surrounding neighborhood there'll be. Any construction near surrounding homes can bring unwanted critters of all kinds into unsuspecting lives. Additionally, rodents are some of the most adaptable creatures on the planet and can be extremely difficult to control. Not to mention that they reproduce rapidly, and steadily.

The neighborhood will essentially become collateral damage during major construction.

As stated in [Ref: 3.2.36]:

"All businesses in the county need to plan, implement and post the Los Angeles County Department of Public Health's reopening protocol in accordance with the Health Officer Order."

The statement for the present BCHD facilities is included on its own website [Ref: 3.2.37] "Safe In The South Bay" posting

Conclusion: The reopening protocol and an analysis of the effects of HLC construction on disturbed rodent wildlife *must* be in the EIR

2.14 Additional Air Pollution Deficiencies

2.14.1 Strong Ozone Mitigations are Required

CEQA References(s): Section 15125, Environmental Setting, states:

“(d) The EIR shall discuss any inconsistencies between the proposed project and applicable general plans, specific plans, and regional plans. Such regional plans include, but are not limited to, the applicable air quality attainment or maintenance plan or State Implementation Plan”

Section 15126.2, Consideration and Discussion of Significant Environmental Impacts, states:

“(a) ...An EIR shall identify and focus on the significant effects of the proposed project on the environment...Direct and indirect significant effects on the environment shall be clearly identified and described, giving due consideration to both the short and long-term effects.”

DEIR Page(s): 326

Ozone is inherently dangerous. So much so, that standards apply to it. Air quality must be monitored for its concentration.

The EIR must prove if measuring stations are close enough to the HLC project site to be relied upon. The impact on sensitive receptors such as school children must be ascertained.

The effect of the project on global warming must be analyzed. BCHD has both legal and moral obligations to which it must comply.

1. The inherent danger of Ozone (O₃).

Ozone is not merely just another gas that will be handled the same as other known air quality pollutants. Rigorous mitigation efforts must be employed.

Ozone is pungent, colorless, and toxic, with direct health effects on humans including respiratory and eye irritation and possible changes in lung functions. Children, the elderly, people with respiratory disorders, and people who exercise strenuously outdoors are the most sensitive to ozone.

According to the American Lung Association Ozone Fact Sheet [Ref: 3.2.86]:

“New research has confirmed that breathing ozone over a *short* period can increase the risk of *premature death*.” Brauer et al. found a robust association of with daily 1-hour max ozone concentrations less than 40 ppb [Ref: 3.2.87]. Ulmer et al. found a

robust association in school children with *30-minute* association less than *60 ppb*. [Ref: 3.2.88]”

2. Ozone standards.

DEIR page 279 (Table 3.2-1) (Federal and State Ambient Air Quality Standards for Criteria Pollutants) states that for ozone, the one-hour average should be less than 0.09 *ppm* (parts per million) and the eight-hour average should be less than 0.07 *ppm*.

.07 *ppm* and .09 *ppm* is the same as 70 and 90 parts per billion (*ppb*).

These references cited in subsection 1. above show that concentrations *lower* than the current standards cause detrimental health effects.

Even with these liberal standards, DEIR page 280 (Table 3.2-2) (Los Angeles County-South Coast Air Basin Federal and State Attainment Status for Criteria Pollutants) states that ozone is classified as *extreme nonattainment* for both one-hour and eight-hour periods.

3. Basin air quality monitoring.

In an effort to monitor the various concentrations of air pollutants throughout the Los Angeles County Basin, the Southern California Air Quality Monitoring District (SCAQMD) operates 37 permanent monitoring in the basin.

The SCAQMD has divided the basin into 38 source receptor areas (SRAs). Redondo Beach and Torrance – including the HLC project site – are located within SRA 3, which covers southwestern coastal Los Angeles County. Ambient air pollutant concentrations within SRA 3 are monitored at the 7201 West Westchester Parkway Monitoring Station, which is located approximately 7.57 miles north of the HLC project site.

4. Ozone concentration measurements.

The EIR *must* analyze and prove whether 7-plus miles from the nearest monitoring station is too far away to measure concentrations at the HLC project site to sufficient accuracy.

If the HLC project site is in fact too far away from the monitoring station, then the tasks for the HLC independent Air Quality Compliance

Monitor (AQCM) [See: 2.3.2] must include the following additional tasks.

The EIR *must* specify that:

- a. In addition to other duties, the AQCM will monitor the ozone concentration at the construction site at least three times daily.
- b. In the event that ozone concentration exceeds air quality standards at the HLC, all construction activities that contribute to ozone creation be suspended until such time that the level falls below the air quality standards. These activities include all those that generate nitrogen oxides (NO_x) since they are the primary fuel for the generation of ozone.

5. Impact on sensitive receptors.

Sensitive receptors are populations that are more susceptible to the effects of air pollution than is the population at large. According to CARB (California Air Resources Board), sensitive receptors include “children less than 14 years of age, the elderly over 65 years of age, athletes, and people with cardiovascular and chronic respiratory diseases...”

The SCAQMD identifies the following as locations that may contain a high concentration of sensitive receptors; long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds and parks with active recreational uses, childcare centers, and athletic facilities.

The majority of development within Redondo Beach and Torrance consists of residential uses, including large single-family neighborhoods and multiple-family apartments and condominiums, all of which are considered sensitive land uses with regard to air quality.

Residential uses occur to the north, south, east, and west of the HLC project site, some as close as 80 feet away. The following *11 schools* are within 0.5 miles (2,640 feet):

- Beach Cities Child Development Center (preschool)
- Towers Elementary School

- Beryl Heights Elementary School
- Redondo Shores High School
- Redondo Beach Learning Academy
- Redondo Union High School
- Jefferson Elementary School
- Parras Middle School
- Our Lady of Guadalupe School
- West High School

The DEIR is silent on the health risk increases to sensitive receptors due to increased *ozone* production at the HLC project site. Such an assessment *must* be included in the EIR.

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(Cont.)

Why is the EIR silent on quantifying the *number* of sensitive receptors who are close to the HLC project site? Should not that be the basis for any health risk assessment?

6. Global warming effects.

With global warming, it is clear that ozone concentrations exceeding presently existing standards will become *more and more common*. The DEIR however is silent on the implications of this trend.

Yes, DEIR page 315 (Table 3.2-8) shows that the number of days for which the present standards were not exceeded. However, the EIR *must* analyze and state how much worse the environmental impact will be in the future.

7. BCHD Legal Obligation.

The EIR cannot hide behind a shield of ignorance – that there is no way to estimate health effects from airborne pollutants and therefore there is no requirement to mitigate health effects caused by ozone. In the lawsuit: “Sierra Club v. Fresno County (December 24, 2018), it was ruled that “the EIR failed to indicate the concentrations at which the pollutants would trigger the identified symptoms. The EIR failed to give any information to the reader about how much ozone would be estimated to be produced as a result.

The EIR *must* (emphasis added) provide an adequate analysis to inform the public how its calculations translate to create potential adverse

impact and justify why it cannot calculate potential health impacts as a function of time.”

8. BCHD Moral Obligation

The DEIR discussion of ozone mitigations consists of standard boilerplate – only the use of Tier 4 diesel engines to reduce the production of nitrogen oxides. It is silent on the fact that the ozone standards have been set too high, despite the evidence of the health damages that result by conforming to those standards.

The BCHD touts that it is a *health* district, however, one dedicated to improving the health of the communities it serves. Morally, the EIR *must* adopt adherence to air quality standards that are more aggressive than the present standards.

Otherwise, the EIR must state the BCHD rationale of why it is not subscribing to the higher moral objective to *do no harm*. [See also: 2.3.2]

Conclusion: *Strong* ozone mitigation measures must be stated in the EIR

2.15 Additional Aesthetic Deficiencies

2.15.1 Effect of Impact of Shadowing Not Analyzed Correctly

CEQA Reference(s): Appendix G Aesthetics states in part:

“Would the project c) Substantially degrade the existing visual character or quality of the site and its surroundings?”

DEIR Page(s): 59, 199 Appendix M

The effect of shadowing on health is well documented. But the DEIR’s basic premise shadow effects is incorrect. The analysis presented is superficial. More data must be collected and analyzed.

1. The effect of shadowing on health is well documented.

a. The WebMd Mental Health News article titled “Unraveling the Sun’s Role in Depression” [Ref: 3.2.94] states “Researchers found that regardless of the season, the turnover of serotonin in the brain was affected by the amount of sunlight on any given day. And the levels of serotonin were higher on bright days than on overcast or cloudy ones. In

fact, the rate of serotonin production in the brain was directly related to the duration of bright sunlight.”

b. The Parenting Science article titled “Why kids need sunlight to thrive and learn” [Ref 3.2.95] states in part:

“Sunlight helps children produce adequate levels of vitamin D, and vitamin D sufficiency protects kids from a variety of undesirable health outcomes...

“Kids with low vitamin D levels are at increased risk for poor bone health (Borg et al 2018), cardiovascular disease (El-Fakhri et al 2014), and reduced muscle function (Carson et al 2015; Hazel et al 2012)...

“There is also evidence that low vitamin D status could be a trigger for early puberty in girls (Chew and Harris 2013). And vitamin D deficiency has been linked with inferior mental planning skills (Grung et al 2017)...

“Sunlight appears to protect children from developing multiple sclerosis (MS) later in life...

“Numerous studies have reported this link. Lots of sunlight exposure during childhood reduces an individual's risk of MS, and this appears to be true regardless of an individual's vitamin D status. The sunlight itself seems to be helpful (Hoel et al 2016)...

“Morning sunlight exposure can help prevent delayed bedtimes (and sleep-related behavior problems)...

“Staying up late might not matter if you also wake up late. But when children have to wake up early for school, delayed bedtimes can take a toll. Studies suggest that delayed bedtimes -- without opportunities for catch-up sleep -- are linked with poor school performance and behavior problems (Merikanto et al 2014; Lin et al 2011)...

“But why don't kids go to sleep on time? For many kids, part of the problem is lighting: They get too little sunlight during the day.”

Clearly, shadowing does have large impacts on the health of both adults and children.

2. The DEIR basic premise about shadow effects is incorrect.

DEIR pg. 59 (RG-9) states: “Shade and Shadow Effects – *Although not an environmental issue* included under Appendix G of the CEQA Guidelines ...” (emphasis added)

In point of fact, CEQA regulations for shadowing effects *do* apply to *public use areas*. These areas include *public schools*. The students who attend Towers Elementary School would be significantly impacted by the shadowing impact created by the construction of the HLC.

Simply searching on the internet with “CEQA shadow” returns over 100 entries. Many of these cite the CEQA Appendix G Aesthetics reference presented above. This error, “*not an environmental issue*”, must be removed from the EIR.

3. The DEIR Shadow Analysis is superficial.

To analyze the effect of new construction, software analysis programs can be used to predict the shadowing that occurs. BCHD used such an analysis tool, but its results are in error in *five* regards.

- a. Only *three* days of the year were analyzed.
- b. Sunrise and sunset times *do not* correspond to those provided by the National Oceanic and Atmospheric Administration.
- c. Incorrect *height* of the HLC above Towers Elementary School was used. The school playground is 34 feet *lower* than Flagler Lane. It is unclear if the height of the HLC includes air conditioning and other equipment on the roof.
- d. Consists of no *analytic* calculations. No measurements of the relevant areas involved were obtained.
- e. The final result in the DEIR, with *no analytical reasoning* or justification, merely concludes “The extent and duration of shading would be less than significant.”

4. The EIR *must* collect more *robust* data so that the true *analytic* impact of shadowing can be obtained. For definitiveness, focus on the playground area at Towers Elementary School.

This data collection at the very least *must*:

- a. Obtain from the Torrance School Board:
 - i: The days that school is in session during a calendar year.

ii: The start and end of recess time for each of these days.

iii: The average number of students enrolled in the school.

iv: The boundaries and area of the school playground.

b. Survey the playground to ascertain:

i the number of students who arrive at the school early before school starts and the average amount of time that they spend there before school starts.

ii the number of students who stay at the school late after school is over and the average amount of time that they spend there before going home.

iii. the number of students who come to the school when it is not in session (weekends, holidays, summer break) and the average amount of time of they spend there when they do so.

c. Discard the sunrise and sunset numbers shown in the EIR and use credible ones generated by the National Oceanic and Atmospheric Administration (NOAA).

d. Use the correct number for the height of the HLC shading Towers elementary school. Include the height of ceiling equipment mounted on top of the building. Use the total height above the playground, not Flagler Lane.

e. For *every* hour of *every* day that students use the playground:

Generate two shadow diagrams, one each for both *before* and *after* construction of the HLC.

Using only three days and one time in a day is totally inadequate.

Sometimes the children are on the playground; sometimes they are inside. Sometimes the school is not in session. A correct analysis uses *all* hours of the year that are relevant.

f. For *each* pair of shadow diagrams generated in e., in square feet, quantify the *increased* percentage of the playground *area* that is shadowed because of the presence of the HLC. Sum this number over all the days in the year for which children will be present.

5. From the collected data in 4. above calculate:

a. the *total* number of *increased* hours of sunlight lost per student per

year.

b. multiply result a. by the total number students at the school to compute the number of hours of sunlight lost by the entire student body per year.

c. multiply result b. by at least 50, the number of years that the proposed HLC will exist, to get the final shadowing impact.

This final result ignores the shadowing impact on adults in the surrounding communities, but at least it is a number that presents *the non-refutable* shadowing impact of the HLC. It *must* be included in the EIR.

6. The irrefutable impact of shadowing is also obviously *unmitigable*.

Conclusion: BCHD *must* publicize the final *total* of lost sunlight hours to the community and *outside policy makers*. Let them decide whether or not shadowing is merely less than significant.

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(Cont.)

2.15.2 Effect of Glare Impact is Insufficiently Analyzed

CEQA Reference(s): Appendix G Aesthetics states in part:

“Would the project c) Substantially degrade the existing visual character or quality of the site and its surroundings?”

DEIR Page(s): 59, 199 Appendix M

The EIR must analyze and evaluate the impact of glare on the areas surrounding the HLC. Glare can be harmful. The harms and impacts of glare are many and serious. The DEIR, therefore, has deficiencies that must be corrected.

1. Glare can be harmful, but BCHD does not address the full impact of glare. These impacts *must* be analyzed in the EIR.

“Glare” is essentially the reflection of sunlight (usually amplified) from the exterior of a building, including one which contains reflective materials such as exterior glass paneling.

Not merely a minor inconvenience, glare from buildings can be harmful in many ways. Regrettably, the harmful impacts of glare cannot be adequately mitigated unless taken seriously by a project, such as this

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one. Generally, building codes are far behind the real impacts created. To actually mitigate the harmful impacts of glare, a mere vague recitation in an EIR, such as this one, that there will be “compliance” with building codes on the issue of glare is patently not adequate.

This deficiency in the EIR is particularly acute where a governmental entity is looking to massively expand. Indeed, the focus becomes more intense on a “Health District”, which is morally, ethically, and legally bound to enhance health safety and welfare. The EIR should accept and adopt those standards when evaluating this Project.

The fact that the EIR does not address the glare issue adequately is widespread and apparent. A good example of the EIR failing to review adequate glare standards is its neglect in discussing the variety of harms which glare can cause. It did not discuss in an illuminating way the various standards that *do exist* in the literature and in practice. It did not propose to better address how glare might impact the environment and what, if anything, can be done to mitigate harmful impacts.

2. BCHD does not address the full impact of glare.

BCHD in its EIR does their best to ignore the real and full impacts of glare. The entire discussion is found in only 3 pages! The document admits it is not discussing actual, real impacts. Instead, it engages in a speculative, hypothetical impact review and tells us there is no tangible, stable, existing project to assess.

DEIR page 267 (3.1-69) states: “The building design details remain *conceptual* and specific colors, siding, windows, and overall materials are *still being refined*...

Further, “Due to the proposed increase in building mass and size, it is *expected* that the Project would include a greater number of windows and reflective surfaces than the existing Project site.” (Emphasis added)

Thus, the EIR raises more questions than providing any answers. For example, how many window and reflective surfaces? How is impact measured?

3. The harms and impacts of glare are many and serious.

The EIR does tell us that, if and when the HLC project exists, they will (seemingly arbitrarily) attempt to reduce the impacts of glare.

DEIR page 267 (3.1-69) states that light reflective values will be “less than 35 percent”

Using a high number like 35% is not adequate to mitigate any of the harmful impacts of glare which could emanate from the HLC project.

The Council on Tall Buildings and Urban Habitat (CTBUH) provides a detailed and well-reasoned discussion of the impacts of glare on the environment – why a number so high as 35% is destined to cause grave impacts. [Ref: 3.2.122]

The CTBUH tells us that most building codes do not adequately address the problems caused by reflective surfaces, including glare. It is recommended that the reflective values of building be less than 20%, or better yet 15% (which is the law in some jurisdictions), not the EIR recommended 35%.

The report states: “Most city building codes briefly and lightly address solar reflectivity in the same sentence as other types of nuisance such as noise, shadows, and bright paint colors. However, there are two building codes internationally that deal with this matter more categorically. In Singapore, solar reflectance of construction materials is limited to not more than 20%, and authorities have considered lowering that threshold to 15%. In Sydney, Australia, two requirements must be fulfilled; reflectivity of construction materials is limited to not more than 20% and a solar reflectivity study/analysis must be performed.”

It is also noted in the reference that glare is not just a minor inconvenience. Glare is in fact the term for reflected *dangerous* sunlight.

“We must remember that ‘light’ is not only that which is visible, but that it comes in the form of thermal load. Light is comprised of different components: ultraviolet (UV) radiation, visible light, and infrared. Light reflected off buildings carries all three components.

With the use of reflective glass, spectrally selective coatings, and advanced glazing in general, it is imperative to study solar reflectivity at a level that covers both visual and temperature increase effects in order to evaluate results on a project’s surrounding environment.”

4. DEIR Deficiencies.

These different light sources glaring off of a building such as the HLC project can cause a number of harms. None are discussed in EIR. It is no excuse that the project is not real but instead merely “conceptual”. If the project harms cannot be *fully* evaluated and discussed, there is no EIR which is valid.

At a minimum, the EIR must discuss *in detail* the harmful impacts which can result from building a structure such as the HLC Project. The problems which the EIR ignores are real and substantial. Almost all of them are secondary impacts.

(In the EIR, “secondary impacts” are a *required* discussion topic.) Yet, BCHD’s EIR is largely bereft of any secondary impact discussions at all. The EIR discussion of glare, found only in the VIS-3 Impacts section, contains yet another insufficient discussion of secondary impacts.)

5. Impacts that *must* be analyzed in the EIR.

a. Increased heat.

The number of harmful impacts caused by glare identified by the CTBUH include, but are not limited to:

“Condominium owners adjacent to the Disney Hall found their air conditioning systems to be inadequate. Their mechanical equipment was rendered obsolete because it now needed to deal with a sustained addition of thermal load that was not considered when it was originally designed and sized”

The increased heat from glare causes:

- i. Physical harm or discomfort;
- ii. Property damage;
- iii. Loss of vegetation, called “decay”

We are told that some “plants cannot break down nutrients above certain temperatures and will eventually start to decay. With new construction, conditions can be altered and new paths of light and heat can be created by light reflected off buildings.” With global warming, is any of this a good thing?

A Green Roof Technology in the article titled “Reflective Surfaces on Buildings are an Environmental Nightmare!” states:

“A new building on London's skyline nicknamed the Walkie Talkie has been blamed for melted car parts due to the intense sunlight reflected from its glass exterior. In a broadcast for Sky-News (movie) one reporter proves that it is possible to fry an egg in the reflected sunlight.” [Ref: 3.2.123]

b. Distraction.

According to the UK Automobile Association, nearly 3,000 accidents are caused yearly by direct sun glare. [Ref: 3.2.126] That works out to be documents *an increase of more than 8 vehicle accidents per day* from building glare. Further, one in every three people commuting through tall building areas in the United States are blasted with reflections from glazed buildings every day.

The EIR fails to discuss the real-world impacts of glare on the environment adjacent to the HLC project. BCHD admits that there will be changes to both vehicle and non-vehicle traffic patterns caused by the HLC project, but none are discussed in the EIR.

Some of the changes include an increased number of pedestrians and a new bike lane [See: 2.3.4 and 2.6.1] but there is no discussion of how various groups will interact because of new bike and pedestrian traffic.

Extant daily from well-before the project are school children. How will they interact with more bike traffic and skate boarders in the area? How might they be distracted by the glare which will be highest in the morning on the Towers Elementary School side of the project

c. Impact on young and old – people with more sensitive eyes.

Glare definitely impacts the population of citizens near the project. A large proportion of them are very young or very old. This impact *must* be analyzed and evaluated as part of the EIR. The DEIR only provides vague, general, unsupported conclusions.

d. Nuisance to neighbors.

Glare is a well-known nuisance to those who neighbor the source. For example, morning glare might cause an elderly person to close their shades, depriving them of the little hope they might have to continue living. We all look forward to the hope a “dawning of a new day” provided by the morning light. The Project takes that hope away from

almost all elderly neighbors to the east.

Conclusion: The EIR *must* analyze the impacts of glare created by the HLC.

2.16 Hazardous Waste Removal Deficiencies

2.16.1 Asbestos Removal Compliance Not Fully Specified

CEQA Reference(s): Section 15097(c) states that “Reporting generally consists of a written compliance review”

DEIR Page(s): 22(ES-18) states in part: “Beach Cities Health District (BCHD) shall retain a licensed contractor to conduct a comprehensive survey of [asbestos containing material ACM]...”

The HLC Project Plan calls for the demolition of building 514. It was built starting in 1957 and completed in 1960. At that time, asbestos was commonly mixed into concrete used for construction. The demolition process quite possibly could release the asbestos unless it is properly handled.

The DEIR pg:22 (ES-18) further states:

“...including invasive physical testing within the buildings proposed for demolition including the Beach Cities Health Center during Phase 1...”

The relevant DEIR passage must be amended to state in addition:

a. “If such hazardous materials are found to be present, the BCHD licensed contractor shall follow all applicable Federal, State, and local codes and regulations (e.g., Rule 1403, Asbestos Emissions from Renovation/Demolition Activities), as well as applicable best management practices (BMPs), related to the treatment, handling, and disposal of asbestos contaminated material (ACM).

b. “During construction the licensed contractor shall conduct additional surveys as new areas (e.g., interior portions) of the buildings become exposed.”

The EIR is silent on the certifications that the licensed contractor must have in order to satisfactorily carry out the safe removal of asbestos exposed during building 514 demolition.

EIR MM HAZ-1 *must* state that the qualifications of the licensed

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contractor contracted for the removal of ACM shall include proof of having taken and passed the training requirements for OSHA Construction Standard 29 CFR 1926.1101(g).

Conclusion: Asbestos removal contractor qualifications *must* be fully stated in the EIR

2.17 Cultural Resources Deficiencies

2.17.1 Coordination with Local Native American Representatives Not Enforceable

CEQA Reference(s): Appendix G Cultural Resources asks in part:

“Would the project cause a substantial adverse change in the significance of a tribal cultural resource?”

DEIR Page(s): 362 (3.4-12)

There is much supporting law concerning cultural resources. The HLC project site is an area of high cultural sensitivity. Native American monitoring is required for all ground-disturbing activities.

1. Supporting law

The California Environmental Quality Act (CEQA) (Division 13 (commencing with § 21000) of the Public Resources Code) recognizes the unique history of California Native American tribes and upholds existing rights of all California Native American tribes to participate in, and contribute their knowledge to, the environmental review process. [Ref: 3.2.148]

Section § 21074 of the Public Resources Code states in part that “tribal cultural resources” are: (1) sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a tribe that are listed, or determined to be eligible for listing, in the national or state register of historical resources, or listed in a local register of historic resources [Ref: 3.2.150].

Pub. Resources Code § 21082.3, subd. (d)(1) states, “Environmental documents for a project with a significant impact on an identified tribal cultural resource cannot be certified until consultation, if initiated, has concluded. Consultation is concluded when: • Parties reach mutual agreement concerning appropriate measures for preservation or mitigation; or • Either party, acting in good faith or after reasonable

effort, concludes that mutual agreement cannot be reached concerning appropriate measures of preservation or mitigation.”

2. The HLC project site is an area of high cultural sensitivity

DEIR page 379 (3.4-29) states in part: “the Gabrieleño Band of Mission Indians – Kizh Nation [Ref: 3.2.149] advised that the Project site is an area of high cultural sensitivity because of the presence of traditional trade routes. Higher elevations, such as the site of the BCHD campus, may have served as look-out locations.

Maps shared by the tribe illustrate the probable alignment of a traditional trade route (now the Hermosa Greenbelt and former railroad right-of-way). Trade routes were heavily used by the tribe for movement of trade items, visiting family, going to ceremonies, accessing recreation areas, and accessing foraging areas.

As such, these areas can contain seasonal or permanent ramadas or trade depots, seasonal and permanent habitation areas, and isolated burials and cremations. Watercourses and water bodies within the region may have also supported seasonal or permanent settlements, seasonal or permanent trade depots, ceremonial and religious prayer sites, and burials and cremation sites.”

Additionally, DEIR page 62(RG-12) states: “The fact that the BCHD campus has been previously graded and developed does not entirely rule out the possibility of buried resources being present, and potentially uncovered, during ground disturbance associated with the proposed redevelopment.”

3. Native American monitoring of ground-disturbing activities

In light of the possibilities above, the EIR *must* state the following:

- a. A Native American Artifact Monitor (NAAM) must be on site for the duration of all HLC project ground-breaking activities.
- b. The NAAM will be a qualified professional archaeologist approved by the Kizh nation.
- c. Although funded by the HLC contractor, the NAAM shall operate independently of HLC construction management.
- d. The NAAM will be informed with at least a twenty-four-hour notice when ground-breaking actions are scheduled to start
- e. If tribal cultural resources are discovered, the NAAM shall have the power to halt additional ground-breaking activities until a resolution of

how to proceed is decided upon by the NAM in conjunction with the Kizh nation.

f. The DEIR *must* remove all use of the word *Tongva* from the BCHD DEIR, Section 3.4. The Kizh, Kitc (Keech) Gabrieleño Heritage (Indigenous people of the willow houses) ask that people not associate the Kizh, Kitc, or Gabrieleno with the term tongva. Tongva is a misnomer. There is no such tribe or people.

Conclusion: The EIR *must* specifically state *how* HLC project construction will comply with CEQA Cultural Resource requirements.

2.18 Find out more

Want to learn more about Torrance Redondo Against Overdevelopment (TRAO)?

* Visit our website at <https://www.traonews.org>

- Browse around.

- There is a lot of good information there

* Sign up for our email newsletter by filling out the form at the bottom of our website homepage.

- Published roughly semi-monthly

- News that you need to know

3 Appendix

3.1 Attached Documents

3.1.1 Request for HLC Project Definitions

-----Original Message-----

From: Kenneth Yano

Sent: Monday, May 04, 2020 11:24 AM

To: Charlie Velasquez <Charlie.Velasquez@bchd.org>

Subject: Public Records Request

Charlie

In the CEO reports there are four projects noted:

Flagler Project

Right of Way Project

Prospect Way Project

HLC Other & 514 Project

I would like to inspect public records related to these projects.

1. The project plan describing each project
2. The expenditures associated with each of these projects.
3. The authorizing documents or BOD minutes which approve these projects.

Kenneth T. Yano

3.1.2 Reply to 3.1.1

From: Charlie Velasquez <Charlie.Velasquez@bchd.org>
Date: May 28, 2020 at 6:09:54 PM PDT
To: Kenneth Yano
Subject: RE: Public Records Request

Hi Ken,

Please see below for the District's response to your public records request dated 5/5/20 that reads:

In the CEO reports there are four projects noted:

Flagler Project

Right of Way Project

Prospect Way Project

HLC Other & 514 Project

I would like to inspect public records related to these projects.

1. The project plan describing each project.
2. The expenditures associated with each of these projects.
3. The authorizing documents or BOD minutes which approve these projects

The four "labels" you are listing above are not independent projects but are Financial General Ledger Account names established by the District Accounting Department to track expenditures for the Healthy Living Campus (HLC) Project as a whole. The accounts were set-up to facilitate the allocation of the HLC expenditures across the various physical locations on the 514 N. Prospect Avenue Campus. As a result, the names identified by each of the "labels" are not separate projects, they are merely accounting references (dictions), each a part of the HLC Project.

1. The project plan describing each project.

The District does not have any records responsive to this request.

See comments above.

2. The expenditures associated with each of these projects.

The District has identified the attached publicly available records (PRR - HLC Expenditures 04302020) as responsive to your request. The expenditures for the HLC Project are publicly available on the District's website, like the District Annual Budget Report (See Capital Expenditures pages), or the monthly CEO Report included in the Board Packet, which may be viewed on the following web pages:

<https://www.bchd.org/operating-budgets>,

<https://www.bchd.org/board-directors-meetings>.

3. The authorizing documents or BOD minutes which approve these projects.

The District has identified the following attached records responsive to your request: Adopted Operating and Capital Budget Resolutions by the District Board FY2015-16 through FY2019-20. The expenditures for the HLC Project are included in the authorization of the Capital Budget.

Best Regards,

Charlie Velasquez
Executive Assistant to the CEO
Beach Cities Health District
Ph: 310 374-3426, x 213
Fax: 310-376-4738
www.bchd.org
www.facebook.com/beachcitieshealth

3.1.3 Request for Project Account Information

-----Original Message-----

From: Mark Nelson (Home Gmail) [<mailto:menelson@gmail.com>]
Sent: Thursday, June 18, 2020 5:49 PM
To: Charlie Velasquez <Charlie.Velasquez@bchd.org>
Subject: PRA Request - 40 programs

Last night during the Board meeting, the Board made a specific point of referenced 40 evidence based programs. The following questions refer to those programs.

1. Provide all documents necessary to fully describe each of the 40 programs.
2. Provide the 2018-19 budget for each of the 40 programs
3. Provide all research relied upon to develop each program.
4. Provide all evaluation reports or analysis of each program.

3.1.4 Reply to 3.1.3

From: Charlie Velasquez <Charlie.Velasquez@bchd.org>
Date: May 28, 2020 at 6:09:54 PM PDT
To: Mark Nelson

Subject: RE: Public Records Request

Hi Mark,

Please see below for the District's response to your public records request dated 6/18/20.

The District has identified documents responsive to this request

- see below in red.

Last night during the Board meeting, the Board made a specific point of referenced 40

evidence based programs. The following questions refer to those programs.

1. Provide all documents necessary to fully describe each of the 40 programs. See

District website <https://www.bchd.org/>.

Click on 'WHAT WE DO' link to view information related to each program.

2. Provide the 2018-19 budget for each of the 40 programs No

documents responsive; the District is working on setting up a system, Budget by Priority (or Program Based Budgeting), to budget total costs by Program. Historically the District budgets expenses by department, like Youth Services, Community Services, Finance,

HR, etc. and by expense categories, like salaries, printing, program supplies, etc. While we are not yet completely able to calculate total cost by each program, the District is able to consolidate total costs by operating unit: Property Operations (20%),

Life Spans Operations (47%) and Health & Fitness Operations (33%). Please see pages 37 and 38 at the link below, from the District FY20-21 Budget presentation at the June 24th Board meeting.

https://bchd.granicus.com/DocumentViewer.php?file=bchd_61f5bf3e0ae75c945d2109d0693d905e.pdf&view=1

3. Provide all research relied upon to develop each program. See

link below (page 29) for the 40+ programs the District offers by Health Priority.

https://bchd.granicus.com/DocumentViewer.php?file=bchd_61f5bf3e0ae75c945d2109d0693d905e.pdf&view=1

Health Priorities are re-evaluated every three years using statistical sampling and analysis.

See links below for the District 2019-2022 Health Report (click here <http://online.fliphtml5.com/krrn/ftdz/#p=1>)

that can be found on the website (<https://www.bchd.org/healthreport>).

4. Provide all evaluation reports or analysis of each program. This

request is overly broad. The District website contains information regarding each program (see above link in item #1). If this does not address your request, the District is willing to assist you in narrowing your request. Please resend your request with

specific reference to documents you are seeking.

5. Provide all cost-benefit analysis and ratios of the aforementioned 40 programs.

No documents responsive; however, if you are interested in additional context regarding benefits to the Community, please see link below, pages 3-13 in the FY20-21 Budget presentation illustrating evidence-based outcomes for the LiveWell Kids program deployed

in local schools and administered by the District's Youth Services Department, and pages 28-32 showing benefits and outcomes from the various programs offered by the District's Life Spans programs, including Youth Services and Blue Zones programs as measured

by Healthways' Gallup Well-being Index. The District also employs Social Workers for a program that

assists seniors in the community to stay in their homes as long as possible free of charge.

https://bchd.granicus.com/DocumentViewer.php?file=bchd_61f5bf3e0ae75c945d2109d0693d905e.pdf&view=1

If you believe we have not correctly interpreted your request, please resubmit your request with a description of the identifiable record or records that you are seeking.

Best Regards,
Charlie Velasquez
Executive Assistant to the CEO
Beach Cities Health District

Ph: 310 374-3426, x 213

Fax: 310-376-4738

www.bchd.org
www.facebook.com/beachcitieshealth

Creating a healthy beach community.

A screenshot of a cell phone

Description automatically generated

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-----Original Message-----

From: Mark Nelson (Home Gmail) [<mailto:menelson@gmail.com>]
Sent: Thursday, June 18, 2020 5:49 PM
To: Charlie Velasquez <Charlie.Velasquez@bchd.org>
Subject: PRA Request - 40 programs

Last night during the Board meeting, the Board made a specific point of referenced 40 evidence based programs. The following questions refer to those programs.

1. Provide all documents necessary to fully describe each of the 40 programs.
2. Provide the 2018-19 budget for each of the 40 programs
3. Provide all research relied upon to develop each program.
4. Provide all evaluation reports or analysis of each program.

3.1.5 An Example of Financial Parameter Sensitivity

IRR: Return Analysis

In its BCHD report, Cain Bros. (CB) present internal rates of return (IRR) as an indicator of project profitability. That seems like a reasonable way to present financial results, but one needs to be cautious in interpreting such results.

Basically, IRR indicates what rate of return or discount rate would make a financial flow net to zero. So, if a flow has an IRR of 5% while an investor faces only a 4% alternative, the higher return (IRR) looks attractive. The main benefit of IRR calculations is that they incorporate the time-value of returns but yield a simple percentage that one can compare to alternatives.

However, one needs to dig deeper into the analysis. One needs to understand what assumptions have been made to come up with a given IRR. In the case of CB, a few issues are critical:

- (1) CB works with a ten-year time frame. Results further in the future are truncated by assuming, or perhaps pretending, that project assets are “sold” after ten years for some multiple of Year 10 income (before taxes). Presumably, this allows CB to ignore results in future years, but it may mislead readers into thinking all the risk is somehow factored in from studying results in the first 10 years. It isn’t.
- (2) When using the multiple required in (1) above, CB applies “Sale price = 13 x Year 10 net operating income. But 13 is just the multiple for the top 10% of sales CB used.¹ There is a high chance this multiple overstates the sale price. We can’t know without access to the CB source data. Additionally, Cain uses this multiple to estimate the sale price, but one can show that this means 80% of the time-value of returns is accounted by just the sale price!
- (3) The CB tables assume annual revenues grow 4% per year. There is no source data given for this, and it seems to imply price increases each year even in constant-dollar terms. Likewise, operating expenses are assumed to grown 3.5% annually, again with no substantiation. Together, faster growth in revenues than in costs makes the venture look attractive, but there is no evidence these growth rates are “expected.” Likewise, CB simply starts the analysis with certain revenue and cost figures with no allowance for the risk that those figures are themselves risky. As to both initial revenues and initial costs,

- the Cain model does not indicate what happens if their starting levels are higher or lower.
- (4) Readers of the Cain Report, and the parallel “feasibility” report from MDS, should not overlook the static nature of the rent and occupancy forecasts used in the reports. In particular, many observers of “senior housing” note that this a dynamic market. Developers enter pretty much in response to predicted profits, so any claim that the RCFE project can capture a certain number of people assumes no new entrants who see the same demographics, land and construction costs, and so forth. Since competitive entry is utterly ignored, no one should accept the forecasts.

¹ The CB analysis does not disclose the data used, nor even a public source.

IRR Sensitivity

By constructing a spreadsheet that mimics the Cain model and produces *identical* IRR values when applying the Cain initial values, we can explore how sensitive these IRR results are were we to change:

- (1) The Year 10 Sales Multiple
- (2) The annual rates of change and the initial levels of revenues and operating costs
- (3) The income tax rate and the share of the venture partner

Using this spreadsheet, we can demonstrate that the IRR values, taken by Cain as an indicator of the financial results given the initial values proposed by Cain, are quite sensitive to each of the key variables shown in (1) to (3) above.

To demonstrate this sensitivity, the table below shows Revenue Growth values, initial Revenue levels and the multiple of Year 10 earnings.

	BCHD	JV1	JV2	JV1-BCHD	JV2-BCHD
RevGrowth	9.89%	8.03%	8.60%	-1.87%	-1.29%
3.0%	4.71%	2.67%	3.26%	-2.04%	-1.45%
3.3%	6.20%	4.22%	4.81%	-1.98%	-1.39%
3.5%	7.54%	5.61%	6.19%	-1.94%	-1.35%
3.8%	8.77%	6.87%	7.45%	-1.90%	-1.32%
4.0%	9.89%	8.03%	8.60%	-1.87%	-1.29%
4.3%	10.94%	9.10%	9.68%	-1.84%	-1.27%
4.5%	11.92%	10.10%	10.68%	-1.82%	-1.25%
4.8%	12.84%	11.05%	11.62%	-1.80%	-1.23%
Rev. Level	9.89%	8.03%	8.60%	-1.87%	-1.29%
115%	19.42%	17.30%	17.90%	-2.12%	-1.52%
110%	16.75%	14.72%	15.31%	-2.04%	-1.45%
105%	13.65%	11.70%	12.28%	-1.95%	-1.37%
100%	9.89%	8.03%	8.60%	-1.87%	-1.29%
95%	5.03%	3.24%	3.81%	-1.79%	-1.22%
90%	-2.22%	-3.99%	-3.43%	-1.77%	-1.20%
85%	-21.09%	-23.88%	-23.29%	-2.79%	-2.20%
Multiplier	9.89%	8.03%	8.60%	-1.87%	-1.29%
11	6.74%	4.58%	5.18%	-2.16%	-1.56%
12	8.43%	6.44%	7.02%	-1.99%	-1.41%
13	9.89%	8.03%	8.60%	-1.87%	-1.29%

14	11.19%	9.42%	9.99%	-1.77%	-1.20%
15	12.35%	10.66%	11.23%	-1.69%	-1.12%

[* Compare with Cain page 33 of 52](#)

As one might expect, lower growth of revenues has a big effect on IRRs; IRRs are also sensitive to changes in initial revenues. Likewise, changing the ratio of Year 10 sale price to income has a big effect (which could be why Cain shows only the result to a very high ratio).

For example, CB strongly endorses the MDS conclusion that \$12,000/mo rental rates are reasonable from a modeling perspective due to high local incomes and the costs of building new competitive facilities. But published data on assisted living rental rates and occupancies are well below the MDS rates that CB endorses. What if the rates are but half of those assumed? What if Covid-19 virus concerns lower the predicted currently initial rates in 2024? Basically, this alternative model shows that IRRs could be dramatically lower and the project could even lose money.

Discussion

CB presents data without acknowledging the many assumption they use, then don't show how, if they are wrong, results could change dramatically.

CB employs revenue and growth rates in the model, but CB neither explains the basis for stipulated growth rates nor does CB consider what happens if lower rates for net revenues come to fruition. It is one thing for a consultant to claim that its forecasts are "reasonable," but another for BCHD to fail to face the risk that the forecasts are wrong.

CB focuses only on pre-tax IRRs. But for tax-exempt organizations, pre-tax returns mean *nothing*. Only after-tax returns matter. The model here was analyzed while incorporating (1) income taxes and (2) depreciation allowances. Not surprisingly, incorporating the effect of income taxes, while recognizing depreciation shields, *lowers* after-tax IRRs. While we can't know what after-tax rates are feasible while raising investment funds, we are sure that it is the after-tax return (not revealed by CB) that matter.

CB's entire analysis relies on obtaining debt funds at 4% a year (while assuming comparable annual increase in revenues and costs). Lenders demand trivial returns on a 40+ year loan?

CB assumes the project is sold-off after ten years. Such an assumption may simply avoid looking further out into the future for analytic purposes, but it is a improbable scenario. In any case, CB stipulates that the "sale" price would be 13 times year 10 pre-tax returns. CB doesn't explain this multiple, nor why they use pre-tax rather than after tax returns. In any case, working only with the spreadsheet model, one can see that 75% to 80% of the "value" of the RCFE comes from the estimated sale price. With no evidence, can BCHD go forward without knowing the range of plausible multiples. Our modeling shows that at a multiple of 11 rather than 13 (Cain, 90% percentile) would dramatically lower predicted IRRs.

3.1.6 Letter to BCHD March 30 2020

March 30, 2020

BY E-MAIL (Tom.Bakaly@bchd.org)
Carbon Copies as Indicated Below Tom

Bakaly, CEO
Beach Cities Health District 514
N. Prospect Ave.
Redondo Beach, CA 90277

Re: Request for Clarification as to Certain Unresponsive Elements of Mr. Bakaly's March 27, 2020 Letter

Dear Mr. Bakaly:

Thank you for your March 27, 2020 response to my March 19, 2020 letter. This letter seeks further clarification as to a number of items in your letter, and is sent without prejudice to any and all rights and remedies which may now exist, or hereafter arise, all of which are expressly and wholly preserved.

In that regard, I provide a list of queries, below. The items on the list are not all inclusive, but instead are meant as a starting point to begin the process of receiving from BCHD specific, fact based, evidence supported information which directly addresses the concerns raised by the finding on BCHD property of numerous dangerous toxic substances, all of which are known to cause cancer or produce other serious harms. BCHD is invited to engage in this process because the disclosures made by BCHD, including those in your letter, are couched in vague, conclusory, or self-serving language. We earnestly seek your cooperation in providing clarity to your employees, residents, tenants, and neighbors concerning this dangerous situation.

Tom Bakaly, CEO
March 30, 2020 Page
Two

I have the following:

1) PCE was located in 96.7% of the soil- vapor samples taken by Converse. Further, the levels of PCE detected were in amounts up to 150 times the allowable screening levels. Similarly, chloroform was found at up to 13 times allowable levels, while benzene was present in concentrations at a high of over 6 times maximum levels.

a. These facts were not addressed in the press release. Disclosing the true, full, and accurate facts would further the BCHD stated goal of fully transparent disclosure. Why the omission?

b. Same with your letter addressed to me.

c. These facts contradict the statement made in your letter to me that there is not "any immediate concern for human health arising from site conditions identified in the Report." Do you disagree? If so, please explain.

d. Please provide copies of all documentation which supports your claims.

2) Converse specifically found, quoting from their Phase 2 report, that "The highest concentrations were generally detected in deeper samples". This reference is to the toxic chemicals found in the soil-vapor samples, and we also know that no deeper borings were made despite the fact that the further Converse bored, the more contaminants they found. We know Converse had the capacity to take 30foot borings, because they did conduct a campus site sample at a thirty-foot depth, but inexplicably only one.

a. Having the capacity to do so, why did Converse not drill deeper seeking to find the full extent of the pollution problem in areas where there was factual evidence that "higher concentrations" of pollutants were found "in deeper samples"?

Page Three

b. Did BCHD prevent further boring so as to hide the true extent of the toxic waste problem?

Tom Bakaly, CEO March
30, 2020

c. Please provide copies of all documentation which supports your claims.

3) BCHD knew in 2019 that harmful chemicals, including carcinogens, existed at very high levels on BCHD premises. (Again, PCE was found levels at 150 times allowable levels, chloroform at 13 times allowable levels, and benzene concentrations over 6 times maximum levels).

a. It is inevitable those toxins will leach into the underlying groundwater. What has BCHD done to confirm or negate groundwater contamination?

c. Please provide copies of all documentation which supports your claims.

4) The March 2, 2020 "press release" which you attached to your March 27, 2020 letter (which curiously, and correct me if I am wrong, cannot be found in the "press release" portion of the BCHD the website):

a. Did not mention the ambient air testing results at all. Why not?

b. Referred to “chemical” (singular) although BCHD knew that chemicals (plural) were found both in soil-vapor samples and ambient air testing. Why leave out critical facts?

c. Provided a vague timeline at the end of the press release which identifies months during which things are claimed to have happened, but not the days (which is not in fact then an actual timeline). What is the reason for this omission?

Tom Bakaly, CEO

March 30, 2020

Page Four

d. Note also that the press release by line is dated February 28, 2020,

but the date on the document you provided to me is March 2, 2020. That seems incongruent, but perhaps you can provide an explanation.

e. Please provide copies of all documentation which supports your claims.

5) BCHD was aware during 2019 of documented, factual threats from toxic chemicals to persons stemming from the air and water. The claims of reporting to governmental agencies are non-specific and need be clarified:

a. You state your first report was to the Los Angeles County Fire Department. Your letter to me states the Fire Department was “unlikely to take a lead agency role”, while the press release you provided to me states only that BCHD “attempted to establish contact with Los Angeles County Fire Department”.

1. Government agencies have different levels of jurisdiction and roles in addressing toxic waste sites. How did you conclude there would be one “lead” agency managing the governmental response?

2. Generally, one contacts a fire department when there is an imminent threat to life, or to public safety in general. Why was the Los Angeles County Fire Department BCHD’s first point of contact for a finding of toxic pollution in the air, water, and ground?

3. BCHD unrefutably had clear evidence of multiple toxins in the air around BCHD property, but did not report to any agency responsible for air

quality. Why not?

b. BCHD knows, or should know, that the CalEPA has a unified, coordinated reporting system. Their mandate is to gather the information and then assign the pollution control task to the correct agency or agencies (it is common that more than one agency will be involved). Why did BCHD not contact the CalEPA?

Tom Bakaly, CEO March
30, 2020

Page Five

c. Please include in your response by e-mail attachment or mail, as you prefer, all copies of documents showing that in fact BCHD made reports about toxic pollution of any type to governmental agencies, and supplements, if any; and all government responses.

6) The harmful chemicals were found in not only the northern and eastern parts of BCHD property, but on all parts of the property, including the extreme western edge, in a location adjacent to Prospect Avenue.

a. Disclosing this fact to the public would have revealed the true and accurate nature of the entire problem, consistent with complete transparency, but this fact not contained in the press release. Why the omission?

b. Same with your letter addressed to me.

c. Please provide copies of all documentation which supports your claims.

7) Your March 27, 2020 letter referenced in general “environmental issues”. Your March 27, 2020 letter did not, however, mention that Converse found in the ambient air of BCHD premises multiple harmful chemicals. The results of the ambient air samples taken by Converse are disclosed in their Phase 2 report. From page 13 of that report verbatim:

Six (6) VOCs were reported in one (1) or more of the ambient air samples **in excess of their residential** SL: benzene, bromodichloromethane, chloroform, ethylbenzene, 1,1,2,2- tetrachloroethane, and vinyl chloride. (Emphasis added)

a. Why was that information not provided in the press release?

b. Why was that information not reported to governmental agencies responsible for assuring air quality?
Tom Bakaly, CEO March
30, 2020
Page Six

c. Please provide copies of all documentation which supports your claims.

8) The BCHD site is large, with many buildings, all of which are multistory. Yet, ambient air testing by Converse was extremely limited. Six locations were tested, which is essentially one for each large building.

a. What was the justification for limiting the testing?

b. Please provide copies of all documentation which supports your claims.

9) In that regard, in certain documents, Converse notes that BCHD refused to allow ambient air testing in some buildings or locations.

a. How can a fair and accurate ambient air testing be accomplished where access is denied to Converse by BCHD?

b. What legitimate reason could possibly exist to prevent testing?

c. Please provide copies of all documentation which supports your claims.

10) The Phase 2 report documented that ambient air samples found the presence of the toxic chemicals benzene, bromodichloromethane, chloroform, ethylbenzene, 1,1,2,2-tetrachloroethane, and vinyl chloride on BCHD property.
Tom Bakaly, CEO March
30, 2020

a. What actions has BCHD taken to ensure that these harmful substances are not being borne by the winds, which generally blow from west to east, onto Towers Elementary School.

b. What actions has BCHD taken to ensure that these harmful substances are not being borne by the winds, which generally blow from west to east, onto employees, residents, tenants, or neighboring businesses and residents.

c. Please provide copies of all documentation which supports your claims.

11) BCHD is obligated to comply with all laws governing protecting the environment, which could include, but not be limited to, the Clean Air Act, the Clean Water Act, the Resource Conservation and Recovery Act (more commonly known is “RCRA”), the Comprehensive Environmental Response, Compensation, and Liability Act (more commonly known as “CERCLA”), the Safe Drinking Water Act (more commonly known as “SDWA”), the Air Resources Act, as well as various other California Health & Safety Code and Water code sections.

a. What actions has BCHD taken to ensure compliance with all applicable environmental laws?

b. Please explain how the delay in taking action since 2019 when BCHD was aware of the findings of the Converser Phase 2 report are consistent with BCHD’s duties to comply with such environmental laws.

Tom Bakaly, CEO March
30, 2020

c. Please provide copies of all documentation which supports your claims.

12) At a minimum, toxic chemicals found in the soils, water, and air on BCHD property constitute a public nuisance, a private nuisance, or both.

a. What actions has BCHD taken to abate these nuisances?

b. Please provide copies of all documentation which supports your claims.

Page Eight

13) The Converse findings appear to give rise to the necessity of BCHD issuing a Proposition 65 warning.

- a. Has that been accomplished?
- b. Please provide copies of all documentation which supports your claims.

14) BCHD failed to include, from a reading of the press release contained in the link provided to me, disclosure of the fact that the Converse's Phase 2 report found more than one chemical during testing (what you provided references PCE only), and that contaminated air was present on BCHD property.

- a. How do those failures to inform the public comport with BCHD's oft-stated goal of "complete transparency?"
Tom Bakaly, CEO March 30, 2020
- b. Please provide copies of all documentation which supports your claims.

15) BCHD property is situated on a toxic waste site.

- a. How can what BCHD refers to as a "Healthy Living Campus" co-exist with toxic chemicals and pollutants in the soil and air of such a site?
- b. Please provide copies of all documentation which supports your claims.

16) Your March 27, 2020 letter responsive to mine of March 19, 2020 references no actions taken whatsoever to remove the toxic chemicals found in the soil and air on BCHD premises.

- a. If I am incorrect in any fashion, please provide the details of actions actually taken to remove toxic soils and alleviate polluted air.

Page Nine

- b. Please provide copies of all documentation which supports your claims.

17) You did not address the four items at the end of my March 19, 2020

letter. Here they are again in order that BCHD remedy this oversight.

a. Please provide a full, complete disclosure of the
toxic chemical
Tom Bakaly, CEO March
30, 2020

situation on the BCHD site to the general public, disseminated in the broadest possible way by using any and all means at BCHD's disposal to do so.

b. Similarly, given the fact that BCHD has had close
to a month to
evaluate its options, please provide details of your action plan designed to eliminate the ongoing harm to the public, including to the vulnerable elderly and student population which lives and (will hopefully soon resume in a nonchemically polluted environment) studying nearby.

c. Provide evidence that BCHD has reported its
finding of toxic
substances at extraordinarily high levels in the air and water in and around its property to appropriate governmental authorities,

d. Along with each governmental entities' response.

We look forward to receiving BCHD's response at your convenience.

Page Ten

CC:

BY E-MAIL

michelle.bholat@bchd.org

noel.chun@bchd.org

jane.diehl@bchd.org

Tom Bakaly, CEO March

30, 2020

vanessa.poster@bchd.org

vish.chatterji@bchd.org

BY E-MAIL (EIR@bchd.org)

Wood Environment & Infrastructure Solutions

9210 Sky Park Court
Suite 200
San Diego, CA 92123

Attention: Mr. Nick Meisinger, NEPA/CEQA Project Manager

3.1.7 Pages 1-2 from CEO Report to BCHD Board of Directors 10/28/2020



Live Well. Health Matters.

Memorandum

To: Board of Directors

From: Tom ~~Bakaly~~, Chief Executive Officer

Date: October 22, 2020

Subject: Staff Report of Activities

ADMINISTRATION

COVID 19 Response and Recovery Objectives: Testing on our campus continues with roughly 300 reservations a day and we plan to continue free testing in partnership with LA County at least through December 2020. Recovery continues to be a priority and we are doing lots of work with schools. We are assisting schools with tools to ensure that staff can safely be in the schools as well as students when the time comes. We have recently launched a "Safe in the South Bay" program with the Chambers of Commerce in the area that recognizes businesses that are taking the initiative to comply with County reopening guidelines. We are also hosting our third Safe in South Bay Series session: Living Well during COVID-19 on Wednesday December 9th from 5:00 – 6:30 on zoom. We will also continue to focus on the following objectives and please refer to our COVID-19 Dashboard for metrics. [Click here to view the full Dashboard.](#)

- 1) Maintain a COVID-19 diagnostic testing site and pursue immunity testing research
- 2) Support at-risk older adults in the community
- 3) Provide healthy adults an opportunity to be of use to the community
- 4) Continue to disseminate timely and accurate information to the community
- 5) Provide health and well-being tips, tools and virtual classes and
- 6) Recovery Planning and implementation for BCHD operations and the community.

Healthy Living Campus: We are proceeding with the DRAFT Refined Master Plan as the basis of the Environmental Impact Review (EIR). No decisions on the project have been made. We will be exploring project alternatives as part of the EIR process. We hope to have a draft EIR for the community to review in late 2020/early 2021. The public comment period for the EIR will be 90 days, which is twice as long as the requirement.

BOARD QUESTIONS:

Question: During the Half-Day there was a poll on expanding services, shrink or keep services the same. Was 98% correct?

Answer: Unfortunately when we asked the first poll question, we didn't grab a screen grab of the actual poll, but we went back and double checked the results.

Do you agree or disagree that it's essential that BCHD continues its funding model and develop new sources of revenue to sustain and expand our capabilities to fund free programs and services for residents and impact more people in our community?

- 98% Agree
- 2% Disagree

Question: In the Center for Health & Fitness CEO Report section, is there a way to know hits vs people on the listed numbers.

Answer: Staff has recorded and posted 109 videos challenging our adult and senior populations to get moving and stay fit. These videos have 34,316 views to date. We are not able to track individual views, just total views.

Question: Is there any need or discussion on a bike path on Prospect? Is it feasible? Within our jurisdiction?

Answer: At the September Board meeting, there was a referral to staff asking whether the city of Redondo Beach is considering adding bike lanes to Prospect Avenue, given that our Measure M-funded bike path on Flagler Lane/Diamond Street from Beryl Street to Prospect Avenue is under design. While the South Bay Bicycle Master Plan does indicate Class II bike lanes on Prospect from Redondo Beach's northern city limits to Pacific Coast Highway, staff has indicated that preliminary engineering and design found that bike lanes won't fit in the existing right of way without removing parking or travel lanes. As such, the city of Redondo Beach is not considering adding a bike lane to Prospect Avenue in the near term.

The City of Redondo Beach is considering adding bike lanes on Beryl Street from Flagler Lane to Prospect Avenue when the street gets resurfaced, so that there will be connectivity with the existing bike lanes on Beryl Street from 190th Street to Flagler Lane. In the longer term the South Bay Bicycle Master Plan indicates bike lanes on Beryl Street all the way past Pacific Coast Highway (due west), but the timeline for those additions are unknown.

October 22, 2020

3.1.8 Request for Attendance Information

November 10, 2020

Beach Cities Health District
514 N. Prospect Ave, Suite 102
Redondo Beach, CA 90277 email:
communications@BCHD.org
Attention: CPRA Coordinator

CPRA Coordinator:

Pursuant to Section 6253 of the California Public Records Act, I am requesting the following records and documentation.

BCHD held a Strategic Planning Meeting Half Day on Sept. 11 2020.
Please send all attendees on virtual call and break down by:

Number of attendees
Role (assigned to attendee at the virtual meeting)
Association or group affiliation with BCHD
Name (if able)

In addition send all presentations, breakout presentations, surveys (questions and results), polls (questions and results).

3.1.9 Reply with Attendance Affiliation

First Name	Last Name	Title	Dept
Tiffany	Amith	BCHD Staff	BZP
Melissa	Andrizzi-Sobel	BCHD Staff	Community Services
Stacy	Armato	Youth Steering Committee	Community Committee
Tom	Bakaly	BCHD Staff	Executive Administration
Mishell	Balzer	BCHD Staff	Youth Services
Charlotte	Barnett	BCHD Staff	Community Services
Michelle	Bholat, M.D.	BCHD Board Member	Board
Karen	Blanchard	BCHD Volunteer Advisory Committee	Community Committee
Karen	Brandhorst	BCHD Restaurant Ambassador	Community Committee
Ida	Canlas	BCHD Intern	Community Services
Terry	Cannon	Power 9 Committee	Community Committee
Cindy	Carcamo	BCHD Staff	Youth Services
Vish	Chatterji	BCHD Board Member	Board
John	Chou	BCHD Intern	BZP
Noel	Chun, M.D.	BCHD Board Member	Board
Kelvin	Chung	BCHD Staff	Communications
Lakeshia	Crosby	BCHD Staff	CHF
DeeAnn	Davis	BCHD Staff	Finance
Leslie	Dickey	BCHD Staff	Real Estate
Jane	Diehl	BCHD Board Member	Board
Pat	Drizler	Former Board Member/CWG	Former Board Member
Mary	Drummer	BCHD Community Health Committee	Board Sub-committee
Simrit	Dugal	BCHD Staff	HR
Joan	Edelmann	BZP Committee Member	Community Committee
Kate	Ekman	BCHD Staff	HR
Rick	Espinoza	BCHD CWG	CWG
Joey	Farralas	BCHD Strategic Planning Committee	Board Sub-committee
Howard	Fishman	BCHD Community Health Committee	Board Sub-committee
Cindy	Foster	BCHD Staff	H & F Operations
Lyman	Fox	Strategic Planning	Board Sub-committee
Ciara	Freeman	BCHD Intern	BZP
Erin	Frost	BCHD Intern	BZP

Diana	Garcia	BCHD Staff	Community Services
Tessa	Garner	BCHD Staff	Youth Services
Moe	Gelbart	Youth Steering Committee	Community Committee
Steve	Gerhardt	BCHD Livability Committee	Community Committee
Geoff	Gilbert	Community Working Group	Community Committee
Laurie	Glover	BCHD CWG	CWG
John	Gran	Youth Steering Committee	Community Committee
Virginia	Green	BZP Committee Member	Community Committee
Jim	Hannon	BCHD Volunteer Advisory Committee	Community Committee
Dennis	Heck	BCHD Volunteer Advisory Committee	Community Committee
Whitney	Hernandez	BCHD Staff	CHF
Jennefer	Hernandez	BCHD Staff	Community Services
Cristan	Higa	BCHD Staff	Communications
Joseph	Hocking	BCHD Staff	Community Services

First Name	Last Name	Title	Dept
Vijay	Jeste	BCHD Strategic Planning Committee	Board Sub-committee
Aja	Jordan	BCHD Staff	AdventurePlex
Amy	Josefek	BCHD Restaurant Ambassador	Community Committee
Tami	Kachel	BCHD Staff	Youth Services
Kerianne	Lawson	BCHD Staff	Lifespan Services
Charlotte	LeBlanc	BCHD Strategic Planning Committee	Board Sub-committee
Valerie	Lee	BCHD Staff	HR
Bernadette	Lewis	BCHD Staff	CHF
David	Liu	BCHD Strategic Planning Committee	Board Sub-committee
Julie	Lumbao	BCHD Staff	Center for Health & Fitness
Denise	Luna	BCHD Staff	HR
Nicole	Lunde	BCHD Staff	Lifespan Services
Fred	Manna	BCHD Volunteer Advisory Committee	Community Committee
Valerie	Martinez	VMA Consulting	Consultant
Laura	McIntire	Youth Steering Committee	Community Committee
Jade	McKnight	BCHD Staff	Youth Services
Jasmine	Morales	BCHD Staff	AdventurePlex
Teri	Mufic, Neurstaedter	BCHD Power 9	Community Committee
Lauren	Nakano	BCHD Staff	BZP
Colleen	Otash	BCHD Power 9	Community Committee
Laura	Petros	Restaurant Ambassador	Community Committee
Yuliya	Pigrish	BCHD Staff	Finance
Vanessa	Poster	BCHD Board Member	Board
Wayne	Powell	BCHD Finance Committee	Board Sub-committee
Marie	Puterbaugh	BCHD Community Health Committee	Board Sub-committee
Marilyn	Rafkin	BCHD Staff	Executive Administration
Rosalie	Rapas	BCHD Staff	Community Services
Amanda	Reid	BCHD Intern	Community Services
Ricardo	Reznichuk, M.D.	BCHD Strategic Planning Committee	Board Sub-committee
Tiana	Rideout-Rosales	BCHD Staff	BZP
Jessica	Rodriguez	BCHD Staff	Finance

Hailey	Sachs	BCHD Intern	Human Resources
George	Schmeltzer	Community Working Group / BZP	Community Committee
Joy	Schmidt	BCHD Staff	Community Services
Cindy	Sheu	BCHD Staff	Finance
Alejandra	Sierra	BCHD Staff	HR
Dan	Smith	BCHD Staff	Communications
Bruce	Steele	Community Working Group	Community Committee
Mary Ann	Stein	BZP Committee Member	Community Committee
Joan	Stein Jenkins	Youth Steering Committee	Community Committee
Ali	Steward	BCHD Staff	Youth Services
Kelly	Stroman	Youth Steering Committee	Community Committee
Jacqueline	Sun	BCHD Staff	BZP
Anthony	Taranto	Youth Steering Committee	Community Committee
First Name	Last Name	Title	Dept
Kathleen	Terry	BZP Committee Member	Community Committee
Sogia	Thach	BCHD Staff	BZP
Arnette	Travis	BCHD Restaurant Ambassador	Community Committee
Annelise	Tripp	BCHD Staff	CHF
Charlie	Velasquez	BCHD Staff	Executive Administration
Megan	Vixie	BCHD Staff	HR
Christian	Wendland	BCHD Strategic Planning Committee	Board Sub-committee
Sydney	Whittaker	BCHD Staff	Community Services
Angela	Wilson	Youth Steering Committee	Community Committee
Sherah	Wyly	BCHD Community Health Committee	Board Sub-committee
Celia	Estrada	BCHD Staff	HR
Breckin	Runquist	Youth on SP Committee	Community Committee
Gary	Tsai	Youth Steering Committee	Community Committee
Mary	Wadman	BCHD Volunteer	Community Committee
Shana	Martinez	BCHD Staff	
Joah	Lee	Youth on SP Committee	Community Committee
Lisa	Daggett	Youth Steering Committee	Community Committee
Mary Jo	Ford	Livability Committee	Community Committee
Jackie	Berling	BCHD Staff	H&F Operations
Alice	Kuo, MD	Youth Steering Committee	Community Committee
Joanne	Sturgis	CWG	Community Committee
Jan	Buik	CWG	Community Committee
Monica	Suua	BCHD Staff	Finance
Emory	Chen	BCHD Staff	Youth Services
Craig	Cadwallader	CWG	Community Committee
Morgan	Bulen	Volunteer Advisory Council	Community Committee
Dency	Nelson	CWG	Community Committee

Jamie	Fresques	BCHD Staff	Finance
Michael	Ramirez	BCHD Staff	AdventurePlex

3.1.10 Excerpts from the Wall Street Journal 11/16/2020

Excerpts from an article in the Wall Street Journal of 11/16/2020 titled "How Covid-19 Will Change Aging and Retirement" by Anne T. Ergesen "You will see a lot more focus on aging at home and figuring out how to shift the financial incentives to make that work" says Ezekiel Emanuel, vice provost of global initiatives at the University of Pennsylvania. (After Dr. Emanuel was interviewed for this article, he was appointed to President-elect Joe Biden's task force on coronavirus.). Community-based programs will expand, including the Program of All-Inclusive Care (PACE) for the Elderly, a Medicare-sponsored service that is currently helping 50,000 people with such needs as medical services, day care, home care and transportation."

...

"Pinchas Cohen, dean of the Leonard Davis School of Gerontology at the University of Southern California, predicts that federal or state governments will expand programs, including one under Medicaid, that pay some family caregivers, typically an adult child. Generally, the amount depends on an assessment of the elderly individual's needs, as well as the average wage for a home care aide in the state and geographic region in which one lives."

...

"A movement away from nursing homes might prompt Americans to also rethink other forms of age-segregated housing, including 55-plus communities, predicts Marc Freedman, president of Encore.org, a nonprofit working to bridge generational divides."

"Age segregation "has not prepared us well for living longer lives," says Mr. Freedman. With relatively little day-to-day contact between younger generations and elders, "each life stage we move into we are utterly unprepared for."

"Age segregation "has not prepared us well for living longer lives," says Mr. Freedman. With relatively little day-to-day contact between younger generations and elders, "each life stage we move into we are utterly unprepared for."

"Age segregation, he says, encourages a view that an aging population is "a problem to be solved" rather than "a repository of social, intellectual and community capital."

3.1.11 EIR Presentation for Public Meeting_032421-2.pdf - pg.42

Phase 1 – Construction Noise

Construction Activity	West Terrace Residences adjacent to Flagler Alley (80 feet)		West Terrace Residences adjacent to Flagler Lane (80 feet)		Redondo Beach Residences along Beryl Street to the North (110 ft)		Redondo Beach Residences along North Prospect Avenue (260 ft)		Redondo Beach Residences along Diamond Street (290 ft)		Towers Elementary School to the East (350 feet)		On-site Beach Cities Health Center Memory Care/ Child Care Facilities (200 feet)	
	L _{eq}	30-day avg. L _{eq}	L _{eq}	30-day avg. L _{eq}	L _{eq}	30-day avg. L _{eq}	L _{eq}	30-day avg. L _{eq}	L _{eq}	30-day avg. L _{eq}	L _{eq}	30-day avg. L _{eq}	L _{eq}	30-day avg. L _{eq}
Excavation/ Shoring	85	77	85	79	82	77	75	71	74	69	72	68	72*	69
Foundations	85	77	85	79	82	77	75	71	74	69	72	68	72*	69
Structural	86	78	86	80	83	78	76	70	75	69	73	68	73*	70
External Finishing	87	79	87	80	84	79	76	70	75	69	74	69	74*	70
Demolition	85	77	85	79	82	77	75	71	74	69	72	68	72*	69
Exceeds L _{eq} Threshold of 80 dBA?	Yes		Yes		Yes		No		No		No		No	
Exceeds 30-day avg. L _{eq} Threshold of 75 dBA?		Yes		Yes		Yes		Yes		No		No		No

3.1.12 Site View of Flagler Lane Now



3.1.13 Site View of Flagler Lane Proposed



3.1.14 Site View of Beryl Street Now



3.1.15 Site View of Beryl Street Proposed



3.1.16 Lead Agency Brief

**1. NO VIABLE PROJECT EXISTS FOR THE EIR TO ASSESS;
AND, EVEN IF IT DID, BCHD IS PRECLUDED FROM
PRESENTING AN EIR AS A PURPORTED LEAD AGENCY.**

A. Introduction.

1) Background.

In a March 2021 document called the “Environmental Impact Report for the Beach Cities Health District Healthy Living Campus Master Plan” (herein “EIR”), the Beach Cities Health District (herein “BCHD”) claims to propose a massive development plan (the “Project”). In the

EIR, BCHD asserts that it is the “Lead Agency” under CEQA for the Project.

BCHD errs on two key points.

First, no “Project” actually exists. The undisputed facts demonstrate unequivocally that there is no structure or plan in place to build anything at all, let alone proof in the EIR that there exists an identifiable and stable project.

Second, even if there were a “Project” identified in the EIR, BCHD may not serve as the Lead Agency.

Parenthetically, it is worth noting here that BCHD did not disclose a number of salient facts in the EIR. BCHD must have known that disclosure of all relevant facts would show, on its face, that the CEQA process has been ignored by it, and that the EIR they promulgated is a nullity.

2) Applicable law.

Without admitting same, were one to assume that some sort of Project actually existed, the law is clear that BCHD could not serve as the Lead Agency for same. 14 CCR §15051 (b)(1)) provides:

“If the project is to be carried out by a nongovernmental person or entity, the Lead Agency shall be the public agency with the greatest responsibility for supervising or approving the project as a whole.

“(1) The Lead Agency will normally be the agency with general governmental powers, such as a city or county, rather than an agency with a single or limited purpose such as an air pollution control district or a district which will provide a public service or public utility to the project.”

3) Preliminary facts applied to legal analysis.

Under the law, BCHD may not serve as the Lead Agency for multiple reasons.

First, although no Project now exists, it is undisputed any Project

which may later exist will be private.

Second, under such circumstances where a nongovernmental Project is proposed, a single or limited purpose agency (such as BCHD) is not the proper Lead Agency. Instead, a city (here, Redondo Beach) with general governmental powers serves as Lead Agency.

Third, despite their conclusory, boilerplate statement to the contrary, BCHD has little or no, let alone the “greatest” responsibility for “supervising or approving the project as a whole.” This fact is true on both the practical level (BCHD will have no input into what may later be proposed because they will have no legal ability to supervise or approve any aspect of a Project); and, on the governmental level (BCHD has no apparatus or infrastructure to which would allow them to supervise or approve the necessary elements of any Project)

On the practical level, BCHD intends at some undetermined point to become a minority partner in some undefined venture. As a junior owner, BCHD will totally lose control over the financing, development, and operation of any Project. In short, BCHD will, if and when there actually is a Project, not be able to supervise or approve any part of same.

Shockingly, the EIR does not provide any information whatsoever about the legal entity which will in fact supervise, approve, and control any Project. There is a reason for this. That entity does not currently exist. And, we are not told when the actual party who will supervise, approve, and control any Project will be formed. BCHD is not even sure what form that entity will take. Any of these issues alone are a fatal defect in the EIR. All of them together prove bad faith on BCHD’s part.

On a governmental level, BCHD, as a single or limited purpose agency, has no structure or authority which would allow them to “approve” any aspect of this project at all.

Indeed, as a Health District, BCHD merely provides various services to the community, not massive construction projects. As such BCHD is relegated to the role of a Health “district which will provide a public service or public utility to the project.”

For all these reasons, BCHD cannot act as a Lead Agency.

The only governmental entity which could possibly serve in that role is the City of Redondo Beach, which has the governmental apparatus and structure in place to supervise and approve construction and building. However, merely because the City of Redondo Beach is the only potential legally authorized Lead Agency does not mean they must accept that role. To make a determination, the City of Redondo Beach would need to start the assessment of this Project over from day one.

Thus, to the extent any Project exists at all, which it does not, for a number of reasons BCHD is barred from serving as the Lead Agency on the Project.

The EIR is thus null and void.

B. The Nonexistent “Project” is Envisioned in the Future as a Private, not a Public Development.

1) The “Project” is in fact entirely specious.

Shockingly, there is in fact no Project to assess in this EIR. No Project at all exists because there is no plan for it to move forward and there is no legal entity which currently exists to own or operate any Project.

Yet, in order to justify spending more than double their annual tax revenue on merely considering a Project, BCHD commissioned over the years various “feasibility” studies. Those studies, and subsequent actions, prove the point.

One such “study” was accomplished by one of the few investment banking firms remaining after the Financial Crisis of 2008, the “Cain Brothers”. Their report was dated June 12, 2020 (hereinafter “Cain”), after which it was hurriedly presented to the BCHD Board of Directors on June 17, 2020.

On page 9 of the portion titled “PACE Growth Strategies Next Steps”, Cain recommended that BCHD “...develop a **“business plan with joint-venture governance structure”**. (Emphasis added)

Nearly a year has passed, and that was not done. But, the story does not end there. On March 12, 2021, Monica Suua, the CFO of BCHD, issued a report to the Finance Committee of BCHD. In that report, the Committee is asked to:

“Please review and consider a potential action item by the Committee to recommend to the District Board to **continue to engage experts (architectural, financial, legal, etc.) and generate more detailed financial information about the Healthy Living Campus (HLC) project. These efforts will also create a legal organizational structure with *operator/developer partners*** for both PACE (Program for All Inclusive Care for the Elderly) and RCFE (Residential Care for the Elderly) that will assist funding the District’s future programs and services if the project is approved.” (Emphasis Added)

The EIR was issued March 10, 2021. The CFO memo was dated two days later. As of the issuance of the EIR, there was no plan, no entity, no Project. Instead, we are left guessing as to what will be “created” at some undefined point in the future.

As of today, however, BCHD admits that no such “legal organizational structure” is in place. There is no legal entity which can move forward with a “Project”. Thus, no “Project” exists. As such, CEQA has not been complied with, the EIR is not now ripe. The EIR is premature and need be wholly disregarded.

2). Any Eventual “Project” will be privately owned and operated.

The true facts are clear, but those essential, critical facts are missing from the Draft EIR. The Project is a private project, which will be financed with private funds, which will be built and operated by (as shown, some as of now non-existent entity). Whatever and whenever some new and different “legal organizational structure with operator/developer partners” (perhaps an LLC or LLP) is created, as a matter of law, this Project will “be carried out by a nongovernmental person or entity.”

That fact is corroborated by the reality that BCHD has no funds to build this Project. (BCHD does have the power to tax and to issue

bonds, but they have assiduously avoided the public finance route one would typically associate with a public works/construction project. This is yet more evidence that this Project is one which “is to be carried out by a nongovernmental person or entity..”

The Cain report further confirms factually that the “proposed” non-Project “Project” described in the EIR is a private venture.

On page 1 of the “AL / MC Summary”, Cain stated verbatim as follows:

“Background

“Based on local community needs, the Beach Cities Health District (the “District”) is considering the development of an Assisted Living (AL) and Memory Care (MC) facility as part of the redevelopment of its Healthy Living Campus

“To develop/operate/finance the facility, the District will seek a “best of breed” Joint Venture partner

“The District sought confirmation as to what number and mix of AL/MC units will **produce acceptable profitability to attract JV interest...**” (emphasis added)

If and when it has a legal existence, the “Project” is private. Hence, it is one as defined in 14 CCR §15051 (b)(1) which is one which “is to be carried out by a nongovernmental person or entity.”

C. BCHD is as a Matter of Law is “an agency with a single or limited purpose” Which Will Provide a Public Service to the Project.

The discussion immediately above demonstrates the “project is to be carried out by a nongovernmental person or entity”. Thus, that element of 14 CCR §15051 (b)(1) is established, which triggers the general rule that BCHD, as a single or limited purpose agency, may not serve as the Lead Agency for an EIR under CEQA.

There is no doubt BCHD is a single or limited purpose agency. They tell us that: BCHD is a “California Healthcare District”. (EIR,

Section 1.2. In addition, it is clear that BCHD in its limited purpose as a Health District will instead “...**provide a public service...to the project.**” (14 CCR §15051 (b)(1), emphasis added)

In fact, all BCHD has ever done (as will be further explained below), and all BCHD does is provide, by their own admission, is “... a range of evidence-based health and wellness programs with innovative services...”

Here is how BCHD describes itself, in its own words in the EIR:

“BCHD offers a range of evidence-based health and wellness programs with innovative services and facilities to promote health and well-being and prevent diseases across the lifespan of its service population – from pre-natal and children to families and older adults. Its mission is to enhance community health through partnerships, programs, and services focused on people who live and work in the Beach Cities. In many BCHD services are also available to residents throughout the South Bay. BCHD strives to provide its service population with a center of excellence for intergenerational community health, livability, and well-being (see Section 2.4.1, *BCHD Mission*).” (Emphasis in original. See Section 1.2, page 1A-2 of EIR)

The above is, in its entirety, BCHD’s “factual” statement as to why it is an adequate Lead Agency.

Instead, what we see is telling and direct: BCHD will “provide services” to the private party who “finances, develops, and operates” the Project. In short, it is abundantly clear that BCHD’s only role in the Project is to provide services to the Project **after** completion. All other phases of the project (as specified in its own words); finance, development, and operation, are in private hands to which BCHD will provide services.

As such, BCHD may not serve as the Lead Agency for this EIR.

D. The City of Redondo Beach is the Only Entity Viable as a Lead Agency.

1) *Introduction.*

The general rule of law is that: “The Lead Agency will normally be the agency with general governmental powers, such as a city or county, rather than an agency with a single or limited purpose such as an air pollution control district or a district which will provide a public service or public utility to the project.” 14 CCR §15051 (b)(1)

Here, that only candidate for Lead Agency on this EIR is Redondo Beach.

2) *Redondo Beach has responsibility for the entire project.*

Under the undisputed facts which are devastating to BCHD’s “power grab” in anointing itself as the Lead Agency, BCHD may not in fact serve as the Lead Agency for the Project.

Instead, under the law, the Lead Agency “... shall be the public agency with the greatest responsibility for supervising or approving the project as a whole.” 14 CCR §15051 (b)(1)

That is not BCHD. As a “special purpose” Health District, BCHD does not have a Municipal Code. Thus, BCHD has no building code; it has no Building Department; it, has no building inspectors. BCHD has no Public Works Department.

BCHD has no City Manager to strategize or coordinate impacts. BCHD has no Police Department, no Fire Department.

BCHD has never marshalled through an EIR. BCHD does not “build” anything; they simply provide the services they described themselves.

Redondo Beach has every element of government listed above. Redondo Beach is an “...agency with general governmental powers, such as a city or county.” Redondo Beach is very familiar with EIRs and public works. Redondo Beach will suffer the Police and Fire Department impacts of any Project.

Every decision on every aspect of this project will need to be made by the City of Redondo Beach. There is no fact, reason, purpose, or law which would allow a deviation from this general rules. Redondo

Beach is “the public agency with the greatest responsibility for supervising or approving the project as a whole”.

Even if BCHD were a proper lead agency, which it is not, the fact they “acted first” in an apparent attempt to usurp the City of Redondo Beach’s role as lead agency, does not avail them.

In *Fudge v. Laguna Beach*, the Court of Appeals of California, Fourth District, Division Three, in a decision filed November 15, 2019, No. G056403, issued an unpublished decision on the issue of which entity was the proper lead Agency between a limited purpose entity and general-purpose governmental entity. Although not precedent, we find language which still provides some illumination. The court noted:

“But under section 15051, subdivision (b)(1), of the Guidelines, **a city or county has precedence over the Coastal Commission, which has the single or limited purpose** of protecting and developing coastal areas under the Coastal Act. Therefore, the City is the lead agency for the Scout Camp project even though it was not the first party to act on the project.” Therefore, **the City is the lead agency for the Scout Camp project even though it was not the first party to act on the project.**” (Emphasis added)

BCHD may not serve as the Lead Agency on this Project. That role is exclusively that, at its discretion, of the City of Redondo Beach.

3) BCHD will have no input into supervising any actual project.

The Cain report is here again dispositive.

From page 3 of the “Observations” portion of the Cain report:

“– Cain Brothers also calculated the estimated internal rate of return both for the project itself as well as for the JV investor on both an 80/20% and 75/25% JV split – actual JV ownership percentages will be negotiated going forward”.

From page 3 of the “AL / MC Project Analysis” portion of the Cain report:

“• Cain Brothers also calculated the estimated internal rate of return both for the project itself as well as for the JV investor on both an 80/20%

and 75/25% JV split

– actual JV ownership percentages will be negotiated going forward”

From page 13 of the “AL / MC Unit Mix, Financing, and Operations Projections Summary” of the Cain report:

“If BCHD is the 25% owner of this facility...”

As a factual, practical, and legal matter, BCHD will, at some undefined point in the future, cease to exist vis a vis the Project. Some “joint venture” will replace BCHD. Thus, BCHD has no control over, input into, or supervisorial authority with regard to any Project which may (or may not) at a later point exist.

If and when the new joint venture exists which is the actual proponent of this project, they can seek the City of Redondo Beach’s input into how they should proceed under CEQA.

E. Additional Considerations.

First, BCHD knows it cannot be the Lead Agency. Their failure to disclose critical facts concerning the legal structure (or lack thereof) which may (or may not) own the Project, if it exists at some future date, is telling. BCHD’s failure to disclose the who might finance, develop, and operate at some point a Project had to be for a reason. And, only two come to mind. Either BCHD is so inept that they “did not know” they couldn’t be a Lead Agency or BCHD knew, but concealed relevant facts pertinent to that analysis.

Under either scenario, one cannot condone BCHD’s subterfuge. Their failure to disclose those critical facts discussed above has two impacts.

First, as meticulously detailed, BCHD cannot serve as the Lead Agency.

Second, it seems likely that BCHD’s concealment of facts in their EIR had a purpose of attempting to circumvent the public vote required by Redondo Beach Measure DD.

In that Measure DD addition to the Redondo Beach Municipal

Code, BCHD is specifically named as one of the limited purpose agencies in Redondo Beach which cannot transfer public land to private. Measure DD provides in pertinent part:

“The proposed change in allowable land use would change a public use to a private use. A major change in allowable land use in this category shall include a change of use on (i) land designated for a public use or a public right-of-way; (ii) land designated as a utility right-of-way; (iii) land donated, bequeathed or otherwise granted to the city; (iv) land used or designated for Redondo Beach school property; (v) **land allocated to the Beach Cities Health District;...**” (Emphasis added)

One final point. In section 1.5 of the EIR, “Required approvals”, found on pages 1-5 and 1-6, tellingly, BCHD omits approvals required by City of Torrance, even though BCHD admits the Project is subject to the Torrance General Plan and land use ordinances, but fails to mention them.

While this point will be discussed separately, BCHD’s pattern of omitting salient facts from the EIR is a recurring pattern which is disturbing.

3.1.17 Land Use Brief

April 4, 2021

1. THE EIR’S LAND USE DISCUSSION IS DEFICIENT IN A NUMBER OF WAYS.

A. Introduction.

1) Background.

In a March, 2021 document called the “Environmental Impact Report for the Beach Cities Health District Healthy Living Campus Master Plan” (herein “EIR”), the Beach Cities Health District (herein “BCHD”) claims to propose a massive development plan (the “Project”). In the EIR, under CEQA, BCHD was required to discuss how the Project might be inconsistent with various general and specific Land Use plans.

Certain relevant portions of the City of Torrance General Plan (as well as various Specific Plans) and the General and Specific Plans of the City of Redondo Beach are not only inconsistent with the Project, they prohibit this Project from going forward. The same holds with certain ordinances and rules applicable to the Project promulgated by the cities which are involved.

BCHD must have been aware of these facts because the EIR carefully neglects to engage in any discussion or analysis of the applicable ordinances, as well as certain portions of the General and Specific Plans of both cities. Similarly, the EIR's discussion of other pertinent aspects of those General and Specific Plans and laws and rules are not fully analyzed or discussed. On occasion where discussion found, the EIR analysis is often cursory, inaccurate, and inadequate.

2) Applicable law.

In the EIR, BCHD was required by CEQA to discuss, disclose, and provide an analysis of the following:

“The EIR shall discuss any inconsistencies between the proposed project and applicable general plans, specific plans, and regional plans.” (Emphasis added. 14 CCR §15125 (d).)

The EIR was also to provide “A general description of the project’s technical, economic, and environmental characteristics...” (14 CCR §15124 (c))

3) Summary discussion of facts applied to law.

The EIR fails to comply with CEQA in a number of ways with regard to this absolute requirement to discuss inconsistencies with land use general and specific -plans, and thus BCHD may not proceed with the Project.

While the EIR purports to address the Torrance General Plan (“TGP”) at length (see, for example, EIR at pages 3.1-25, et. seq.; Table 3.1-3; and, continues to do so with essentially a “cut and paste” “discussion” throughout various sections of the EIR), the EIR wholly and completely ignores crucial parts of the Torrance General Plan (specifically, the Torrance Hillside Overlay Zone “THOZ”).

In addition, the EIR minimizes and fails to adequately discuss others (Local Street Access portions of the General and Specific Plans); and similarly gives short shrift to their “discussion” of Redondo Beach voter approved land use restrictions, commonly known as “Measure DD”.

Even more galling is the narrow view of the CEQA obligation to discuss and analyze the EIR imposes on the TGP. The EIR states in pertinent part: “...the analysis of potential conflicts with the Torrance General Plan **is limited** to the proposed development within the City of Torrance right-of-way.” (Emphasis added, EIR, at page 3.1-64).

The attempt to “limit” discussion is absurd, at best. The Project BCHD proposes consists of several hundred thousand feet of floor space, towering 6 stories which looms more than 100 feet immediately adjacent to the THOZ; and, which project will be accessed by utilizing roads created by construction and shoring *within* the THOZ. (EIR, at pages 2-25 to 2-27, and Figure 2-5 and 2-6).

The established pattern of BCHD in ignoring, artificially minimizing the importance of, or conducting a cursory, dismissive discussion of salient CEQA required and relevant Land Use discussions and analysis of General and Specific Plans which directly limit the Project is neither within the letter or spirit of CEQA.

Hence, the EIR need be rejected.

B. A Discussion of the THOZ is Completely Ignored in the EIR.

1) The Zone is a Crucial and Important Part of the TGP, and Applies to Prevent Construction such is the Project.

The THOZ is part of the TGP, and hence BCHD in their EIR was obliged by law (“shall”) to “...discuss any inconsistencies between the proposed project and applicable general plans, specific plans....” The EIR failed in its obligation.

The Hillside and local coastal “overly” district (sic), with an “R-H” class designation, is such a district; is shown on the appropriate City of Torrance maps; and the EIR itself (in Figure 3.10-2, on page 3.10-7) recognizes that fact.

The “Official Land Use Plan for the City of Torrance” was established to ensure “...orderly planned use of land resources, and to conserve and promote the public health, safety and general welfare...” (Torrance Municipal Code Section 91.1.1, “TMC”) The Division of the TMC “...shall be known as the "Official Land Use Plan" of the City of Torrance...” (TM Code Section 91.1.2)

The Torrance Land use plan is “binding” on: “All governmental bodies, officers, agencies, including, but not limited to the County of Los Angeles, and all officers and agencies thereof...**all special taxing or assessment districts**, including, but not limited to sanitation districts, **hospital districts**, and air pollution control districts.” (Emphasis added. TMC Section 91.1.1 b) 2))

Within the Torrance General Plan, a variety of land use “districts” were created. The Plan’s goal in creating such districts was to make sure development was suitable for the “uses and densities” in those districts **and** to make sure the districts were consistent with “adjacent” areas. (TMC Section 91.3.1)

The purpose section found in TMC Section 91.3.1 a) states:

“It is hereby declared that in the creation by this Article of the respective classes of districts set forth herein, the City Council has given due and careful consideration to the peculiar suitability of each and every such district for the particular regulations applied thereto, and the necessary, proper and comprehensive grouping and arrangement of the various uses and densities of population in accordance with a well considered plan for the development of the City, and in relation to established plans in adjoining unincorporated areas of the County of Los Angeles, and in the incorporated areas of adjacent municipalities.”

That purpose section (TMC Section 91.3.1 b)) goes on to state:

“The boundaries of such districts as are shown upon the maps adopted by this Article or amendments thereto, are hereby adopted and approved and the regulations of this Division **governing the use of land and buildings, the height of buildings**, building site areas, the sizes of yards about buildings and other matters as hereinafter set forth, are hereby established and **declared to be in effect upon all land included within the boundaries of each and every district shown upon said maps.**” (Emphasis added)

The districts are established under TMC section 91.3.2, and their

purpose is to “...classify, regulate, construct and segregate the use of land and buildings, to **regulate and restrict the height and bulk of buildings, and to regulate the area of yards and other open spaces about buildings**, twenty-five (25) classes of districts are hereby established, which said several classes of districts are shown and delineated on that certain **series of maps entitled "City of Torrance - Official Land Use Plan"** which are hereby adopted and made a part of this Chapter by this reference:” (Emphasis added)

2) *Despite Knowing the Project Falls Within the THOZ, the EIR Fails to Discuss the Fatal Inconsistencies between the TGP and the Project.*

BCHD admits that the Project falls within Torrance’s THOZ, the “Hillside Overlay District”. (See EIR, Project Description, at pages 2-17 and 2-18; and, figure 3.10-2, at EIR page 3.10-7)

Indeed, the Project proposes construction on and in the THOZ, including, but not limited to: A curb cut within the THOZ; a driveway traversing and mainly within the THOZ; that grading be accomplished within the THOZ; that construction of retaining walls be accomplished within the THOZ; and, that landscaping be done within the THOZ. (EIR, Introduction, page 1-3)

Conspicuously absent, however, is the CEQA required discussion and analysis in the EIR of the fact that the THOZ land use restrictions prohibit building proposed by the Project.

There can be no dispute about this. BCHD in the EIR proposes substantial construction upon and (presumably) perpetual use of the Flagler Lane land, which is within the THOZ. BCHD is bound by the TGP and the Specific Plan with is the THOZ. They know about it. Yet, they ignore it. They were required to discuss it.

There is good reason BCHD ignores this discussion in its EIR, because it is fatal to their Project. Here are the “planning and design” requirements imposed by the TGP in THOZ, per TMC Section 91.41.6, in their entirety:

“No construction and no remodeling or enlargement of a building or structure shall be permitted unless the Planning Commission (or the City Council on appeal) shall find that the location and size of the building or structure, or the location and size of the

remodeled or enlarged portions of the building or structure, **have been planned and designed in such a manner as to comply with the following provisions:**

- a) The proposed development **will not have an adverse impact upon the view, light, air and privacy of other properties in the vicinity;**
- b) The development has been **located, planned and designed so as to cause the least intrusion on the views, light, air and privacy of other properties in the vicinity;**
- c) The design provides **an orderly and attractive development in harmony with other properties in the vicinity;**
- d) **The design will not have a harmful impact upon the land values and investment of other properties in the vicinity;**
- e) Granting such application **would not be materially detrimental to the public welfare and to other properties in the vicinity;**
- f) The proposed development **will not cause or result in an adverse cumulative impact on other properties in the vicinity.”**
(Emphasis added)

The BCHD project must satisfy all of those criteria. In fact, it impinges on each and every one of them. The failure of the EIR to discuss renders the description of the environment (14 CCR §15124 (c) of the Project and the required analysis of “any inconsistencies” (14 CCR §15125 (d)) between the Project and the TGP wholly inadequate. The EIR is a nullity.

3) The Inescapable Conclusion is that the EIR Willfully and Deliberately Ignored a CEQA Required Land Use Discussion of The City of Torrance Hillside Zone.

The HLC Plan (the Project) ignores the THOZ.

C. The Project Proposes to Access Local City of Torrance Streets in Violation of Law and General and Specific Torrance Plans.

The TMC, in Section 92.30.8 (entitled “Access to Local Streets Prohibited”) states in its entirety.

“No vehicular access shall be permitted to a local street from a commercially or industrially zoned through lot which also has frontage on a major or secondary street. In no case shall a commercial or industrial lot be developed in such a manner that traffic from the commercial or industrial uses on it will be channeled onto any residential streets.”

Nothing could be clearer. BCHD proposes by its Project to access Flagler Lane, a “local street” it is barred from accessing based on the nature and scope of the Project.

The EIR engages in a curious discussion of 92.30.8. (See EIR, page 3.10-43). In that section, they muse about “rubbish” and “signs” (language not included within that section). The EIR notes that there is a “potential conflict” between the Project and Torrance’s “Local Access” restriction.

Yet, BCHD ignores the actual language of 92.30.8 and somehow concludes there is “no significant impact”. What BCHD ignores is that the ordinance advances a land use objective of the TGP (which they do not discuss), and that the law prevents the Project from moving forward. Their tortured reading of the plain language of the ordinance defies credulity.

Further, as noted above, the EIR “parses” the impacts, and fails to consider the overall impact of the Project and the applicable rules.

Finally, the EIR in the “Required Approvals” discussion (EIR, at pages 1-5 and 1-6) omits a discussion of 92.30.8. This section would need to be **repealed** by the Torrance City Council. The EIR discussion that the project merely needs “City Engineer” approval of Torrance (the 8th “bullet” point, at EIR page 1-5) is disingenuous at best and most likely deliberately false and misleading

D. The EIR’s Perfunctory Discussion of City of Redondo Beach’s Measure DD, Which Requires the Public Vote on the Project, is False and Misleading.

It is undisputed that the Project will result in the de facto or de jure transfer of public land owned by BCHD to a private venture. It is equally undisputed that the EIR carefully concealed this crucial fact.

The reason for the failure of BCHD in its EIR to discuss the “public to private” transfer of the Project is such a move would require a public vote, per the land use restriction which is commonly known as Redondo Beach Measure DD.

Because the EIR is required to discuss and conduct an analysis of “any inconsistencies” (14 CCR §15125 (d)) between the Project and general or specific plans, such as Measure DD, the EIR is defective.

Measure DD was approved by Redondo Beach voters in 2008, and is codified as part of the municipal codes entitled “Article XXVII. Major Changes in Allowable Land Use”.

BCHD knows of the existence of Measure DD and its necessity for a vote (EIR, at pages 5-11 and 5-29). BCHD wants to avoid a vote. Thus, the EIR simply ignores a discussion of Measure DD in any substantive sense.

That Measure DD requires a vote of all Redondo Beach residents on whether the Project in any form can move forward is unambiguous.

Section 27.4 (a) of Measure DD states in relevant part: “Each **major change** in allowable land use **shall** be put to a **vote of the People...**” (Emphasis added).

Section 27.2 of Measure DD contains extensive definitions to guide our analysis. Below are quoted the verbatim definitions from that voter approved measure which are pertinent here:

“(f) “Major Change in Allowable Land Use” means any proposed amendment proposed amendment, change, or replacement of the General Plan (including its local coastal element, as defined in Public Resources Code Section 30108.55), of the City’s zoning ordinance (as defined and contained in Title 10, Chapter 2 of the Redondo Beach Municipal Code) or of the zoning ordinance for the coastal zone (as defined and contained in Title 10, Chapter 5 of the Redondo Beach Municipal Code) meeting any one or more of the following conditions:

(g) “Peak Hour Trips” means the number of peak hour vehicle trips a major change in allowable land use would generate on a daily basis. Peak hour trips generated shall be calculated by using the most recent version of the Trip Generation Manual of the Institute of

Transportation Engineers (ITE) in effect on the date the City issued the notice of preparation of an environmental impact report for a major change in allowable land use, or, where no such notice is issued, when the City commences environmental analysis for the major change.

(1) The proposed changed in allowable land use would significantly increase traffic, density or intensity of use above the as built condition in the neighborhood where the major change is proposed.

(2) The proposed change in **allowable land use would change a public use to a private use**. A major change in allowable land use in this category shall include a change of use on (i) land designated for a public use or a public right-of-way; (ii) land designated as utility right-of-way; (iii) land donated, bequeathed or otherwise granted to the City; (iv) land used or designated for Redondo Beach school property; (v) **land allocated to the Beach Cities Health District**; (vi) land owned, controlled or managed by the City, including all land and water within the City's Harbor Enterprise; (vii) the beaches, as defined in subdivision (a)(4) of Section 10-5.2204 of the Redondo Beach Municipal Code; and (viii) the tidelands and all other public trust lands, as defined in subdivision (a)(139) of Section 10-5.402 of the Redondo Beach Municipal Code.” (Emphasis added)

Simply put: BCHD wholly ignores that what it proposes to do with its Project (“public use to private use”) is specifically withing Measure DD. Note that “land allocated to the Beach Cities Health District” is particularly and clearly mentioned and encompassed within Measure DD.

BCHD claims only a “zoning change” (EIR, at pages 5-11 and 5-29) falls within Measure DD. BCHD errs in four key areas. First, as noted above, any “major change” in use requires a vote of the people. A “public to private” change in use specifically is included; and, to top it off, BCHD is specifically named as falling within this Measure DD provision. The Project may not proceed without a vote.

Second, a zoning change is not the only thing which triggers a DD vote. A “major change” in land use does; and BCHD’s “public to private” goal of the Project is specifically identified in DD as a defined major change.

Third, the Project is so out of line with the laws and ordinances of Redondo Beach and Torrance, is so inconsistent with the TGP, the

Redondo Beach general plan, and the specific plans of both (including Measure DD), that without a zoning change, the Project cannot proceed.

Fourth, and finally, the EIR is unequivocal that a Conditional Use Permit (“CUP”) will be needed from the City of Redondo Beach for the proposed Project to proceed. Given the overwhelming variance between the Project and the laws and ordinances of Redondo Beach and Torrance; the inconsistency of the Project with the TGP as demonstrated above, and with the Redondo Beach general plan, and the specific plans of both (including Measure DD), any application of BCHD for a CUP would be a “de facto” request for a zoning change.

One final note: BCHD’s choice to not disclose in the EIR salient, critically important facts; to omit required land use discussions; and, to attempt to mislead readers of the EIR renders the Project “unstable”.

In short, we can’t tell from the EIR exactly what BCHD will need to do in terms of land use applications for zoning changes, CUPs, permits from various entities, with any accuracy or clarity. The Project is so ill defined, so malleable, so unstable, that in essence the EIR is a work of fiction.

The scope of the Project and its impacts remain undefined in the EIR. That is not acceptable in any practical or legal sense.

E. Conclusion.

A proposed Project which presents an EIR which does not comply with CEQA’s requirements is not valid. The Project cannot be fairly considered based on the EIR document presented; and thus, must be rejected.

3.1.18 Views of a BCHD Community Working Group Member

Since late 2017 the BCHD has been promoting its Healthy Living Campus as a "Community Health Need" for our elder Beach City seniors. In the many info flyers from BCHD's own marketing department, BCHD sponsored newspaper articles, and BCHD public forums, we have been warned about the "tidal wave" of elder residents within our community and the serious lack of residential care facilities within the Beach Cities. Our elder residents who will no longer be able to live independently in their own homes will have nowhere in their own community to go. "Facilities

within a 10-mile radius of our three cities are filled to capacity".

According to BCHD, the lack of residential elder care facilities in our area is a health need for our residents. The lack of this type of housing is forcing older adults to leave their community, family, and friends. This causes many health and emotional issues and exacerbates any existing health issues. The connection between lack of housing and the health of our community is the message BCHD is making very clear to us. And within its same messaging, BCHD's Healthy Living Campus is our community's answer to this problem.

The BCHD has gone out of its way to assure us the HLC has been planned and designed for our "at need" seniors. The HLC starts where the long-closed Beach Cities Hospital left off, as a community health care facility for the residents of Redondo, Hermosa and Manhattan Beaches.

It is not.

The residential care facility for the elderly (RCFE), which is the core of the HLC is nothing more than a profit driven, private development, in the same manner as the Sunrise and Kensington facilities. It is to be managed and operated by a third party, independent company, except it is being built on our community public property with our tax dollars. It is not being built for our general Beach City senior citizens. Residency in the Beach Cities is not even a criterion for admission.

Instead, it is for very affluent seniors from anywhere, who can afford the estimated \$12,500 per month (\$150,000 annual) base cost. When pressed if there would be any concession for BC residents of limited financial means, BCHD's director Bakaly offered that a 10% discount (\$11,250/month) perhaps might be considered.

There is in fact nothing in the HLC's plans or marketing study (there is no business plan) nor direction from BCHD's Board of Directors that give any preference to Beach Cities residents. Residents who are financially strapped are not even considered. In other words, only if you have the money, its first come, first served.

So, this massive, intrusive, and very expensive to build project (not to mention the many environmental and health issues from demolition and construction) isn't directly for our communities nor residents at all!

If it's not for us, why build it?

A member of the audience (whose background is the elder care business) attending a BCHD Board Meeting had the answer: "For the money".

Even with the reduced 220 units, the RCFE would generate around \$33,000,000 in annual base revenue (\$150,000/year x 220 units)! That number increases significantly with double occupancy and additional service costs. That why!

Why didn't BCHD come out and explain this from the beginning (actually, they still haven't done this)?

Because the BCHD senior management and Board of Directors very well knew they would never get the overall approval from the Beach Cities voters if the true nature of the RCFE were known.

"Selling" the true purpose of the RCFE would be most difficult unless it could be disguised or "tweaked" into a "Community Need for Our Seniors Residents".

Including studies, statistics and the detrimental effects faced by the elderly without adequate housing "within their community" also helped misdirect and mislead the public's impression that this was a "community driven" Beach Cities Elder Care Facility and hide the fact it is a "commercial development and enterprise".

The other "community" features highlighted in BCHD's promotional campaign for the HLC are the "Community Wellness Pavilion", Center for Health and Fitness and recently added, "Aquatics Center".

These are secondary in terms of importance to the RCFE and are planned in the "second phase" of construction (but actual construction of phase 2 was not confirmed by BCHD).

BCHD's Bakaly could not provide any details for the Aquatics Center (size, occupancy, for adults or children) but it's out there as something the public asked for.

The open green space area and walking paths were actually a design feature for the RCFE before the CWG suggested it also be for the community's use. The green space and paths allowed BCHD to declare

its RCFE was more advanced and innovative over the traditional elder care home, usually surrounded by blacktop parking. There was no mention with regards to any advanced or innovative level of care of the BCHD facility.

During the "community input" phase of the project, BCHD solicited ideas, suggestions, comments and criticisms from the Community Working Group. I and a neighbor joined the group a few months after it was organized. The first design rendition eliminated the green zone buffer area between our Diamond Street homes and the hospital buildings and replaced it with a huge multi storied parking structure. Our street would also be turned into the HLC's primary service road to the back of the campus. We would also lose our direct access to Prospect Blvd. Pedestrian traffic, mostly school children, walking from Flagler Ave along the Flagler/Diamond St. alley would also be sharing the road with the HLC service trucks and employee vehicles.

We had hoped we could get BCHD to make design changes so this wouldn't happen. While BCHD listened to our concerns, this flawed design stayed much the same until the campus was completely redesigned because of other reasons (BCHD claims seismic problems with the 514 building but its own commissioned seismic engineers don't back this up).

My neighbor and I truly felt the CWG really served as a public group only to support the "mission" of HLC. Never was the true purpose of the RCFE brought up during our time with the CWG. Members who joined at the beginning did say the commercial nature of the facility was revealed, yet there was no reference to this from the time we joined.

Usually, we were given the latest updates for the project and BCHD asked if these were acceptable by the group. The positive "community" responses were noted in the CWG reports.

We saw some public surveys produced by BCHD and I noted to the group that the surveys were written to get positive responses and not get the true opinion of the person taking the survey. I found them to be very unprofessional if not deliberately contrived to get the responses desired by BCHD..

This "manipulation" continues today with the introduction of the DIER. Very few of the Beach City residents know that the EIR was commissioned by the BCHD using BCHD contractors. More so, they

don't know that the BCHD is the official body to review and approve its own EIR!

The BCHD Management and Board of Directors are totally unconcerned with regards to the residents needs or health or "Blue Zone" living standards as long as they get their "Healthy" Living Elder Care Factory built.

The champaign promoting the RCFE and HLC is a carefully orchestrated marketing ploy that is nothing more than a means to either fool the public or lull them into a state of unresponsiveness by hiding the facts in plain sight.

The fact that neighbors of the HLC have secured over 1000 signature to protest its construction has done nothing to slow down this project. In reality, it has sped up BCHD's desire to get the EIR rubber stamped and approved before the rest of the community wakes up to the reality of this self-serving project.

3.1.19 Email from BCHD to Torrance

Paul Murdoch
Finton Steve

Ted semaan• Jacaueline sun; eslie Dickey; _ed_Alnuæa; Tom Bakaly; Michael Kennedv; Ben Hidalgo
Bilezerian. CraiQ; Santana. Dannv

Subject: F,v: BCHD Bike Path
Date: Wednesday, January 27, 2021 7:44:34 PM
Attachments: BCHD Bike Path - Flagler SB Closure.pdf
BCHD Bike Path Option 4 - Torrance.pdf

Wednesday, January 27, 2021

Steve

Attached are the two latest concepts as a result of our call last week. Each assumes no curbside parking on the east side of Flagler Lane.

The drawing labeled "Option 4 Torrance" shows the preferred option we presented last week but with the pre-cast curb sections removed to be just striping buffer, per Craig's direction. Note that this officially changes the bikeway classification for Flagler to Class II, albeit a Class I I "plus" since we do have some form of buffer. This should still be okay for meeting the Metro grant requirements.

The "Flagler SB Closure Option" closes the southbound roadway and adjusts the striping at the Beryl/Flagler intersection to not conflict with the new traffic scheme. The location of the planters is about where we'd expect Torrance to install either construction barriers or planters during the trial stage. We left the SB roadway undefined given the fluid nature of the situation, but we imagine that if this is a long term thing, filling in that space to sidewalk level and providing bike and ped pathways would be best.

Thanks,

Paul Murdoch President, AIA, LEED AP

3.1.20 LAMTA Quarterly Progress Report - Itemized Expenses

LACMTA FA MEASURE M ATTACHMENT D-2 QUARTERLY PROGRESS/EXPENDITURE REPORT

Grantee To Complete	
Invoice #	BCHD6050-81
Invoice Date	28-Jul-20
FA#	9200000000M460201
Quarterly Repor FY 19-20 Q4	

GRANTEES ARE REQUESTED TO EMAIL THIS REPORT TO

ACCOUNTSPAYABLE@METRO.NET

or submit by mail to:

Los Angeles County Metropolitan Transportation Authority
Accounts Payable
P. O. Box 512296
Los Angeles, California 90051-0296

Please note that letters or other forms of documentation may **not** be substituted for this form. Refer to the Reporting and Expenditure Guidelines (Attachment D) for further information.

SECTION 1: QUARTERLY EXPENSE REPORT

Please itemize grant-related charges for this Quarter on Page 5 of this report and **include totals in this Section.**

LACMTA Measure M MSP Grant \$	
Project Quarter Expenditure	
This Quarter Expenditure	\$22,905.53
Retention Amount	\$1,145.28
Net Invoice Amount (Less Retention)	\$21,760.25
Project-to-Date Expenditure	
Funds Expended to Date (Include this Quarter)	\$29,514.00
Total Project Budget	\$1,833,877
% of Project Budget Expended to Date	1.61%
Balance Remaining	\$1,804,363.00

PROJECT TITLE: Diamond St to Flagler Lane Bicycle Lane

FA #: 9200000000M460201

QUARTERLY REPORT SUBMITTED FOR:

Fiscal Year :

☐ 2018-19

☒ 2019-20

☐ 2020-21

☐ 2021-22

☐ 2022-23

☐ 2023-24

Quarter :

☐ Q1: Jul - Sep

☐ Q2: Oct - Dec

☐ Q3: Jan - Mar

☒ Q4: Apr - Jun

DATE SUBMITTED: 7/29/2020

Measure M Multi-Year Subregional Program Type: Transporataion System & Mobility Improvement Program

LACMTA Project Manager	Name:	Annie Chou
	Phone Number:	213.418.3453
	E-mail:	choua@metro.net

Grantee Contact / Project Manager	Contact Name:	Jacqueline Sun, MPH
	Job Title:	Senior Policy Analyst
	Department:	
	City / Agency:	Beach Cities Health District
	Mailing Address:	1200 Del Amo Street, Redondo Beach CA 90277
	Phone Number:	310.374.3426 x266
	E-mail:	Jacqueline.Sun@bchd.org

SECTION 3 : QUARTERLY PROGRESS REPORT

1. DELIVERABLES & MILESTONES

List all deliverables and milestones as stated in the FA, with start and end dates. Calculate the total project duration. **DO NOT CHANGE THE ORIGINAL FA MILESTONE START AND END DATES SHOWN IN THE 2ND AND 3RD COLUMNS BELOW.**

Grantees must make every effort to accurately portray milestone dates in the original FA Scope of Work, since this will provide the basis for calculating any project delay. If milestone start and/or end dates change from those stated in the Original FA Scope of Work, indicate the new dates under Actual Schedule below and re-calculate the project duration. However, this does not change the original milestones in your FA. PER YOUR FA AGREEMENT, ANY CHANGES TO THE

FA Milestones	Original FA Schedule in Scope of Work		Actual Schedule	
	Start Date	End Date	Start Date	End Date
Environmental				
Design	3/1/2020	12/30/2020	3/1/2020	12/30/2020
Right-of-Way Acquisition				
Construction	6/1/2021	3/30/2022	6/1/2021	3/30/2022
Vehicle Purchase				
Others				
Ground Breaking Event				
Ribbon Cutting Event				
Total Project Duration (Months)	25		25	

2. PROJECT COMPLETION

A. Based on the comparison of the original and actual project milestone schedules above, project is (select only one) :

- ☒ On schedule per original FA schedule
 ☐ Less than 12 months behind original schedule
☐ Between 12-24 months behind original schedule
 ☐ More than 24 months behind original schedule

B. Was the project design started within 6 months of the date originally stated in the FA?

- ☒ Yes
 ☐ No
 ☐ Not Applicable

C. Was a construction contract or capital purchase executed within 9 months after completion of design / specifications?

- ☐ Yes
 ☐ No
 ☒ Not Applicable

3. TASKS / MILESTONES ACCOMPLISHED

List tasks or milestones accomplished and progress made this quarter.

Consultants started design work on the project and schematic design documents are 90% complete

4. PROJECT DELAY

If project is delayed, describe reasons for delay (this quarter). Pay particular attention to schedule delays. If delay is for the same reason as mentioned in previous quarters, please indicate by writing "Same as Previous Quarter".

Project is not delayed.

5. ACTION ITEMS TO RESOLVE DELAY

If the project is delayed (as described in #4), include action items that have been, or will be, undertaken to resolve the delay.

N/A

SECTION 4. ITEMIZED LISTING OF EXPENSES AND CHARGES THIS QUARTER

All expenses and charges must be itemized and listed below. Each item listed must be verifiable by an invoice and/or other proper documentation. The total amounts shown here must be equal to this quarter's expenditures listed on page 1 of this report. All expenses and charges must be reflective of the approved budget and rates as shown in the FA Attachment B, Scope of Work. Use additional pages if needed.

ITEM		INVOICE #	TOTAL EXPENSES CHARGED TO LACMTA MEASURE M GRANT
1	Design - Project Management	Timesheet Cost	\$2,475.72
2	Administration - Project Management	Timesheet Cost	\$1,113.37
3	Design - Paul Murdoch Architects	Invoice 01	\$4,500
4	Design - Paul Murdoch Architects	Invoice 02	\$13,066.44
5	Design - Ed Almanza & Associates	11	\$787.50
6	Design - Ed Almanza & Associates	10	\$962.50
7			
8			
9			
10			
11			
12			
13			
TOTAL			\$22,905.53

Note:

All receipts, invoices, and time sheets, attached and included with this Expense Report must be listed and shown under the Invoice Number column of the Itemized Listing (above).

Invoice Payment Information:

LACMTA will make all disbursements electronically unless an exception is requested in writing.

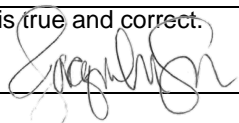
ACH Payments require that you complete an ACH Request Form and fax it to Accounts Payable at 213-922-6107.

ACH Request Forms can be found at www.metro.net/callforprojects.

Written exception requests for Check Payments should be completed and faxed to Accounts Payable at 213-922-6107.

I certify that I am the responsible Project Manager or fiscal officer and representative of Beach Cities Health District and that to the best of my knowledge and belief the information stated in this report is true and correct.

Signature



Date

7/29/2020

Name

Jacqueline Sun

Title

Senior Policy Analyst

12.06.19

5

Measure M Funding Agreement - MSP
Attachment D-2 Quarterly Progress/Expenditure Report

3.1.21 Premature Approval Legal Brief

BCHD's UNWAVERING COMMITMENT TO THE PROJECT IRREVOCABLY TAINTS THE EIR, RENDERING IT INVALID.

A. Introduction.

1) *Background.*

In a March, 2021 document called the “Environmental Impact Report for the Beach Cities Health District Healthy Living Campus Master Plan” (herein “EIR”), the Beach Cities Health District (herein “BCHD”) claims to propose a massive development plan (the “Project”).

An EIR, under CEQA, is meant to be an objective, factual report on impacts which a proposed project would have on the environment. Therefore, an agency, such as BCHD is prohibited from “approving” the Project before the EIR process established by CEQA is complete. Here, however, from a time even before the release of the EIR, BCHD has, under the law, improperly “approved” the Project.

There are certain actions which can be taken by an agency (such as BCHD) which have been identified as evidencing an improper, premature Project “approval”. Some actions identified in the law which show Project “approval” can include: Favoring a project, defending a project against opposition, devoting extensive public resources to it, as well as others.

BCHD has taken a number of actions which evidence their “approval” of the Project in a premature and invalid fashion. Thus, the EIR need be withdrawn, or at a minimum recirculated.

2) *Applicable law.*

In *Save Tara v. City of West Hollywood, etc., et. al.*, 45 Cal.4th 116 (2008), the California Supreme Court interpreted the rules and regulations under which an agency, such as BCHD, can be deemed to have “approved” a project prematurely. Such “approval” violates the letter and spirit of the CEQA review process.

The Court in *Save Tara*, supra, discussed the rules regarding the analogous situation of improper early “approval” of private developments (which in fact the BCHD Project is). The actions taken by BCHD both on its own and as the stalking horse for a private developer demonstrate that BCHD, even before the release of the EIR, has in fact “approved” the Project. In doing so, they have acted in a wholly improper and illegal manner.

The *Save Tara* Court found that:

“When an agency has not only expressed its inclination to favor a project, but has increased the political stakes by publicly defending it over objections, putting its official weight behind it, devoting substantial public resources to it, and announcing a detailed agreement to go forward with the project, the agency will not be easily deterred from taking whatever steps remain toward the project's final approval.” (45 Cal.4th 116, at 135)

Later, the Court continued:

“Second, the analysis should consider the extent to which the record shows that the agency or its staff have committed significant resources to shaping the

project. If, as a practical matter, the agency has foreclosed any meaningful options to going forward with the project, then for purposes of CEQA the agency has 'approved' the project." (*Id.* at p. 71.)" (45 Cal.4th 116, at 139)

The definition of "approval" is found in 14 CCR §15352, which states:

"(a) "Approval" means the decision by a public agency which commits the agency to a definite course of action in regard to a project intended to be carried out by any person. The exact date of approval of any project is a matter determined by each public agency according to its rules, regulations, and ordinances. Legislative action in regard to a project often constitutes approval.

"(b) With private projects, approval occurs upon the earliest commitment to issue or the issuance by the public agency of a discretionary contract, grant, subsidy, loan, or other form of financial assistance, lease, permit, license, certificate, or other entitlement for use of the project."

Finally, in an EIR, the Project objectives must be stated. 14 CCR §15124 (b) provides:

"A statement of the objectives sought by the proposed project. A clearly written statement of objectives will help the lead agency develop a reasonable range of alternatives to evaluate in the EIR and will aid the decision makers in preparing findings or a statement of overriding considerations, if necessary. The statement of objectives should include the underlying purpose of the project and may discuss the project benefits."

3) *Summary discussion of facts applied to law.*

The purpose of the Project is found in the "Project Objectives discussion in the EIR at page 2-24. There it is stated:

"Based on these Project Pillars, BCHD developed six Project Objectives:

"□ *Eliminate seismic safety* and other hazards of the former South Bay Hospital Building (514 North Prospect Avenue).

"□ Generate sufficient *revenue* through mission-derived services to replace revenues that will be lost from discontinued use of the former South Bay Hospital Building and support the current level of programs and services.

"□ Provide sufficient public open space to accommodate programs that meet community health needs.

"□ Address the growing need for assisted living with on-site facilities designed to be integrated with the broader community through intergenerational programs and shared gathering spaces.

"□ Redevelop the Project site to create a modern campus with public open space and facilities designed to meet the future health needs of residents, with meeting

spaces for public gatherings and interactive education.

“□ Generate sufficient *revenue* through mission-derived services and facilities to address growing future community health needs.

“The underlying purpose of the proposed BCHD Healthy Living Campus Master Plan is to *solve the current seismic issues* associated with the former South Bay Hospital Building and establish a center of excellence for community health. Implementation of the proposed Project is intended to meet the six objectives described above and therefore achieve the underlying purpose of the proposed Project.” (Emphasis added)

The first two objectives are about money. In fact, each and every Project objective relates, directly or indirectly, to generating revenue. Indeed, this is consistent with BCHD’s early Project “approval.” Years of BCHD board and committee meetings focus on the Project as a cash cow. While in the abstract, taking steps to raise revenue is not untoward, BCHD has made clear that the “only” way to do so is this Project. BCHD exudes a “this Project or bust” mentality.

With such a singular focus, BCHD is not open to any suggestions other than “we want this Project”. In fact, the Board directed staff to find a way to bring in revenues other than using those powers agencies such as have. BCHD has eschewed using their power to tax or to borrow. Further, with a payroll nearly double their tax revenue, BCHD could cut costs. There are many options BCHD has to accomplish their objectives, but their laser like focus on this Project has long since reached the level of “approval”. Below is a more detailed factual analysis which confirms the conclusion that BCHD has “approved” the Project, even in advance of the release of the EIR.

B. BCHD, the Lead Agency, Has Improperly Approved the Project Before Even Issuing the EIR. The Project May Not Proceed Under the Law.

1) BCHD Defends the Project Over Extensive Opposition.

The opposition to the Project is rational, has substantial public support, and is long standing. When faced with opposition to the Project, BCHD has done everything it can to ignore, minimize, and denigrate those who are against it.

As an example, take the 2020 election for the BCHD board of directors. During the election campaign, candidate Martha Koo, M.D. took a published, public position stating her opposition to the Project moving so fast, and asserting that the Project needed further assessment and public input before moving forward. Dr. Koo was (easily) the lead vote getter in that 2020 election. An incumbent candidate who publicly and vigorously supported the Project was defeated.

2) BCHD Marginalizes Board Members Who Oppose the Project.

The Board Chair has publicly stated that BCHD is “different” than other agencies, and that BCHD “likes” unanimous board votes. Leading vote getter Dr.

Koo has consistently voted in the minority to slow the project down. For example, Dr. Koo has voted against expenditures (and other items) which have come before the Board which are designed to advance the “fast tracked” Project.

The result? Dr. Koo has been ostracized (she is prohibited from speaking with anyone except the CEO about the Project, including her fellow board member), marginalized, and publicly chastised.

3) BCHD Shows Every Inclination to Favor the Project.

The above demonstrates amply that BCHD favors “their” Project, this Project, and no other option, including no Project.

The handling of the issue of the required re-abandonment of the “Oil Well” on the Project premises demonstrates and amply reinforces this conclusion.

While the “Oil Well” issue is discussed in separate public comments (which comments are incorporated herein by this reference as if set forth in full), they bear summarizing here.

Where there is an Oil Well on site which has not been located, and which is required by law to be re-abandoned, no project, including this Project, cannot be fairly evaluated. The design and placement of the building structure necessitates knowing about the Oil Well’s location. BCHD knew the Oil Well was an issue; the record is clear on that point. Yet, BCHD choose to delay until **after** the EIR was released studying the Oil Well issue in detail. Thus, decision makers and the public cannot determine from the EIR what will be built where and how.

To make matters worse, the EIR promulgated deliberately misleading information about the Oil Well.

Why would BCHD prematurely release a deceptive EIR if not for their bias in favor of this exact Project?

4) BCHD Has Poured Absurd Levels of Resources into This Project.

If one is left with any doubt about whether BCHD has “committed significant resources to shaping the project”; or, whether BCHD is committed to a “definite course of action in regard to a project; or, whether BCHD “as a practical matter... foreclosed any meaningful options to going forward with the project...”, consider these facts.

Per their Fiscal Year 2019-2020 audited financial statement (the latest available), which contains figures current as of June, 2020, BCHD has actually spent on the Project of \$4,182,284. (The total budget for the Project is \$7,550,000).

Note that the \$4,182,284 spent and the total of \$7,550,000 to be spent on the Project is for the CEQA/EIR process only. The Project itself will cost to build

more than one third of a *billion dollars*.

To give us some context, the BCHD audited financials tell us that their property tax revenue for FY 2019-2020 was \$3,930,505.

That means BCHD has spent 106.41% of its FY 2019-2020 prop tax revenue on the Project to date. (Calculated \$4,182,284 spent on the Project, divided by the \$3,930,505 in tax receipts).

What do we see for that money spent? An incomplete, premature, and misleading EIR.

And, BCHD plans to spend 192.09% of its FY 2019-2020 prop tax revenue in total to complete the CEQA EIR process. (Calculated \$7,550,000 proposed to spend on the EIR for the Project, divided by \$3,930,505 tax receipts).

Placed in the most pointed of contexts, what BCHD has actually expended to date is like State of California spending more than \$217,935,120,000 (FY 2019-2020 budget for California was \$204,807,000,000) on an EIR process.

And, what BCHD proposes to spend is the same as State of California budgeting \$393,413,760,000 for an EIR process only. (Again, based on FY 2019-2020 budget of \$204,807,000,000)

Bringing it closer to home, what BCHD has spent to date is the same as the City of Redondo Beach actually spending \$136,962,290 for what is only the first part of a (defective) EIR. (Using Redondo Beach's FY 2019-2020 budget of \$128,711,862 for the calculation)

Finally, what BCHD proposes to spend on the CEQA/EIR process alone is equivalent to the City of Redondo Beach allocating \$247,242,610 so far on an EIR process for a project with not a single bit of construction. (Using Redondo Beach FY 2019-2020 budget of \$128,711,862 for the comparison).

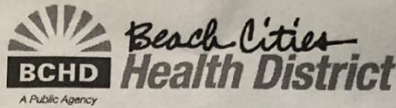
5) We Can See that BCHD Will Not be Deterred from This Project.

With all of the evidence, including “breaking the bank” on this Project, is there any doubt that BCHD is fully, desperately, and irrevocably committed to this Project?

How could BCHD possibly be open to any other alternatives than this Project?

The only reasonable conclusion is that BCHD has “approved” this Project in advance. The EIR is invalid.

3.1.22 AES Power Station Letter



Live Well. Health Matters.

May 6, 2020

Chairman E. Joaquin Esquivel and Board Members
State Water Resources Control Board
1001 I Street, 24th Floor
Sacramento, CA 95814

Re: Opposition to the Extension of AES Redondo Beach Operations beyond its Scheduled Retirement Date of December 31, 2020.

Dear Chairman Esquivel and members of the Board:

Beach Cities Health District (BCHD) is a preventive health agency serving the residents of Hermosa Beach, Manhattan Beach and Redondo Beach. On behalf of the BCHD Board of Directors, I am writing in opposition to the proposed extension of the AES Redondo Beach power plant beyond its scheduled retirement date of December 31, 2020 given the continued health impacts associated with its operation.

BCHD supported Redondo Beach's grant request to the California Natural Resources Agency through Prop 68 for wetlands restoration and creation of open and green spaces on the AES Redondo Beach site. Additional park and open space will greatly enhance the quality of life and contribute to enhanced physical and social-emotional health outcomes. Along with the rest of the community, we look forward to the having the power plant decommissioned, remediated and transformed into open and green spaces as quickly as possible.

We appreciate your consideration to not extend the current compliance date that requires power plants like AES Redondo Beach to cease operations by December 31, 2020.

Respectfully,

Michelle Bholat, M.D.
Board President
Beach Cities Health District

1200 Del Amo Street, Redondo Beach, CA 90277
Phone: (310) 374-3426 • Fax: (310) 376-4738 • www.bchd.org

3.1.23 View of BCHD from Sunnyglen Park



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Sec #	Ref #	Reference Link	Note
2.10.3	3.2.89	Los Angeles County Registrar Recorder Document numbers 228500 and 228501	
2.10.3	3.2.90	https://www.bchdcampus.org/eir	select Phase 1 Environmental Site Assessment - Converse Consultants, May 2019. .pdf pg 20 or print pg 8
2.10.3	3.2.91	https://www.bchdcampus.org/eir	select Phase 1 Environmental Site Assessment - Converse Consultants, May 2019. Go to .psf pg. 73 or print 61 download, 1 in print select Properties Committee Meetings 9/22/2020 Agenda. Go to page 11 in download, 9 in print
2.10.3	3.2.92	https://www.bchd.org/committee-meetings	
2.10.1	3.2.93	https://www.bchdcampus.org/eir	select Phase 2 Environmental Site Assessment - Converse Consultants, February 2020. Go to .pdf pg. 9 or print pg 5
2.15.1	3.2.94	https://www.webmd.com/mental-health/news/20021205/unraveling-suns-role-in-depression	
2.15.1	3.2.95	https://www.parentingscience.com/kids-need-daylight.html https://www.lexisnexis.com/legalnewsroom/environmental/b/environmentalregulation/posts/demystifying-ceqa-s-cumulative-impact-analysis-requirements-guidance-for-defensible-eir-evaluation	
2.6.1	3.2.96	https://www.bchdfiles.com/docs/hlc/Appendix%20G-Phase%20I%20&%20II%20ESA.pdf	
2.6.1	3.2.97	https://law.justia.com/cases/california/court-of-appeal/3d/172/151.html	
2.6.1	3.2.98	https://www.google.com/maps/@33.8530896,-118.3798613,16.05z	
2.6.1	3.2.99	https://southbaybicyclecoalition.org/resources/existing-routes-and-plans/redondo-beach-bike-master-plan/	
2.6.1	3.2.100		

Sec #	Ref #	Reference Link	Note
2.6.1	3.2.101	https://stories.opengov.com/redondobeachca/published/01SPexN-x	
2.6.1	3.2.102	https://easyreadernews.com/redondo-beach-aes-power-plant-shutdown-deferred-to-2021-or-later/	
2.6.1	3.2.103	https://www.redondo.org/depts/recreation/cultural_arts/rb_historical_museum/default.asp	
2.6.1	3.2.104	https://www.cdph.ca.gov/Programs/CEH/DRSEM/Pages/EMB/RecreationalHealth/California-Swimming-Pool-Requirements.aspx	
2.6.1	3.2.105	https://www.cdc.gov/healthywater/swimming/swimmers/rwi.html	
2.6.1	3.2.106	https://www.cdc.gov/healthywater/swimming/publications.html#four	
2.6.1	3.2.107	https://www.cdc.gov/healthywater/swimming/publications.html#six	
2.6.1 and 2.10.3	3.2.108	https://files.ceqanet.opr.ca.gov/252676-2/attachment/ZZ5NTK_Z9BX9StrtoelnCsuR078E9aEQTEzdLs-jIpnP-FG5wlzjNdLSBcHQNzCIYSvZWY09A3D9PP9i0	pg.24
2.8.3	3.2.109	https://bchdcampus.org/campus	scroll halfway down the webpage
2.2.3	3.2.110	https://www.bchd.org/%E2%80%98silver-tsunami%E2%80%99-headed-toward-beach-cities	
2.2.3	3.2.111	https://www.npr.org/2017/12/12/570248798/village-movement-allows-elderly-to-age-in-their-homes	
2.3.3	3.2.112	Chepesiuk R. Decibel hell: the effects of living in a noisy world. Environ Health Perspect. 2005;113(1):A34-A41. doi:10.1289/ehp.113-a34	
2.3.3	3.2.113	ISO 11690-2:2020 Acoustics — Recommended practice for the design of low-noise workplaces containing machinery — Part 2: Noise control measures	
2.3.3	3.2.114	Kwon, Nahyun & Park, Moonseo & Lee, Hyun-Soo & Ahn, Joseph & Shin, Mingyu. (2016). Construction Noise Management Using Active Noise Control Techniques. Journal of Construction Engineering and Management. 142. 04016014. 10.1061/(ASCE)CO.1943-7862.0001121	Look in your Download folder
2.3.3	3.2.115	Hansen, Colin & Goelzer, Berenice. (1996). Engineering Noise Control. Journal of The Acoustical Society of America - J ACOUST SOC AMER. 100.	
2.3.3	3.2.116	Carter, Amy Elizabeth, "DESIGN OF PARTIAL ENCLOSURES FOR ACOUSTICAL APPLICATIONS" (2006). University of Kentucky Master's Theses. 356. https://uknowledge.uky.edu/gradschool_theses/356	Look in your Download folder

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2.8.1	3.2.117	https://www.bchdcampus.org/sites/default/files/archive-files/Market-Feasability-Study_2019_0.pdf	
2.8.1	3.2.118	https://seniorhousingnews.com/2020/10/15/senior-housing-occupancy-falls-to-another-record-low-in-q3/	
2.8.1	3.2.119	https://homehealthcarenews.com/2020/07/biden-announces-775b-plan-to-boost-the-caregiver-economy-support-in-home-care-providers/	
2.3.2	3.2.120	http://usa.chinadaily.com.cn/china/2013-10/28/content_17061997.htm	
2.3.2	3.2.121	http://iee-sf.com/expert-witness-services/index.html	
2.15.2	3.2.122	https://global.ctbuh.org/resources/papers/download/2100-when-buildings-attack-their-neighbors-strategies-for-protecting-against-death-rays.pdf	
2.15.2	3.2.123	http://www.greenrooftechnology.com/green-roof-blog/reflecting-surfaces-an-environmental-nightmare	
2.5.4	3.2.124	https://www.bchd.org/committee-meetings	Select Strategic Planning Committee 2021 , then January 13, 2021, then Presentation. Look in Downloads and go to pg. 11
2.5.4	3.2.125	https://www.dailybreeze.com/2021/04/20/public-review-begins-for-manhattan-beachs-first-senior-living-facility/	
2.15.2	3.2.126	https://global.ctbuh.org/resources/papers/download/2100-when-buildings-attack-their-neighbors-strategies-for-protecting-against-death-rays.pdf	
2.3.5	3.2.127	https://caselaw.findlaw.com/ca-supreme-court/1867838.html	
2.3.5	3.2.128	https://www.latimes.com/opinion/story/2021-04-22/biden-carbon-goal-climate-change-summit	
2.3.5	3.2.129	https://energyinnovation.org/	
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2.3.5	3.2.131	https://ballardking.com/firm-profile/	
2.3.5	3.2.132	https://www.nsga.org/research/nsga-research-offerings	
2.3.5	3.2.133	https://www.nsga.org/globalassets/products/product-images/single-sport-participation-2017-edition---example.pdf	
2.3.5	3.2.134	reserved	
2.4.4	3.2.135	http://lalafco.org/wp-content/uploads/documents/msr/South%20Bay%20Final%20MSR.pdf	
2.4.4	3.2.136	https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201120120AB2698	
2.9.1	3.2.137	https://www.cancer.org/cancer/cancer-causes/diesel-exhaust-and-cancer.html	
2.4.3	3.2.138	https://digitalcommons.law.ggu.edu/do/search/?q=ceqa%20design%20build&start=0&context=1436324&facet=	Select Volume 2, Issue 2, Article 2

Sec #	Ref #	Reference Link	Note
2.4.3	3.2.139	https://www.bchd.org/board-directors-meetings	Select 2021/4/28 and then Agenda for download. Go to page 60
2.5.5	3.2.140	https://votersedge.org/ca/en/election/2020-11-03/alameda-county/washington-township-health-care-district/measure/measure-xx].	
	3.2.141	reserved	
2.5.5	3.2.142	https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/900306/1._BOD_Memo_-_Cain_Brothers_RCFE_Partner_Selection_042321.pdf	
2.2.2	3.2.143	https://www.bchdcampus.org/sites/default/files/archive-files/December-2019-Presentation_CWG.pdf	Look in download folder
2.12.2	3.2.144	https://www.ncbi.nlm.nih.gov/books/NBK232733/	
2.12.2	3.2.145	https://psc.wi.gov/Documents/Brochures/Impacts%20of%20Substations.pdf	
2.7.4	3.2.146	https://www.bchdcampus.org/campus	
2.7.4	3.2.147	https://bchd.granicus.com/player/clip/427?view_id=2&redirect=true	Go to the Budget Page Number listed in the text for each year.
2.7.3	3.2.148	https://www.bchd.org/docs/financial/BCHD-Budget-2010-2011.pdf	Go to the Budget Page Number listed in the text for each year.
2.7.3	3.2.149	https://www.bchd.org/docs/financial/BCHD-Budget-2011-2012.pdf	Go to the Budget Page Number listed in the text for each year.
2.7.3	3.2.150	https://www.bchd.org/docs/financial/BCHD-Budget-2012-2013.pdf	Go to the Budget Page Number listed in the text for each year.
2.7.3	3.2.151	https://www.bchd.org/docs/financial/BCHD-Budget-2013-2014.pdf	Go to the Budget Page Number listed in the text for each year.
2.7.3	3.2.152	https://www.bchd.org/docs/financial/BCHD-Budget-2014-2015.pdf	Go to the Budget Page Number listed in the text for each year.
2.7.3	3.2.153	https://www.bchd.org/docs/financial/BCHD-Budget-2015-2016.pdf	Go to the Budget Page Number listed in the text for each year.
2.7.3	3.2.154	https://www.bchd.org/docs/financial/BCHD-Budget-2016-2017.pdf	Go to the Budget Page Number listed in the text for each year.
2.7.3	3.2.154	https://www.bchd.org/docs/bchd/FY17-18BCHDBudget.pdf	Go to the Budget Page Number listed in the text for each year.

Sec #	Ref #	Reference Link	Note
2.7.3	3.2.155	https://www.bchdfiles.com/docs/bchd/finance/BCHD_FY18-19_Budget-FINAL2.pdf	Go to the Budget Page Number listed in the text for each year.
2.7.3	3.2.156	https://www.bchdfiles.com/docs/bchd/finance/BCHD%20FY19-20%20BUDGET.pdf	Go to the Budget Page Number listed in the text for each year.
2.7.3	3.2.157	https://www.bchdfiles.com/docs/bchd/finance/BCHD%20FY20-21%20Budget%20Final_links2.pdf	Go to the Budget Page Number listed in the text for each year.
2.17.1	3.2.158	AB 52 and Tribal Cultural Resources in CEQA (ca.gov)	
2.17.1	3.2.159	Kizh Nation (gabrielenoindians.net)	
2.17.1	3.2.160	SB-18 Traditional tribal cultural places. (ca.gov)	



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VIA EMAIL

June 10, 2021

Ed Almanza
Beach Cities Health District
1200 Del Amo
Redondo Beach, CA 90277
ed.almanza@bchd.org

Jane Ann Diehl, President
Board of Directors
Beach Cities Health District
1200 Del Amo
Redondo Beach, CA 90277
jane.diehl@bchd.org

**Re: Comment on Draft Environmental Impact Report for Beach Cities Health District
Healthy Living Campus Master Plan (SCH 2019060258)**

Dear Mr. Almanza and Ms. Diehl,

I am writing on behalf of Supporters Alliance for Environmental Responsibility ("SAFER") regarding the Draft Environmental Impact Report ("DEIR") for project known as Beach Cities Health District Healthy Living Campus Master Plan (SCH 2019060258), including all actions related or referring to the proposed development of a 2-phase project consisting of 1) a 203,700 square foot Residential Care for the Elderly (RCFE) Building with 157 Assisted Living units, 60 relocated Memory Care units, 14,000 square feet for Program of All-Inclusive Care for the Elderly (PACE), 6,270 square feet for BCHD's Community Services, a 9,100 square foot Youth Wellness Center, and a parking structure; and 2) a 37,150 square foot Wellness Pavilion, a 31,300 square foot Aquatics Center, and a 20,000 square foot Center for Health and Fitness (collectively, "Project").

After reviewing the DEIR, we conclude that the DEIR fails as an informational document and fails to impose all feasible mitigation measures to reduce the Project's impacts. SAFER requests that the Beach Cities Health District address these shortcomings in a revised draft environmental impact report ("RDEIR") and recirculate the RDEIR prior to considering approvals for the Project. We reserve the right to supplement these comments during review of the Final EIR for the Project and at public hearings concerning the Project. *Galante Vineyards v. Monterey Peninsula Water Management Dist.*, 60 Cal. App. 4th 1109, 1121 (1997).

Sincerely,

Rebecca L. Davis
Lozeau | Drury LLP

RLD-1

Margallo, Sydney

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:26 PM
To: Meisinger, Nick
Subject: Fw: EIR Public Comment; Project Approval by BCHD Invalidates EIR
Attachments: 2021.06.03.Committed.Final.No.Ltr.pdf

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Robert Ronne <r.ronne.apc@gmail.com>
Sent: Thursday, June 3, 2021 1:59 AM
To: EIR <eir@bchd.org>
Cc: Robert Ronne <r.ronne.apc@gmail.com>
Subject: EIR Public Comment; Project Approval by BCHD Invalidates EIR

June 3, 2021.

Mr. Meisinger:

Attached in PDF format, and reproduced below my signature line, are my public comments relating to the EIR for the BCHD "HLC" project. Each and every comment is meant to be, under CEQA, a part of the record and required to be responded to in the final EIR, unless the EIR is withdrawn, which is required by law.

Thank you for your attention to the above.

Thanks, Robert Ronne.

Robert R. Ronne
LAW OFFICE OF ROBERT R. RONNE
Post Office Box 3211
Redondo Beach, CA 90277
[**r.ronne.apc@gmail.com**](mailto:r.ronne.apc@gmail.com)

June 3, 2021

BY OVERNIGHT DELIVERY AND E-MAIL ([EIR@bchd.org**](mailto:EIR@bchd.org))**

Wood Environment & Infrastructure Solutions, Inc.
9177 Sky Park Ct.
San Diego, CA 92123

Attention: Nick Meisinger re: Healthy Living Campus

Re: Public Comments on EIR; BCHD's Project "Approval" Invalidates the Entire EIR Document; Disclosure and Discussion of BCHD's Commitment to and Approval of Project is Entirely and Improperly Omitted from the EIR, Including in Sections 1.0 and 2.0, and All Subparts, including 1.1, 1.2, 1.3, 1.6, 1.7, and 1.8.

Dear Mr. Meisinger:

It is my understanding that you are the proper person to whom public comments on a March, 2021 document called the "Environmental Impact Report for the Beach Cities Health District Healthy Living Campus Master Plan" should be addressed

It is my further understanding that the process, including assessment and preparation of the Environmental Impact Report, are governed by all applicable law and regulations, including but not limited to the California Environmental Quality Act ("CEQA", California Public Resources Code, §§ 21000, et. seq.) and the regulations promulgated thereunder (14 CCR §§ 15000, et. seq.); and, that the Environmental Impact Report, to be valid, must comply with each applicable law and regulation.

If I am mistaken in any assumptions, please advise immediately. My public comments on the Environmental Impact Report follow.

Nick Meisinger, re: Healthy Living Campus

June 3, 2021

Page Two

1. Introduction.

A. Purpose of the EIR Process and the Role of Public Comment.

In a March, 2021 document called the "Environmental Impact Report for the Beach Cities Health District Healthy Living Campus Master Plan" (herein "EIR"), the Beach Cities Health District (herein "BCHD") claims to propose a massive development plan (the "Project").

The purpose of the CEQA process is to insure that as a whole: "All phases of a project must be considered when evaluating its impact on the environment: planning, acquisition, development, and operation." (14 CCR § 15126).

RR1-2
(Cont.)

In that regard, public participation is "...an essential part of the CEQA process". (14 CCR § 15201). Indeed, in the process "... the public holds a 'privileged position'...", which is based "...on a belief that citizens can make important contributions to environmental protection and on notions of democratic decision making." (See generally *Concerned Citizens of Costa Mesa, Inc. v. 32nd District Agricultural, Assoc.* (1986) 42 Cal. 3d 929.)

B. Purpose of These Public Comments.

A fair review of the record and process to date, including the EIR, discloses that BCHD has made every effort to avoid that CEQA required careful, comprehensive, and detailed review of their proposed Project.

In particular this public comment to the EIR, as well as others which will be submitted, requires the EIR to be withdrawn as it is factually and legally deficient. Specifically here, the public comments below show that BCHD has already improperly "approved" the Project. Further, the EIR failed to disclose and discuss in Sections 1.0 and 2.0, and all subparts, including 1.1 ("Overview"), 1.2 ("Lead Agency"), 1.3 ("Purpose and Legal Authority"), 1.6 ("Project Background"), 1.7 ("Scope of the EIR"), and 1.8 ("Areas of Known Public Controversy") that BCHD has, by their long standing commitment to the Project, improperly approved the Project. The EIR is invalid. These public comments are not limited to those EIR sections, but are meant to be as broad as is legally permissible.

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Page Three

2. BCHD's UNWAVERING COMMITMENT TO THE PROJECT CONSTITUTES APPROVAL; THUS, IRREVOCABLY TAINTING THE EIR AND RENDERING IT INVALID.

A. Introduction.

1) Background.

RR1-3

An EIR, under CEQA, is meant to be an objective, factual report on impacts which a proposed project would have on the environment. Therefore, an agency, such as BCHD is prohibited from "approving" their proposed Project before the EIR process established by CEQA is complete. Here, however, from a time extending before the release of the EIR, and again reaffirmed recently, BCHD has, under the law, improperly "approved" the Project.

There are certain actions which can be taken by an agency (such as BCHD) which have been identified as evidencing an improper, premature Project "approval". Some actions identified in the law which demonstrate Project "approval" can include: Favoring a project,

defending a project against opposition, devoting extensive public resources to it, as well as other activities.

BCHD has taken all the listed actions, and more, constituting their “approval” of the Project in a premature and invalid fashion. Thus, the EIR need be withdrawn as it is invalid.

2) *Applicable law.*

In *Save Tara v. City of West Hollywood, etc., et. al.*, 45 Cal.4th 116 (2008), the California Supreme Court interpreted the rules and regulations under which an agency, such as BCHD, can be deemed to have “approved” a project prematurely. Such “approval” violates the letter and spirit of the CEQA review process.

Nick Meisinger, re: Healthy Living Campus
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RR1-3
(Cont.)

The Court in *Save Tara*, supra, reviewed the analogous situation of improper early “approval” of private developments (which in fact the BCHD Project is). The actions taken by BCHD (both on its own and as the stalking horse for a private developer) demonstrate that BCHD, including well before the release of the EIR, has in fact “approved” the Project. They recently added evidence of the act of “approval”.) By committing to and approving in advance the Project, BCHD has acted in a wholly improper and illegal manner.

The *Save Tara* Court noted that:

“When an agency has not only **expressed its inclination to favor a project**, but has **increased the political stakes by publicly defending it over objections**, putting **its official weight behind it**, devoting **substantial public resources to it**, and announcing a detailed agreement to go forward with the project, **the agency will not be easily deterred from taking whatever steps remain toward the project's final approval.**” (Emphasis added. 45 Cal.4th 116, at 135)

Later, the Court continued:

“Second, the **analysis should consider the extent to which the record shows that the agency or its staff have committed significant resources to shaping the project**. If, as a practical matter, **the agency has foreclosed any meaningful options to going forward with the project**, then for purposes of CEQA the agency has ‘approved’ the project.” (*Id.* at p. 71.)” (Emphasis added. 45 Cal.4th 116, at 139)

The definition of “approval” is found in 14 CCR §15352, which states:

“(a) “Approval” means the decision by a public agency which **commits the agency to a definite course of action in regard to a project** intended to be carried out by any person. The exact date of approval of any project is a matter determined by each public agency according to its rules, regulations, and ordinances. Legislative action in regard to a project often constitutes approval.

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“(b) With private projects, approval occurs upon the earliest commitment to issue or the issuance by the public agency of a discretionary contract, grant, subsidy, loan, or other form of financial assistance, lease, permit, license, certificate, or other entitlement for use of the project.” (Emphasis added)

Finally, in an EIR, the Project objectives must be stated. 14 CCR §15124 (b) provides:

“A statement of the objectives sought by the proposed project. A clearly written statement of objectives will help the lead agency develop a reasonable range of alternatives to evaluate in the EIR and will aid the decision makers in preparing findings or a statement of overriding considerations, if necessary. The statement of objectives should include the underlying purpose of the project and may discuss the project benefits.”

3) Summary discussion of facts applied to law.

The claimed purpose of the Project is found in the “Project Objectives” discussion in the EIR at page 2-24. There it is stated:

“Based on these Project Pillars, BCHD developed six Project Objectives:

“• Eliminate seismic safety and other hazards of the former South Bay Hospital Building (514 North Prospect Avenue).

“• **Generate sufficient revenue** through mission-derived services to replace revenues that will be lost from discontinued use of the former South Bay Hospital Building and support the current level of programs and services.

“• Provide sufficient public open space to accommodate programs that meet community health needs.

“• Address the growing need for assisted living with on-site facilities designed to be integrated with the broader community through intergenerational programs and shared gathering spaces.

“• Redevelop the Project site to create a modern campus with public open space and facilities designed to meet the future health needs of residents, with meeting spaces for public gatherings and interactive education.

“• **Generate sufficient revenue** through mission-derived services and facilities to address growing future community health needs.

“The underlying purpose of the proposed BCHD Healthy Living Campus Master Plan is to solve the current seismic issues associated with the former South Bay Hospital Building and establish a center of excellence for community health. Implementation of the proposed Project is intended to meet the six objectives described above and therefore achieve the underlying purpose of the proposed Project.” (Emphasis added)

BCHD tells us directly that the Project objectives are about money, and even those Project objectives which do not use the term “generate revenue” require same. Years’ worth of BCHD board and committee meetings focus on the Project as a cash cow. While in the abstract, taking steps to raise revenue is not untoward, BCHD has made clear that the “only” way they want to do so is through this Project. BCHD exudes a “this Project or bust” mentality, and their Board Chair recently reaffirming that complete commitment by stating as much.

With such a singular focus, BCHD is not open to any suggestions other than “we want this Project, and we want it now” (in the same “on the record” Board meeting, BCHD admitted they are in a “rush” to begin construction, again reiterating their “approval” of this Project). Although, as a Health District, BCHD has governmental powers allowing it to “generate revenue” by conventional means, BCHD has specifically eschewed using their power to tax or to borrow. In fact, BCHD directed its staff to not consider such conventional means as a method by which to “generate revenue”.

Plus, there are two sides to “needing money”. One is to find sources of revenue, but second is to cut costs. BCHD eschewed that option also.

One wonders why BCHD has not considered cutting costs. With a payroll nearly double their annual tax revenue, BCHD could afford and in fact *needs to cut costs*. In the end, we can see that there are many options available to BCHD to accomplish their claimed objectives. Their laser like focus on this Project consistently ignores all others and has long since reached the level of “approval”.

A more detailed factual analysis which confirms the conclusion that BCHD has “approved” the Project, even well in advance of the release of the EIR follows.

B. BCHD, as the Claimed Lead Agency, Improperly Approved the Project Before Even Issuing the EIR. By Law, the Project May Not Proceed.

1) BCHD Defends the Project Over Extensive Opposition.

The opposition to the Project is rational, has substantial public support, and is long standing. When faced with opposition to the Project, BCHD has done everything it can to ignore, minimize, and denigrate those who are against it.

As an example, take the 2020 election for the BCHD board of directors. During the election campaign, candidate Martha Koo, M.D. took a published, public position stating her opposition to the Project moving so fast, and asserting that the Project needed further assessment and public input before moving forward. Dr. Koo was (easily) the lead vote getter in that 2020 election. An incumbent candidate who publicly and vigorously supported the Project was defeated.

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*2) BCHD Marginalizes, Intimidates, and then Coopts
Board Members Who Oppose the Project.*

The Board Chair has publicly stated that BCHD is “different” than other agencies, and that BCHD “likes” unanimous board votes. Leading vote getter Dr. Koo has, in the past, voted

in the minority to slow the project down. For example, Dr. Koo has voted against expenditures (and other items) which have come before the Board which are designed to advance the “fast tracked” Project.

RR1-6
(Cont.) The result? Dr. Koo has been ostracized (she is prohibited from speaking with anyone except the CEO about the Project, including her fellow board member), marginalized, and publicly chastised. That has no doubt led to feelings of isolation. In what one fears is a “Stockholm Syndrome” like phenomenon, the constant ostracization by BCHD of its newest board member has (potentially) led to the coopting of an opponent through untoward means.

3) BCHD Shows Every Inclination to Favor the Project.

The above demonstrates amply that BCHD favors “their” Project, this Project, and that BCHD will consider no other options. The required consideration of a “No Project” option must mortify BCHD.

A good example of how BCHD has ignored Project “red flags” which might slow the “rush” to build is their handling of the issue of the required re-abandonment of an “Oil Well” on the Project premises. While the “Oil Well” issue is discussed in separate public comments (which comments are incorporated herein by this reference as if set forth in full), they bear summarizing here.

RR1-7 There is an Oil Well on site which has not yet actually been physically located, but which is required by law to be re-abandoned. Under those circumstances, no project, let alone this Project, can be fairly evaluated. The design and placement of any building structure necessitates knowing about the Oil Well’s location. BCHD knew for a long time (decades) that the Oil Well was an issue; the record is clear on that point.

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Yet, BCHD choose to delay, until **after** the EIR was released, studying the Oil Well issue in detail. Thus, those who must make decisions about the Project, as well as the public, are unable to determine from the current EIR the exact details of the Project. Based on current facts, no one knows what will be built where.

As detailed in the separate discussion, the conclusion that the EIR promulgated deliberately misleading information about the Oil Well is inescapable.

Why would BCHD prematurely release a deceptive EIR if not for their bias in favor of this exact Project?

4) BCHD Has Poured Absurd Levels of Resources into This Project.

If one is left with any doubt about whether BCHD has “committed significant resources to shaping the project”; or, whether BCHD is committed to a “definite course of action in regard to a project”; or, whether BCHD “as a practical matter... foreclosed any meaningful options to going forward with the project...”, consider these facts.

Per their Fiscal Year 2019-2020 audited financial statement (the latest available), which contains figures current as of June, 2020, BCHD has actually spent on the Project the amount of \$4,182,284. (The total budget for the Project is \$7,550,000. Note that current, as yet unaudited, financial reports show both figures ballooning beyond those amounts).

Note also that the \$4,182,284 spent, and the total of \$7,550,000 to be spent on the Project, is for the CEQA/EIR process only. (The Project itself will cost more than one third of a **billion dollars** to build)

To give us some context, the BCHD audited financials tell us that their property tax revenue for FY 2019-2020 was \$3,930,505.

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That means BCHD has spent 106.41% of its FY 2019-2020 property tax revenue on the Project to date. (Calculated by dividing the \$4,182,284 spent on the Project by the \$3,930,505 shown in audited financials as tax receipts).

What do we see for that money spent? An incomplete, premature, and misleading EIR. Nothing more.

And, BCHD plans to spend 192.09% of its FY 2019-2020 property tax revenue in total to complete the CEQA EIR process. (Calculated by dividing the \$7,550,000 proposed to be spent on the EIR for the Project by \$3,930,505 tax receipts shown in audited financials).

Placed in the most pointed of contexts, what BCHD has actually expended to date **is like State of California spending more than \$217,935,120,000 (FY 2019-2020 budget for California was \$204,807,000,000) on ONE EIR process.**

And, what BCHD proposes to spend is the same as State of California budgeting \$393,413,760,000 for an EIR process only. (Again, based on FY 2019-2020 budget of \$204,807,000,000)

BR1-8 Bringing it closer to home, the amounts of money BCHD has spent to date is the same as the City of Redondo Beach actually spending \$136,962,290 for what is only the first part of a (defective) EIR process. (Using Redondo Beach's FY 2019-2020 budget of \$128,711,862 for the calculation)

Finally, what BCHD proposes to spend on the CEQA/EIR process for this one Project is the equivalent of the City of Redondo Beach allocating \$247,242,610 on an EIR process. And, that would be the amount spent to merely to produce a deficient draft of an EIR on a hypothetical project. (Using Redondo Beach FY 2019-2020 budget of \$128,711,862 for the comparison).

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5) *Recent Actions Confirm BCHD has not Only "Approved" this Project, but They Admit they are in a "Rush" to Build Soon.*

On April 28, 2021, after the release of the EIR, but before the public comment period closed, the BCHD Board of Directors met to consider a Properties Committee recommendation. The agenda item under consideration was:

RR1-9 "REVIEW AND AUTHORIZE DISTRICT CEO TO EXECUTE THE **AGREEMENT WITH CAIN BROTHERS**, INCORPORATING THE REDLINED EDITS RECOMMENDED BY THE PROPERTY COMMITTEE, AS THE DISTRICT'S STRATEGIC DEVELOPMENT ADVISOR TO **SELECT A PARTNER** FOR THE **CONSTRUCTION** OF THE PHASE I BUILDING AND **OPERATION OF THE RESIDENTIAL CARE FOR THE ELDERLY (RCFE)** PORTION OF PHASE I OF THE HEALTHY LIVING CAMPUS. **TOTAL FEES** DUE TO CAIN BROTHERS ARE CAPPED AT **\$1.8 MILLION**: MONTHLY RETAINER PLUS MILESTONE SUCCESS FEES FOR \$800,000 AND A FINAL DEVELOPMENT ADVISORY TRANSACTION SERVICES FEE CAPPED AT \$1,000,000." (Emphasis added)

Cain Brothers, the focus of that agenda item, stood ready to receive substantial largesse. For what? One may recall Cain Brothers as the outfit which submitted a bogus study on BCHD's "profits" which was used to justify the Project. Cain then acted as an "investment banker" and now reappears cloaked in the guise of a "strategic development advisor".

One may also recall that Cain was tasked to find BCHD a PACE partner. The cost? Hundreds of thousands of dollars. The result of that expenditure? No further report on the success of that task has been revealed.

A link to the Board of Directors meeting of April 28, 2021 in its entirety can be found here: https://bchd.granicus.com/player/clip/475?view_id=2&redirect=true

The salient parts of the meeting for our purposes begin at the 2:01:55-2:02:30 sequence. There, the Board Chairperson (who has said this before in other contexts) reminds the audience that BCHD follows its “own rules”.

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RR1-9 While nominally claiming BCHD intends to comply with applicable laws, BCHD’s conduct over the years, culminating in the release during March of 2021 of a wholly deficient EIR, belies that conclusion.

Next, at 2:02:45-2:03:20, the Board Chairperson confirms in no uncertain terms that not only has this Project been “approved”, but that BCHD is in a “rush” to get construction under way. The reason given is BCHD’s desire to avail itself of a “design build” loophole it obtained for itself.

So why the rush? The special exemption extended to BCHD which allows them to ignore the usual and customary rules a governmental entity is bound by in contracting for building **expires** on January 1, 2023. The solution? The Board Chair stated it on the record: “We have to build” the Project. Indeed, BCHD is in a “rush”. That “rush”, however, confirms BCHD has no intent to comply with CEQA.

The evidence is undisputed. There is nothing which will stop BCHD from building **this** Project, no matter what. Indeed, BCHD is in a “rush” to “get it going”. Such “approval” is illegal, and vitiates every aspect of the EIR.

6) *Conclusion.*

RR1-10 With all of the evidence, including “breaking the bank” on this Project and the admitted “rush” to continue on, is there any doubt that BCHD is fully, desperately, and irrevocably committed to this Project? There can be found no evidence that BCHD is open to any other alternatives than this Project.

All of the evidence, fairly and impartially considered, points to the conclusion that BCHD has already “approved” this Project, and did so well in advance.

The EIR is legally invalid.

Margallo, Sydney

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:27 PM
To: Meisinger, Nick
Subject: Fw: SECOND REQUEST: EIR Public Comment; Inadequate Discussion of Impacts of Glare Invalidates EIR
Attachments: 2021.06.03.Glare.Final.No.Ltr.pdf

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Robert Ronne <r.ronne.apc@gmail.com>
Sent: Thursday, June 3, 2021 9:54 AM
To: EIR <eir@bchd.org>
Cc: Robert Ronne <r.ronne.apc@gmail.com>
Subject: SECOND REQUEST: EIR Public Comment; Inadequate Discussion of Impacts of Glare Invalidates EIR

June 3, 2021 (SECOND REQUEST).

Mr. Meisinger:

Attached in PDF format, and reproduced below my signature line, are my public comments relating to the EIR for the BCHD "HLC" project. Each and every comment is meant to be, under CEQA, a part of the record and required to be responded to in the final EIR, unless the EIR is withdrawn, which is required by law.

This same public comment, which BCHD and Wood are required by law to accept, was sent earlier today, but unlike other comments, no confirmation of receipt was provided. Please rectify this error and/or omission immediately.

Thank you for your attention to the above.

Thanks, Robert Ronne.

Robert R. Ronne
LAW OFFICE OF ROBERT R. RONNE
Post Office Box 3211
Redondo Beach, CA 90277
r.ronne.apc@gmail.com

June 3, 2021

BY OVERNIGHT DELIVERY AND E-MAIL (EIR@bchd.org)

Wood Environment & Infrastructure Solutions, Inc.
9177 Sky Park Ct.
San Diego, CA 92123

Attention: Nick Meisinger re: Healthy Living Campus

Re: Public Comments on EIR, including on the Inadequate Discussion and Consideration of Glare from the Project, as Related to EIR Sections 3.1, Impact VIS-3, and 5.0 in their entirety, including all subparts.

Dear Mr. Meisinger:

It is my understanding that you are the proper person to whom public comments on a March, 2021 document called the “Environmental Impact Report for the Beach Cities Health District Healthy Living Campus Master Plan” should be addressed

It is my further understanding that the process, including assessment and preparation of the Environmental Impact Report, are governed by all applicable law and regulations, including but not limited to the California Environmental Quality Act (“CEQA”, California Public Resources Code, §§ 21000, et. seq.) and the regulations promulgated thereunder (14 CCR §§ 15000, et. seq.); and, that the Environmental Impact Report, to be valid, must comply with each applicable law and regulation.

If I am mistaken in any assumptions, please advise immediately. My public comments on the Environmental Impact Report follow.

Nick Meisinger, re: Healthy Living Campus
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Page Two

1. Introduction.

A. Purpose of the EIR Process and the Role of Public Comment.

In a March, 2021 document called the “Environmental Impact Report for the

Beach Cities Health District Healthy Living Campus Master Plan” (herein “EIR”), the Beach Cities Health District (herein “BCHD”) claims to propose a massive development plan (the “Project”).

The purpose of the CEQA process is to insure that as a whole: “All phases of a project must be considered when evaluating its impact on the environment: planning, acquisition, development, and operation.” (14 CCR § 15126).

RR2-3
(Cont.) In that regard, public participation is “...an essential part of the CEQA process”. (14 CCR § 15201). Indeed, in the process “... the public holds a ‘privileged position’...”, which is based “...on a belief that citizens can make important contributions to environmental protection and on notions of democratic decision making.” (See generally *Concerned Citizens of Costa Mesa, Inc. v. 32nd District Agricultural, Assoc.* (1986) 42 Cal. 3d 929.)

B. Purpose of These Public Comments.

A fair review of the record and process to date, including the EIR, discloses that BCHD has made every effort to avoid that CEQA required careful, comprehensive, and detailed review of their proposed Project.

This public comment to the EIR, as well as others which will be submitted, are intended to generally require the EIR to be withdrawn as it is factually and legally deficient, and hence fatally flawed. Specifically, the public comments below are meant to reveal certain errors, omissions, or other defects in the legally required discussion of Project impacts and alternatives, including those which are found in EIR Sections 3.1, Impact VIS-3, and 5.0 in their entirety, including all subparts. These public comments are not limited to those sections, however, but are meant to be as broad a comment on the EIR as is legally permissible.

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2. The EIR Discussion and Impact Description of “Glare” Found in VIS-3 is Not Sufficient.

RR2-4 “Glare” is essentially the reflection of sunlight (usually amplified) from the exterior of a building, including one which contains reflective materials such as exterior glass paneling.

Not merely a minor inconvenience, glare from buildings can be harmful in many ways. Regrettably, the harmful impacts of glare cannot be adequately mitigated unless taken seriously by a Project.

Taking glare seriously certainly requires consideration in the EIR beyond what we see in this EIR. In addition, building glare requires considering mitigation measures beyond those which may exist in building codes. Regrettably, the codes lag far behind the real world impacts created by glare.

Thus, here, a mere vague recitation in an EIR that there will be “compliance” with building codes on the issue of glare, especially where not one of the real impacts of glare is discussed, is patently not adequate and fails to comport with CEQA.

The deficiencies in this EIR are particularly acute because BCHD is a governmental entity which is looking to massively expand. And, this EIR is written for a “Health District”. Health districts are technically public entities, but ones which have no general purpose. Their only purpose is to focus single mindedly on enhancing the health, safety, and welfare of people.

BCHD, as a “Health District”, is therefore morally, ethically, and legally bound to enhance the health, safety, and welfare of its served population. The EIR drafted in BCHD’s name was duty bound to locate, discuss, and then adopt more than the most minimal standards for glare prevention when evaluating this Project. Instead, the EIR reveals that no Project actually exists, but claims that if and when one does, the lowest possible glare standards will be applied to same.

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That is not acceptable. Yet, the fact that the EIR does not address the glare issue adequately is widespread and apparent. Such failures begin with the EIR failing to review adequate glare standards and continue by the EIR ignoring the variety of harms which glare can cause. Those errors are then compounded by the lack of an illuminating discussion in the EIR as to how a number of higher glare standards which do exist (and can easily be found in the literature) might be applied to this Project to potentially mitigate any harmful impacts from reflected light.

BCHD in its EIR does their best to ignore the real and full impacts of glare. In fact, the entire discussion of glare is found in 3 pages (which is 0.3% of the length of the EIR. See pages 3.1-67-69 of the EIR, the same as PDF pages 265-267 of 972)

Crucially, it need be emphasized again that the EIR does not discuss any real, actual impacts of glare. In part, this may be because, shockingly enough, there is no actual “Project” to be found in the EIR. This thus causes the EIR to wander into a speculative discussion and

“impact” review of hypothetical scenarios. Discussion in an EIR of an intangible, hypothetical, and hence unstable Project does not comply with CEQA.

These statements are proved by the EIR itself. From page 3.1-69 (also found at PDF page 267 of 972):

“The building **design details remain conceptual and specific colors, siding, windows, and overall materials are still being refined....**

“Due to the proposed increase in building mass and size, **it is expected** that the Project would include a greater number of windows and reflective surfaces than the existing Project site.” (Emphasis added)

The EIR raises more questions than answers. For example, how many window and reflective surfaces will be on the Project? The EIR does not (and cannot) tell us. Why? Because the “design details remain conceptual”.

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Does the EIR tell us how glare impacts are measured? No, it cannot. Because, again, there is no “Project”, only a “concept”, and thus no “glare” impacts can be assessed. We are reminded yet again that the Project is wholly unstable.

The EIR is premature and must be withdrawn.

3. The Harms and Impacts Ignored by Description VIS-3 of “Glare” are Many and Serious.

The EIR does tell us that, if and when a Project exists, they will (seemingly arbitrarily) attempt to reduce the impacts of glare with “Light Reflective Values of less than 35 percent”. (From the EIR, page 3.1-69; PDF 267 of 972).

A high number like 35% is not adequate; especially not for a “Health District”, and especially where the harmful impacts of glare which could emanate from the Project still lie within the realm of speculation.

There is literature (ignored in the EIR) which discusses real world governmental solutions in addressing glare. The evidence is that a number so high as 35% is destined to cause grave impacts. In a discussion of the harms glare from buildings causes (they are called “death rays”), the Council on Tall Buildings and Urban Habitat (CTBUH) provides a detailed and well

reasoned discussion of the impacts of glare on the environment. (The full document can be found in this link.

<https://global.ctbuh.org/resources/papers/download/2100-when-buildings-attack-their-neighbors-strategies-for-protecting-against-death-rays.pdf>)

RR2-4
(Cont.)

The CTBUH tells us that most building codes do not adequately address the problems caused by reflective surfaces, including glare. Instead, it is **recommended** that the **reflective values** of building be **less than 20%, or better yet 15%** (which is the law in some jurisdictions), not the EIR discussed 35%.

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The report states:

“Most city building codes briefly and lightly address solar reflectivity in the same sentence as other types of nuisance such as noise, shadows, and bright paint colors. However, there are two building codes internationally that deal with this matter more categorically. In Singapore, solar reflectance of construction materials is limited to not more than 20%, and authorities have considered lowering that threshold to 15%. In Sydney, Australia, two requirements must be fulfilled; reflectivity of construction materials is limited to not more than 20% and a solar reflectivity study/analysis must be performed.”

That resource also tells us that glare is not just a minor inconvenience. Glare is in fact the term for reflected dangerous sunlight. Glare comes in many forms. “We must remember that ‘light’ is **not only that which is visible**, but that it comes in the **form of thermal load**. **Light is comprised of different components: ultraviolet (UV) radiation, visible light, and infrared**. **Light reflected off buildings carries all three components**.” (emphasis added)

Those different light sources glaring off of a building such as the Project can cause a number of harms. Perhaps harms are not well articulated in the EIR because the Project is merely “conceptual”. Which reminds us that, where, as here, the EIR cannot identify and thus discuss the Project harms, the public and decision makers cannot fully evaluate them. Such (mis)conduct defines an EIR which is not valid.

RR2-5

At a minimum, the EIR should have discussed **in detail** any harmful impacts which can result from building a structure such as the Project. The problems which the EIR ignores are real and substantial, and almost all of them are secondary impacts. In an EIR, “secondary impacts” are a required discussion topic. Yet, in BCHD’s EIR, discussion of secondary impacts

in general are not to be found. As to glare, the BCHD EIR discussion found in “VIS-3 Impacts” is bereft; and is yet another example of insufficient discussion of secondary impacts.

RR2-5
(Cont.)

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The number of harmful impacts caused by glare identified by the CTBUH include, but are not limited to:

1) Increased heat.

There is evidence that the Disney Concert Hall in Los Angeles caused the air conditioning units of neighboring buildings to fail. Additionally, evidence is provided that solar reflection (i.e., glare from buildings) has melted parts of cars and cooked eggs.

RR2-6

The increased heat from glare causes:

- a. Physical harm or discomfort;
- b. Property damage;
- c. Loss of vegetation. (Called “decay”. We are told that some “...plants cannot break down nutrients at certain temperatures and will eventually start to decay. With new construction, conditions can be altered and new paths of light and heat can be created by light reflected off buildings.”)

With global warming, is the Project causing any of these a good thing?

2) Distraction.

Glare which distracts can be fatal. One report referenced by CTBUH documents **an increase of 8 vehicle accidents per day** from building glare.

RR2-7

Note also that the EIR fails to discuss the real world impacts of glare on the environment adjacent to the Project. BCHD in its Project proposes changes to both vehicle and non-vehicle traffic patterns caused by the Project. None of these issues are discussed in the EIR. Some of the proposed changes include an increased number of pedestrians envisioned by the Project and a new bike lane.

Nick Meisinger, re: Healthy Living Campus

RR2-7
(Cont.)

Where is discussion of how various groups will be interacting with the new bike and increased pedestrian traffic? And, there is extant daily foot traffic which existed from well before the Project was proposed. Those pedestrians include school children. How will children interact with more bike traffic? How might the bikes and kids be distracted by the glare? How will any Project its scenarios which add pedestrian traffic impact the many skate boarders in the area? (One of whom died in the area of the Project)

The EIR is silent on such impacts. It omits too much to be valid.

3) *Impact of glare on young and old (more sensitive eyes).*

Instead of a full and fair discussion about how glare might impact the actual people in the area near the Project, including school children, the EIR provides instead merely vague, general, unsupported conclusions (which we already know are based on hypothetical, unstable “concepts”).

RR2-8

Glare greatly impacts the vulnerable population which actually lives and schools near the Project. Those include a large proportion of the very young and very old.

These factors must be taken into account by the EIR.

4) *Nuisance to neighbors.*

Finally, glare is a well known nuisance to neighbors. For example, morning glare might cause an elderly person to close their shades, depriving them of the little light and hope they have remaining in life. We all look forward to what the “dawning of a new day” brings, and its harbinger, the morning light. The Project takes hope away that hope from its residential (almost all elderly) neighbors to the east.

That issue (and many, many more) need be addressed in the EIR. Hence, the EIR is wholly deficient and is invalid.

Margallo, Sydney

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:28 PM
To: Meisinger, Nick
Subject: Fw: EIR Public Comment; Land Use Omissions
Attachments: 2021.06.03.Land.Use.Final.No.Ltr.pdf

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Robert Ronne <r.ronne.apc@gmail.com>
Sent: Thursday, June 3, 2021 4:38 PM
To: EIR <eir@bchd.org>
Cc: Robert Ronne <r.ronne.apc@gmail.com>
Subject: EIR Public Comment; Land Use Omissions

June 3, 2021.

Mr. Meisinger:

Attached in PDF format, and reproduced below my signature line, are my public comments relating to the EIR for the BCHD "HLC" project. Each and every comment is meant to be, under CEQA, a part of the record and required to be responded to in the final EIR, unless the EIR is withdrawn, which is required by law.

Thank you for your attention to the above.

Thanks, Robert Ronne.

Robert R. Ronne
LAW OFFICE OF ROBERT R. RONNE
Post Office Box 3211
Redondo Beach, CA 90277
r.ronne.apc@gmail.com

June 3, 2021

BY OVERNIGHT DELIVERY AND E-MAIL (EIR@bchd.org)

Wood Environment & Infrastructure Solutions, Inc.
9177 Sky Park Ct.
San Diego, CA 92123

Attention: Nick Meisinger re: Healthy Living Campus

Re: Public Comments on EIR, Violation of Land Use Requirements and Failure to Disclose, as Discussed and Omitted from EIR Sections 1.5, 1.8, and 3.10, and all Subparts, as Well as 3.0 and 5.0 in Their Entirety, Including All Subparts.

Dear Mr. Meisinger:

It is my understanding that you are the proper person to whom public comments on a March, 2021 document called the “Environmental Impact Report for the Beach Cities Health District Healthy Living Campus Master Plan” should be addressed

It is my further understanding that the process, including assessment and preparation of the Environmental Impact Report, are governed by all applicable law and regulations, including but not limited to the California Environmental Quality Act (“CEQA”, California Public Resources Code, §§ 21000, et. seq.) and the regulations promulgated thereunder (14 CCR §§ 15000, et. seq.); and, that the Environmental Impact Report, to be valid, must comply with each applicable law and regulation.

If I am mistaken in any assumptions, please advise immediately. My public comments on the Environmental Impact Report follow.

Nick Meisinger, re: Healthy Living Campus

June 3, 2021

Page Two

1. Introduction.

A. Purpose of the EIR Process and the Role of Public Comment.

In a March, 2021 document called the “Environmental Impact Report for the Beach Cities Health District Healthy Living Campus Master Plan” (herein “EIR”), the Beach Cities Health District (herein “BCHD”) claims to propose a massive development plan (the “Project”).

The purpose of the CEQA process is to insure that as a whole: “All phases of a project must be considered when evaluating its impact on the environment: planning, acquisition, development, and operation.” (14 CCR § 15126).

RR3-2
(Cont.)

In that regard, public participation is "...an essential part of the CEQA process". (14 CCR § 15201). Indeed, in the process "... the public holds a 'privileged position'...", which is based "...on a belief that citizens can make important contributions to environmental protection and on notions of democratic decision making." (See generally *Concerned Citizens of Costa Mesa, Inc. v. 32nd District Agricultural, Assoc.* (1986) 42 Cal. 3d 929.)

B. Purpose of These Public Comments.

A fair review of the record and process to date, including the EIR, discloses that BCHD has made every effort to avoid that CEQA required careful, comprehensive, and detailed review of their proposed Project.

This public comment to the EIR, as well as others which will be submitted, are intended to generally require the EIR to be withdrawn as it is factually and legally deficient, and hence fatally flawed. Specifically, the public comments below are meant to reveal certain errors, omissions, or other defects in the legally required discussion of Project land use requirements and disputes, where here there was a failure to disclose and discuss same, which were omitted from EIR Sections 1.5, 1.8, and 3.10, and all Subparts, as Well as 3.0 and 5.0 in Their Entirety, Including All Subparts. These public comments are not limited to those sections, however, but are meant to be as broad a comment on the EIR as is legally permissible.

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2. THE EIR'S LAND USE DISCUSSION IS DEFICIENT IN A NUMBER OF WAYS.

A. Introduction.

1) Background.

RR3-3

Certain relevant portions of the City of Torrance General Plan (as well as various Specific Plans) and the General and Specific Plans of the City of Redondo Beach are not only inconsistent with the Project, they prohibit this Project from going forward. The same holds with certain ordinances and rules applicable to the Project promulgated by the cities in which the Project is proposed to be built.

BCHD must have been aware of these facts because the pattern of the EIR shows that some of the applicable ordinances and General and Specific Plans of both cities are ignored, while other parts of General and Specific Plans and laws and rules are identified but not fully analyzed or discussed. A patchwork quilt of omitted, cursory, or inaccurate discussion of land

use planning rules is what the EIR leaves us with. The EIR thus ignores those CEQA requirements.

2) Applicable law.

In the EIR, BCHD was required by CEQA to discuss, disclose, and provide an analysis of the following:

“The EIR **shall discuss any inconsistencies between the proposed project and applicable general plans, specific plans, and regional plans.**” (Emphasis added. 14 CCR §15125 (d).)

The EIR was also to provide “A general description of the project’s technical, economic, and environmental characteristics...” (14 CCR §15124 (c))

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3) Summary discussion of facts applied to law.

The EIR fails to comply with CEQA in a number of ways with regard to the absolute requirement that it discuss inconsistencies with land use general and specific plans. BCHD may not proceed with the proposed Project.

While the EIR purports to address the Torrance General Plan (“TGP”) at length (see, for example, EIR at pages 3.1-25, et. seq.; Table 3.1-3); and, while there is further “discussion” of the TGP throughout the EIR, those portions are essentially a “copy and paste” job. In fact, the EIR wholly and completely ignores crucial parts of the TGP (specifically, the Torrance Hillside Overlay Zone, herein “THOZ”).

In addition, the EIR minimizes and fails to adequately discuss other applicable items, such as the “Local Street Access” portions codified by Torrance. Similarly, the EIR gives short shrift to their “discussion” of a Redondo Beach voter approved land use restriction commonly known as “Measure DD”. The “oversight” is inexcusable, given that “Measure DD” directly names BCHD and prevents the Project.

Beyond that, the EIR has the unmitigated gall to unilaterally take it upon itself to narrow its CEQA obligation to discuss and analyze the TGP. The EIR states in pertinent part: “...the analysis of potential conflicts with the Torrance General Plan **is limited** to the proposed

development within the City of Torrance right-of-way.” (Emphasis added, EIR, at page 3.1-64).

That EIR attempt to “limit” discussion is disingenuous, at best. The Project BCHD proposes consists of several hundred thousand feet of floor space which will be housed in a towering 6 story structure, proposed to loom more than 100 feet over, above, and adjacent to the THOZ. Indeed, the Project will be accessed by utilizing roads created by construction and shoring built on, over, and thus *within* the THOZ. (EIR, at pages 2-25 to 2-27, and Figure 2-5 and 2-6).

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In summary, there is no excuse for BCHD ignoring in the EIR the legal duty to fully and completely discuss the many and serious inconsistencies between the TGP and its proposed Project. Creating an EIR document which freely ignores and artificially minimizes the importance of relevant land use restrictions imposed by the TGP and relevant specific plan is not within the letter or spirit of CEQA. Hence, the EIR need be rejected.

B. A Discussion of the THOZ is Completely Ignored in the EIR.

1) The Zone is a Crucial and Important Part of the TGP, and Fairly Read Applies to Prevent Construction of the Project.

The THOZ is part of the TGP, and hence BCHD in their EIR was obliged by law (“shall”) to “...discuss any inconsistencies between the proposed project and applicable general plans, specific plans....” The EIR failed in its obligation.

The Hillside and local coastal “overly” district (sic), with an “R-H” class designation is shown on the appropriate City of Torrance maps as within the Project. Indeed, the EIR itself (in Figure 3.10-2, on page 3.10-7) recognizes that fact. Yet, beyond that mention, the required EIR discussion of the THOZ is absent.

The “Official Land Use Plan for the City of Torrance” was established to ensure “...orderly planned use of land resources, and to conserve and promote the public health, safety and general welfare...” (Torrance Municipal Code Section 91.1.1, hereafter “TMC”) This Division of the TMC “...shall be known as the "Official Land Use Plan" of the City of Torrance...” (TMC Section 91.1.2)

The Torrance Land use plan is “binding” on: “All governmental bodies, officers, agencies, including, but not limited to the County of Los Angeles, and all officers and agencies thereof...**all special taxing or assessment districts**, including, but not limited to sanitation districts, **hospital districts**, and air pollution control districts.” (Emphasis added. TMC Section 91.1.1 b) 2))

Nick Meisinger, re: Healthy Living Campus
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For context, note that within the TGP are a variety of land use “districts”. The Plan’s goal in creating such districts was to make sure development was suitable for the “uses and densities” in those districts **and** to make sure the districts were consistent with “adjacent” areas. (TMC Section 91.3.1)

TMC Section 91.3.1 a) tells us the purpose of the THOZ. It states:

“It is hereby declared that in the creation by this Article of the respective classes of districts set forth herein, the City Council has given due and careful consideration to the peculiar suitability of each and every such district for the particular regulations applied thereto, and the necessary, proper and comprehensive grouping and arrangement of the various uses and densities of population in accordance with a well considered plan for the development of the City, and in relation to established plans in adjoining unincorporated areas of the County of Los Angeles, and in the incorporated areas of adjacent municipalities.”

TMC Section 91.3.1 b) continues the thought, and goes on to state:

“The boundaries of such districts as are shown upon the maps adopted by this Article or amendments thereto, are hereby adopted and approved and the regulations of this Division **governing the use of land and buildings, the height of buildings**, building site areas, the sizes of yards about buildings and other matters as hereinafter set forth, are hereby established and **declared to be in effect upon all land included within the boundaries of each and every district shown upon said maps.**” (Emphasis added)

Finally, TMC section 91.3.2 notes in pertinent part that an additional purpose of the districts, of which the THOZ is a part, is to:

“...[C]lassify, regulate, construct and segregate the use of land and buildings, to **regulate and restrict the height and bulk of buildings, and to regulate the area of yards and other open spaces about buildings**, twenty-five (25) classes of districts are hereby established, which said

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several classes of districts are shown and delineated on that certain **series of maps entitled "City of Torrance - Official Land Use Plan" which are hereby adopted and made a part of this Chapter by this reference:"** (Emphasis added)

There can be no doubt that the THOZ is part of the TGP, that the THOZ is (wholly) inconsistent with and stymies the Project, and that CEQA required fully and fair discussion by BCHD in the EIR of the THOZ is lacking. The EIR thus does not comply with its legal obligation.

EIR 2) Despite Knowing the Project Falls Within the THOZ, the
the Fails to Discuss the Fatal Inconsistencies between the TGP and
the Project.

BCHD admits that the Project falls within Torrance's THOZ, the "Hillside Overlay District". (See EIR, Project Description, at pages 2-17 and 2-18; and, figure 3.10-2, at EIR page 3.10-7)

Indeed, the Project proposes construction on and in the THOZ, including, but not limited to: A curb cut within the THOZ; a driveway traversing and mainly within the THOZ; that grading be accomplished within the THOZ; that construction of retaining walls be accomplished within the THOZ; and, that landscaping be done within the THOZ. (EIR, in the Introduction, at page 1-3)

Conspicuously absent, however, is the CEQA required discussion and analysis in the EIR of the fact that the THOZ land use restrictions prohibit any of the building proposed by the Project.

There can be no dispute about this. BCHD in the EIR proposes substantial construction upon and (presumably) perpetual use of the Flagler Lane land, which is within the THOZ. BCHD is bound by the TGP and the Specific Plan with is the THOZ. They know about it. Yet, they ignore it. They were required to discuss it.

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3) Those Drafting the EIR Must Have Known

Discussing
be Fatal to

Inconsistencies Between the THOZ and the Project Would
the Project. CEQA Exists to Require Disclosure, Not Reward Deceit.

There is good reason BCHD ignores full and fair discussion of the THOZ in its EIR. The THOZ prevents construction of the Project. Here are the “planning and design” requirements imposed by the TGP in THOZ, per TMC Section 91.41.6, in their entirety:

“**No construction** and no remodeling or **enlargement of a building or structure shall be permitted** unless the Planning Commission (or the City Council on appeal) shall find that the location and size of the building or structure, or the location and size of the remodeled or enlarged portions of the building or structure, **have been planned and designed in such a manner as to comply with the following provisions:**

“a) The proposed development **will not have an adverse impact upon the view, light, air and privacy of other properties in the vicinity;**

“b) The development has been **located, planned and designed so as to cause the least intrusion on the views, light, air and privacy of other properties in the vicinity;**

“c) The design provides **an orderly and attractive development in harmony with other properties in the vicinity;**

“d) **The design will not have a harmful impact upon the land values and investment of other properties in the vicinity;**

“e) Granting such application **would not be materially detrimental to the public welfare and to other properties in the vicinity;**

“f) The proposed development **will not cause or result in an adverse cumulative impact on other properties in the vicinity.**” (Emphasis added)

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The BCHD Project must satisfy all of those criteria. In fact, it impinges on each and every one of them. The failure of the EIR to discuss them renders the description of the environment of the Project, along with the required analysis of “any inconsistencies” between the Project and the TGP, wholly inadequate. (See 14 CCR §§15125 (c) and (d)).

From the face of the EIR, only a deliberate failure to discuss required CEQA elements with the intent to avoid the consequences of the facts explains BCHD omitting a CEQA

required discussion. That the consequences of the EIR's nullity is that the Project cannot proceed is no reason to excuse BCHD's failure to engage in the mandatory land use discussion. Deceit cannot be rewarded.

C. The Project Proposes to Access Local City of Torrance Streets in Violation of Law, and of General and Specific Torrance Plans.

The TMC, Section 92.30.8 (entitled "Access to Local Streets Prohibited"), states in its entirety.

"No vehicular access shall be permitted to a local street from a commercially or industrially zoned through lot which also has frontage on a major or secondary street. In no case shall a commercial or industrial lot be developed in such a manner that traffic from the commercial or industrial uses on it will be channeled onto any residential streets."

Nothing could be clearer. BCHD proposes by its Project to access Flagler Lane, which is a "local street". That access barred by the nature and scope of the Project which triggers application of that ordinance.

To avoid the obvious consequences of the prohibition of use of the planned access point, the EIR engages in a curious discussion of TMC Section 92.30.8. (See EIR, page 3.10-43). In that section of the EIR, there are musings about "rubbish" and "signs". The language quoted in the EIR is not found within TMC Section 92.30.8. The language of the law which the EIR omitted prohibits the Project. Again, deceit cannot be rewarded.

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And, the deceit is compounded. The EIR states later that there is a "potential conflict" between the Project and Torrance's "Local Access" restriction of 92.30.8. Yet, BCHD continues to ignore the actual language of 92.30.8 in the EIR, which somehow concludes that access and construction activities and building heights prohibited by law create "no significant impact".

Ignored are the facts. An ordinance which advances a land use objective of the TGP, and that the law prevents the Project from moving forward, are given a tortured reading in the EIR. The EIR defies credulity.

Finally, the EIR (in the "Required Approvals" discussion; EIR, at pages 1-5 and 1-6) omits a discussion of 92.30.8. Section 92.30.8 would need to be **repealed** by the Torrance City Council to allow BCHD to do what it proposes in the Project. Extending the deception even further, the EIR simply asserts that a change in the Code requires not a change in the law by

vote of the City Council, but instead for the Project to go forward it merely needs the “City Engineer” of Torrance to approve access (the 8th “bullet” point, at EIR page 1-5).

This assertion is stunningly brazen at best, but is most likely the result of a desire of the EIR to deliberately mislead. Nowhere is it explained how or why the City Engineer could violate a law they are bound to follow, nor how BCHD is excused from the application of that law.

D. The EIR’s Perfunctory Discussion of City of Redondo Beach’s Measure DD, Which Requires the Public Vote on the Project, is False and Misleading.

It is undisputed that the Project will result in the de facto or de jure transfer of public land owned by BCHD to a private venture. It is equally undisputed that the EIR carefully concealed this crucial fact.

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There is a reason BCHD failed to discuss in its EIR the “public to private” transfer of the Project. Such a transfer would require a public vote, per the land use restriction which is commonly known as Redondo Beach “Measure DD”.

Because the EIR is required to discuss and conduct an analysis of “any inconsistencies” (14 CCR §15125 (d)) between the Project and general or specific plans, such as “Measure DD”, the EIR is fatally defective.

“Measure DD” was approved by Redondo Beach voters in 2008, and is codified as part of the municipal code portion entitled “Article XXVII. Major Changes in Allowable Land Use”.

BCHD knows of the existence of “Measure DD” and its requirement that a vote be taken (EIR, at pages 5-11 and 5-29). BCHD wants to avoid a vote. Thus, the EIR simply ignores a discussion of “Measure DD” in any substantive sense.

That “Measure DD” requires a vote of all Redondo Beach residents on whether the Project in any form can move forward is evident.

Section 27.4 (a) of Measure DD states in relevant part: “Each **major change** in allowable land use **shall** be put to a **vote of the People...**” (Emphasis added).

Section 27.2 of Measure DD contains extensive definitions to guide our analysis. Below are quoted the verbatim definitions (including internal redundancies) from that voter approved measure which are pertinent here:

“(f) “Major Change in Allowable Land Use” means any proposed amendment proposed amendment, change, or replacement of the General Plan (including its local coastal element, as defined in Public Resources Code Section 30108.55), of the City’s zoning ordinance (as defined and contained in Title 10, Chapter 2 of the Redondo Beach Municipal Code) or of the zoning ordinance for the coastal zone (as defined and contained in Title 10, Chapter 5 of the Redondo Beach Municipal Code) meeting any one or more of the following conditions:

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“(g) “Peak Hour Trips” means the number of peak hour vehicle trips a major change in allowable land use would generate on a daily basis. Peak hour trips generated shall be calculated by using the most recent version of the Trip Generation Manual of the Institute of Transportation Engineers (ITE) in effect on the date the City issued the notice of preparation of an environmental impact report for a major change in allowable land use, or, where no such notice is issued, when the City commences environmental analysis for the major change.

“(1) The proposed changed in allowable land use would significantly increase traffic, density or intensity of use above the as built condition in the neighborhood where the major change is proposed.

“(2) The proposed change in **allowable land use would change a public use to a private use.** A major change in allowable land use in this category shall include a change of use on (i) land designated for a public use or a public right-of-way; (ii) land designated as a utility right-of-way; (iii) land donated, bequeathed or otherwise granted to the City; (iv) land used or designated for Redondo Beach school property; (v) **land allocated to the Beach Cities Health District;** (vi) land owned, controlled or managed by the City, including all land and water within the City’s Harbor Enterprise; (vii) the beaches, as defined in subdivision (a)(4) of Section 10-5.2204 of the Redondo Beach Municipal Code; and (viii) the tidelands and all other public trust lands, as defined in subdivision (a)(139) of Section 10-5.402 of the Redondo Beach Municipal Code.” (Emphasis added)

Simply put: BCHD wholly ignores that what it proposes to do with its Project (“public use to private use”) is specifically embraced within “Measure DD”. Indeed, “land allocated to the Beach Cities Health District” is particularly and clearly mentioned in “Measure DD”. What BCHD proposes to do in their Project is governed by “Measure DD”. As a land use element which is inconsistent with the Project, a CEQA required discussion need be in the EIR.

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Sleight of hand is how the EIR attempts to skirt the application of “Measure DD”. The EIR claims that only a “zoning change” triggers “Measure DD’s” application, and the BCHD feared required public vote. (EIR, at pages 5-11 and 5-29).

RR3-14 The EIR analysis errs in four key areas. First, as noted above, any “major change” in use requires a vote of the people. A “public to private” change in use included in the definition of a “major change”.

Second, to top it off, *BCHD is specifically named as falling within this public to private “Measure DD” provision.* The Project may not proceed without a vote.

Third, the EIR urges “only” zoning changes trigger application of “Measure DD”. As noted, that is not true, but even if it were, the Project is so out of line with the laws and ordinances of Redondo Beach and Torrance, is so inconsistent with the TGP, the Redondo Beach general plan, and the specific plans of both (including “Measure DD”), that without an actual zoning change, the Project could not proceed.

Fourth, and finally, the EIR is unequivocal that a Conditional Use Permit (“CUP”) will be needed from the City of Redondo Beach for the proposed Project to proceed (E.g., EIR at Table 3.10-3, and pages 3.10.22, 3.14-55). Given the overwhelming variance between the Project and the laws and ordinances of Redondo Beach and Torrance; the inconsistency of the Project with the TGP as demonstrated above, and with the Redondo Beach General Plan, and the specific plans of both (including Measure DD), any application of BCHD for a CUP is in effect a “de facto” request for a zoning change.

One other note: BCHD’s choice to not disclose in the EIR salient, critically important facts; to omit required land use discussions; and, to attempt to mislead readers of the EIR renders the Project “unstable”.

Nick Meisinger, re: Healthy Living Campus

June 3, 2021

RR3-15 The scope of the Project and its impacts remain undefined in the EIR. That is not acceptable in any practical or legal sense.

In short, we can't tell from the EIR exactly what BCHD will need to do in terms of land use applications for zoning changes, CUPs, and/or permits from various entities, with any accuracy or clarity. The Project is so ill defined, so malleable, so unstable, that in essence the EIR is a work of fiction.

E. Conclusion.

RR3-16 A proposed Project which issues an EIR which is wholly inconsistent with CEQA's requirements cannot be valid. The Project cannot be fairly considered based on the EIR document presented. Thus, the EIR is fatally flawed and need be fully rejected.

Margallo, Sydney

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:28 PM
To: Meisinger, Nick
Subject: Fw: Supplemental EIR Public Comment; Land Use Omissions
Attachments: 2021.06.03.Land.Use.Final.q.No.Ltr.Supplement.pdf

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From: Robert Ronne <r.ronne.apc@gmail.com>
Sent: Thursday, June 3, 2021 11:35 PM
To: EIR <eir@bchd.org>
Cc: Robert Ronne <r.ronne.apc@gmail.com>
Subject: Supplemental EIR Public Comment; Land Use Omissions

June 3, 2021.

Mr. Meisinger:

Attached in PDF format, and reproduced below my signature line, are certain supplemental public comments relating to the EIR for the BCHD "HLC" project. Each and every comment is meant to be, under CEQA, a part of the record and required to be responded to in the final EIR, unless the EIR is withdrawn, which is required by law.

Thank you for your attention to the above.

Thanks, Robert Ronne.

Robert R. Ronne
LAW OFFICE OF ROBERT R. RONNE
Post Office Box 3211
Redondo Beach, CA 90277
r.ronne.apc@gmail.com

June 3, 2021

BY OVERNIGHT DELIVERY AND E-MAIL (EIR@bchd.org)

Wood Environment & Infrastructure Solutions, Inc.
9177 Sky Park Ct.
San Diego, CA 92123

Attention: Nick Meisinger re: Healthy Living Campus

Re: **(Supplemental) Public Comments on EIR, Violation of Land Use Requirements and Failure to Disclose, as Discussed and Omitted from EIR Sections 1.5, 1.8, and 3.10, and all Subparts, as Well as 3.0 and 5.0 in Their Entirety, Including All Subparts.**

Dear Mr. Meisinger:

RR4-1 This submission is further and supplemental to my comments that the EIR contains certain errors, omissions, or other defects in the legally required discussion of Project land use requirements and disputes, where here there was a failure to disclose and discuss same, which were omitted from EIR Sections 1.5, 1.8, and 3.10, and all Subparts, as well as 3.0 and 5.0 in Their Entirety, Including All Subparts.

These supplemental public comments are in addition to all other comments, and are not limited to those EIR sections stated above, but are meant to be as broad as is legally permissible.

Nick Meisinger, re: Healthy Living Campus
June 3, 2021
Page Two

Additional evidence that BCHD has failed to address land use restrictions which prevent it from pursuing any portion of this Project are found in the deed itself, under which BCHD acquired title to the land on which it desires to build the Project.

RR4-2 On December 26, 1957, by document 537 of the Los Angeles County Recorder, the "Title Insurance & Trust Company" requested and received recordation of a court document in that case styled as "*South Bay Hospital District, a governmental entity v. Redondo Improvement Company, etc., et al*", LASC Case No. INGL. C-1594, entitled "Final Judgment of Condemnation."

Before continuing, it is worth noting that despite multiple valid Public Records Act requests to BCHD, there has been a failure to provide all relevant documents evidencing

RR4-2
(Cont.)

BCHD's title to the land on which they propose to build the Project, as well as any land use restrictions thereon, including CC&Rs thereto. In addition, documents which have been provided omit crucial information.

With that context, the court document which was recorded constitutes the deed to the premises on which the Project is proposed to be built. The grant of that Project land, in the portion that was provided, however, from what can be seen on the fragment provided, is restricted to use only for "...**hospital services** for the **residents of said district** and others, together with appurtenant apparatus for **such hospital**." (Emphasis added)

That covenant of restriction on land use which was imposed on the Project premises at the time of grant "runs with the land", per California Civil Code Section 1462. Thus, that land use limit is currently binding on BCHD (which claims to be the owner of that land as the successor to the South Bay Hospital District), and prevents any and all parts of the proposed Project from being built.

As the EIR posits a Project which may not properly exist on the real property on which it is proposed to be constructed, the EIR is a nullity. BCHD may not proceed with this Project under any circumstance.

Margallo, Sydney

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:29 PM
To: Meisinger, Nick
Subject: Fw: Supplemental EIR Public Comment; Project Approval by BCHD Invalidates EIR
Attachments: 2021.06.04.Committed.Final.No.Ltr.Supplement.pdf

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From: Robert Ronne <r.ronne.apc@gmail.com>
Sent: Friday, June 4, 2021 3:05 AM
To: EIR <eir@bchd.org>
Cc: Robert Ronne <r.ronne.apc@gmail.com>
Subject: Supplemental EIR Public Comment; Project Approval by BCHD Invalidates EIR

June 4, 2021.

Mr. Meisinger:

Attached in PDF format, and reproduced below my signature line, are certain supplemental public comments relating to the EIR for the BCHD "HLC" project. Each and every comment is meant to be, under CEQA, a part of the record and required to be responded to in the final EIR, unless the EIR is withdrawn, which is required by law.

Thank you for your attention to the above.

Thanks, Robert Ronne.

Robert R. Ronne
LAW OFFICE OF ROBERT R. RONNE
Post Office Box 3211
Redondo Beach, CA 90277
[**r.ronne.apc@gmail.com**](mailto:r.ronne.apc@gmail.com)

June 4, 2021

BY OVERNIGHT DELIVERY AND E-MAIL ([EIR@bchd.org**](mailto:EIR@bchd.org))**

Wood Environment & Infrastructure Solutions, Inc.
9177 Sky Park Ct.
San Diego, CA 92123

Attention: Nick Meisinger re: Healthy Living Campus

Re: (Supplemental) Public Comments on EIR; BCHD's Project "Approval" Invalidates the Entire EIR Document; Disclosure and Discussion of BCHD's Commitment to and Approval of Project is Entirely and Improperly Omitted from the EIR, Including in Sections 1.0 and 2.0, and All Subparts, including 1.1, 1.2, 1.3, 1.6, 1.7, and 1.8.

Dear Mr. Meisinger:

RR5-1 Further to my comments that the EIR failed to disclose and discuss in Sections 1.0 and 2.0, and all subparts, including 1.1 ("Overview"), 1.2 ("Lead Agency"), 1.3 ("Purpose and Legal Authority"), 1.6 ("Project Background"), 1.7 ("Scope of the EIR"), and 1.8 ("Areas of Know Public Controversy") that BCHD has, by their long standing commitment to the Project, improperly approved the Project are these supplemental comments supporting the conclusion that the EIR is invalid.

These supplemental public comments are in addition to all other comments, and are not limited to those EIR sections, but are meant to be as broad as is legally permissible.

Nick Meisinger, re: Healthy Living Campus
June 4, 2021
Page Two

RR5-2 Additional evidence that BCHD has "approved" the Project, even before the comment period closes on June 10, 2021, is found in the agenda packet for the May 26, 2021 BCHD Board meeting. Therein, it is stated that either in August or September, that: "**BCHD Board Certifies Final EIR, Adopts Master Plan, and Authorizes Staff to File Formal Application to City**" (Emphasis added)

The pre-arranged and tight timeline (reminding us that the BCHD director stated in a prior meeting that BCHD was in a "rush" to build the Project), along with the affirmative statement that the BCHD "certifies" the "Final EIR", confirms that BCHD is totally and unequivocally committed to this Project, and no other.

Thus, BCHD has “approved” the Project in an illegal fashion. The EIR is not valid.

Margallo, Sydney

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:32 PM
To: Meisinger, Nick
Subject: Fw: 2d Supplemental EIR Public Comment; Project Approval by BCHD Invalidates EIR
Attachments: 2021.06.04.Committed.Final.x.No.Ltr.Supplement.2.pdf; IMG_0066.jpg

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From: Robert Ronne <r.ronne.apc@gmail.com>
Sent: Friday, June 4, 2021 8:14 PM
To: EIR <eir@bchd.org>
Cc: Robert Ronne <r.ronne.apc@gmail.com>
Subject: 2d Supplemental EIR Public Comment; Project Approval by BCHD Invalidates EIR

June 4, 2021.

Mr. Meisinger:

Attached in PDF format, and reproduced below my signature line, are certain supplemental public comments relating to the EIR for the BCHD "HLC" project. Each and every comment is meant to be, under CEQA, a part of the record and required to be responded to in the final EIR, unless the EIR is withdrawn, which is required by law.

Thank you for your attention to the above.

Thanks, Robert Ronne.

Robert R. Ronne
LAW OFFICE OF ROBERT R. RONNE
Post Office Box 3211
Redondo Beach, CA 90277
r.ronne.apc@gmail.com

June 4, 2021

BY E-MAIL ONLY (EIR@bchd.org)

Wood Environment & Infrastructure Solutions, Inc.
9177 Sky Park Ct.
San Diego, CA 92123

Attention: Nick Meisinger re: Healthy Living Campus

Re: **(Second Supplemental) Public Comments on EIR; BCHD's Project "Approval" Invalidates the Entire EIR Document; Disclosure and Discussion of BCHD's Commitment to and Approval of Project is Entirely and Improperly Omitted from the EIR, Including in Sections 1.0 and 2.0, and All Subparts, including 1.1, 1.2, 1.3, 1.6, 1.7, and 1.8.**

Dear Mr. Meisinger:

RR6-1 Further to my comments that the EIR failed to disclose and discuss in Sections 1.0 and 2.0, and all subparts, including 1.1 ("Overview"), 1.2 ("Lead Agency"), 1.3 ("Purpose and Legal Authority"), 1.6 ("Project Background"), 1.7 ("Scope of the EIR"), and 1.8 ("Areas of Know Public Controversy") that BCHD has, by their long standing commitment to the Project, improperly approved the Project are these supplemental comments supporting the conclusion that the EIR is invalid.

These supplemental public comments are in addition to all other comments, and are not limited to those EIR sections, but are meant to be as broad as is legally permissible.

Nick Meisinger, re: Healthy Living Campus
June 4, 2021
Page Two

RR6-2 Additional evidence that BCHD has illegally "approved" the Project is found in the Classified section of the Los Angeles Times. Therein, BCHD took out an advertisement seeking RFQ's from parties who are licensed and able to "develop, own, and operate an RCFE".

By this action, BCHD simply confirms that they are "in a rush" to begin this Project; that BCHD is not open to any other alternatives or options except this Project; that BCHD has prepared this EIR on a "pro forma" basis, with no actual intent of locating or mitigating any environmental harms, or other harms; and, that BCHD has disregarded the CEQA process.

In short, the attached advertisement seeking an RFQ is further evidence the BCHD has "approved" the Project in advance. The EIR is legally invalid.

JOBS · REAL ESTATE · MORE

Bids Wanted

Beach Cities Health District
Request For Qualifications (RFQ)
Project No. Healthy Living Campus RCFE Building Development JUNE-2021

Notice is hereby given that Beach Cities Health District will receive sealed Requests for Qualifications:

Attention: Ms. Monica Suua
Monica.Suua@bchd.org
514 North Prospect Avenue
Redondo Beach, CA 90277

Respondents shall be able to complete any licensing requirements necessary to develop, own and operate an RCFE (Residential Care for the Elderly) facility in the City of Redondo Beach and the state of California.

The District reserves the right to reject or accept any or all responses and to waive any informality or irregularity in any response received and to be the sole judge of the merits of the respective responses received. Qualified respondents will be notified by end of July 2021 and upon executing a Confidentiality Agreement will receive a Request for Proposal regarding development of an RCFE facility on the proposed Healthy Living Campus.

The RFQ can be found at bchd.org/rfq website beginning June 3, 2021.

Responses must be received on or before 5:00 PM PT on Friday, July 2, 2021.

All questions must be submitted to Monica.Suua@bchd.org before June 25, 2021.

Bids Wanted

Legal Notice

Case Number

NOTICE TO DE
(AVISO AL DE
VLADIMIR AY
AREVIK MALKH

YOU ARE BEIN
(LO ESTA DEM
STATE FARM
COMPANY

NOTICE! You h
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may be taken
There a
to call

Fictitious Business Name Statement NO.: 2021 091496

The following person is doing business as:

Margallo, Sydney

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:29 PM
To: Meisinger, Nick
Subject: Fw: Public Comment; Lead Agency Disqualified and Unstable Project
Attachments: 2021.06.04.Lead.Agency.Issue.Final.No.Ltr.pdf

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Robert Ronne <r.ronne.apc@gmail.com>
Sent: Friday, June 4, 2021 5:38 AM
To: EIR <eir@bchd.org>
Cc: Robert Ronne <r.ronne.apc@gmail.com>
Subject: Public Comment; Lead Agency Disqualified and Unstable Project

June 4, 2021.

Mr. Meisinger:

Attached in PDF format, and reproduced below my signature line, are my public comments relating to the EIR for the BCHD "HLC" project. Each and every comment is meant to be, under CEQA, a part of the record and required to be responded to in the final EIR, unless the EIR is withdrawn, which is required by law.

Thank you for your attention to the above.

Thanks, Robert Ronne.

Robert R. Ronne
LAW OFFICE OF ROBERT R. RONNE
Post Office Box 3211
Redondo Beach, CA 90277
r.ronne.apc@gmail.com

June 4, 2021

BY OVERNIGHT DELIVERY AND E-MAIL (EIR@bchd.org)

Wood Environment & Infrastructure Solutions, Inc.
9177 Sky Park Ct.
San Diego, CA 92123

Attention: Nick Meisinger re: Healthy Living Campus

Re: Public Comments on EIR, Including the Fact of the Lead Agency Being Disqualified to Act and That the Project is Unstable, as Related to EIR Sections 1.2, 1.3, 1.8., 1.9, as Well as 3.0 and 5.0 in their entirety, including all subparts.

Dear Mr. Meisinger:

It is my understanding that you are the proper person to whom public comments on a March, 2021 document called the “Environmental Impact Report for the Beach Cities Health District Healthy Living Campus Master Plan” should be addressed

It is my further understanding that the process, including assessment and preparation of the Environmental Impact Report, are governed by all applicable law and regulations, including but not limited to the California Environmental Quality Act (“CEQA”, California Public Resources Code, §§ 21000, et. seq.) and the regulations promulgated thereunder (14 CCR §§ 15000, et. seq.); and, that the Environmental Impact Report, to be valid, must comply with each applicable law and regulation.

If I am mistaken in any assumptions, please advise immediately. My public comments on the Environmental Impact Report follow.

Nick Meisinger, re: Healthy Living Campus
June 4, 2021
Page Two

1. Introduction.

A. Purpose of the EIR Process and the Role of Public Comment.

In a March, 2021 document called the “Environmental Impact Report for the Beach Cities Health District Healthy Living Campus Master Plan” (herein “EIR”), the Beach Cities Health District (herein “BCHD”) claims to propose a massive development plan (the “Project”).

The purpose of the CEQA process is to insure that as a whole: “All phases of a project must be considered when evaluating its impact on the environment: planning, acquisition, development, and operation.” (14 CCR § 15126).

In that regard, public participation is "...an essential part of the CEQA process". (14 CCR § 15201). Indeed, in the process "... the public holds a 'privileged position'...", which is based "...on a belief that citizens can make important contributions to environmental protection and on notions of democratic decision making." (See generally *Concerned Citizens of Costa Mesa, Inc. v. 32nd District Agricultural, Assoc.* (1986) 42 Cal. 3d 929.)

RR7-2
(Cont.)

B. Purpose of These Public Comments.

A fair review of the record and process to date, including the EIR, discloses that BCHD has made every effort to avoid that CEQA required careful, comprehensive, and detailed review of their proposed Project.

This public comment to the EIR, as well as others which will be submitted, are intended to generally require the EIR to be withdrawn as it is factually and legally deficient, and hence fatally flawed. Specifically, the public comments below are meant to reveal certain errors, omissions, or other defects in the legally required discussion of whether BCHD is the proper Lead Agency and as to the stability of the Project, including those discussions found in EIR Sections 1.2, 1.3, 1.8., 1.9, and 3.0 and 5.0, in their entirety, including all of their subparts. These public comments are not limited to those sections, however, but are meant to be as broad a comment on the EIR as is legally permissible.

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2. NO STABLE PROJECT EXISTS FOR THE EIR TO ASSESS; AND, EVEN IF IT DID, BCHD IS PRECLUDED FROM PRESENTING AN EIR AS A PURPORTED LEAD AGENCY.

A. Introduction.

RR7-3

1) Background.

In the EIR, BCHD asserts that it proposes a Project, and that it is the "Lead Agency" under CEQA for such Project. BCHD errs on two key points

First, no "Project" actually exists as the Project lacks any clear, finite and stable description. The undisputed facts demonstrate unequivocally that there is no structure or plan in place to build anything at all, let alone proof in the EIR that there exists an identifiable and stable project. For example, we are told repeatedly that the Project is a mere concept: "The building design remains conceptual..." (EIR, at page 3.1-69, PDF page 267 of 972. See also EIR (PDF) pages 2-34 (152), 3.1-58 (256), 3.1-62 (260), 3.1-66 (264), 3.7-55 (473, at Table 3.7-8)

Second, even if there were a “Project” identified in the EIR, BCHD may not serve as the Lead Agency.

Parenthetically, it is worth noting here that BCHD did not disclose a number of salient facts in the EIR. BCHD must have known that disclosure of all relevant facts would show, on its face, that the CEQA process has been ignored by it, and that the EIR they promulgated is a nullity.

2) *Applicable law.*

CEQA requires that an EIR provide an “accurate, stable, finite description of the project.” This is so as definite Project descriptions are necessary to allow decision makers to act on fact and the public to comment on real, identified Project impacts, instead of conjecture. Where, as here, the Project descriptions are “curtailed” and “enigmatic”, the public’s ability to provide input is defeated and decision makers are stymied. (See generally, *Stopthemillenniumhollywood.co. v. City of Los Angeles*, 39 Cal. App. 5th 1 (2019, Second Circuit, Division Three))

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Even if some sort of stable Project was actually described in the EIR, which it is not, the law is clear that BCHD could not serve as the Lead Agency for same. 14 CCR §15051 (b)(1)) provides:

“If the project is to be carried out by a nongovernmental person or entity, the Lead Agency shall be the public agency with the greatest responsibility for supervising or approving the project as a whole.

general agency control public “(1) The Lead Agency will normally be the agency with governmental powers, such as a city or county, rather than an with a single or limited purpose such as an air pollution district or a district which will provide a public service or utility to the project.”

3) *Preliminary facts applied to legal analysis.*

Under the law, BCHD may not serve as the Lead Agency for multiple reasons.

First, although no stable Project now exists given that the EIR lacks accurate, finite descriptions of existing conditions and proposed plans, it is undisputed that any Project which may later exist will be run by a private entity.

Second, under circumstances such as these where a nongovernmental Project is proposed, a single or limited purpose agency (such as BCHD) is not the proper Lead Agency. Instead, a city (here, Redondo Beach) with general governmental powers must serve as the Lead Agency.

Third, despite their conclusory, boilerplate statement to the contrary, BCHD has little or no, let alone the “greatest” responsibility for “supervising or approving the project as a whole.”

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This fact is true on two levels; the practical and the governmental powers level. The practical level is implicated because BCHD, by turning over control of the Project to a private owner/operator, will have no input when, at a later date, what is actually to be constructed is proposed. On the governmental level, BCHD has no apparatus or infrastructure which would allow them to supervise or approve the necessary elements of any project, let alone this Project.

Examining the practical level in more detail, it is fact that BCHD intends at some undetermined point to become a minority partner in some undefined private venture. As a junior owner, BCHD will totally lose control over the financing, development, and operation of any Project. In short, BCHD will, if and when there actually is a Project, not be able to supervise or approve any part of same.

Shockingly, the EIR does not provide any information whatsoever about the legal entity which will in fact supervise and control any the development of any Project. There is a reason for this. That entity does not currently exist. And, we are not told when the actual party who will supervise, approve, and control any Project will exist. BCHD is not even sure what form that entity will take. Any of these issues alone are a fatal defect in the EIR. All of them together prove bad faith on BCHD’s part.

Looking more deeply at the governmental level, BCHD, as a single or limited purpose agency, has no structure or authority which would allow them to “approve” any aspect of this project at all.

Indeed, as a Health District, BCHD merely provides various services to the community. It has no experience with massive construction projects. As such BCHD is

relegated to the role of a Health “district which will provide a public service or public utility to the project.”

For all these reasons, BCHD cannot act as a Lead Agency.

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RR7-4
(Cont.)

The only governmental entity which could possibly serve in that role is the City of Redondo Beach. Redondo Beach has the governmental apparatus, experience, and structure in place to supervise and approve construction and building permits. However, merely because the City of Redondo Beach is the only potential legally authorized Lead Agency does not mean they must accept that role. To make a determination, the City of Redondo Beach would need to start the assessment of this Project over from day one.

Thus, to the extent any Project exists at all, which it does not, for a number of reasons BCHD is barred from serving as the Lead Agency on the Project. The EIR is thus null and void.

B. The Unstable, Nonexistent “Project” is Envisioned as a Private, not a Public Development.

1) *The “Project” is in fact entirely specious.*

Shockingly, there is in fact no Project to assess in this EIR. No Project at all exists because there is no plan for it to move forward and there is no legal entity which currently exists to own, build, or operate any Project. Beyond the lack of any clear, finite and stable description of the Project itself, the EIR affirmatively conceals the fact that, later, a private party not identified in the EIR will actually own, design, construct, and manage the Project. As confirmed in the EIR, the current “Project” is (entirely) “conceptual”.

RR7-5

Yet, in order to justify spending more than double their annual tax revenue on merely considering a concept for a Project which is not even theirs, BCHD commissioned over the years various “feasibility” studies. Those studies, and subsequent actions, prove the point.

One such “study” was accomplished by the “Cain Brothers”, which is one of the few investment banking firms remaining after the Financial Crisis of 2008. The report was dated June 12, 2020 (hereinafter “Cain”), after which it was hurriedly presented to the BCHD Board of Directors on June 17, 2020.

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On page 9 of the portion of the study titled “PACE Growth Strategies Next Steps”, Cain recommended that BCHD “...develop a **“business plan with joint-venture governance structure”**. (Emphasis added)

Nearly a year has passed, and that was not done. But, the story does not end there. On March 12, 2021, Monica Suua, the CFO of BCHD, issued a report to the Finance Committee of BCHD. In that report, the Committee is asked to:

“Please review and consider a potential action item by the Committee to recommend to the District Board to **continue to engage experts (architectural, financial, legal, etc.) and generate more detailed financial information about the Healthy Living Campus (HLC) project. These efforts will also create a legal organizational structure with operator/developer partners** for both PACE (Program for All Inclusive Care for the Elderly) and RCFE (Residential Care for the Elderly) that will assist funding the District’s future programs and services if the project is approved.” (Emphasis Added)

Note that the EIR was issued March 10, 2021. The CFO memo was dated two days later. Hence, at the time of the issuance of the EIR, there was no plan, no entity to own or develop the Project. In short, there is no “Project” for the EIR to address. Instead, we are left guessing as to what will be “created” at some undefined point in the future. As such, CEQA has not been complied with, the EIR is not now ripe. The EIR is premature and need be wholly disregarded.

2) Any Eventual “Project” will be privately owned and operated.

The Project is a private project, which will be financed with private funds, which will be built and operated by, as noted, some as of now non-existent entity. While those essential, critical facts exist, they are missing from the EIR. Whatever and whenever some new and different “legal organizational structure with operator/developer partners” (perhaps an LLC or LLP) is created, as a matter of law, this Project will “be carried out by a nongovernmental person or entity.”

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That fact is corroborated by the reality that BCHD has no funds to build this Project. (BCHD does have the power to tax and to issue bonds, but they have assiduously avoided the public finance route one would typically associate with a public works/construction project. This is yet more evidence that this Project is one which “is to be carried out by a nongovernmental person or entity..”)

The Cain report further confirms factually that the “proposed” non-project “Project” described in the EIR is a private venture.

On page 1 of the “AL / MC Summary”, Cain stated verbatim as follows:

“Background- Based on local community needs, the Beach Cities Health District (the “District”) is considering the development of an Assisted Living (AL) and Memory Care (MC) facility as part of the redevelopment of its Healthy Living Campus

“To develop/operate/finance the facility, the District will seek a “best of breed” Joint Venture partner

“The District sought confirmation as to what number and mix of AL/MC units will **produce acceptable profitability to attract JV interest...**” (emphasis added)

If and when it has a legal existence, the “Project” is private one. Hence, it is one as defined in 14 CCR §15051 (b)(1) which “is to be carried out by a nongovernmental person or entity.”

C. BCHD is as a Matter of Law is “an agency with a single or limited purpose” Which Will Provide a Public Service to the Project.

Thus, it is confirmed that the “project is to be carried out by a nongovernmental person or entity”. With that element of 14 CCR §15051 (b)(1) being established, the general rule that BCHD, as a single or limited purpose agency, may not serve as the Lead Agency for an EIR under CEQA is triggered.

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There is no doubt BCHD is a single or limited purpose agency. BCHD tells us that themselves: BCHD is a “California Healthcare District”. (EIR, Section 1.2, page 1-2, PDF page 102 of 972)

In addition, BCHD relates that in its limited purpose as a Health District will instead “...provide a public service...to the project.” (14 CCR §15051 (b)(1), emphasis added)

Here is how BCHD describes itself, in its own words, in the EIR:

“BCHD offers a range of evidence-based health and wellness programs with innovative services and facilities to promote health and well-being and prevent diseases across the lifespan of its service population – from pre-natal and children to families and older adults. Its mission is to enhance community health through partnerships, programs, and services focused on people who live and work in the Beach Cities. In many BCHD services are also available to residents throughout the South Bay. BCHD strives to provide its service population with a center of excellence for intergenerational community health, livability, and well-being (see Section 2.4.1, *BCHD Mission*).” (Emphasis in original. See Section 1.2, page 1-2 of EIR, PDF page 102 of 972)

The above is, in its entirety, BCHD’s “factual” statement as to why it is an adequate Lead Agency. All BCHD does, and all BCHD has ever done is provide, by their own admission, “... a range of evidence-based health and wellness programs with innovative services...”

What we see is telling and direct: BCHD will “provide services” to the private party who “finances, develops, and operates” the Project. In short, it is abundantly clear that BCHD’s only role in the Project is to provide services to the Project **after** completion. All other phases of the project (as specified in its own words); finance, development, and operation, are in private hands to which BCHD will provide services. As such, BCHD may not serve as the Lead Agency for this EIR.

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D. The City of Redondo Beach is the Only Viable Entity Which Could Serve as a Lead Agency for the Project.

1) Introduction.

The general rule of law is that: “The Lead Agency will normally be the agency with general governmental powers, such as a city or county, rather than an agency with a single or limited purpose such as an air pollution control district or a district which will provide a public service or public utility to the project.” 14 CCR §15051 (b)(1)

Here, that only candidate for Lead Agency on this EIR is Redondo Beach.

2) Redondo Beach has responsibility for the entire project.

Under the undisputed facts which are devastating to BCHD's "power grab" in anointing itself as the Lead Agency, BCHD may not in fact serve as the Lead Agency for the Project.

Instead, under the law, the Lead Agency "... shall be the public agency with the greatest responsibility for supervising or approving the project as a whole." 14 CCR §15051 (b)(1)

That is not BCHD. As a "special purpose" Health District, BCHD does not have a Municipal Code. Thus, BCHD has no building code; it has no Building Department; it, has no building inspectors. BCHD has no Public Works Department.

BCHD has no City Manager to strategize or coordinate impacts. BCHD has no Police Department, no Fire Department.

BCHD has never marshalled through an EIR. BCHD does not "build" anything; they simply provide the services they themselves described in the EIR.

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Redondo Beach has every element of government listed above. Redondo Beach is an "...agency with general governmental powers, such as a city or county." Redondo Beach is very familiar with EIRs and public works. Redondo Beach will suffer the Police and Fire Department impacts of any Project.

Every decision on every aspect of this Project from a governmental entity role will need to be made by the City of Redondo Beach. There is no fact, reason, purpose, or law which would allow a deviation from the general Lead Agency rule. Redondo Beach is "the public agency with the greatest responsibility for supervising or approving the project as a whole".

Even if BCHD were a proper lead agency, which it is not, the fact they "acted first" in an apparent attempt to usurp the City of Redondo Beach's role as lead agency does not avail them.

The *Fudge v. Laguna Beach* court (Court of Appeals of California, Fourth District, Division Three, filed on November 15, 2019, No. G056403) issued an unpublished decision on the issue of which entity was the proper Lead Agency. The dispute involved a limited purpose entity and general purpose governmental entity. Although not precedent, language which still provides some illumination is found in the opinion. The court noted:

"But under section 15051, subdivision (b)(1), of the Guidelines, **a city or county has precedence over the Coastal Commission, which has the single or limited purpose** of protecting and developing coastal areas under the Coastal Act. Therefore, the City is the lead agency for the Scout Camp project even though it was not the first party to act on the

project.” Therefore, **the City is the lead agency for the Scout Camp project even though it was not the first party to act on the project.”**” (Emphasis added)

BCHD may not serve as the Lead Agency on this Project. That role is exclusively that of the City of Redondo Beach.

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3) BCHD will have no input into supervising any actual project.

The Cain report is here again dispositive.

From page 3 of the “Observations” portion of the Cain report:

“– Cain Brothers also calculated the estimated internal rate of return both for the project itself as well as for the JV investor on both an 80/20% and 75/25% JV split – actual JV ownership percentages will be negotiated going forward”.

From page 3 of the “AL / MC Project Analysis” portion of the Cain report:

“- Cain Brothers also calculated the estimated internal rate of return both for the project itself as well as for the JV investor on both an 80/20% and 75/25% JV split – actual JV ownership percentages will be negotiated going forward”

From page 13 of the “AL / MC Unit Mix, Financing, and Operations Projections Summary” of the Cain report: “If BCHD is the 25% owner of this facility...”

As a factual, practical, and legal matter, BCHD will, at some undefined point in the future, cease to exist vis a vis the Project. Some private “joint venture” will replace BCHD. Thus, BCHD has no control over, input into, or supervisorial authority with regard to any Project which may (or may not) at a later point exist.

If and when the new joint venture emerges which is the actual proponent of this Project, they can seek the City of Redondo Beach’s input into whether Redondo Beach wishes, under CEQA, to serve as the correct Lead Agency. That project, proposed by the new, private entity over which, as a 20% or 25% owner, BCHD will have no control, will be different than this Project. Thus, this EIR can be said to be a work of fiction. That is not consistent with CEQA.

E. Additional Considerations.

First, BCHD knows it cannot be the Lead Agency. Their failure to disclose critical facts concerning any legal entity or structure (or, as here, the current lack thereof) which may (or may not) own and operate the Project at some future date, is telling.

There had to be a reason for BCHD's failure to disclose who might own, finance, develop, and operate at some future point some Project. Only two reasons come to mind. Either BCHD is so inept that they "did not know" they couldn't be a Lead Agency or BCHD knew, but concealed relevant facts pertinent to that analysis.

Under either scenario, one cannot condone BCHD's subterfuge. Their failure to disclose those critical facts discussed above has two impacts.

1. As meticulously detailed, BCHD cannot serve as the Lead Agency.

2. It seems likely that BCHD's concealment of facts in their EIR had a purpose of attempting to circumvent the public vote required by Redondo Beach "Measure DD".

In that "Measure DD", which was an addition to the Redondo Beach Municipal Code, BCHD is specifically named as one of the limited purpose agencies in Redondo Beach which cannot transfer public land to private use. "Measure DD" provides in pertinent part:

"The proposed change in allowable land use would change a public use to a private use. A major change in allowable land use in this category shall include a change of use on (i) land designated for a public use or a public right-of-way; (ii) land designated as a utility right-of-way; (iii) land donated, bequeathed or otherwise granted to the city; (iv) land used or designated for Redondo Beach school property; (v) land allocated to the Beach Cities Health District..." (Emphasis added)

One final point. In section 1.5 of the EIR, where "Required approvals" are discussed (found on pages 1-5 and 1-6 of the EIR), tellingly, BCHD omits those approvals which are

required from the City of Torrance. This is curious because BCHD admits the Project is subject to the Torrance General Plan and Torrance's land use ordinances. Despite this knowledge, BCHD fails to mention those limits on its Project.

While this point will be discussed in more detail separately, BCHD's pattern of omitting salient facts from the EIR is a recurring pattern which is disturbing.

Margallo, Sydney

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:30 PM
To: Meisinger, Nick
Subject: Fw: EIR Public Comment; Inadequate and Misleading Discussion of Multiple Hazards, and Deception about Oil Well Invalidates EIR
Attachments: 2021.06.04.Pollution.Oil.Well.Final.No.Ltr.pdf

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Robert Ronne <r.ronne.apc@gmail.com>
Sent: Friday, June 4, 2021 11:53 AM
To: EIR <eir@bchd.org>
Cc: Robert Ronne <r.ronne.apc@gmail.com>
Subject: EIR Public Comment; Inadequate and Misleading Discussion of Multiple Hazards, and Deception about Oil Well Invalidates EIR

June 4, 2021.

Mr. Meisinger:

Attached in PDF format, and reproduced below my signature line, are my public comments relating to the EIR for the BCHD "HLC" project. Each and every comment is meant to be, under CEQA, a part of the record and required to be responded to in the final EIR, unless the EIR is withdrawn, which is required by law.

Thank you for your attention to the above.

Thanks, Robert Ronne.

Robert R. Ronne
LAW OFFICE OF ROBERT R. RONNE
Post Office Box 3211
Redondo Beach, CA 90277
r.ronne.apc@gmail.com

June 4, 2021

BY OVERNIGHT DELIVERY AND E-MAIL (EIR@bchd.org)

Wood Environment & Infrastructure Solutions, Inc.
9177 Sky Park Ct.
San Diego, CA 92123

Attention: Nick Meisinger re: Healthy Living Campus

Re: Public Comments on EIR, Including Directed to the “Hazards”, “Geology”, and “Hydrology” Statements Found and Discussed in EIR Sections 3.8, 3.6, and 2.9, as Well as 2.0, 3.0, and 5.0 in Their Entirety, Including All Subparts.

Dear Mr. Meisinger:

It is my understanding that you are the proper person to whom public comments on a March, 2021 document called the “Environmental Impact Report for the Beach Cities Health District Healthy Living Campus Master Plan” should be addressed

It is my further understanding that the process, including assessment and preparation of the Environmental Impact Report, are governed by all applicable law and regulations, including but not limited to the California Environmental Quality Act (“CEQA”, California Public Resources Code, §§ 21000, et. seq.) and the regulations promulgated thereunder (14 CCR §§ 15000, et. seq.); and, that the Environmental Impact Report, to be valid, must comply with each applicable law and regulation.

If I am mistaken in any assumptions, please advise immediately. My public comments on the Environmental Impact Report follow.

Nick Meisinger, re: Healthy Living Campus

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Page Two

1. Introduction.

A. Purpose of the EIR Process and the Role of Public Comment.

In a March, 2021 document called the “Environmental Impact Report for the Beach Cities Health District Healthy Living Campus Master Plan” (herein “EIR”), the Beach Cities Health District (herein “BCHD”) claims to propose a massive development plan (the “Project”).

The purpose of the CEQA process is to insure that as a whole: “All phases of a project must be considered when evaluating its impact on the environment: planning, acquisition, development, and operation.” (14 CCR § 15126).

RR8-2
(Cont.)

In that regard, public participation is "...an essential part of the CEQA process". (14 CCR § 15201). Indeed, in the process "... the public holds a 'privileged position'...", which is based "...on a belief that citizens can make important contributions to environmental protection and on notions of democratic decision making." (See generally *Concerned Citizens of Costa Mesa, Inc. v. 32nd District Agricultural, Assoc.* (1986) 42 Cal. 3d 929.)

B. Purpose of These Public Comments.

A fair review of the record and process to date, including the EIR, discloses that BCHD has made every effort to avoid that CEQA required careful, comprehensive, and detailed review of their proposed Project.

This public comment to the EIR, as well as others which will be submitted, are intended to generally require the EIR to be withdrawn as it is factually and legally deficient, and hence fatally flawed. Specifically, the public comments below are meant to reveal certain errors, omissions, or other defects in the legally required discussion of Project hazards, geology, hydrology and alternatives, which are found in EIR Sections 3.8, 3.6, and 2.9, as well 2.0, 3.0, and 5.0 in their entirety, including all subparts. These public comments are not limited to those sections, however, but are meant to be as broad a comment on the EIR as is legally permissible.

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2. THE EIR'S DISCUSSIONS FOUND IN SECTIONS 3.8 ("HAZARDS", ETC.), 3.6 ("GEOLOGY", ETC.), AND 2.9 ("HYDROLOGY", ETC.) ARE WHOLLY INADEQUATE AND MISLEADING.

A. Introduction.

1) Background and Summary.

RR8-3

In the EIR, under CEQA, BCHD was required to locate hazards, discuss how the Project might cause them to impact the environment (or explain whether and how the impact of those hazards could be reduced), and then discuss alternatives. There are other items discussed in this public comment as well.

The three (3) main issues reviewed in this portion of the public comment to the EIR are these.

First, the fact that an abandoned oil well (the "Well") is extant, and lies within the ambit of the Project construction zone is problematic in the extreme. The existence of the Well is

compounded by the fact that BCHD has not made full and proper efforts to locate the Well. As of the release of the EIR, the Well has not been located with any precision. The impact of BCHD's failure to find the Well on the efficacy of their EIR cannot be overstated. Particular rules apply to construction around and over a Well, and every aspect of the Project will need to be "updated" when the full extent of the Well is precisely identified and located.

For example, a non-inclusive list of Project items impacted by a Well might include where the actual construction will be done (i.e., where the buildings are situated); the ingress and egress points for the Project; the extent of the noise "cone" caused by any construction; the routing of trucks; as well as other items. Much, if not all of the Project depends on where the Well is located within the land on which construction is proposed. In short, every aspect of the EIR is negatively impacted by the lack of disclosure in the EIR of CEQA required information and discussion, including as to the Well.

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Compounding the problem even more is the manner in which BCHD has approached the issue of the Well. For more than 30 years, BCHD knew there was a Well located in and on its property. Yet, during the entire CEQA process, BCHD's representatives dissembled and affirmatively mislead. Either BCHD, which claims the mantle of "Lead Agency", did not realize the grave impact of a Well in the middle of a Project; or, for years, they engaged in a pattern of deliberate deceit about the Well.

This tells us that either BCHD is incompetent or nefarious. While the facts support a more likely conclusion that BCHD is nefarious (they even ignored a responsible agency's comments and request during the NOP phase to address the Well in the EIR), whichever it is, the EIR is fatally flawed and BCHD is not competent to "self-approve" such a massive Project. (As noted in a separate discussion, they are not even the correct lead agency)

Second, the Project will be built on and over a toxic waste site. Again, the EIR minimizes the impacts of the chemicals identified on the Project premises. And, we are not told how or when these pollutants, which are of a type which cause proven harms to human beings (including vulnerable children and frail elderly who live nearby) will be removed. (Note: The pollutants may never be removed as statistics show a 94% chance of failure for this Project)

Third, the incomplete and probably deceptive discussion of seismic (and other geological) hazards, when combined with the EIR's statement of Project purpose on that subject, discloses a number of contradictions.

BCHD must have been aware of the inadequacies in their EIR, as well as the contradictions within the EIR. cursory, inaccurate, and inadequate facts, with misleading discussion and analysis, are not what the decision makers or the public deserve from an EIR.

This EIR is not in compliance with CEQA. At all. The EIR is invalid.

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2) Applicable law.

Title 14, California Code of Regulations, §15020 states:

“A public agency must meet its own responsibilities under CEQA and shall not rely on comments from other public agencies or private citizens as a substitute for work CEQA requires the Lead Agency to accomplish.

RR8-6

“For example, a Lead Agency is responsible for the adequacy of its environmental documents. The Lead Agency shall not knowingly release a deficient document hoping that public comments will correct defects in the document.” (Emphasis added).

Here, BCHD did what is prohibited. In releasing the EIR BCHD “knowingly release a deficient document...”, hoping the public would either do its work for it, or, more chillingly, not find the many deficiencies in the EIR. This malfeasance in the EIR by BCHD alone merits invalidation of the entire EIR.

Title 14, California Code of Regulations, §15121 provides that the **“EIR is an informational document which will inform public agency decision makers and the public...”** (Emphasis added)

Releasing a deficient EIR does the exact opposite of informing the public.

Title 14, California Code of Regulations, §15120 (a) makes mandatory inclusion in the EIR all of the information and discussion required by the regulations (The EIR “.... shall contain the information outlined in this article...”)

Title 14, California Code of Regulations, §15120 (c) provides in pertinent part: “Draft EIRs shall contain the information required by Sections 15122 through 15131.”

Thus, BCHD was required by CEQA to discuss, disclose, and provide in the EIR at least the following under the regulations.

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Title 14, California Code of Regulations, §15124 (b) provides that the draft EIR is required to contain “A statement of the objectives sought by the proposed project.... The statement of objectives should include the underlying **purpose of the project...**” (Emphasis added)

Title 14, California Code of Regulations, §15125 (a) provides that the EIR “...must include a description of the physical environment in the vicinity of the project....” The **description provides “baseline” of physical conditions. The purpose of these requirements “...is to give the public and decision makers the most accurate and understandable picture...of the project’s likely near-term and long-term impacts.”** (Emphasis added)

Title 14, California Code of Regulations, §15125 (a)(3) provides that the “...existing conditions baseline...” shall “**not include hypothetical conditions.**” (Emphasis added)

Title 14, California Code of Regulations, §15126 requires that six different subjects, including the “Significant Environmental Effects of the Proposed Project” be discussed in the draft EIR (id, subsection (a)), and that they be discussed “...as directed in Sections 15126.2, 15126.4, and 15126.6, preferably in separate sections...”

Title 14, California Code of Regulations, §15126.2 (a) requires that the draft EIR “...shall identify and focus on the significant effects of the proposed project on the environment.” This section in detail requires that the draft EIR “**clearly identify and describe**” including, but not limited to:

- 1) Direct significant effects of the project on the environment short-term.
- 2) Direct significant effects of the project on the environment long-term.
- 3) Indirect significant effects of the project on the environment short-term.
- 4) Indirect significant effects of the project on the environment long-term.
- 5) The specifics of the resources involved.
- 6) The specifics of any physical changes.
- 7) Health and safety problems caused by the physical changes.

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- 8) The specifics of any alteration to ecological systems.
- 9) All other aspects of the resource base, including;
 - a. Water;
 - b. Historical resources;
 - c. Scenic quality, and;
 - d. Public services.” (Emphasis added)

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(Cont.) Title 14, California Code of Regulations, §15126.4 requires that the EIR “...**shall describe feasible measures which could minimize significant adverse impacts...**” (Emphasis added)

Title 14, California Code of Regulations, §15126.6 requires that the draft EIR “...shall describe a range of **reasonable alternatives to the project, or to the location of the project...**” (Emphasis added)

3) Brief summary discussion of facts applied to law.

The law requires an EIR be produced that is informative. The EIR must fairly and accurately enable the public and decision makers to evaluate the facts, and then assess all options revealed by those facts. To that end, an “accurate and understandable picture” of the project is required. A “baseline” of the conditions which exist need be established, and it is important that it be accurate. And, critically, “hypothetical conditions” do not satisfy CEQA requirements.

RR8-7 Yet, here, the EIR failed to follow those rules. For example, the “location of the project” is wholly uncertain given the missing information, especially with the Well and toxic waste. Because of these deficiencies, decision makers and the public cannot find in the EIR those “feasible measures” which might “minimize” impacts. A factually bereft and truly hypothetical Project as described in this EIR is no project at all. (Id. at §§ 15121, 15125, and 15126, et. seq.)

This EIR deprives us all of necessary and legally required information. As such, no proper and fair determinations can be made from this EIR by the public and decision makers.

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The manner in which BCHD handled the Well issue alone, even before the EIR, especially ignoring comments made almost 2 years ago at the NOP stage, would vitiate this EIR. The Well issue is truly a “poster child” example of how not to comply with the requirements of CEQA.

Even worse, the EIR process discloses a sequence of seemingly feigned ignorance by BCHD about the Well's significance to all aspects of the Project. That is followed by the funding of an "11th hour" study, just before the release of the EIR, which study is not included in the EIR. Such conduct is unconscionable.

The EIR follows the same pattern regarding the "toxic waste site" on which the Project sits. And, ever-shifting facts surrounding the "seismic" concerns the Project seeks to remedy cloud the Project's "purpose". (Id. at § 15124)

In conclusion, what we are left with these things. An unstable Project. A Project which is not accurately described, and therefore where no baseline exists. The Project simply exists only in a fictional place.

The flowing words and interesting charts in the EIR are completely hypothetical. Unless and until the proposed in the Project is sufficiently ripe to be assessed in a realm of actual, complete facts, which the EIR fails to do, CEQA has not been complied with.

BCHD needs start over completely as this EIR is invalid.

B. The Manner in Which the Well was Dealt with by BCHD and Handled in the EIR Renders this EIR Fatally Flawed. The Project Cannot be Fairly Assessed Unless and Until the Well is Accurately Plotted. New Project plans and CEQA Required Assessments Will be Needed, Once Actual Facts are Obtained.

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1) BCHD Knew at All Relevant Times a Well Existed in
the Construction Zone for the Project; Perhaps as Much as Thirty
Years Ago.

More than three decades ago, on February 9, 1990, BCHD acquired the "Flagler Lot" upon which the Well sits. The transfer was accomplished by two separate "quit claim deeds". (Los Angeles County Registrar Recorder Document numbers 228500 and 228501)

The first of the two transfers was made to “South Bay Hospital District” (BCHD’s predecessor in interest) from “Petrorep Inc”. (Probably a typo on deed document. There was at that time in existence a Petro Pep Oil Company).

The second of the two transfers to BCHD were made from “Decalta International Corp”. Decalta was an oil and gas company. Each of the two companies which deeded the Flagler lot to BCHD appear to be subsidiaries of a sister company of one of the oldest and largest multinational oil companies on earth.

Moving well ahead in time, on May 15, 2019, Converse Consultants issued to BCHD a “Phase 1 Environmental Assessment Report” (which is referred to in the EIR, and will also be referenced here as “Converse (2019)”).

Converse (2019) apparently relied, especially in relation to the Well, exclusively on documents provided by BCHD, as well as on public records and then on interviews with BCHD executives (see, for example, page “vii” of Converse (2019).) No actual attempt to locate the Well was then made by Converse (2019).

In fact, much of the information found in Converse (2019) was derived from one Leslie Dickey. (Hereinafter referred to as “Dickey”). Dickey served (and serves now) as BCHD’s “Executive Director or Real Estate”.

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In pertinent part, Converse (2019) relates that Dickey “...provided title reports to the Property parcels, recorded easements with the City of Redondo Beach, a lease agreement with a tenant, and property parcel maps.” (At page 8 of Converse (2019))

The lease agreement disclosed that the Flagler Lot “...Property contains "an oil-drilling site".” (At page 8 of Converse (2019))

BCHD, as has become a pattern, through Dickey, minimized the Well issue and provided at best uniformed, and at worst misleading information. The report tells us that: “**According to the User representative, Mr. Dickey, an oil well was formally located on Parcel 2 but has since been designated as "plugged".**” (See page 8 of Converse (2019))

Then “**Mr. Dickey also stated that an oil well formerly operated on Parcel 2 and that he believed it was abandoned in accordance with all applicable regulatory standards.**” (At page 61 of Converse (2019), emphasis added)

These statements by Dickey, and their uncritical acceptance by Converse are crucial because the Dickey statements were both deliberately taken out of context, and they are in many respects simply false. Those flaws have bleed into the deficient EIR.

First, the context. At the time Dickey made the statements, the Project was well under way. In other words, BCHD (and Dickey when he spoke to Converse) knew that the Flagler Lot, on which the Well sits, would be part of a construction zone.

They knew that the Project would sit on the Well. Further, BCHD has spent more than one year of its annual revenue tax receipts (which means they have spent over \$4,000,000) to this point on the Project. BCHD has budgeted several million more dollars for the EIR alone. Those expenditures and that budget should be enough to locate the Well *before* the EIR was released.

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Second, the false statement. The claim Dickey made to Converse in 2019 that the Well complied with “all applicable regulatory standards” is untrue. The EIR itself tells us this.

At page 3.8-27 of the EIR the construction requirements that apply to an abandoned Well are identified.

In pertinent part, the EIR relates that “CalGEM” requires “....avoiding construction of permanent structures in close proximity to a well. CalGEM defines “*close proximity*” as being within 10 feet from a well. To be considered outside of close proximity, two adjacent sides of a development (e.g., a building) should be no less than 10 feet from the well, with the third side the development no less than 50 feet from the well. The third side should be no less than 50 feet from the well to allow room for the 30 to 40 feet lengths of tubing required for re-abandonment operations. The fourth side shall remain open to the well to allow for rig access in the event that the well requires maintenance or potential re-abandonment.”

BCHD, through Dickey, and Converse (2019) knew its statements and reports would make their way into an EIR. They knew the false information they were purveying was meant to be relied on by the public and decision makers. Yet, the Well issue was never properly assessed, neither in reality nor in the EIR.

As we will see, it gets worse.

its 2) BCHD Provides Contradictory Information About the Well, Existence, and Its Impact on the Project.

Converse (2019) left BCHD with a cautionary note (while also apparently “covering” itself). In their “opinions” section, Converse (2019) concluded, “...Concern for past impacts from well installation and **need for re-abandonment for future development are a concern.**” (At page 65, Converse (2019), emphasis added)

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As one might imagine, BCHD ignored that warning. Fully and completely.

The facts prove that conclusion. Recall BCHD knew in 1990 about the Well. BCHD knew even more Well details no later than May 15, 2019, the date when Converse (2019) was issued, as noted above.

Thus, the timeline shows BCHD knew it had a Well problem well in advance of the EIR. (Recall Converse (2019) was released on a date about **twenty-two (22) months** before the EIR was published)

Moving forward to February 26, 2020 (which is 9 ½ months after Converse (2019), but is still more than a year before the March, 2021 release of the EIR), a “Phase 2 Environmental Assessment Report” (which is referred to in the EIR, and will also be referenced here as “Converse (2020)”) was released.

In Converse (2020), at page 5, we are told unequivocally:

“The geophysical survey **did not identify the specific location of the former oil and gas well on the Flagler Lot**, so Department of Oil, Gas and Geothermal Resources (DOGGR) records were reviewed to **determine an approximate location**. Review of **agency records did not provide details** on the abandonment method of the plugged oil well.” (Emphasis added)

At this point in the saga, the Well has not been found, the location is uncertain, and BCHD is (they admit later) “rushing” to release its EIR.

BCHD continues to ignore the Well, and by December 2, 2020 we reach a point where over nine (9) months has passed since Converse (2020) was released. Plus, we are now over a year and one-half past when Converse (2019) told BCHD they had a Well problem.

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The June 17, 2020 meeting of the BCHD board is an event worth reviewing. There, BCHD revealed further details about its Project. Those included descriptions of the locations of planned Project construction and rough draft drawings. At all times, however, the Well is still missing.

Yet, we know, and the EIR at least admits the fact that the Project must comply with CalGEM requirements. Complying with those requirements would necessitate at least an informative and precise design process so that one would know building locations were not near the Well. Yet, the plans shown on June 17, 2020 (which has bled into the EIR, as those “plans” could not accurately describe the Project) did not account for the Well. Is it possible that one can design and construct a Project off of hypotheticals, given the Well location is still not known?

We know that is not possible. Still, during December, 2020, we still see the Project is rapidly proceeding. (In fact, at around that time, one Board member was publicly bemoaning the delay in the release of an EIR). Recall that at this time, it is obvious there is a necessity for more studies on the Well.

Withing that context, Dickey prepares for a December 2, 2020 BCHD Properties Committee meeting. Dickey provides a “Memorandum” dated November 18, 2020. (Found at page 11 of the agenda for that BCHD Property Committee meeting)

In that Memorandum document, Dickey expresses surprise that an oil well (in fact the Well) had been found on the Flagler Lot, and was even more surprised that no one had located it.

The subject line of the Memorandum reads:

“RECOMMEND APPROVAL TO THE BOARD OF DIRECTORS OF CONTRACT AWARD TO TERRA-PETRA IN THE AMOUNT OF \$ 73,686 TO PROVIDE CONSULTING & CONSTRUCTION SERVICES NECESSARY TO COMPLY WITH OIL WELL CLOSURE REGULATORY REQUIREMENTS” (Emphasis added)

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The “Background” section of the Memorandum, also found on page 11 of the agenda packet for the December 2, 2020 BCHD Property Committee meeting, states:

“As **part of the general research** of the Prospect Campus property in preparation for the design of the Healthy Living Campus (HLC) it was **discovered that an abandoned oilwell existed on the Flagler lot.** An initial attempt was made to locate the abandoned oil well from existing records, and **BCHD authorized Converse Consultants to search for the well by excavating in the general area where the well was expected. This attempt was not successful.** Subsequently, Terra-Petra was hired to perform a geophysical survey in the area and the **abandoned well was detected using a magnetometer.** There are **regulatory requirements when construction is planned near existing, abandoned oil wells.**

The **State of California regulates abandoned oil wells through the California Department of Conservation, Geologic Energy Management**

Division (CalGEM). Staff are recommending that Terra-Petra be hired to complete the required steps necessary to comply with the regulatory requirements to close the abandoned oil well. At the conclusion of the process, CalGEM will issue a letter indicating that BCHD has met the regulatory requirements.” (Emphasis added)

A readymade contract was attached to the memo. The committee adopted the recommendation and in a December 16, 2020 Board of Directors meeting, BCHD approved, with dissent, the expenditure of the requested \$73,686 as item X.C.1.

This December, 2020 sequence is stunning and merits careful review as it proves deception. Recall that Dickey told Converse (2019) that the Well “... **was abandoned in accordance with all applicable regulatory standards.**” (At page 61 of Converse (2019), emphasis added)

By December, 2020, however, Dickey states the exact opposite. He tells BCHD’s committees and board that: “**There are regulatory requirements when construction is planned near existing, abandoned oil wells.**” (Emphasis added)

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As we review the timeline at this point, by December, 2020 we are now about three (3) months before the EIR is released. And, we know BCHD is (by their own words) “rushing” to release it. Yet, for years, if not decades, BCHD knew about the Well, **and** BCHD knew the Project’s precise location and form of building would be dictated by the location of the Well. Still, the Well is never located; it’s position today still not clearly identified.

BCHD spends \$4,000,000 to get to this point in the CEQA process. And, all of the Project depends on the Well. The EIR cannot tell us what will be built and where without knowledge of the Well. Every component of the EIR is in question because of this issue of the Well. As will be detailed later, CEQA requires that "... existing conditions baseline shall not include hypothetical conditions..."

But, the EIR is just that: It relies on existing conditions which are purely hypothetical guess work because of lack of information about the Well location.

3) BCHD is also well Aware of Public Concerns about the Oil Well
from Comments to its NOP.

It is not enough that BCHD has lied about the status of the Well, we saw Mr. Dickey trying to explain why more money is needed; and, in the EIR where the claims about "designing around" the well are patently and demonstrably false.

Shockingly, BCHD in its EIR, and continuing until now, ignored comments from the public, and from a Responsible Agency affiliated with the CEQA process, requesting the Well be addressed in the EIR. It is worth noting that those comments were made by the public and by the responsible agency almost two (2) years ago. The demands that the Oil Well issue be addressed in the EIR were not, however, heeded.

Here are the facts. During June of 2019, the NOP for the Project was released. In comments to that NOP, at least the following will be found regarding the oil Well.

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1) A July 29, 2019 four (4) page letter from City of Torrance, signed by Oscar Martinez on behalf of Danny Santana. (Note: This letter is not included in the Appendix "A" to the EIR. It is briefly referenced therein, as discussed below).

a. The relevant part of the actual letter from Torrance reads as follows (from page 1 of their 4 page letter): "The City of Torrance Community Development Department would like to **ensure that the Draft Environmental Impact Report** Analyze the following:2) Air Quality/Identify all haul routes, delivery/staging routes **including soils remediation and oil well re-abandonment.**" (Emphasis added)

b. Here is how the EIR disposes of the July 29, 2019 comment to the NOP from the City of Torrance, a responsible agency. One cannot help but note that the full (4 pages of) content of the City of Torrance letter is not included in the EIR. Instead, portions were merely summarized, as follows (From Appendix "A" to the EIR, PDF page 96):

"City of Torrance, Danny Santana
(DS 1-23)
Letter 7/29/19 AES DS-1
AQ DS-2
BR DS-3
HAZ DS-4
NOI DS-5
TR
Construction
DS-6 through -10,
-14, -16 through 20"

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2) In addition, there were public comments to the NOP with reference to an "oil well", which we now know is the Well in question. They are listed here, as catalogued in EIR Appendix "A", some with added emphasis:

a. Appendix "A", PDF page 54: "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."

b. Appendix "A", PDF page 89, from BCHD's consultant Wood own (possibly) July, 2019 (there is no date on the document) "Scoping Meeting" which states:
"Hazardous Materials:

Abandoned oil well on Flagler
Lot; former UST; demolition
debris; construction equipment
and materials."

c. Appendix "A", PDF page 144, from Elizabeth Ziegler public comment, which BCHD labelled as "HAZ": "The EIR should **address health and safety risks due to the previous oil well and should ensure that sufficient protections are in place prior to development.** HAZ"

d. Appendix "A", PDF page 145, from Melanie Cohen public comment, which BCHD labelled as "HAZ": "The EIR should **address health and safety risks due to the previous oil well and should ensure that the site is remediated prior to development.** HAZ"

e. Appendix "A", PDF page 400, from Robert Ronne public comment, page 16 of July 22, 2019 letter, which BCHD labelled as "RR-135": "Similarly, fire services, especially for toxic releases (with **excavation of old oil wells** and demolition of old, perhaps asbestos filled buildings which might ignite) will be needed."

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f. Appendix "A", PDF page 498, from Susan Yano public comment letter, which BCHD labelled as "SY-3": "4. **An old capped oil well sits on a vacant lot at the corner of Flagler and Beryl.** The BCHD proposes putting a child development facility on or near that corner. What contaminants are in the soil? What carcinogens are in the soil? If so, how will that soil be removed? How much soil would have to be removed? What regulations must be followed in removing contaminated soil? How does BCHD guarantee the safety of the children at the facility if there is contaminated soil?

g. Appendix "A", PDF page 499, from Susan Yano public comment letter, which BCHD labelled as "SY-4": "4. Would **removal of the capped oil well** in any way affect water quality in the area?"

By brazenly ignoring the Oil Well until after the EIR was released, perhaps BCHD hoped "no one would notice" the Well. How is this explained when BCHD has spent over \$4,000,000 on the process, including EIR to this point?

The facts are not in dispute. BCHD, and its consultant, Wood, had knowledge of the Well, and the reabonnement issue, from numerous sources for over more than a year before the EIR is released.

Indeed, it bears repeating: A responsible agency (Torrance), **asked** specifically for the Well issues to be addressed in the EIR.

Yet, BCHD ignores the Well issue for over a year, necessitating an "emergency" \$70,000+ allocation to "study" it. But, they did so after it was "too late" to include such studies in the EIR. Of course, BCHD could have delayed the release of the EIR; in fact, that delay was required. But, we know through other public comments that BCHD is committed to the Project

and has already approved it. We also know through their Board Chair stating “on the record” in a public meeting that they are “in a rush” to get construction on this Project going.

The EIR is neither objective nor valid. The EIR must be withdrawn.

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*4) The Location of the Well is Not Accurately Disclosed in the
EIR. As Almost Every Aspect of the Project Depends on Where the Well
is Actually Located, There is No Current Project Which Can
Be Assessed by the EIR.*

To this day, we don’t actually know where the Well is located. The EIR tries to “cover up” this fact with numerous contradictory statements. Simply, things do not add up in the EIR with regard to the Well.

Take, for example, the EIR at page 3.8-13. There it is stated: “Terra-Petra Environmental Engineering (Terra-Petra) conducted a **geophysical survey of the Project site in September 2020** using a magnetometer for the purpose of locating the former oil and gas well on the property. A significant **magnetic anomaly suspected to be the oil and gas well** was identified approximately 30-feet east of the western fence boundary and approximately 30 feet north of the toe of the slope at the vacant Flagler Lot. **Terra-Petra excavated the well to physically locate it.**” (Emphasis added)

If there was an actual “excavation”, wouldn’t we know exactly the parameters of the Well and its relation to the Project? Where is the written report of that “excavation”? Where are photos? The EIR is thousands of pages, if the count includes appendices. Why is the most crucial survey, the one on the Well, missing? (Note also that while Terra-Petra is briefly mentioned in the EIR, no reference is made to any exhibit or document which shows what Terra-Petra did at all. There is no proof in the EIR of their work regarding the Well.)

The EIR seems to claim that Terra-Petra did the work in “September 2020”, and that we simply await a “survey”. If, as the EIR proclaims, Terra-Petra had finished its work on the Well in September of 2020, why during November of 2020 is Dickey proposing a separate contract and expenditure of tens of thousands of dollars to “find” a Well that had already been located? Why, on December 16, 2020, does the BCHD Board of Directors authorize expending what is apparently wasted money?

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And, why don't we have, in the EIR, an actual description of **exactly** where the Well is, and how it impacts the Project? Instead, all we are left with in the EIR is a "magnetic anomaly" which is "suspected" of being the Well.

If the woefully inadequate information in the EIR was not enough, the EIR goes on to boldly state as "fact" information about the Well which must instead be deemed false and deceptive.

In that regard, the EIR states in pertinent part at page 3.8-27: "The proposed **Project has been designed to comply** with all applicable CalGEM recommendations...The proposed Project has been designed to meet these criteria by **restricting development in this area on the vacant Flagler Lot to the one-way driveway and pick-up/drop-off zone rather than a habitable structure.**" (Emphasis added)

How can a Project be "designed" around a Well as to which the location is unknown? It is not possible. It bears repeating: The Well location is not accurately described in any part of the EIR. It is not depicted on any map or figure in EIR. **In fact, it is undisputed the Well hasn't been located.**

A vague "suspicion", buttressed by phantom "excavations" (where are the photos of the excavated well?) and "magnetic anomalies" make for a good UFO story. But, the only fair conclusion is that these "facts" make for a woefully deficient EIR.

The most stunning statement is found in the EIR at page 3.8-27. There, the conclusion is reached that the Project is "...**restricting development in this area on the vacant Flagler Lot to the one-way driveway and pick-up/drop-off zone rather than a habitable structure.**"

That makes no sense. The description of where the "magnetic anomaly" is located is at least 100 feet, if not more, from the entry point on Flagler Lane of the "one-way" Flagler driveway.

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The deception is compounded in the "Design Guidelines" for the Project.

There, an architect provides a “Health Living Campus Master Plan” (draft of March 8, 2021), which contain some drawings. In that document one will find a large number of maps which have “dots” confidently placed on them.

Those “dots” allegedly depict the Well. (See, e.g., p. 104 of the Design Guidelines) The “dot” location is also hundreds of feet from the entry to the “one way driveway” from Flagler. The “dot” is not supported by any document. The “dot” may (or may not be) in the same place as the EIR description.

We know these things for sure: There is no evidence that the “dot” reflects the actual location of the Well. And, the presence of a Well restricts building dramatically. The Well must be found before accurate drawings can be made.

The “Health Living Campus Master Plan” (draft of March 8, 2021), and its drawings and dots, thus become, at best, fictitious cartoon figures. Nothing in the EIR shows an accurate Project plan. We cannot know where construction and building locations for the Project are to be situated without knowing more about the Well.

In short, the EIR relies on “hypothetical” circumstances (which are in fact guesses) about where the Well is. 14 California Code of Regulations, §15125 (a)(3) states in pertinent part that “... existing conditions baseline shall not include hypothetical conditions...” Yet, the EIR blatantly violated this rule.

The Project design as stated in the EIR has buildings and access points which are based on “suspected” Well locations and derived from “magnetic anomalies”. Claimed “excavations” cannot be located anywhere in the EIR. Any assertion in the EIR that the Project is “designed” around a Well that has not been located cannot be true.

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5) Conclusion.

No accurate “existing conditions baseline” for the proposed Project actually exists. The conditions described in the EIR and accompanying documents are purely “hypothetical.” The EIR released March, 2021 is not something which decision makers and the public can be informed by. The EIR should be withdrawn, or at a bare minimum, the EIR need be recirculated.

14 California Code of Regulations, §15088.5 states: “A lead agency is required to recirculate an EIR when significant new information is added to the EIR after public notice is given of the availability of the draft EIR for public review under Section 15087 but before certification.””

The EIR as currently written is invalid, and the Project cannot proceed.

C. The Description of Certain Hazards in the EIR is Incomplete at Best; and, Misleading at Worst.

1) Introduction.

There is no dispute that the Project is proposed to be built on and over ground which is contaminated with harmful chemicals, among them what is commonly called PCE, as well as chloroform and benzene.

Each and every one of those hazardous substances can cause serious injury or death if humans are exposed to it, and some are carcinogens.

It is equally undisputed that PCE was located in 96.7% of the soil- vapor samples reviewed in Converse (2020). Further, the levels of PCE detected were in amounts up to 150 times the allowable screening levels. Similarly, chloroform was found at up to 13 times allowable levels, while benzene was present in concentrations at a high of over 6 times maximum levels.

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The EIR, at page 3.8-4, tells us how humans react to PCE:

“The effects of PCE on human health depend greatly on the length and frequency of exposure. Short-term, high-level inhalation exposure (i.e., in confined spaces) can **result in irritation of the upper respiratory tracts and eyes, kidney dysfunction, and neurological effects.** Long-term exposure (e.g., in confined spaces) can result in neurological impacts including **impaired cognitive and motor neurobehavioral performance as well as adverse effects in the kidney, liver, immune system and hematologic system, and on development and reproduction** (U.S. Environmental Protection Agency [USEPA] 2016).” (Emphasis added)

There is no dispute that up to 600 school children (ages 5 to 10) are “downwind” of these toxic chemicals, and that their school is within 300 feet of the proposed Project. As are perhaps thousands of frail older people. (The school alluded to is just one of 11 in close proximity to the Project) Again, however, BCHD has done all it can in the EIR to minimize or obfuscate the hazardous substances issue.

2) The Hazardous Findings are Not Fully Described, or
are Ignored in the EIR.

In the EIR, at page 3.8-8, we are told this about hazardous chemicals found on the Project site:

“Of the 10 soil borings located on the existing BCHD campus, 9 were completed to a depth of 15 feet below ground surface (bgs). The other soil boring, which was located within the northern surface parking lot along the border with the Redondo Village Shopping Center, was completed to a depth of 30 feet bgs. This oil boring (i.e., B-1; see Figure 3.8-1) was completed to a greater depth in order to investigate the potential for the migration of potential PCE contamination from the former dry cleaner at 1232 Beryl Street. The 5 soil borings within the vacant Flagler Lot were completed to a depth of 15 feet bgs.”

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A few introductory notes. The “B-1” sample references a 30-foot boring. The B-1 boring site is far away from where the main contaminants are found. In that vein, the lesser borings of 15 feet were all done in areas where there was more pollution, and where Converse told BCHD that deeper borings would find more hazardous chemical substances.

BCHD was well aware of these facts, and ignored them.

Consider portions of page 7, Converse (2020):

“On October 22 and 23rd, 2019, a **total of 15 borings** were completed using directpush (Geoprobe) drilling methods. **One (1) boring (BC1) was completed to a depth of 30-feet bgs. The other 14 borings (BC2 through BC15) were completed to depths of 15-feet bgs.** The approximate boring locations are indicated on Figure 3, Sample Locations.” (Emphasis added)

Also, some excerpts from pages 11-12, Converse (2020):

“Benzene was detected in two (2) samples. Sample BC7-5 had a concentration of 8.0 micrograms per cubic meter (ug/m3). The concentration exceeds the residential SL for

benzene of 3.2 ug/m3, but is below the SL for commercial land use of 14 ug/m3. Sample **BC6-15 had a benzene concentration of 22 ug/m3 which exceeds both the residential and commercial SLs.**

“Chloroform was detected in four (4) samples, BC4-15, BC9-5, BC10-5, and BC10-15 at concentrations of 8, 54, 27, and 26 ug/m3, respectively. **All of these concentrations exceed the residential SL of 4.1 ug/m3, and with the exception of sample BC4-15, the concentrations also exceeded the commercial SL of 18 ug/m3.**

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“PCE was detected in 29 of the 30 soil-vapor samples at a maximum concentration of 2,290 ug/m3 in sample BC14-15. Five (5) of the reported concentrations are less than the residential SL of 15 ug/m3, and concentrations in 4 of the samples exceeded the residential SL but are less than the commercial SL of 67 ug/m3. **The remaining 20 concentrations exceed the commercial SL.**” (Emphasis added)

Continuing, here is what Converse (2020), at page 18, tells us in pertinent part:

“PCE was detected in 29 of the 30 soil-vapor samples at a maximum concentration of 2,290 ug/m3. Twenty-four (24) of the reported concentrations are greater than the residential SL of 15 ug/m3. **The highest concentrations were generally detected in deeper samples from locations near the former drycleaner** (BC7, BC12, BC13, BC14, and BC15).

“Benzene was detected in two (2) samples (BC6-15 and BC7-5) at a maximum concentration of 22 ug/m3, which both exceed the residential SL of 3.2 ug/m3.

“Chloroform was detected in four (4) samples (BC4-15, BC9-5, BC10-5, and BC10-15) at a maximum concentration of 54 ug/m3. All of these concentrations exceed the residential SL of 4.1 ug/m3.” (Emphasis added)

It bears repeating. The **only** 30 foot boring, at B-1, which was known to be far away from where the main contaminants were found, seemed to be a deliberate attempt to avoid

finding more contaminants. More harmful chemicals were almost certain to be found with proper investigation and study in and at depth.

Further, the EIR's conclusions in section 3.9 about groundwater not being contaminated by PCEs (see generally page 3.9-14) must be viewed skeptically. Such a conclusion cannot be credited as deeper boring is needed.

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RR8-9
(Cont.)
In that regard, Converse (2020) advised unequivocally: Deeper borings in the locations where pollutants were found would yield even greater findings of more pollutants. BCHD knew this.

For a proper EIR, more borings at depth were needed. Otherwise, the EIR is uninformative, hypothetical, and provides a less than accurate picture of the details of the conditions at the site of the Project.

To make matters worse, these facts were brought to the attention of BCHD and their counsel. The promise was it would be "addressed in the EIR". The hazardous substances were instead ignored, as next discussed.

3) Ignoring the Nature and Extent of the Hazardous Substances
is *Even More Egregious, Given BCHD's and Their*
Attorney's Knowledge of Same.

On March 30, 2020, a concerned citizen who had read portions of Converse (2020) wrote to the CEO of BCHD about this issue. The CEO replied, and shortly thereafter, on April 9, 2020, so did one Mr. Rothman, an attorney for BCHD. The attorney's reply stated in part as follows:

"BCHD will continue to address the issues and concerns regarding the sampling results contained in the Converse report in at least two ways: (1) engaging directly with appropriate state and local agencies with respect to addressing any regulatory considerations; and (2) as part of the Environmental Impact Report (EIR) process associated with the proposed Healthy Living Campus project." (Emphasis added)

But, in the EIR there is exactly no evidence that the necessary deeper boring samples were accomplished, let alone more testing done in the locations where pollutants actually existed.

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On April 27, 2020, the concerned citizen replied to Mr. Rothman's letter. The April 27, 2020 citizen response is lengthy, and here are some highlights:

"Further, both you and Mr. Bakaly avoid the fact that PCE was found in amounts up to 150 times the permitted screening levels." (From page 4)

The concerned citizen continues:

RR8-9
(Cont.)
"Each of you ignore the fact that even though the deeper Converse sampled, the more pollution was found. BCHD elected for whatever reason to not dig deeper. In short, BCHD simply ignored (and continues to ignore) the problem.

"You and Mr. Bakaly do not discuss the fact that toxic, harmful chemicals were found all over BCHD property. One boring showed pollutants at the extreme western edge of BCHD land, a point very far (and uphill) from the dry cleaner." (From page 5).

Tellingly, now a year later, still no response was ever received to this letter. And, as we know, despite a promise to do so, sadly, the EIR addressed none of these crucial issues.

4) The EIR is Incomplete Without Further Studies.

The EIR confirms that nothing was done to determine the actual extent of the migration of hazardous substances, or whether they had leached into groundwater. There was no deeper drilling, which may well have been a deliberate decision to avoid finding the full extent of the toxic waste issue.

The EIR discussion of these chemical hazards is evasive, incomplete, and appears to seek to mislead. In short, the EIR does not comply with CEQA as it continues to provide a hypothetical, inadequate discussion where the required baseline is missing. The EIR need be withdrawn, as noted above.

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D. The Description of Seismic Hazards in the EIR is Incomplete at Best; Misleading at Worst; and, is Falsely Used to Justify the Project.

Title 14, California Code of Regulations, §15124 (b) provides that the draft EIR is required to contain “A statement of the objectives sought by the proposed project.... The statement of objectives should include the underlying **purpose of the project...**” (Emphasis added)

RR8-10 In the EIR, the very first “bullet point” regarding the “purpose” of the Project, BCHD states the Project is needed to: “Eliminate seismic safety and other hazards of the former South Bay Hospital Building (514 North Prospect Avenue).” (EIR at page 2-24). While this topic of purpose is addressed elsewhere also, in summary form it is placed here as it is pertinent to the discussion, particularly, but not solely related to the veracity (or lack thereof) of BCHD and their EIR.

The evidence is, and the EIR itself reveals that “seismic safety” is a false statement used to justify the Project and its purpose. Four (4) reasons, any one of which is enough to show deliberate deceit by BCHD, exist which prove this point.

1) There is no requirement that BCHD “eliminate” any
perceived seismic issue.

The pertinent part of the EIR, at page 3.6-10 notes:

“In October 2015, the City of Los Angeles adopted Ordinance 183893 requiring Mandatory Earthquake Hazard Reduction in Existing Non-Ductile Concrete Buildings (Section 2, Division 95, or Article 1 of Chapter IX of the Los Angeles Municipal Code). Although **neither Redondo Beach nor Torrance have adopted a similar ordinance...**” (Emphasis added)

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RR8-11 2) The “Purpose” Statement Discriminates Between Occupants
of Two Unsafe Building, Intending to Protect One (In Which the
Board Meets), While Indefinitely Deferring Protection for the Other.

The “purpose” statement references only “514 North Prospect Avenue” as subject to seismic remediation by virtue of the Project. Yet, BCHD has a second building, an “Imaging Center”, which is a seismic hazard. BCHD does not commit to remediating the seismic hazard in the second building, and it appears that will never occur.

The EIR confirms this fact. While the EIR confirms there is another seismically unsafe building, that second building is not identified as being protected in the purpose statement. From portions of page 3.6-24 of the EIR:

“As previously described, the Project site is located within the seismically active region of Southern California. During an earthquake along any of the nearby faults (e.g., Palos Verdes Fault and Newport – Inglewood Fault), strong seismic ground-shaking has the potential to affect the existing buildings located at the Project site – **including ... the Beach Cities Advanced Imaging (sic) Building, which do not meet the most recent seismic requirements...**” (Emphasis added)

Yet, BCHD has no plans to protect persons at the Imaging Center from harm or death caused by seismic events. Again, from the EIR, at 3.6-24:

“...the potential demolition of the Beach Cities Advanced Imagine (sic) Building during Phase 2 would also accomplish these goals.” (Emphasis added)

Note the word “potential”. Note also the lives of those in the “Imaging” building are a Phase 2 priority. BCHD has made repeated claims that there is “no funding” for phase 2. Phase 2 is in the indefinite future. We know what that means for the fate of Imaging Center occupants.

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How can seismic safety be a legitimate “purpose” when BCHD plans to selectively (and apparently arbitrarily) determine who will be “protected” and who will not be by the Project? We know there are at least two groups claimed in the EIR to be “at risk” from seismic events. We also know at least one group will not be protected by the Project.

Thus, the “purpose” statement is not accurate, and the credibility of the entire EIR is in question.

3) If There were an Actual Seismic Hazard to Anyone; BCHD has
a Number of Options Other than the Project to Address it.

If seismic safety were a real problem, BCHD has the wherewithal to remediate it, and to do so now. The proposed Project is an indefinite, uncertain, and speculative way to solve a seismic problem. Especially with a “problem” of seismic safety which, as we have seen in other public comments, has been decades in the making.

RR8-12 (Cont.) The Project is neither needed, nor even the best way, to solve any “seismic safety” issues. For example, BCHD has over \$25,000,000 on hand to apply to seismic safety. They could use that money. Or, BCHD could cut expenses and prioritize seismic safety. And, BCHD, as a Health District, has both the power to tax (in fact, they receive over \$300,000 per month in tax revenue currently); and, they have the power to borrow under the law. In short, BCHD could solve “seismic safety” issues, if they exist now, today, if they actually wanted to.

4) BCHD Treats a Decades Old Problem They Have Continually Ignored as an Issue only the Project can Resolve. That Position is an Artificial Creation Meant to Justify an Unneeded Project.

RR8-13 Finally, BCHD presents the seismic issue as if it were a new, immediate, and unexpected problem. More than two decades ago, in 1998, the Los Angeles Times (link here <https://www.latimes.com/archives/la-xpm-1998-mar-31-me-34566-story.html>) reported as follows with regard to BCHD:

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“In addition, the **district had commissioned a seismic report**, which put the costs of mandatory earthquake safety improvements as high as \$39 million--if the facility remains an acute care hospital.

"The hospital's **poor track record** in attracting patients and **its high seismic price tag** apparently discouraged most would-be new operators. A firm hired by the district **to seek new tenants for the hospital yielded only four proposals**--the one from Little Company of Mary and **two others from companies that wanted to tear down the facility and build assisted-living complexes for the elderly**. No one, except the **physician's coalition**, **offered to keep the place running as a full-service hospital.**" (Emphasis added)

None of the EIR “purpose” criteria ring true.

E. Conclusion.

For all of these reasons, the EIR is improper and has no effect. The EIR is invalid, it should be withdrawn, and in all events this Project may not proceed.

Margallo, Sydney

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:32 PM
To: Meisinger, Nick
Subject: Fw: EIR Public Comment; Purpose and Objective
Attachments: 2021.06.04.Purpose.Necessity.Final.No.Ltr.pdf

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Robert Ronne <r.ronne.apc@gmail.com>
Sent: Friday, June 4, 2021 4:53 PM
To: EIR <eir@bchd.org>
Cc: Robert Ronne <r.ronne.apc@gmail.com>
Subject: EIR Public Comment; Purpose and Objective

June 4, 2021.

Mr. Meisinger:

Attached in PDF format, and reproduced below my signature line, are my public comments relating to the EIR for the BCHD "HLC" project. Each and every comment is meant to be, under CEQA, a part of the record and required to be responded to in the final EIR, unless the EIR is withdrawn, which is required by law.

Thank you for your attention to the above.

Thanks, Robert Ronne.

Robert R. Ronne
LAW OFFICE OF ROBERT R. RONNE
Post Office Box 3211
Redondo Beach, CA 90277
r.ronne.apc@gmail.com

June 4, 2021

BY OVERNIGHT DELIVERY AND E-MAIL (EIR@bchd.org)

Wood Environment & Infrastructure Solutions, Inc.
9177 Sky Park Ct.
San Diego, CA 92123

Attention: Nick Meisinger re: Healthy Living Campus

Re: Public Comments on EIR, Including Directed to Purpose and Objective Statements Found and Discussed in EIR Sections 1.3, 2.4.3, and 5.4

Dear Mr. Meisinger:

It is my understanding that you are the proper person to whom public comments on a March, 2021 document called the “Environmental Impact Report for the Beach Cities Health District Healthy Living Campus Master Plan” should be addressed

RR9-1 It is my further understanding that the process, including assessment and preparation of the Environmental Impact Report, are governed by all applicable law and regulations, including but not limited to the California Environmental Quality Act (“CEQA”, California Public Resources Code, §§ 21000, et. seq.) and the regulations promulgated thereunder (14 CCR §§ 15000, et. seq.); and, that the Environmental Impact Report, to be valid, must comply with each applicable law and regulation.

If I am mistaken in any assumptions, please advise immediately. My public comments on the Environmental Impact Report follow.

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1. Introduction.

A. Purpose of the EIR Process and the Role of Public Comment.

RR9-2 In a March, 2021 document called the “Environmental Impact Report for the Beach Cities Health District Healthy Living Campus Master Plan” (herein “EIR”), the Beach Cities Health District (herein “BCHD”) claims to propose a massive development plan (the “Project”).

The purpose of the CEQA process is to insure that as a whole: “All phases of a project must be considered when evaluating its impact on the environment: planning, acquisition, development, and operation.” (14 CCR § 15126).

RR9-2
(Cont.)

In that regard, public participation is “...an essential part of the CEQA process”. (14 CCR § 15201). Indeed, in the process “... the public holds a ‘privileged position’...”, which is based “...on a belief that citizens can make important contributions to environmental protection and on notions of democratic decision making.” (See generally *Concerned Citizens of Costa Mesa, Inc. v. 32nd District Agricultural, Assoc.* (1986) 42 Cal. 3d 929.)

B. Purpose of These Public Comments.

A fair review of the record and process to date, including the EIR, discloses that BCHD has made every effort to avoid that CEQA required careful, comprehensive, and detailed review of their proposed Project.

This public comment to the EIR, as well as others which will be submitted, are intended to generally require the EIR to be withdrawn as it is factually and legally deficient, and hence fatally flawed. Specifically, the public comments below are meant to reveal certain errors, omissions, or other defects in the legally required discussion of Project purpose and objectives, which are found in Sections 1.3, 2.4.3, and 5.4 of the EIR. These public comments are not limited to those sections, however, but are meant to be as broad a comment on the EIR as is legally permissible.

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2. THE EIR’S STATEMENT OF PURPOSE AND OBJECTIVES FAILS TO COMPLY WITH CEQA.

A. Introduction.

1) Background.

RR9-3

CEQA requires the EIR contain “A statement of the objectives sought by the proposed project...”, which “...**statement of objectives should include** the underlying **purpose of the project...**”. (Title 14, California Code of Regulations, §15124 (b). Emphasis added)

2) Summary of Deficiencies in EIR “Purpose” Statement.

While the EIR nominally provided a “statement” of objectives which mentioned some of the purposes of the Project, the statement provided is completely misleading. Beyond that, the EIR fails to disclose that the main alleged “purpose” set forth for the Project cannot (and need not) be accomplished at all, let alone by this Project. Releasing an EIR which contains a deceptive statement of objectives and purpose does not comport with CEQA.

Essentially, there are three (3) underlying purposes stated in the EIR. (Even though there is a list of six purposes, the EIR itself in summarizing same coalesces the actual reasons down to three). Each of the three reasons gleaned from the Project objectives list are summarized below, along with some reasons why each claimed Project “objective/purpose” listed in the EIR *cannot* be true:

“Seismic Safety”

The EIR attempts to play on the fears of the reader by listing “Seismic Safety” as the very first purpose of the Project. While enhancing “Seismic Safety” in general is a laudable societal activity, for multiple reasons, the Project fails to promote “seismic safety”. Here are some of reasons why the Project does not accomplish this stated purpose:

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- The EIR tells us that in fact BCHD intends to use the Project to ignore actual seismic hazards. All the Project will do is maybe, in the distant future, provide the “potential” to address claimed seismic safety issues. In addition, the EIR reminds us that the proposed Project remains in the realm of pure speculation. This is so because all portions of the Project, including what will be built and how, are at most currently “conceptual”. The “Project” is thus a hypothetical, not capable of serving any purpose.
- The EIR also reveals that BCHD is under no requirement of any type to address “Seismic Safety” issues which may or may not exist in any of their existing buildings, through the proposed Project or otherwise.
- Any claimed “Seismic Safety” issues can in fact be (easily and better) addressed without the Project (and without any “teardowns”).
- “Seismic Safety” as an aspirational goal is one which BCHD has deliberately ignored for a (very) long time. Why would anyone propose a Project that does anything but address seismic safety while using the guise of seismic safety as a claimed “purpose”?

There is no connection between any need, purpose, or objective of this Project and “Seismic Safety”.

“Center of Excellence”

The second stated purpose, “establish a center of excellence”, is a mystery within an enigma. The phrase “center of excellence” is used a total of eight (8) times within the 972 pages of the EIR. Yet, nowhere are we told what is meant by the term “center of

excellence”. There are no benchmarks or metrics given as to what constitutes such a “center”. The EIR is silent as to what a “center” will consist of, how it will be accomplished, or when. The “center of excellence” phrase is merely repeated like an incantation, but it is one which has no defined meaning. What the “conceptual” Project does reveal is a potential construction of an RCFE. Not to be found in this EIR, however, is anything which goes to a “center of excellence” purpose.

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“Generate Sufficient Revenue”

A third goal of the Project is, bluntly, money. (Or, as the EIR puts it, to have the Project “generate sufficient revenue”). Yet, the EIR is devoid of any discussion as to how the Project might “generate” *any* money, let alone “sufficient revenue” for whatever purpose.

The omission of a financial discussion is deliberate. While BCHD might claim Project finances are “not a CEQA” issue, but BCHD puts them at issue and in all events they are important to judge how known and unknown environmental hazards of this Project will be addressed, and when.

BCHD is reluctant to tell us how the Project with “generate sufficient revenue” because they know that disclosing “the numbers” would reveal that the Project is much more likely to fail than to succeed in making money. And, with proposals to drill holes in toxic soil, with abandoned oil wells on site, and with biohazards from an old hospital (which the EIR tells us is filled with lead and asbestos) being demolished (in whole or part) means that the Project, especially if it financially fails, is bound to create an environmental catastrophe.

Thus, a full and fair discussion in the EIR of whether the Project will actually generate any, let alone “sufficient revenue”, is an essential to providing an understanding of whether the proposed Project will visit extreme environmental harm on the community once it fails (and there is more than a documented 90% chance it will fail). The EIR wholly fails to discuss this important aspect of the Project.

3) The EIR’s Purpose Statement in Full.

The objectives for and purpose of the Project are found in their entirety on only one (1) page of the 972-page EIR (excluding from the count one page of nonsubstantive “pillars” listed in preliminary observations). The “Project Objectives” discussion in its entirety is found in the EIR at page 2-24; PDF page 142 of 972. There it is stated verbatim:

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“Based on these Project Pillars, BCHD developed six Project Objectives:

“• **Eliminate seismic safety** and other hazards of the former South Bay Hospital Building (514 North Prospect Avenue).

“• Generate sufficient **revenue** through mission-derived services to replace revenues that will be lost from discontinued use of the former South Bay Hospital Building and support the current level of programs and services.

“• Provide sufficient public open space to accommodate programs that meet community health needs.

“• Address the growing need for assisted living with on-site facilities designed to be integrated with the broader community through intergenerational programs and shared gathering spaces.

“• Redevelop the Project site to create a modern campus with public open space and facilities designed to meet the future health needs of residents, with meeting spaces for public gatherings and interactive education.

“• **Generate sufficient revenue** through mission-derived services and facilities to address growing future community health needs.

“The **underlying purpose** of the proposed BCHD Healthy Living Campus Master Plan is to **solve the current seismic issues** associated with the former South Bay Hospital Building **and establish a center of excellence** for community health. Implementation of the proposed Project is intended to meet the six objectives described above and therefore achieve the underlying purpose of the proposed Project.” (Emphasis added)

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B. The Stated Purposes in the EIR Do Not Match the Project.

Seismic and, 1) *The “Seismic Safety” Illusion. The Description of Hazards in the EIR is Incomplete at Best; Misleading at Worst; is Falsely Used to Justify the Project.*

The first Project purpose, “Seismic Safety”, while admirable in the abstract, is not something the Project will promote. Instead, ironically, the EIR tells us the Project will actually ignore fixing known seismic safety issues.

Further, there is no legal requirement that any “seismic safety” issues, if they do exist on BCHD premises, be addressed through this Project, or through any other mechanism. In fact, the purported critical issue of “Seismic Safety” is a long-standing issue which BCHD has neglected for decades.

Finally, should BCHD, which is under no obligation to do so, wish to enhance seismic safety, there is nothing to prevent them from doing so without the Project. We see that in fact “seismic safety” is, and has been a lowest priority issue at BCHD. For anyone to assert that the Project is any “solution”, let alone the only solution to any seismic issues, is disingenuous at best.

Hence, the “seismic safety” purpose set forth in the EIR is demonstrably false. Support for that assertion is found in more detail below.

a. There are two buildings which the EIR identifies as hypothetical BCHD building candidates for seismic remediation. The Project might address one (the one in which the Board meets). Yet, protection for the second listed in the EIR is indefinitely deferred.

Using “seismic safety” as a Project purpose is beyond elitism and arrogance.

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The very first “bullet point” in the EIR regarding the “purpose” of the Project states that BCHD needs the Project to: “Eliminate seismic safety and other hazards of the former South Bay Hospital Building (514 North Prospect Avenue).” (EIR at page 2-24; PDF page 142 of 972)

That the “514” building is listed in the purpose statement of the EIR is telling. There is actually a *second building* discussed, but buried more deeply in the EIR, which is said to also be a “seismic safety hazard”. That second building will not be fixed by the Project. Conveniently, however, the “514” building which finds its way into the purpose statement as a “hazard” which will be addressed is the place where the BCHD Board of Directors meets.

That brings us to one of the (despicable) ironies of this Project. What kind of entity would attempt in its CEQA required “purpose” statement to justify the expenditure of hundreds of millions of dollars to “fix” **one** “seismic hazard” building, but not the similarly situated second building?

More painful is the fact the second “seismic safety hazard” building is merely one which is occupied by medical doctors, their staff, and patients. It is not one the Board of Directors uses for any purpose. One may take comfort that if the Project is built, the Board of Directors of BCHD will be in an earthquake safe setting while the doctors, staff, and patients in the second building will not be.

The second building on BCHD premises (the one which houses doctors, staff, and patients) is discussed in the following portions of the EIR at page 3.6-24; PDF page 430 of 972:

“As previously described, the Project site is located within the seismically active region of Southern California. During an earthquake along any of the nearby faults (e.g., Palos Verdes Fault and Newport – Inglewood Fault), strong seismic ground-shaking has the potential to affect the existing buildings located at the Project site – **including ... the Beach Cities Advanced Imaging (sic) Building, which do not meet the most recent seismic requirements...**” (Emphasis added)

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The EIR confirms that BCHD has no plans to protect persons at the Imaging Center from harm or death caused by earthquake. Again, from the EIR, at 3.6-24:

“...the potential demolition of the Beach Cities Advanced Imagine (sic) Building during Phase 2 would also accomplish these goals.” (Emphasis added)

Note the word “potential”. Note also the lives of those in the “Imaging” building are a Phase 2 priority. Phase 2 is in the indefinite future. We know what that means for the fate of Imaging Center occupants.

The discussion in the EIR also reminds us that the Project is an unstable, hypothetical project. The “seismic safety” purpose is a chimera. The EIR tells us (repeatedly) that the

Project is in fact not real. (“The conceptual architectural and landscape plan...”, EIR at page 2-34, PDF at 152. “The design remains conceptual”, the “Building design remains conceptual”. See the EIR at pages 3.1-58, 3.1-62, 3.1-69, corresponding to PDF pages 256, 260, and 267.)

How can seismic safety be a legitimate “purpose” when, even if the Project wasn’t hypothetical, we are told unequivocally that BCHD plans to selectively determine who is at risk from seismic events?

b. The EIR admits there is no legal requirement to “solve the current seismic issues”

We saw that even though the EIR tells us that the main purpose of the Project is to “solve the current seismic issues”, in fact the Project is intending to “solve” only one issue (the Board Room), not all “seismic issues” presented in the EIR.

It is essential to note that under all circumstances, BCHD is under no legal obligation whatsoever to “solve the current seismic issues”. (It is understood that BCHD claims the “moral” obligation to “eliminate” seismic hazards).

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The EIR exists in a different place, however. One wonders in what moral universe is it proper for the building in which the BCHD directors meet to be remediated, but to deliberately leave in harm’s way the building occupied by doctors, staff and patients? Moreover, the unremediated building is one from which BCHD will continue collect rent after Project completion. Is the Project really about “seismic safety”?

In any event, at page 3.6-10; PDF page 416 of 972 of the EIR it is confirmed that “solving seismic “issues” is not a legal obligation imposed on BCHD:

“In October 2015, the **City of Los Angeles adopted** Ordinance 183893 **requiring** Mandatory Earthquake Hazard Reduction in Existing Non-Ductile Concrete Buildings (Section 2, Division 95, or Article 1 of Chapter IX of the Los Angeles Municipal Code). Although **neither Redondo Beach nor Torrance have adopted a similar ordinance...**” (Emphasis added)

The EIR unequivocally concludes that the “purpose” of achieving seismic safety is optional. How can the Project be justified by an “optional” fix, particularly where (as here) any “conceptual” fix available under the Project is to be, at best, selectively applied?

c. The EIR discussion of BCHD's options other than the Project which are available to address any seismic concerns is both misleading and inadequate.

If "seismic safety" were an actual, real, or immediate problem, BCHD has the wherewithal to remediate it, and to do so now. The proposed Project is an indefinite, uncertain, and speculative way to solve a seismic problem; especially one, as we will detail, which has been decades in the making.

BCHD has over \$25,000,000 on hand to apply to seismic safety. BCHD could also cut expenses and prioritize seismic safety. Cutting costs is realistic. Note that out of BCHD's current budget of \$14,596,248, nearly 48% of that amount (\$6,948,479) is for payroll alone.

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And, BCHD, as a Health District, has under the law both the power to tax (in fact, they receive over \$300,000 per month in tax revenue currently); and, they have the power to borrow.

If "seismic safety" is a current concern which BCHD wishes to optionally address, they can do so by increasing revenue using their taxing power, by borrowing the money needed, or by cutting expenses.

What BCHD cannot do is lend a CEQA required "purpose" to a Project by effectively disabling itself from well known government entity options to accomplish the stated "seismic safety" objective.

d. BCHD has routinely and continually ignored any they only artificial "seismic safety" concerns in their buildings. Yet, portray the issue in the EIR as a pressing one which the Project can Resolve. Such a stance is an creation of purpose meant to justify an unneeded Project.

The EIR seems to present the "seismic" issue as if it were new, immediate, and unexpected problem for BCHD. The opposite is true.

Below is a link to an LA Times article from 1998, along with some quotes from same. Note that the seismic issues are long standing, belying the "sudden" need for this particular Project.

The article in the Times goes on to note the apparent rejection of two offers in 1998 to do then what BCHD proposes to do now decades later, "tear down the facility and build assisted-living complexes for the elderly".

“In addition, the **district had commissioned a seismic report**, which put the costs of mandatory earthquake safety improvements as high as \$39 million--if the facility remains an acute care hospital.

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"The hospital's **poor track record** in attracting patients and **its high seismic price tag** apparently discouraged most would-be new operators. A firm hired by the district **to seek new tenants for the hospital yielded only four proposals**--the one from Little Company of Mary and **two others from companies that wanted to tear down the facility and build assisted-living complexes for the elderly**. No one, except the **physician's coalition,** **offered to keep the place running as a full-service hospital.**" (Emphasis added) <https://www.latimes.com/archives/la-xpm-1998-mar-31-me-34566-story.html>

BCHD ignored what they now claim is a "seismic" problem for over 22 years. Now, decades later in their EIR, BCHD tries to claim as a purpose for the Project those very same issues which did not seem so important to them for a very long time. And, which they could have fixed 22 years ago.

The EIR may not manufacture a purpose for the Project out of a pre-existing issue which BCHD has neglected for decades and refused to remedy when offered.

e. The EIR does not address a basic earthquake retrofit.

Not only did BCHD ignore the seismic issues for decades, their EIR does not carefully discuss the myriad retrofits that can (if BCHD wishes to voluntarily do so) be accomplished.

Those fixes can include "no tear down" options (of which there are many). Instead, the EIR attempts to deceive by conflating the cost of retrofit and essentially a complete building remodel when discussing options and feasibility of no Project alternatives. From the EIR, at page 2-23; PDF page 141 of 972:

“The combined cost of seismic retrofit and renovation would render such a dual undertaking economically infeasible.” (Emphasis added)

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The EIR prefers to compare apples to oranges instead of isolating the achievable cost of a non-invasive, current earthquake retrofit. Such chicanery does not give the Project a legitimate “seismic safety” purpose.

f. In conclusion, the EIR does not establish a seismic safety purpose for the Project.

The Project is not justified by any claimed “seismic safety” purpose.

2) The Non-Existent “Center of Excellence”.

There is no “center of excellence” which can be found in the proposed Project, and none is actually discussed in the EIR. Instead, as noted above, the “center” is merely referenced in conclusory terms. There are no specifics about any “center for excellence” proposed by the Project.

The facts are that instead of a “center for excellence”, the vast majority of the cost and building construction of the Project relates to a massive RCFE.

In the EIR, there is a list four (4) items in the hypothetical, “conceptual” Project which fit within the building area. Note that the EIR carefully avoids providing totals of area or percentage of uses for each.

The four components of the Project (setting aside parking) are: The RCFE itself; a PACE facility; a “Community Services” function; and, a “Youth Wellness center”. (EIR, at page 2-27; PDF 145 of 972)

Those uses appear to total 536,770 square feet of building area. The Project thus proposes to engage in a massive construction endeavor in order to create something which is more than half the size of Staples Center and which consumes an area of space corresponding to just under 4 average size Costco buildings.

Of the total space created by the Project, the RCCE occupies over 94%. (The total square footage of 507,400 for the RCCE uses, divided by the total of 536,770 square feet, is 94.5%). Categorizing the other 6% of the total (in rounded numbers): PACE occupies about 2.6%; Community Services, 1.7%; and, Youth Wellness, 1.7%.

Hardly a well-rounded Project. And, where do we find a “center for excellence” in this space? Nowhere.

The Project “purpose” of a “center for excellence” cannot be found within the 972 pages of the EIR.

*3) With this Project, BCHD will Disappear from
Existence. The Project, however, Will Fail Economically, Creating an
Environmental Disaster.*

**a. The financial failure of the Project inevitably
causes secondary and irrevocable
environmental consequences.**

If you want the truth, “follow the money”. Yet, the EIR carefully avoids Project finances. Probably because BCHD will claim “it is not an EIR issue.” Yet, the EIR repeatedly states that it is not “cost effective” to achieve Project “purposes” without the Project. BCHD knows that the money trail tells a different, crucial story. Finances are relevant to Project impacts because the Project is high risk and will fail, leaving behind an environmental nightmare not discussed in the EIR.

Hence, an EIR discussion of a potential for a failed Project is needed. BCHD itself provides evidence that Project finances are relevant to revealing the Project’s long term and secondary impacts on the environment. Besides the pro forma and required geological, biological, and phased environmental studies which BCHD conducted, they also commissioned four (4) different financial “feasibility” studies over many years. Here are links to each of them:

https://www.bchdcampus.org/sites/default/files/archive-files/Cain%20Borthers_Financial%20Analysis_2020.pdf

https://www.bchdcampus.org/sites/default/files/archive-files/Market-Feasibility-Study_2019_0.pdf

https://www.bchdcampus.org/sites/default/files/archive-files/MARKET-FEASIBILITY-STUDY_AUG.2018.PDF.pdf

https://www.bchdcampus.org/sites/default/files/archive-files/Market-Feasibility-Study_2016.pdf

Of the four financial feasibility studies, 3 were done by an outfit called “MDS” (the 2016, 2018, and 2019) studies. Yet, for the final study, BCHD hired an investment bank, “Cain Brothers”, which presented a 2020 financial analysis. It is that last, 2020, document which BCHD uses to claim it will “make money on the Project”.

Here is what reviewing three metrics from each of the studies (capture rates, occupancy estimates, and room rates) tells us.

Capture rate:

In the 2016 study, MDS noted that a Project such is this “should not count on” capturing more than 20%” of the eligible “target population”. (MDS 2016, page 1-4)

In the 2018 study, MDS used identical wording, stating that a Project such is this “should not count on” capturing more than 20%” of the eligible “target population”. (MDS 2018, page 2)

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In the 2019 study, MDS essentially mimicked the earlier study, using similar early pagination and repeating that a Project such is this “should not count on” capturing more than 20%” of the eligible “target population”. (MDS 2019, page 1-4)

Occupancy Estimates:

In the 2016 study, MDS noted that a “project occupancy rate of 93%” is expected. (MDS 2016, page 1-5)

In the 2018 study, MDS maintained its “93% Occupancy” rate (MDS 2018, at page 9)

Similarly, in the 2019 study MDS also maintained its “93% Occupancy” rate (MDS 2019, page 1-5)

Room Rates:

In the 2016 study, MDS pegged proposed pricing for units in the Project at “\$6,6000 to \$12,900”. Also note that MDS surveyed prices of nine “major competitors”. Note also that the current Project pricing is both on the very high end of the MDS price assumption **and** is higher than any competitor except those “on the hill”, a (much) higher rent district. (MDS 2016, page 2-12)

In the 2018 study, MDS apparently **lowered** its estimated high-end pricing for units in the Project, using a range of “\$7,822 to \$10,294”. (MDS 2018, page 6)

In the 2019 study, MDS raised its estimated high-end pricing for units in the Project, but those prices still did not reach the 2016 high. Note that in this 2019 report, MDS again accounted for competitors and projected 2021 pricing at a range of “\$7,350 to \$12,250”. (MDS 2018, page 6)

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Cain 2020 Compared.

Cain 2020 “augmented” occupancy Estimates.

The first thing one notices is that Cain’s study is as opaque as one can make a financial report.

Here is a “poster child” example. Cain reviews, and essentially adopts the MDS metrics in general, and on occupancy specifically. In Cain’s “Key Assumptions”, at page 4 (PDF page 22 of 52), Cain 2020, it is asserted that “**93%** is a reasonable occupancy assumption...” (Emphasis added)

Yet, in all of their financial projections, Cain assumes **95%** occupancy rate for the RCFE planned in the Project. (Cain 2020, pages 13 and 14; PDF pages 40 and 41 of 52).

There is no explanation or justification given in Cain 2020 for elevating the occupancy rate from the “reasonable” 93% to an arbitrary 95%.

Cain 2020 room rate and capture rate assessment.

Cain assessed a 280 bed Project. Thus, to meet their 95% occupancy projection, BCHD needs to find 266 “qualified prospect” occupants willing to pay up to \$12,500 per bed (higher than the last MDS number).

(Notes: A “qualified prospect” is defined by Cain as someone over 75 years of age, with an income in excess of \$150,000, who has Alzheimer’s Disease/Related Dementia, or otherwise meets the needs assistance criteria. Cain 2020 at page 3 (PDF page 21 of 52) Finally, note that all numbers need to be “backed out” of the Cain 2020 report because of its lack of transparency).

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Cain assumes the Project will “absorb” about 70% of its “prospects” from their primary market area, which is an area within a five (5) mile radius of BCHD’s proposed building. That means there are only 186 “qualified prospects” in the primary area who want to live at the Project. (Note that in assuming that many “prospects” will reside in Project beds, Cain seems to ignore the MDS admonition that that a Project such is this “should not count on” capturing more than 20%” of the eligible “target population”)

To make up for the shortfall, Cain predicts that the other 80 “qualified prospects” will be “captured” for the Project from “other areas in the state of California and in-migration from outside the state.” (Cain 2020, “Key Assumptions”, at page 2 (PDF page 20 of 52)

Cain 2020 and a failed Project.

Why does Cain use a “projected”, artificial 95% occupancy when that is higher than the 93% which MDS assumed and Cain deemed “reasonable”; and, higher than a pre-pandemic 88% average occupancy rate? (according to the “National Investment Center for Seniors Housing & Care”.

<https://www.nic.org/news-press/seniors-housing-occupancy-rate-during-fourth-quarter-again-stable-at-88/>

Because BCHD will almost certainly lose money on this project. Recall that BCHD is at most a 25% “JV Partner” and probably BCHD will hold a 20% interest in the Project. (Cain 2020, pages 13 and 14; PDF pages 40 and 41 of 52)

Cain 2020 figures the Project will cost \$253,918,333.00 (Cain 2020, page 5; PDF page 32 of 52). The RCFE only, at 95% occupancy, if all goes perfectly according to plan (and if we ignore Cain 2020 projections the Project will lose tens of millions of dollars for years, and then forgive Cain for seemingly not using GAAP to accrue depreciation and the like), BCHD will make as little as \$854,483 per year. That is less than 0.5% return on the total Project cost, or put another way, for every \$10,000.00 spent building the 280 beds, BCHD receives \$47.12 per year. (Cain 2020, at pages 9, 13, and 14; pages 36, 40, and 41 of 52))

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Basic math shows us that if BCHD achieves 92% occupancy, their *annual profit total drops to \$93,745*. At 91.7% occupancy, BCHD loses \$16,523 annually on the \$253,918,333.00 building, forever. If BCHD fills the exact 88% average number of beds, they could *lose \$1,376,495 annually, forever*.

b. The Project’s joint venture means that BCHD will have already be a minority interest in any Project. Thus, even the hypothetical, admitted only “conceptual” Project will be something other than that discussed in the EIR.

BCHD essentially forever disappears if the “HLC” project is approved. As, at most, a 25% owner of the Project, it cannot be said that the EIR assesses a BCHD proposed Project.

And, how does building the largest (incompatible) structure in the area serve BCHD’s real purpose? Does BCHD exist so that, as a health district, it can turn public property over to a real estate developer and then fade away?

As noted, BCHD proposes to, at most, retain a 25% interest in several hundred-million-dollar Project. Where does that money come from? At what cost? And, by that not just financial. It should not take a financial or legal maven to conclude that a 25% interest means no control. Zero. The numbers (20-25% BCHD interest) guarantee that result. A separate, private entity will now have complete control over BCHD’s future and fate.

Boiled down to its essence, the EIR describes a Project where BCHD merely serves as a conduit to convert public land to a private purpose.

But, the public and private sectors are fundamentally different. Public entities provide services. Those services are governed by public preference (disputes are resolved during elections), and paid for by taxes. Private entities exist to make money. Period.

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Thus, the public purpose of BCHD and the private purpose of whoever is selected to receive the largesse of a gift of public property proposed by the Project is in stark conflict. Is this a legitimate purpose of the Project?

C. Conclusion.

For all of these reasons, the EIR is legally and factually insufficient. As the EIR fails to comply with CEQA, it need be withdrawn fully.

Margallo, Sydney

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:33 PM
To: Meisinger, Nick
Subject: Fw: EIR Public Comment; Inadequate Discussion of Secondary Impacts Invalidates EIR
Attachments: 2021.06.05.Secondary.Impacts.Final.No.Ltr.pdf

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Robert Ronne <r.ronne.apc@gmail.com>
Sent: Saturday, June 5, 2021 12:34 PM
To: EIR <eir@bchd.org>
Cc: Robert Ronne <r.ronne.apc@gmail.com>
Subject: EIR Public Comment; Inadequate Discussion of Secondary Impacts Invalidates EIR

June 5, 2021.

Mr. Meisinger:

Attached in PDF format, and reproduced below my signature line, are my public comments relating to the EIR for the BCHD "HLC" project. Each and every comment is meant to be, under CEQA, a part of the record and required to be responded to in the final EIR, unless the EIR is withdrawn, which is required by law.

Thank you for your attention to the above.

Thanks, Robert Ronne.

Robert R. Ronne
LAW OFFICE OF ROBERT R. RONNE
Post Office Box 3211
Redondo Beach, CA 90277
r.ronne.apc@gmail.com

June 5, 2021

BY E-MAIL ONLY (EIR@bchd.org)

Wood Environment & Infrastructure Solutions, Inc.
9177 Sky Park Ct.
San Diego, CA 92123

Attention: Nick Meisinger re: Healthy Living Campus

Re: Public Comments on EIR, Including Directed to Failure to Adequately Address Secondary Impacts in the EIR, in its Entirety

Dear Mr. Meisinger:

RR10-1 It is my understanding that you are the proper person to whom public comments on a March, 2021 document called the “Environmental Impact Report for the Beach Cities Health District Healthy Living Campus Master Plan” should be addressed

It is my further understanding that the process, including assessment and preparation of the Environmental Impact Report, are governed by all applicable law and regulations, including but not limited to the California Environmental Quality Act (“CEQA”, California Public Resources Code, §§ 21000, et. seq.) and the regulations promulgated thereunder (14 CCR §§ 15000, et. seq.); and, that the Environmental Impact Report, to be valid, must comply with each applicable law and regulation.

If I am mistaken in any assumptions, please advise immediately. My public comments on the Environmental Impact Report follow.

Nick Meisinger, re: Healthy Living Campus
June 5, 2021
Page Two

1. Introduction.

A. Purpose of the EIR Process and the Role of Public Comment.

RR10-2 In a March, 2021 document called the “Environmental Impact Report for the Beach Cities Health District Healthy Living Campus Master Plan” (herein “EIR”), the Beach Cities Health District (herein “BCHD”) claims to propose a massive development plan (the “Project”).

RR10-2
(Cont.)

The purpose of the CEQA process is to insure that as a whole: “All phases of a project must be considered when evaluating its impact on the environment: planning, acquisition, development, and operation.” (14 CCR § 15126).

In that regard, public participation is “...an essential part of the CEQA process”. (14 CCR § 15201). Indeed, in the process “... the public holds a ‘privileged position’...”, which is based “...on a belief that citizens can make important contributions to environmental protection and on notions of democratic decision making.” (See generally *Concerned Citizens of Costa Mesa, Inc. v. 32nd District Agricultural, Assoc.* (1986) 42 Cal. 3d 929.)

B. Purpose of These Public Comments.

A fair review of the record and process to date, including the EIR, discloses that BCHD has made every effort to avoid that CEQA required careful, comprehensive, and detailed review of their proposed Project.

This public comment to the EIR, as well as others which will be submitted, are intended to generally require the EIR to be withdrawn as it is factually and legally deficient, and hence fatally flawed. Specifically, the public comments below are meant to reveal certain errors, omissions, or other defects in the legally required discussion of Project, including, but not limited to, the secondary impacts of the Project. This public comment is meant to be as broad as the law allows.

Nick Meisinger, re: Healthy Living Campus
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2. TO COMPLY WITH CEQA, THE EIR IS REQUIRED TO DISCUSS EACH, EVERY AND ALL SECONDARY IMPACTS OF THE PROJECT. THE FAILURE OF THE EIR TO DO SO RENDERS THE EIR VOID AS THE PROCESS IS ILLEGAL AND CEQA WAS NOT COMPLIED WITH.

14 CCR Section 15126.2 (d) (quoted in full below) provides:

RR10-3

“(d) Significant Irreversible Environmental Changes Which Would be Caused by the Proposed Project Should it be Implemented. Uses of nonrenewable resources during the initial and continued phases of the project may be irreversible since a large commitment of such resources makes removal or nonuse thereafter unlikely. Primary impacts and, **particularly, secondary impacts** (such as highway improvement which provides access to a previously inaccessible area) generally **commit future generations to similar uses**. Also irreversible

damage can result from environmental accidents associated with the project. Irretrievable commitments of resources should be evaluated to assure that such current consumption is justified.” (Emphasis added)

RR10-3
(Cont.)

The discussion of "secondary impacts" of the Project is required by CEQA, but that mandatory EIR discussion was effectively ignored in the EIR. In that regard, BCHD spends in their EIR less than 2 (of 972) pages engaging in the CEQA required discussion. (See section 4-3 of the EIR, starting at PDF page 837).

And, that discussion follows the “pattern and practice” of this EIR; the discussion is not fact based; the EIR ignores specifics and deals in vague generalities; and, the EIR dissembles, contorts, and ignores reality. In effect, the EIR concludes that the "secondary impacts" over the long term will be more beneficial than harmful.

Here are some examples (including, but not limited to) items ignored in the “secondary impact” EIR discussion.

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A. The Eleven (11) Local Schools and the Young Children Attending Them.

-Summary.

By painting with a broad brush and ignoring specifics, BCHD fails to provide any detailed discussion of the safety issues, or the effect of “noise and vibration” admittedly created by the Project which occurs merely 350 feet from one of the 11 schools, Towers Elementary School.

RR10-4

By not being specific, BCHD hopes such impacts will either be ignored, or be seen as merely “inconvenient”. Providing details risks disclosing the significant environmental impacts, which evaluation BCHD seeks to avoid.

While noise and vibration may be a serious impact for a healthy adult, the impact on a child can be so negative, so life changing, such a future destroying event that it would be unconscionable to allow a project to impose those harmful impacts. Here are the facts which support that conclusion.

The local Torrance neighborhood invites over 500 elementary school children into it every day. We know that Towers Elementary School is identified in the in the EIR as close (350 feet) to the Project.

Essentially, school children are part of and actually “in” the Project.

The Towers demographic is 5 to 10-year-old kids. Again, by not being specific, BCHD avoids a discussion of the range of impacts and harms caused by “noise”.

Even a cursory review of that type of impact shows us that noise and vibration do not create a trivial impact on children. Rather, impacts are permanent, including learning deficiencies, along with physical and emotional harm.

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-Impacts Ignored in EIR.

Noise.

The National Institute of Health supports this conclusion. Here is a portion of their findings on the hazards of “noise exposure” to the school age population:

“Observational and **experimental studies have shown that noise exposure impairs cognitive performance in schoolchildren**.... In this Review, **we stress the importance of adequate noise prevention and mitigation strategies for public health**”. (Emphasis added)
<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3988259/>

Vibration.

Not only is noise a documented health hazard, vibrations are frightening as well. In light of recent events, we appear to be in an “active” period for earthquakes after decades of dormancy. Children may easily mistake construction vibrations for a life-threatening earthquake. That could be traumatic to a child in the extreme.

Particulates and air quality.

Another impact is particulates (dust and maybe more noxious elements), perhaps in aerosol form, all of which are particularly harmful to the young body. To make matters worse, the vast majority of the time, the prevailing winds flow directly over the project and onto and over Towers Elementary School, as well as nearby residential units. The influence of those sea driven winds is so pervasive that air pollution and particulates have

been discovered and scientifically documented to travel hundreds of miles inland. It is more than foreseeable that whatever air borne materials are generated by the project will travel the hundreds of feet to Towers and residents.

Nick Meisinger, re: Healthy Living Campus

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RR10-5
(Cont.) On top of that, all of the dust, aerosols, and other particulates will be emitted merely feet from a site where hundreds of children spend their entire day, much of it outside on the playground or open field (both of which are closest to the Project).

The elderly, many of whom are infirm.

Abutting the Project is a Torrance neighborhood where residents (some less than 100 feet away) may be at home all day. Some are very old, and this Project will not simply annoy them, but the impacts will include real harm.

Older residents are also more susceptible to the impacts of noise, vibration, and air quality. Such events include impacts which are fatal for a frail or elderly person. (No doubt BCHD current residents of their care home will also suffer from these impacts)

The National Institute of Health again speaks to the impacts of such hazards:

“Observational and **experimental studies have shown that noise exposure** leads to annoyance, **disturbs sleep** and causes daytime sleepiness, **affects patient outcomes and staff performance in hospitals, increases the occurrence of hypertension and cardiovascular disease...** In this Review, **we stress the importance of adequate noise prevention and mitigation strategies for public health**”. Emphasis added.

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3988259/>

The EIR does not account for environmental accidents.

RR10-6 The failure of the EIR to address (in summary form, and not an all inclusive list) the Oil Well issue; the fact the Project sits on a toxic waste dump; the fact that lead, asbestos, and other pollutants will almost certainly be released into the air and water by the Project are dealt with elsewhere.

BCHD’s failure to address in the EIR as required by CEQA the long term, secondary impacts of any environmental “accidents” is more than shocking.

Nick Meisinger, re: Healthy Living Campus

June 5, 2021

Page Seven

RR10-6
(Cont.)

This failure of the EIR to discuss the long term, secondary impacts of any environmental “accidents” as required by CEQA was brought into solid focus by an April 15, 2021 water main break, Prospect and Del Amo intersection.

That break closed lanes, snarled traffic, and reduced water pressure. What will children, elderly, and BCHD’s proposed hundreds of people who require care do with washed out roads and lack of water?

The EIR doesn’t tell us.

Instead, the EIR tells us that the construction of the proposed Project would require even MORE water. This includes for use in dust control, equipment cleaning, soil excavation and export, and re-compaction and grading activities. (See at 3.15-15)

There are, however, no plans discussed in the EIR to account for “accidents”. There is no discussion in the EIR of secondary impacts, or any impacts for that matter, regarding harm to the environment, including vulnerable flora, fauna, or people in the Project zone of impact.

RR10-7

Instead, the EIR leaves us with this conundrum. Once the Project is operational, we are told that the “net average daily water demand” occasioned by its operation will “increase” by **millions** of gallons per year. The impacts of this were not evaluated, nor was the word “drought” mentioned, except to tell us the landscaping would include “drought tolerant” plants and other minor adjustments.

Yet, we are assured that “no upgrades to public water mains would be needed under the proposed Project” because “Cal Water’s potable water system has the infrastructure and the capacity to serve the proposed Project.” (See EIR at 3.15-18)

That EIR statement was proved wrong during the public comment period alone. Without the CEQA required discussion of secondary impacts of any environmental “accidents”, this EIR is invalid and the Project may not proceed.

Margallo, Sydney

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:33 PM
To: Meisinger, Nick
Subject: Fw: EIR Public Comment; Failure to Address Public Comments on Validity and Efficacy of EIR; EIR is Invalid for Failure to Comply with CEQA
Attachments: 2021.06.06.Required.Reply.Final.No.Ltr.pdf

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Robert Ronne <r.ronne.apc@gmail.com>
Sent: Sunday, June 6, 2021 3:35 AM
To: EIR <eir@bchd.org>
Cc: Robert Ronne <r.ronne.apc@gmail.com>
Subject: EIR Public Comment; Failure to Address Public Comments on Validity and Efficacy of EIR; EIR is Invalid for Failure to Comply with CEQA

Robert R. Ronne
LAW OFFICE OF ROBERT R. RONNE
Post Office Box 3211
Redondo Beach, CA 90277
r.ronne.apc@gmail.com

June 6, 2021

BY E-MAIL ONLY (EIR@bchd.org)

Wood Environment & Infrastructure Solutions, Inc.
9177 Sky Park Ct.
San Diego, CA 92123

Attention: Nick Meisinger re: Healthy Living Campus

Re: Public Comments on EIR, Including Directed to Validity and Efficacy of EIR in its Entirety; and Anticipatory Failure to Reply to Public Comments on Same and Failure to Address the Illegal Nature of the EIR.

Dear Mr. Meisinger:

It is my understanding that you are the proper person to whom public comments on a March, 2021 document called the “Environmental Impact Report for the Beach Cities Health District Healthy Living Campus Master Plan” should be addressed

It is my further understanding that the process, including assessment and preparation of the Environmental Impact Report, are governed by all applicable law and regulations, including but not limited to the California Environmental Quality Act (“CEQA”, California Public Resources Code, §§ 21000, et. seq.) and the regulations promulgated thereunder (14 CCR §§ 15000, et. seq.); and, that the Environmental Impact Report, to be valid, must comply with each applicable law and regulation.

If I am mistaken in any assumptions, please advise immediately. My public comments on the Environmental Impact Report follow.

Nick Meisinger, re: Healthy Living Campus
June 6, 2021
Page Two

1. Introduction.

A. Purpose of the EIR Process and the Role of Public Comment.

In a March, 2021 document called the “Environmental Impact Report for the Beach Cities Health District Healthy Living Campus Master Plan” (herein “EIR”), the Beach Cities Health District (herein “BCHD”) claims to propose a massive development plan (the “Project”).

The purpose of the CEQA process is to insure that as a whole: “All phases of a project must be considered when evaluating its impact on the environment: planning, acquisition, development, and operation.” (14 CCR § 15126).

In that regard, public participation is “...an essential part of the CEQA process”. (14 CCR § 15201). Indeed, in the process “... the public holds a ‘privileged position’...”, which is based “...on a belief that citizens can make important contributions to environmental protection and on notions of democratic decision making.” (See generally *Concerned Citizens of Costa Mesa, Inc. v. 32nd District Agricultural, Assoc.* (1986) 42 Cal. 3d 929.)

B. Purpose of These Public Comments.

A fair review of the record and process to date, including the EIR, discloses that BCHD has made every effort to avoid that CEQA required careful, comprehensive, and detailed review of their proposed Project.

RR11-2
(Cont.) This public comment to the EIR, as well as others which will be submitted, are intended to generally require the EIR to be withdrawn as it is factually and legally deficient, and hence fatally flawed. Specifically, the public comments below are meant to reveal certain errors, omissions, or other defects in the legally required discussion of Project and the illegal CEQA process applied by BCHD, including comments directed to the validity and efficacy of the EIR in its entirety; including the anticipatory failure to reply to public comments on this topic.

Nick Meisinger, re: Healthy Living Campus
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Page Three

2. PUBLIC COMMENTS ON THE EIR'S INVALIDITY, AND THE FAILURE OF WOOD AND BCHD TO COMPLY WITH CEQA, ARE BEING IGNORED. HENCE, THE EIR IS VOID AS THE PROCESS IS ILLEGAL.

In response to a June 3, 2021 public comment, the submitter received a reply e-mail which read in pertinent part: "...Comments pertaining to the technical sufficiency of the Healthy Living Campus Draft Environmental Impact Report will be included in the Final EIR..."

RR11-3 In addition, subsequent comments sent by e-mail to the designated address have been ignored, and no confirmatory response has been received.

These actions and statements show an intent of Wood and BCHD to fail to address the threshold issue that the EIR is void for failure to comply with CEQA, for a number of reasons. Those include, but are not limited to, the fact that BCHD is not the proper Lead Agency; That BCHD has improperly and illegally already approved the Project, which defeats the CEQA process and renders the EIR a nullity; That the stated "purpose" for the Project is false and misleading, and that there is thus no compliance with CEQA and the EIR is invalid.

Any failure to address these failures and illegalities in the Final EIR, which the quoted language from Wood and BCHD infers will occur, renders the entire process in violation of CEQA.

Thus, the EIR is void, need be withdrawn and ignored, and no Project may continue until a valid CEQA process is undertaken by BCHD.

Margallo, Sydney

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:41 PM
To: Meisinger, Nick
Subject: Fw: Public Comments to EIR re: BCHD "HLC"
Attachments: 2021.06.03.Committed.Final.No.Ltr.pdf; 2021.06.03.Glare.Final.No.Ltr.pdf;
2021.06.03.Land.Use.Final.No.Ltr.pdf; 2021.06.03.Land.Use.Final.q.No.Ltr.Supplement.pdf;
2021.06.04.Committed.Final.No.Ltr.Supplement.1.pdf;
2021.06.04.Committed.Final.x.No.Ltr.Supplement.2.pdf;
2021.06.04.Lead.Agency.Issue.Final.No.Ltr.pdf;
2021.06.04.Pollution.Oil.Well.Final.No.Ltr.pdf;
2021.06.04.Purpose.Necessity.Final.No.Ltr.pdf;
2021.06.05.Secondary.Impacts.Final.No.Ltr.pdf;
2021.06.06.Required.Reply.Final.No.Ltr.pdf; IMG_0066.jpg

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Robert Ronne <rrr55@sbcglobal.net>
Sent: Wednesday, June 9, 2021 11:45 AM
To: EIR <eir@bchd.org>
Cc: Robert Ronne <rrr55@sbcglobal.net>
Subject: Public Comments to EIR re: BCHD "HLC"

Mr. Meisinger:

RR12-1 Attached are copies of those eleven (11) PDF documents (and one photo of a newspaper article as an exhibit to a comment) sent to you as public comments relating to the EIR for the BCHD "HLC" project. Each and every comment is meant to be, under CEQA, a part of the record and required to be responded to in the final EIR, unless the EIR is withdrawn, which is required by law. Please confirm receipt. (Note that only one of the comments previously sent was acknowledged by a confirmatory response; and all of them should be as they are each part of my public comments)

Thank you for your attention to the above.

Thanks, Robert Ronne.

Public Comments to BCHD Board and BCHD DEIR
Public Comments to BCHD Owning Cities Hermosa Beach and Manhattan Beach
Public Comments to Responsible Agencies, Redondo Beach and Torrance
Public Comments to RBUSD and TUSD in Defense of Student Health
Public Comments to RBUSD PTA and TUSD PTA in Defense of Student Health
Public Comment to LALAFCO

by email to cityclerk@redondo.org, cityclerk@torranceca.gov, citycouncil@hermosabeach.org, cityclerk@citymb.info, skeller@rbusd.org, superintendent@tusd.org, stowe.tim@tusd.org, rbpta@rbusd.org, torranceptas@gmail.com, communications@bchd.org, eir@bchd.org, pnovak@lalafco.org

The following public comments below are provided in response to the BCHD DEIR and as public record comments to the agencies and organizations above.

My wife and I were residents of Redondo Beach District 2 for almost 30 years before we moved over to the Pacific South Bay neighborhood of West Torrance 4 years ago. For the past 3 years I have served on the Beach Cities Health District's Community Working Group at the personal request of Tom Bakaly. Now that the full scope of the proposed Healthy Living Campus project has finally been made known to everyone (including the Community Working Group members) by the Draft Environmental Impact Report I have a great many serious concerns about this project.

As far as I know the Healthy Living Campus is the only parcel being actively shopped for a commercial real estate developer/luxury assisted living operator to build and operate a 103-foot tall industrial sized RCFE building adjacent to residential properties with height limits of 30-feet or less. Furthermore, this huge structure will sit on a hill more than 60 feet above the neighborhood and elementary school directly to the east. This will impact both Redondo Beach and Torrance residents!

BCHD proposes to charge over \$12,000 a month for RCFE residents. Based on the BCHD consultants' analyses, 92% of those seniors are expected to be non-residents of Redondo Beach and 80% are expected to be non-residents of the 3 beach cities. As such, the city will be giving up scarce and precious "Public" land for non-resident use with long term commercial leases that preclude other uses for generations of local residents. This deserves a public debate centered around a vote by the Beach Cities voters, particularly the residents of Redondo Beach where the Healthy Living Campus is located and the major demolition and construction burden will fall. Of course, the residents of Torrance will be disproportionately impacted by this ill advised project. They cannot vote, but Torrance Governments owes its residents a robust challenge.

Before the Pandemic shut down in-person gatherings I attended a BCHD seminar at its AdventurePlex center to hear about BCHD's future plans. As a Community Working Group member, I was asked to participate in creating a Mission Statement for BCHD. At our breakout session I sat next to Dr. Noel Lee Chun who is now the President Pro Tem of the BCHD Board of Directors. **I suggested inserting "Accountability" in the Mission Statement** because as a Health District, BCHD should be accountable to the residents that it serves. **My suggestion was voted down and Dr. Chun was one of those voting against it!** To me this kind of mindset results in only one conclusion - Redondo Beach and the

other Beach Cities cannot give free rein to this District and its leaders! And as I said above, Torrance needs to take a stand for its residents that must be more than mere comments on the DEIR!

Bruce Steele
BCHD Community Working Group Member
litespeedmtb1@verizon.net
bcc: Interested Parties List

Public Comments to BCHD Board and BCHD DEIR
Public Comments to Responsible Agencies, Redondo Beach and Torrance
Public Comments to BCHD Owing Cities Hermosa Beach and Manhattan Beach
Public Comments to RBUSD and TUSD in Defense of Student Health
Public Comments to RBUSD PTA and TUSD PTA in Defense of Student Health
Public Comment to LALAFCO

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DETAILED COMMENTS

A. BCHD HAS DISENFRANCHISED TAXPAYER-OWNERS WITH SECRET NEGOTIATIONS

1. BCHD Misrepresented its Project's Net Impacts to Redondo Beach to a City Official

Background

According to a letter from BCHD counsel dated February 15, 2019 discussing non-public negotiations that predated the letter, BCHD counsel asserts the following false or unsubstantiated statement

Clearly, the Healthy Living Campus Project will be of significant benefit to the residents of the City of Redondo Beach, allowing for BCHD to improve its community health center programs and services, create an intergenerational hub of well-being and grow a continuum of programs, services and facilities to help older adults age in their community. BCHD is eager to

Full content: <https://bit.ly/BCHDLiesToRBAtty>

Analysis – BCHD Fails to Disclose the Data to the City Attorney

According to BCHD's consultant, MDS, less than 5% of the residential care for the elderly tenants in the estimated \$9,000 to \$12,500 per month facility will be from south Redondo Beach 90277, the area of Redondo Beach sustaining 100% of the negative environmental and economic justice impacts of the project. Further, the entire benefit to the City of Redondo Beach residents is estimated to be less than 10% of the project based on the same MDS tenant study. Given that the City of Redondo Beach overall sustains 100% of the damages and less than 10% of the benefits, it is not possible that the project has a net benefit to the residents of Redondo Beach, as asserted by BCHD counsel. BCHD provides no data demonstrating net benefit.

Further, when directly requested for the net benefit of historic programs, BCHD replied to a California Public Records Act (CPRA) request that it does not budget, conduct cost accounting, or compute net benefits for its programs. As such, BCHD has no fact base to make representations of benefits. BCHD assertions to the City Attorney were misrepresentations at best, or deliberate falsehoods at worst.

Analysis – City of Redondo Beach Obligation to Vet Facts

If BCHD did disclose to the City of Redondo Beach and City Attorney that it had no facts to support its assertion, then the City of Redondo Beach appears negligent in protecting its residents. Sufficient benefits from any BCHD project must accrue to the City of Redondo Beach residents under P-CF zoning to offset the totality of damages. Any finding of fact that does not affirmatively demonstrate that net benefits are positive cannot be used to allow this BCHD project to move forward.

Statement of Fact

BCHD withheld the 2019 letter from the public until July of 2020. BCHD withheld the secret negotiations from the Community Working Group in 2018 and 2019 and 2020.

Conclusion

BCHD admits in public records act responses it has no net benefits computation for its programs, and especially important, for its impacts on the City of Redondo Beach residents that suffer 100% of the environmental and economic justice damages. Yet, BCHD asserts without fact, that it will have significant benefits to the residents of Redondo Beach. It appears that BCHD may have misrepresented its project's net environmental and economic damages to the residents of Redondo Beach for the purposes of misleading the City Attorney, given that BCHD cannot provide any net benefits analysis of its project. The City Attorney's findings are based on BCHD's misrepresentation and must be set aside.

B. BCHD IS VIOLATING GOVERNING LAW AND REQUIRED APPROVALS

1. BCHD Cannot Allow Workers, Contractors, or Meeting Attendees (e.g., AA, etc.) to Smoke on Redondo Beach Streets, Sidewalks, Parkways, or other Public Property

As BCHD is well aware, the City of Redondo Beach has an ordinance that bans smoking in any public location, except a MOVING vehicle on the street. BCHD must add this ordinance to governing law and since second hand smoke is a toxic air contaminant, add smoking prevention to it DEIR mitigation. Willfully planning to break the ordinance is significant impact to the public health in Redondo Beach, as will be failure to enforce a smoking ban on BCHD employees, contractors and meeting attendees.

ORDINANCE NO. 0-3193- 19 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, ADDING MUNICIPAL CODE CHAPTER 9, ARTICLE 1, TO TITLE 5 TO DISALLOW SMOKING IN PUBLIC IN THE CITY WITH THE EXCEPTION OF DESIGNATED SMOKING AREAS AND DISALLOWING POSSESSION AND USE OF TOBACCO PRODUCTS BY MINORS ON SCHOOL GROUNDS

WHEREAS, **It is the intent of the City Council in enacting this Ordinance to provide for the public health, safety, and welfare** by discouraging the inherently dangerous behavior of smoking around non-tobacco users; by protecting children from exposure to smoking where they live and play; by protecting the public from nonconsensual exposure to secondhand smoke and the potential health risks related to a- cigarettes; by preventing the re-normalization of smoking that results from the expanded use of a- cigarettes; to declare smoking tobacco in public a nuisance; and by reducing smoking waste to protect the marine environment.

2. RCFE Is Prohibited Under Governing Law

RCFE Financing is Expressly Forbidden

California code, including 15432 (14) expressly prohibits financing of residential care for the elderly (RCFE) under the California Health Facilities Financing Authority Act. If the Legislature intended health districts to have the ability to develop or finance RCFE, then the Legislature would not have specifically excluded RCFE.

The Legislature Repeatedly Mandates “Non-profit” as a Requirement for Financing – California Code, including 15432 (HEALTH FACILITIES FINANCING AUTHORITY ACT) repeatedly refers to nonprofit agencies and clinics. BCHD facility will be market-priced, for-profit. Further, it is planning to use commercial financing (FHA insured) instead of issuing low-cost, tax-free bonds.

3. The BCHD Proposed Project Failed to Conform to the Conditions by which the Prior RCFE Required

According to public records, the following conditions were evaluated and required for the Kensington RCFE project:

65852.9. The proposed facility is compatible with the type, character, and density/intensity of the adjacent residential and commercial uses and provides residential care for the elderly. The project site is owned by the Redondo Beach United School District. The project applicant would enter into a long-term lease with the District, resulting in the operation of a private use on public property. As the proposed project would be a private use on a public site, the use would be subject to standard property taxes, contributing revenue to the City. The proposed project would therefore be consistent with the General Plan policies listed above.

FL-5
(Cont.) 1) The BCHD proposed facility is NOT consistent with the type of the adjacent land uses. BCHD is proposing a market-rate, for-profit facility with approximately 80% of ownership and net revenues being provided to a for profit developer. The surrounding neighborhoods are largely residential, with the exception of the Vons strip mall that almost exclusively serves the surrounding neighborhoods that also bear its environmental impacts.

2) The BCHD proposed facility is NOT consistent with the character of the adjacent residential land uses. Simply put, both Torrance and Redondo Beach have design guidelines limitations that BCHDs plan at 133.5-feet above street level is incompatible with.

FL-6 3) The BCHD proposed facility is NOT consistent with the density/intensity of the adjacent land uses. Adjacent land uses are generally R-1 with some RMD. BCHD is planning a 6-story, 1-acre footprint building, and a total of nearly 800,000 sqft of development. That is larger than the entire Beryl Heights neighborhood combined.

FL-7 4) The City is clear that Kensington is a commercial, not public use. BCHD is also proposing a commercial use on public property and the net benefits to Redondo Beach are non-positive. BCHD has no budgeting, cost-accounting, or cost-effectiveness assessment of its expenditures or programs, and as such, no quantifiable measure of any net benefit of the existing operation, absent the 50-100 years of additional environmental and economic injustice it proposes on the area and Redondo Beach.

Conclusion

BCHD fails all the conditions of Kensington and therefore fails to meet the Conditional Use and precedent for its facility.

4. BCHD Proposed Overdevelopment is Inconsistent with the Issuance of a Conditional Use Permit`

Background

FL-8 In order to proceed with RCFE, BCHD requires a CUP under P-CF zoning requirements. Relevant requirements of the CUP ordinance are:

1. From a) Purpose. The purpose of a Conditional Use Permit shall be to review certain uses possessing unique characteristics, as listed in Article 2 of this chapter, to insure that the establishment or significant alteration of those uses will not adversely affect surrounding uses and properties nor

disrupt the orderly development of the community. The review shall be for the further purpose of stipulating such conditions regulating those uses to assure that the criteria of this section shall be met.

2. From b1) The site for the proposed use shall be in conformity with the General Plan and shall be adequate in size and shape to accommodate such use and all setbacks, spaces, walls and fences, parking, loading, landscaping, and other features required by this chapter to adjust such use with the land and uses in the neighborhood.

3. From b2) The site for the proposed use shall have adequate access to a public street or highway of adequate width and pavement to carry the quantity and kind of traffic generated by the proposed use.

4. From b3) The proposed use shall have no adverse effect on abutting property or the permitted use thereof.

5. From b4) The conditions stated in the resolution or design considerations integrated into the project shall be deemed necessary to protect the public health, safety, and general welfare.

Discussion of 1. From a) to insure that the establishment or significant alteration of those uses will not adversely affect surrounding uses and properties

Surrounding Properties and Quiet Enjoyment and Use will be Adversely Impacted by BCHD 103-foot Tall, 800,000 sf Development

Surrounding property uses are as follows:

West – Residential R-1 with 30 foot height limit and Beryl Heights neighborhood design guidelines

South – Residential R-1 with 30 foot height limit

North – Residential RMD with 30 foot height limit

North – Light Commercial C-2 with 30 foot height limit

East – Torrance Residential R-1 Hillside Overlay with 14 foot height limit

East – Torrance Residential R-1 with 27 foot height limit

East – Torrance PU Towers School

BCHD Proposal Causes Surrounding Property Adverse Impacts

BCHD is proposing a 103 foot nominal building on a 30 foot elevation (exceeding 130 feet tall relative to the surrounding properties on the North and East, BCHD is proposing a 65 foot nominal 10 and one-half-story, 600-800 car parking structure on the South West on a 30 foot elevation (approximately 100 to 150 feet tall relative to surrounding South, West, and East properties), and BCHD is proposing a 75 foot nominal, 4-story health club, meeting and aquatic center building along Prospect between the 510 and 520 MOB's (approximately 80 feet tall relative to West properties.) All surrounding properties will be adversely affected by 1) privacy invasion, 2) reflected noise, 3) reflected light and glare, 4) direct noise, 5) construction, and 6) related traffic and pollution. Towers Elementary students will be especially impacted by PM2.5 and PM10 emissions, noise and vibration from heavy construction traffic in an intermittent fashion disturbing cognitive function and development, as well as educational progress.

BCHD is proposing a significant alteration by moving campus buildings from a center of campus, internal, visual mass minimizing, privacy preserving design to a perimeter extremity model, where the North and West perimeters are lined with buildings that are 3-5 times the height of surrounding uses and structures and an 8-story South parking structure that impacts West, South and East residential uses on a 24/7/365. This proposed BCHD campus redesign bears no resemblance to the current campus is height, square feet, or building placement. It is structured to maximize impacts on the surrounding community while preserving the internal campus for BCHD exclusive use.

The current campus has only 0.3% (968 sqft) of space at 75-feet, while the proposal is for nearly an acre of RCFE at higher than 75-feet tall, with all new construction at the north, west and south perimeter intruding on private residential uses. The average height of the 514 building is slightly over 30-feet and should serve as the limit for any future development.

Discussion of 2. From b1) The site for the proposed use shall be in conformity with the General Plan and shall be adequate in size and shape to accommodate such use and all setbacks, spaces, walls and fences, parking, loading, landscaping, and other features required by this chapter to adjust such use with the land and uses in the neighborhood.

The 10+ Acre Publicly-Owned Site Must be Used to Mitigate Neighborhood Impacts

Based on the analysis and conclusion that the BCHD commercial development significantly impacts the surrounding property as proposed by BCHD, the language of the ordinance requires that setbacks ... other features be used to adjust the use of the BCHD site. Accordingly, a series of changes need to occur, including, but not limited to: 1) increased setbacks, 2) reduced structure heights, 3) perimeter structures that do not exceed the design guidelines and height limits of adjoining uses and properties (generally 30-feet or less), perimeter landscaping that hides the proposed development, etc.

Two general examples are the other P-CF developments in Redondo Beach which are all either the same height or lower than surrounding uses and properties, including the Kensington development of over 100 units on approximately 2 acres based on aerial measurement in Google Earth Pro.

Absent CUP Required Accommodations, BCHD Proposal is Inconsistent with Existing Uses in the Neighborhoods and Must be Denied

BCHD must be required to increase setbacks, decrease heights to 30 feet, and move development to the center of the campus. The current plan is inconsistent with neighborhood uses.

Discussion of 3. From b2) The site for the proposed use shall have adequate access to a public street or highway of adequate width and pavement to carry the quantity and kind of traffic generated by the proposed use.

BCHDs PACE Facility and 8-story, 800+ Car Ramp are Inconsistent with the Existing Use of Prospect Ave and Beryl St.

BCHD's proposed PACE facility is duplicative with existing PACE facilities that service the same area. Therefore the marginal benefit to local residents is low, and it is highly likely that most, if not all, participants will be bused in to the PACE site at Beryl & Flagler. Flagler is a Torrance residential street, and commercial use is prohibited. Beryl is the main path to avoid the steep 190th hill, and increasing the

traffic, and PM2.5 and PM10 loads on students at Towers Elementary will leave their brainstems with increased particulate loads, resulting in Alzheimer's like symptoms and delayed development.

BCHD's proposed 8-story, 800+ Car Ramp at Prospect & Diamond will compete with existing uses of RUHS, Parras, and commuters. The ramp will enter and exit from Prospect northbound, between Diamond and the 514 building main entrance. As such, it is inconsistent with existing uses and the existing roughly 800 car capacity of BCHD spread evenly across 3 ingress/egress points.

BCHD's Proposed Commercial Development Burdens the Community and is Inconsistent with Existing Streets and Uses

Because the proposed PACE facility is duplicative of existing PACE services to the 3 beach cities that own and fund BCHD, any proposed traffic is necessary. Delivering 200 to 400 non-residents on a daily basis to the corner of Beryl and Flagler via Beryl is infeasible. An alternative plan, or denial of the use of the site for PACE, is required. Further, the highly concentrated 8-story, 800+ car parking ramp at Prospect & Diamond is also inconsistent with the existing uses and roads. Any solution that fails to use all 3 BCHD campus driveways in a relatively equal manner is infeasible.

Discussion of 4. From b3) The proposed use shall have no adverse effect on abutting property or the permitted use thereof.

As Currently Proposed, BCHD's Plan has Adverse Effects on Abutting Property and Must be Denied

The adverse impacts on abutting property have been discussed at length above. The current plan has been demonstrated to have adverse effects on abutting property. Therefore, if unchanged, the CUP must be denied by a plain English reading of the Ordinance.

Absent Height Limits, Exterior Landscaping, Distributed Parking, and Discontinuance of the PACE Facility, BCHD's Proposed Project Must be Denied

Potential mitigation, all within the purview and obligation of the City of Redondo Beach, include, but are not limited to, height restrictions to 30 feet, increased setbacks, perimeter landscaping, evenly distributed parking, and reduced bus traffic.

Discussion of 5. From b4) The conditions stated in the resolution or design considerations integrated into the project shall be deemed necessary to protect the public health, safety, and general welfare.

In order to meet the specific requirements of the CUP ordinance as set forth, a number of specific design modifications must occur, including but not limited to project height reduction, project setbacks increased, project moved to the center of the campus, project buffered by landscaping from the surrounding neighborhoods, project traffic spread evenly across the 3 entrances of BCHD campus (roughly, 510, 514, and 520 driveways) and traffic to the duplicative PACE facility denied access to Beryl St from Flagler to 190th to preserve the students' brainstems and lungs at Towers Elementary. Further, construction traffic must also be denied the path down Beryl from Flagler to 190th.

Based on the specific heights by BCHD of the Phase 1 RCFE and Phase 2 Pavilion, BCHD is proposing a set of structures located on the parcel perimeter that will be up to 168-feet above surrounding residential uses that are in 27 and 30-foot development limits. The CUP cannot allow such degradation of surrounding neighborhoods and uses.

BCHD ELEVATIONS ABOVE BASE		
Address	RCFE	Health Club/Pavilion
1317 Beryl	121	90
511 Prospect	104	74
514 Prospect	94	64
1408 Diamond	134	103
510 Prospect	101	70
520 Prospect	99	69
1224 Beryl	123	92
19313 Tomlee	125	94
5674 Towers	117	87
5641 Towers	156	126
5607 Towers	167	136
19515 Tomlee	130	100
501 Prospect	111	80
1202 Beryl	122	92
19936 Mildred	168	138

Source: USGS, all measurements in feet

See RBMC 10-2.2506 Conditional Use Permits.

5. BCHD Provides Net Negative Benefits to the Redondo Beach and No CUP Can be Issued

BCHD Direct Statement in its FAQs (2020)

HAS BCHD CAUSED DAMAGE TO THE SURROUNDING NEIGHBORHOODS?

BCHD has not denied there are effects on neighbors from our operations, similar to other organizations, schools or businesses located near residences.

Further, the draft Environmental Impact Report currently being prepared will assess and analyze any impacts associated with the proposed Healthy Living Campus upgrade.

Since BCHD's Campus opened in 1960, neighbors were certainly aware the campus was nearby before they moved in, especially if they lived adjacent or across the street and could see campus activity. The South Bay Hospital was operating through 1998 in addition to medical office space on the campus at 510 and 520 buildings -- yet neighbors still made the decision to accept the normal activities of a functioning hospital across the street from or near their property. Only now has this become an issue. “

Analysis – South Bay (emergency) Hospital Benefits

BCHD fails to recognize that South Bay emergency Hospital (SBH) operated an emergency room and thereby provided lifesaving benefits to the surrounding neighborhoods. The time to access an emergency room is well understood to be a significant factor in emergency outcomes of morbidity and mortality (see studies, such as <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2464671/>). Unlike BCHD which is largely an office operation without specific medical need to be located on its current campus, the emergency hospital and emergency room, like fire stations, required neighborhood integration.

SBH from 1960 through 1998 provided neighborhood emergency lifesaving services. BCHD provides no such services, and in fact, there is no evidence that BCHD needs to be in its current location, nor even in the any of the 3 beach cities that own and fund BCHD. BCHD intends to “import” tenants according to its MDS study. 95%+ of tenants are expected to be from outside 90277. Further, the duplicative PACE facility will bus in its patients and could also be located elsewhere.

Analysis – BCHD Proposed Commercial Services to Non-residents

As BCHD attempts to transition to an RCFE and PACE model, the tenants and participants will be 80% from outside the 3 beach cities for RCFE and will be transported in buses. All 3 beach cities are already served by PACE, as are all surrounding zip codes, so BCHDs service is duplicative and unneeded locally and provides no incremental services benefit.

As such, BCHD cannot draw any analogy of the neighborhood tolerance and preferences for an emergency hospital to BCHD commercially developed services to serve primarily non-residents. Furthermore, BCHD provides 100% of local disbenefits to the south Redondo Beach 90277 area, while only providing a projected 5% of project benefits according to BCHDs MDS research report. As south Redondo Beach 90277 is already serviced for PACE, BCHD provides no incremental services or benefits with its duplicative proposed programs.

Analysis – BCHD Lack of Support for Net Benefits

FL-17 When explicitly requested to provide a net benefits analysis of its 40+ so-called “evidence based” programs in California Public Records Act (CPRA) requests, BCHD responded that 1) it does not and never has budgeted by program, 2) it does not track costs by program, 3) it does not evaluate and monetize benefits by program and 4) it does not compute net benefits by program. As such, BCHD is unable to provide any support that it provides net benefits to south Redondo Beach 90277 (the area that suffers 100% of BCHD economic and environmental injustice impacts) or to Redondo Beach in aggregate. BCHD failed to disclose its lack of data and misrepresented its RCFE benefits in writing to the Redondo Beach City Attorney, claiming that “clearly” the RCFE would provide “significant benefits” to the residents of Redondo Beach. BCHD has no evidence as it responded in its public record responses. Furthermore, BCHDs consultant MDS expects less than 5% of RCFE residents to be from 90277 and 4% from 90278, therefore, Redondo Beach will suffer 100% of the impacts for less than 10% of the benefits.

FL-18 Analysis – BCHD Impact on Local Neighborhoods from Covid Testing

Based on BCHD public records act responses, approximately 85% of Covid tests were conducted for non-residents of the 3 beach cities that own and fund BCHD. There is no analysis of the specific number of tests completed for south Redondo Beach 90277 that was subjected to 100% of the negative impacts of traffic, exhaust, and noise. There was also no analysis of the total number of tests conducted for all of Redondo Beach. Based on simple population shares, Redondo Beach was burdened with 100% of the negative environmental justice damages and received 8% or less of the benefits from BCHD testing activity. Furthermore, LA County Health has the funding and mandate to provide testing, and BCHD residents could have received testing with no impacts to Redondo Beach or the beach cities using other county sites. Therefore, BCHD provided only damages, and no incremental benefits from local testing. Furthermore, BCHD has no data to demonstrate local benefits, especially compared to the negative Environmental Justice (EJ) impacts.

FL-19 Conclusion

BCHD data shows that it cannot quantify any benefits explicitly to 90277 and 90278, and its MDS study clearly demonstrates that less the 10% of RCFE tenants and benefits are expected to accrue to Redondo Beach, which suffers 100% of the EJ damages. Absent the quid pro quo of the emergency room of South Bay Hospital providing positive proximal benefits to the surrounding neighborhoods, BCHD provides significantly more impact than value. As such, no Conditional Use Permit can be issued.

FL-20 **6. BCHDs Proposed Overdevelopment is Inconsistent with More Current P-CF Zoned Development**

Based on information from the City of Redondo Beach, there are seven (7) P-CF parcels in Redondo Beach. They are:

- | | |
|-----------------------------------|--|
| 1) Andrews Park | 1801 Rockefeller Ln, Redondo Beach, CA 90278 |
| 2) Beach Cities Health District | 514 N. Prospect Av, Redondo Beach, CA 90277 |
| 3) Broadway Fire Station (#1) | 401 S Broadway, Redondo Beach, CA 90277 |
| 4) City of Redondo Beach Facility | 1513 Beryl St, Redondo Beach, CA 90277 |
| 5) Grant Fire Station (#2) | 2400 Grant Ave, Redondo Beach, CA 90278 |

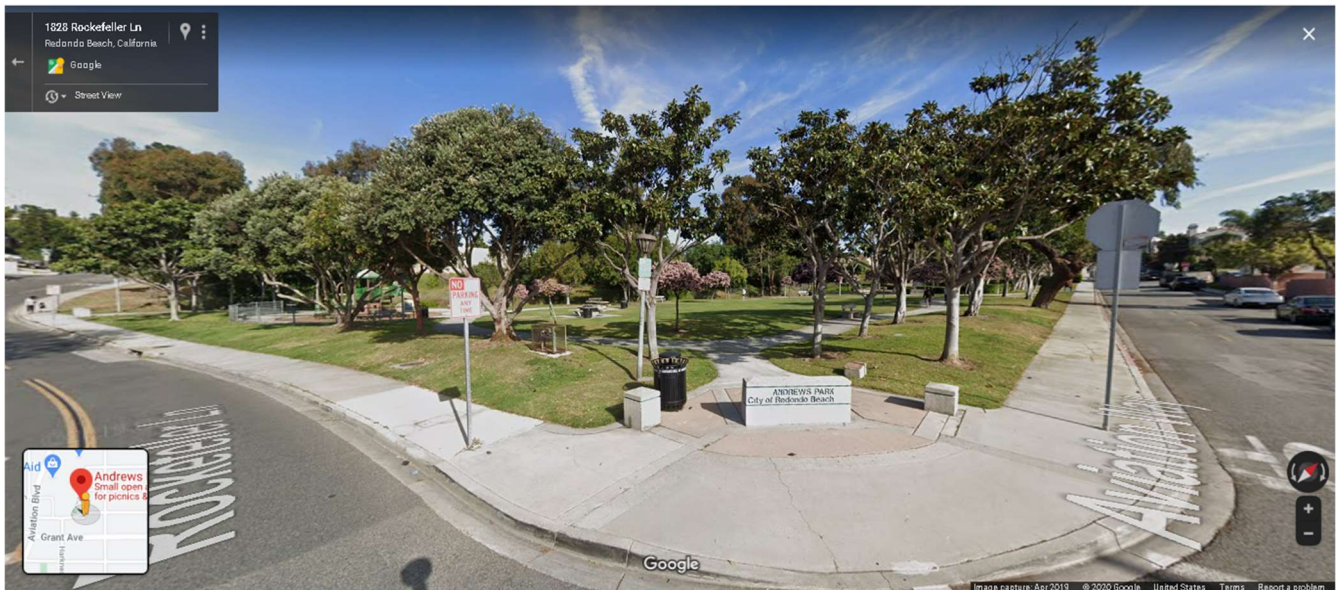
- 6) Kensington Assisted Living
7) North Branch Library

801 S Pacific Coast Hwy, Redondo Beach, CA 90277
2000 Artesia Bl, Redondo Beach, CA 90278

With the exception of BCHD, the former South Bay Hospital parcel and the City of Redondo Beach multiple use facility, the remaining five (5) P-CF parcel uses appear to be consistent with surrounding land uses from a design, height, and traffic perspective. Both the current BCHD and the 103-foot tall, 800,000 sqft proposed overdevelopment are inconsistent with more current, allowed P-CF development.

Andrews Park

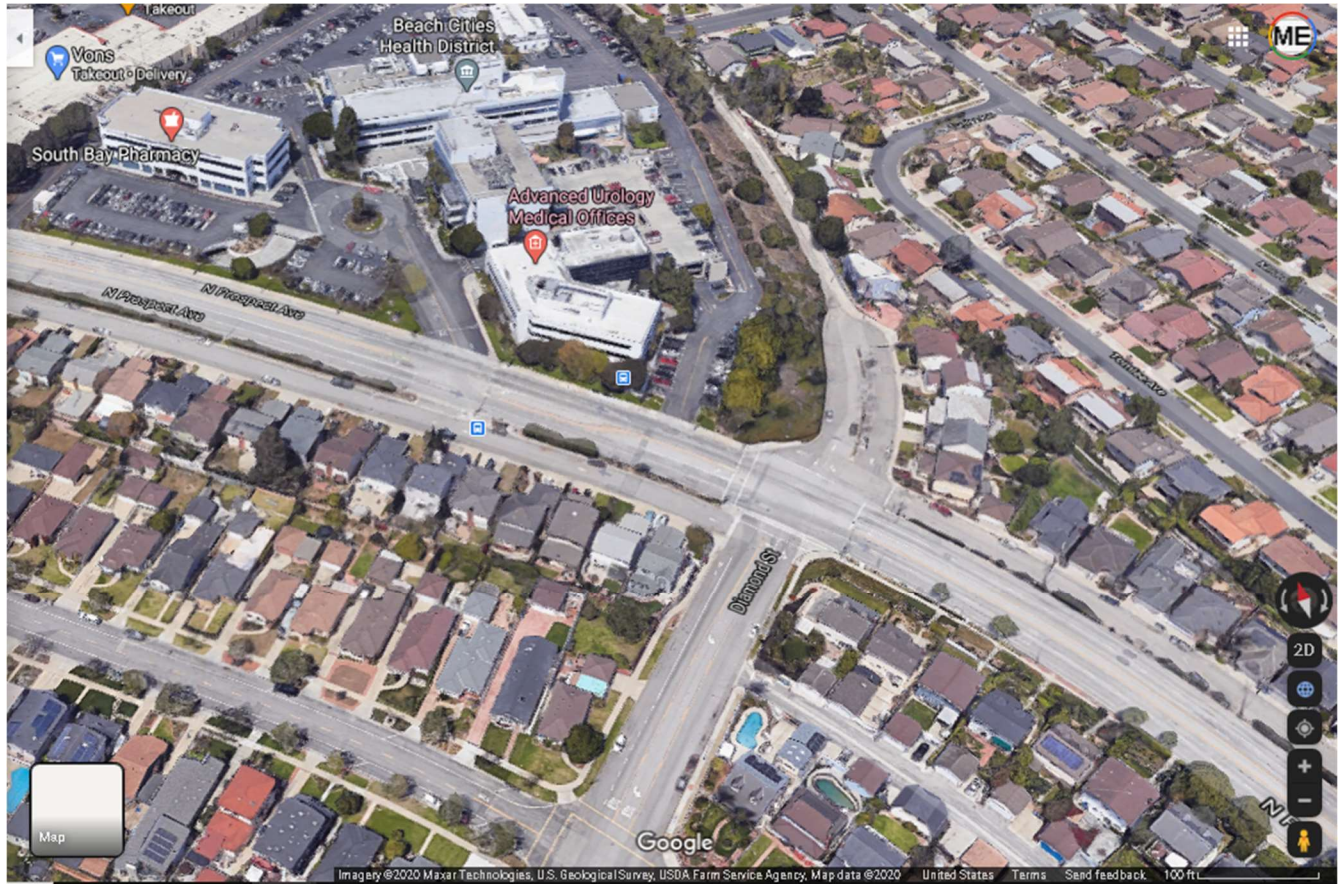
Per the City of Redondo Beach, Andrews Park is local neighborhood recreation facility, “Andrews Parkette is a 1.61 acre park located just north of Grant Avenue in Redondo Beach. The park features grass, trees, play equipment, picnic tables and picnic shelter.” Based on observation, there are no features at Andrews Park, such as commercial buildings or tall parking structures that are inconsistent with the surrounding neighborhood uses and design. Andrews Park is a recreation facility per the City of Redondo Beach.



Beach Cities Health District (BCHD)

BCHD was renamed from South Bay Hospital District (SBHD) in 1993 following the 1984 failure of South Bay Hospital as a publicly-owned emergency hospital, and the subsequent failure as a leased facility to AMI/Tenet. Per Google Earth Pro (GEP) measurements, the hospital towers are generally 4-story, 60-feet tall. Per BCHD, there is a single, 968-sqft “penthouse” mechanical room atop the 514 N. Prospect hospital building at 75-feet. That represents 0.3% of the approximately 300,000-sqft of the existing campus buildings. At 75-feet, BCHD is 250% the height of surrounding 30-foot height zoning limits. SBHD also allowed construction of two (2) medical office buildings on land it leased to third (3rd) parties. These buildings are both 3-stories and 40-feet, also according to GEP measurements. They are both 130% of local zoning height restrictions and the 510 N. Prospect building is built at the west-most lot line, increasing its mass, noise reflection, and visual height to a maximum for its

construction. At 130% to 250% in excess of surrounding zoning height limits, with concrete sound-reflective walls, substantial reflective glass, night time outdoor lighting, traffic, and emergency siren activity, BCHD is not consistent with the surrounding neighborhoods in function nor design.



Broadway Fire Station (#1)

Per in-person visual inspection, the Broadway Fire Station is a corner lot with general building height of 1-story, except for a specialized small footprint multistory tower. The overall facility is generally lower height than surrounding residential and multi-family facilities and built in a not dissimilar architectural design to minimize its impacts.



City of Redondo Beach Facility (Beryl St)

Per in-person visual inspection, this multi-use facility houses both the police shooting range and a number of public works functions. It is in the southeastern most corner of the Dominguez Park parcel, adjacent to the Edison right-of-way and across the street from Towers Elementary. The Edison right-of-way to the north is utility/industrial use and the park to the west is public use and significantly elevated above the parcel. The Torrance public facility, Towers Elementary is to the south. There is some residential to the east behind a sound wall. On three (3) sides, the use of this parcel is consistent with its surrounding public facility zoning, although the police shoot range has decades of controversy surrounding it. The residential to the east is buffered by a strip of land and the road. Most of this parcel's surrounding neighbors are consistent uses.



Grant Fire Station (#2)

Per in-person visual inspection, the Grant Fire Station is a corner lot with general building height of 1-1/2-stories, except for a specialized small footprint multistory tower. The overall facility is generally lower height than surrounding residential and multi-family facilities except for the specialized tower, and built in a not dissimilar architectural design to minimize its impacts.



Kensington Assisted Living

Per the City of Redondo Beach EIR, the project includes an 80,000-square foot assisted

living facility with 96 suites and 11,000-sqft of common space on 3.37 acres gross. The footprint of the facility buildings is 1.15 acres based on aerial analysis. The architecture and design is earth tone Spanish revival and at 33-feet maximum height is very consistent with the surrounding single and multifamily residential.



North Branch Library

Based on aerial analysis and GEP, the North Library is approximately 12,000 sqft footprint and surrounded on three (3) sides by commercial development. To the south is multifamily residential. Based on in-person inspection, the interface of the tallest point of the library and the multi-family to the south are approximately equal height at two (2) stories. The mixed use to the north of the Library is nominally 4-stories and more visually massed than the Library. The Library has clean design and is consistent with the adjoining land uses visually and in terms of height, is lower than the land use to the north.



Conclusion

Based on this analysis, only BCHD is vastly out of scale and design with surrounding neighborhoods. Except for a small, local servicing strip mall to its north, the 30-foot elevated site of BCHD is visible to all residential construction on all four (4) sides of the lot. Noise, aesthetic blight, glare, reflection, night time lighting, traffic, sirens, and associated PM2.5 emissions are inconsistent with surrounding land uses, notwithstanding any CEQA self-certification by BCHD.

Further, BCHD had developed a moral obligation to protect the community standard that is more stringent than laws and ordinances. This moral obligation standard was used by BCHD to justify seismic retrofit or demolition of the 514 hospital building. Consistent application of the standard to the surrounding neighborhoods, 60+ years of economic and environmental injustice by SBHD and BCHD, and a proposed 50-100 years more of economic and environmental injustice renders this overdevelopment unbuildable.

Last, the current BCHD has only 0.3% of its campus sqft at 75-feet tall. The 514 building is on average just slightly over 30-feet tall, and as such, that average height should serve as the average height cap to any future site development under a CUP for P-CF zoning.

Redondo Beach Code Conformance

The current BCHD at 312,000 sqft does not appear to conform with existing Redondo Beach code for issuance of a Conditional Use Permit. The proposed 793,000 sqft, 103-feet tall, 6-story senior apartments and 10-1/2 story, car parking structure violate the following RBMC section based on height, noise, invasion of privacy, and excess generated traffic. In addition, the proposed BCHD overdevelopment is inconsistent with design guidelines for Beryl Heights.

Reference: 10-2.2506 Conditional Use Permits.

(a) Purpose. The purpose of a Conditional Use Permit shall be to review certain uses possessing unique characteristics, as listed in Article 2 of this chapter, to **insure that the establishment or significant alteration of those uses will not adversely affect surrounding uses and properties** nor disrupt the orderly development of the community. The review shall be for the further purpose of stipulating such conditions regulating those uses to assure that the criteria of this section shall be met.

(b) Criteria. The following criteria shall be used in determining a project's consistency with the intent and purpose of this section:

- (1) The site for the proposed use shall be in conformity with the General Plan and shall be adequate in size and shape to accommodate such use and all setbacks, spaces, walls and fences, parking, loading, landscaping, and other features required by this chapter to **adjust such use with the land and uses in the neighborhood.**
- (2) The site for the proposed use shall have adequate access to a public street or highway of adequate width and pavement to carry the quantity and kind of traffic generated by the proposed use.
- (3) **The proposed use shall have no adverse effect on abutting property or the permitted use thereof.**

7. BCHD Must Dedicate All Open Land to Unrestricted Public Use or No CUP Can be Considered

BCHD Plans to Allow a Commercial Developer to Build, Own and Operate the RCFE

In public discussions with Cain Brothers/KeyBanc, the investment bankers for BCHD, the discussion has centered around forming a joint venture (JV) between a majority owner, commercial real estate developer and BCHD. That JV could easily remove the proposed openspace from public use. As such, BCHD must place deed restrictions on the openspace and dedicate them to the perpetual use of public recreation. No ownership of any public land can be permitted by any JV, nor can any lease arrangement place any restrictions on public use of openspace.

C. BCHD PROJECT DESCRIPTION AND PROJECT ALTERNATIVES ARE INVALID

1. BCHD Fails to Provide an Accurate, Stable and Finite Project Description

BCHD ignores laws and ordinances when declaring that the failed hospital building must be seismically renovated or demolished. There are no codes or ordinances requiring demolition, therefore, BCHD falsely makes the claim that the 514 N. Prospect must be demolished in both its preferred project description and No Project Alternative. BCHD has multiple Phase 2 descriptions, denying the public the right to intelligent participation using a stable and finite project description. BCHD insufficiently defines Phase 2 in order for environmental analysis or public comment.

2. BCHD Fails to Meet Programmatic EIR Requirements

BCHD fails to provide a sufficient information, and therefore excessive uncertainty, regarding Phase 2 for the public to intelligently review it or for BCHD to make meaningful assessment of impacts.

3. BCHD Project Alternatives are Inadequately Developed and Flawed

BCHDs No Project alternative is flawed and asserts that the failed hospital has a current seismic defect. BCHD rejected a more valid No Project alternative of no seismic retrofit by creating unnecessarily restrictive objectives and assuming a false narrative of termination of all renter leases to retrofit. BCHD has provided no analysis of the future 514 N Prospect building changes, costs, or timing. Further BCHD falsely asserts that all tenants must be removed for remodeling. If that is the level of BCHDs commercial expertise, it should not be in the commercial rentals business at all.

4. BCHD Failed to Consider Cessation of Operations and Return of Property to Taxpayer-Owners in the form of a Community Garden

Summary

BCHD failed to consider the appropriate No Project Alternative of Cessation of Operations. BCHD errs when assumes that seismic upgrade or demolition is required. However, if demolition is voluntarily elected, the quid pro quo mitigation for the environmental damage of demolition, hauling, noise, etc. is cessation of operations and establishment of a taxpayer-owner community garden.

History of the Parcel, Failure of South Bay Hospital

In 1955, voters of Hermosa Beach, Redondo Beach and Manhattan Beach approved a charter for the South Bay Hospital District (SBHD) for the express purpose to build, own and operate an emergency hospital sized for the three beach cities. Subsequently, voters approved both a bond measure for purchase of the Prospect Avenue campus in Redondo Beach and also construction of the hospital, along with a property tax levy. According to the Daily Breeze, the publicly owned hospital started operation in 1960, was expanded in 1970, and was in poor financial condition by the late 1970s. By 1984 the publicly owned and operated hospital ceased operation and the shell of the hospital was rented out. In 1993, when it was clear that the hospital was not going to be an ongoing rental concern, the SBHD renamed itself Beach Cities Health District (BCHD), kept the property, financial resources, and annual property taxes and ultimately shuttered the emergency hospital in 1998.

The quid pro quo with the community for the Environmental and Economic Injustice to the surrounding neighborhoods was 24/7 Emergency Medical Services.

BCHD was Not Voter Approved

BCHD was not voter approved and does not serve the only voter-approved mandate of the district, that is, provision of an emergency hospital.

BCHDs Overdevelopment is for Wealthy Non-Residents

Despite the fact that South Bay Hospital was sized and built for the three beach cities, BCHD is proposing an 800,000 sqft, \$400M development on the taxpayer-owned campus that serves mainly non-residents. Per BCHD consultants, 80% of tenants of the \$12,000/month “upscale” assisted living will be NON-RESIDENTS of the three beach cities, and primarily from Palos Verdes Peninsula and outside the south bay.

South Bay Hospital Building Does Not Require Retrofit or Demolition

BCHD Board and executive management have declared that the 514 N Prospect Ave hospital is no longer fit for use and must be retrofit or demolished. While this is not technically accurate per BCHDs own engineers, it is the path BCHD is pursuing. The cost of demolition is estimated at \$2M plus the cost to remove hazardous waste, such as asbestos and nuclear medical waste. The district has sufficient cash on hand for the demolition activity. The 510 and 520 N Prospect Ave medical office buildings (MOB) are privately owned and on leased public land. The 510 MOB lease is up in the mid-2030s (estimated), while the 520 MOB lease is up in 2060 (estimated).

Re-development Should Occur as a Community Garden

To cure the Environmental and Economic Justice impacts to the three beach cities and the local neighborhoods, the publicly owned campus can become a community garden. The 514 N Prospect Ave hospital building can be demolished and the approximately 8 acres parking lots and former building site, along with the Flagler and Beryl parcel, can be redeveloped into the Beach Cities Community Garden (BCCG). The BCCG will be developed and maintained by the net revenues from the 510 and 520 MOB. As each building comes to the end of its lease, it can be demolished and its footprint added to the park.

Residents of the three beach cities would be entitled to a one-year, lottery-based use of plot of to-be-determined size. If all plots are not subscribed, non-residents will be rented the plots. At such time after 2060 when no revenues are received from the 520 MOB, rents would be determined for residents and non-residents in a 1:4 ratio, that is, non-resident rent would be 4-times that of resident rents.

BCHD Would be Repurposed and Properly Operated

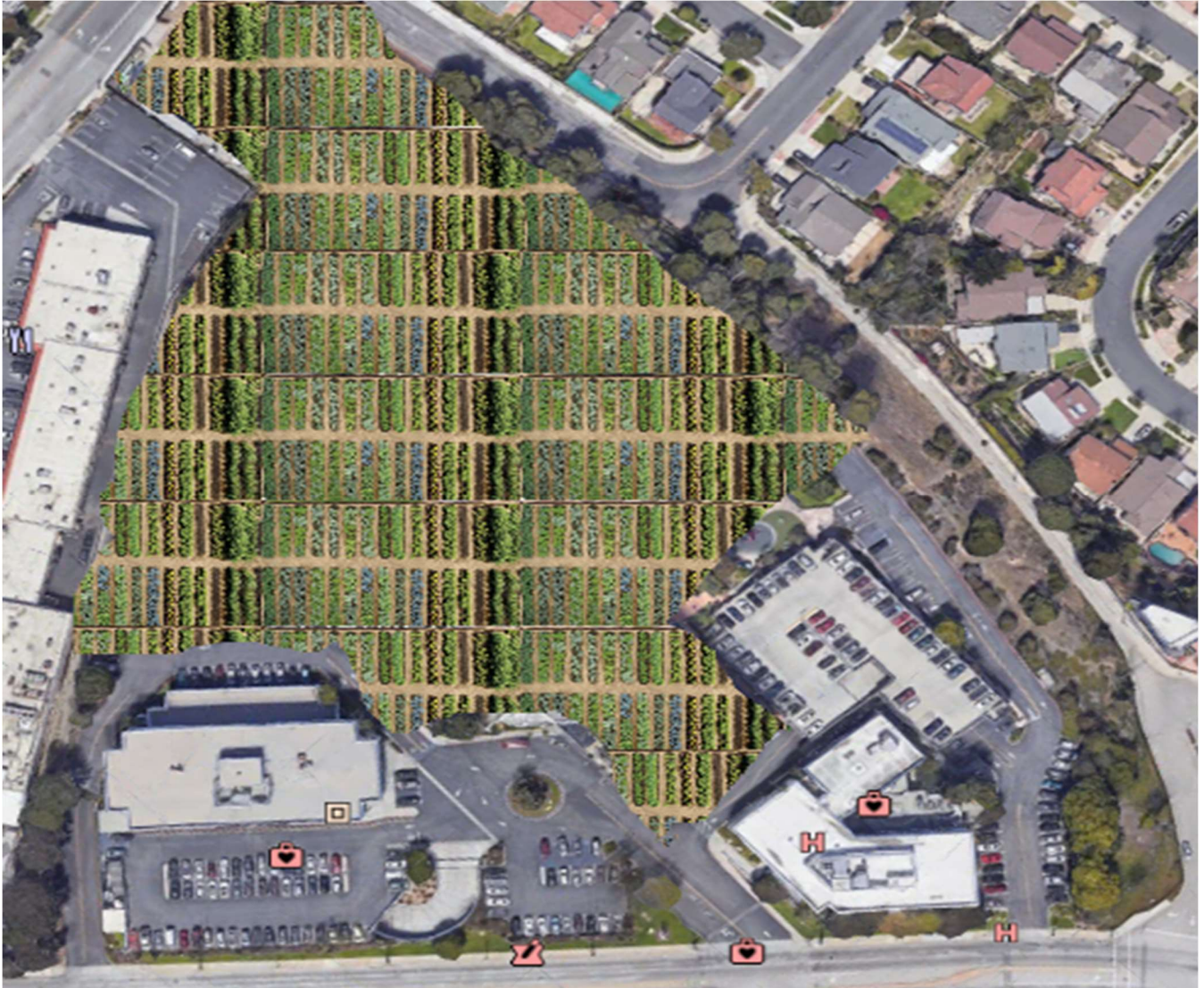
BCHD would be repurposed to receive only the revenues from property taxes and its existing Joint Ventures until such time as they are dissolved. At that time, BCHD would receive only the property tax revenues. BCHD staff and operations would be significantly downsized, and BCHD would become only a property management and financial grant entity. That is, it would serve only as an administrator of funding for third parties based on its revenues outlined above. The current CEO and Board would be dismissed and replaced with a CEO and Board with mandated expertise in property and grant management as determined by a committee of the three beach cities that own BCHD. This would be codified in the voter-approved charter amendment for the repurposed BCHD. In the event the charter

could not be legally amended, BCHD would be dissolved, a three city community garden established, and BCHD assets liquidated and put into a non-wasting trust to maintain the community garden.

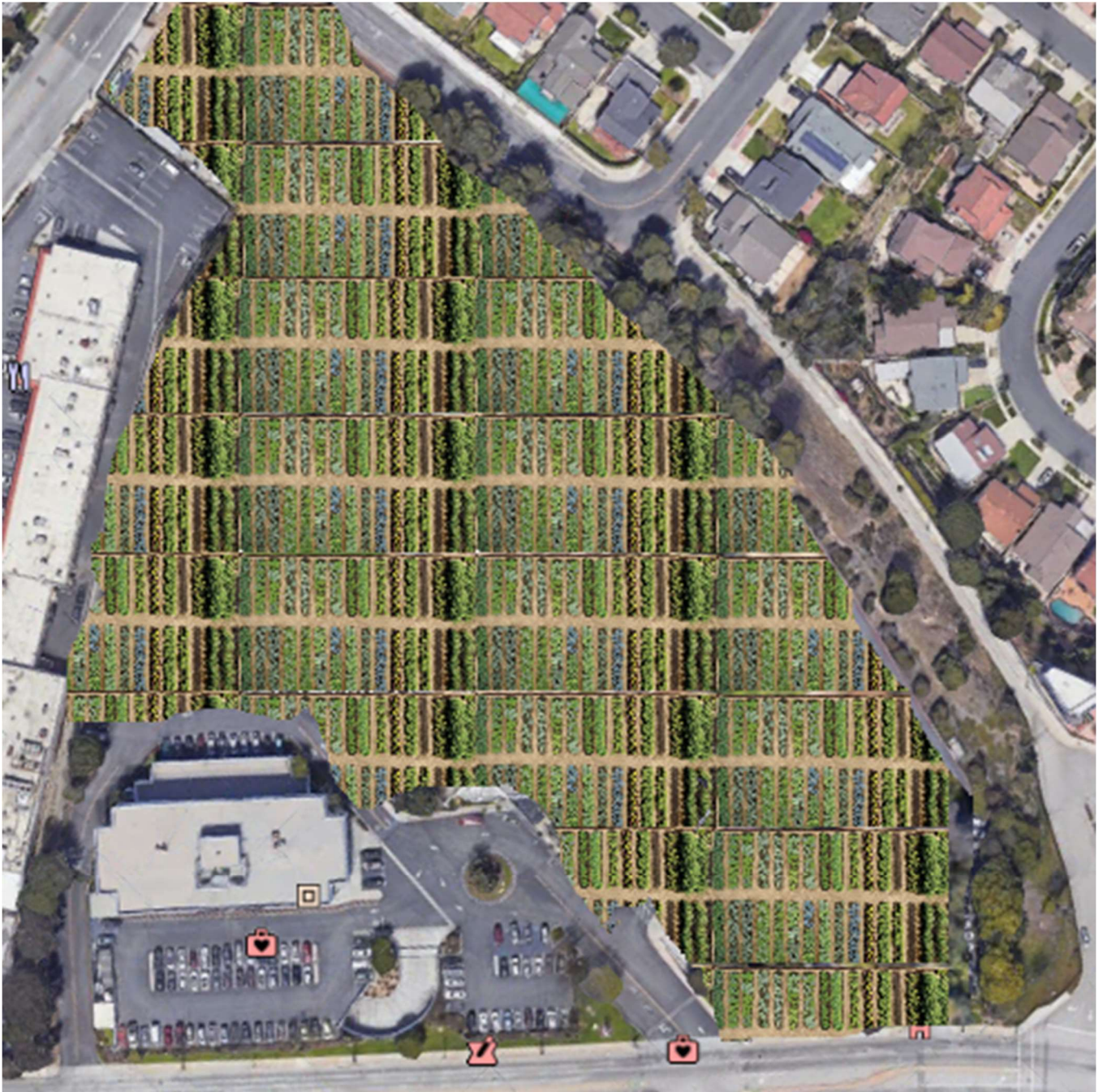
Current Campus



Beach Cities Community Garden 2025 Post 514 N Prospect Demolition



FL-25
(Cont.)





5. BCHD Fails to Provide an Accurate, Stable and Finite Project Description

Background

The Project involves the demolition of the failed South Bay Hospital and expansion of the current BCHD facilities. Specifically, the project would consist of approximately 800,000 sqft of surface buildings with a height of 103-feet. The Draft EIR for the project provides the project would be developed in two successive phases.

BCHD Description of Phase 2 Fails the Accurate, Stable and Finite Test

An EIR must contain a detailed statement of all significant effects on the environment of the proposed project. (Pub. Resources Code § 21100.) The courts have stated, “An accurate, stable and finite project

description is the sine qua non of an informative and legally sufficient EIR.” (County of Inyo v. City of Los Angeles (1977) 71 Cal.App.3d 185, 192-93.) “The defined project and not some different project must be the EIR’s bona fide subject.” (M.M. Homeowners v. San Buenaventura City (1985) 165 Cal.App.3d 357, 365, emphasis added.)

By its own presentation, BCHD provides multiple views of Phase 2, thereby providing a de facto failure of accurate, stable and finite. The public is denied cost-effective, intelligent participation in the CEQA process because it is required to analyze multiple scenarios, all of which cannot be developed on the same space.

FL-26 BCHD must account for the reasonably foreseeable future phases of the Project. (Laurel Heights Improvement Assn. v. Regents of University of California (1988) 47 Cal.3d 376, 393-399.) The Guidelines provide that “project” means “the whole of the action.” (Guidelines, § 15378, subd. (c).) An agency cannot treat one integrated large project as a succession of smaller projects, none of which, by itself, causes significant impacts. Phase 2 is insufficiently specified cannot be adequately analyzed given the lack of specificity that BCHD provided in its defective DEIR.

The law governing recirculation of an EIR is set forth in CEQA Guidelines Section 15088.5(a): A lead agency is required to recirculate an EIR when significant new information is added to the EIR after public notice is given of the availability of the draft EIR for public review under Section 15087 but before certification. As used in this section, the term ‘information’ can include changes in the project or environmental setting as well as additional data or other information. Specifically BCHD must provide the public with an accurate, stable and finite (one single description of a proposed Phase 2) and recirculate.

D. BCHD “PURPOSE AND NEED” IS INVALID

1. BCHD Duplicative PACE Facility Purpose and Need is Invalid Based on Lack of Evidence and Need

Background

BCHD is requesting permission as a publicly owned entity to provide public services and in the process do irreversible damage to the environment for generations.

BCHD’s prior three healthy living campus designs did not contain any PACE component. Not until the never-before-seen June 12, 2020 at 605PM Friday after close of business plan was PACE provided to the public. In an online search of over 1,300 documents and pages on the BCHD.org site, there are no occurrences of the PACE concept prior to the June 12, 2020 release. That includes public notices, RFQs, and public informational documents. It would appear that inadequate consideration was provided to the decision to add a PACE facility. All zipcodes of BCHD are already served by PACE, as are all surrounding zipcodes.

Summary of Cain Bros. (Investment Bankers) PACE Information in BCHD Public Documents Fails to Provide any Justification of Need to the 3 Beach Cities Given that LA Coast PACE Services the Area

“PACE – Program for All-Inclusive Care for the Elderly is a program designed to maintain an individual’s ability to live in their home and minimize medical costs while increasing quality of life through active support of social determinants of health, activities of daily living and early medical intervention and wellness programs through adult day center and primary care clinic”

BCHD misrepresents its primary interested in the commercial money-making opportunity and provides no health need or benefit of the duplicative PACE proposal

“Sub-contracting revenues from an adjacent PACE in the form of meals, housekeeping, security, van transportation might be viewed as advantageous by AL/MC JV partners as they could be charged at “cost-plus” rates to the PACE site”

“Leading PACE sites can generate 12-15%+ EBITDA with annual dual Medicare/Medi-Cal capitation revenues that can reach \$90K per enrollee/per annum”

“Enrollment scales rapidly and increases profitability incentivizing the need for 14,000 sq. ft. space so as to accommodate up to 200 daily users or the equivalent of 400 PACE enrollees”

“Prudent program for “highest cost utilizers” out of MA/ACO plans so a potential discharge destination for Kaiser [NOTE: Is this a RECYCLED Kaiser Presentation?] and health systems or large physician groups that have capitated financial risk”

“Wide range of medical, home care, rehab services and building/maintenance costs can be subcontracted by the District at “cost-plus” rates”

PACE Financial Overview

Development Budget and Resulting Sources & Uses of Funds (Preliminary, Subject to Change)

The tables below show the development budget for construction of a new PACE Center on BCHD's Healthy Living Campus and the resulting financing in order to fund the construction. Under the assumption that construction takes place over 14 months and the District obtains permanent financing for a term of 30 years at an interest rate of 4.00%, approximate annual net level debt service would be ~\$667,780

PACE Operator will provide funds for start-up working capital and state required reserve – approximately \$4 million

Development / Construction Budget	
Hard Costs (14,000 sq. ft. @ \$400 per sq. ft.)	\$5,600,000
Soft Costs (14,000 sq. ft. @ \$100 per sq. ft.)	1,400,000
Parking	2,000,000
Equipment / FF&E	2,000,000
Land	2,000,000
Total	\$13,000,000
Sources of Funds	
Tax-Exempt Debt Funding	\$11,000,000
Equity Contribution (Land Value)	2,000,000
Total	\$13,000,000
Uses of Funds	
PACE Project Fund	\$11,000,000
Land	\$2,000,000
Total	\$13,000,000

CAIN BROTHERS
KeyBank Capital Markets

6

PACE Financial Overview

Debt Service Coverage and Revenue at Stabilization

Beach Cities Health District has two potential revenue streams if it were to develop a PACE facility on its Healthy Living Campus:

- 20% of the "free cash flows" from the PACE operations (assuming BCHD is the minority stakeholder in an 80% / 20% JV Partnership with a PACE operator)
- The difference between the rent from the PACE JV and the debt service on the funds borrowed to finance construction of the PACE Center.

Aggregate Operating Revenues	\$43,814,302
Aggregate Operating Expenses	(38,355,056)
Aggregate Operating Income (Deficit)	\$5,459,246
Add Backs	
Depreciation	\$431,165
EBITDA	\$5,890,411
JV Distributions	
80% of EBITDA to PACE Operator JV Partner	\$4,712,329
20% of EBITDA to BCHD	\$1,178,082
BCHD Projected Annual Cash Flow	
Difference between PACE Lease / Rent and Debt Service	\$118,763
Total PACE Revenues to BCHD (not including van or in-home subcontracts)	\$1,296,845
Debt Service	\$667,780
Debt Service Coverage	1.94x

PACE is
Likely a
Poor Fit

for the 3 Beach Cities

Based on the PACE association, 90% of PACE participants are funded by both Medicare and Medicaid, while 9% are Medicaid and 1% are cash plus potentially Medicare. As such, it is quite unknown if the demographics of the three beach cities that own, fund and operate BCHD will have many qualifying participants. BCHD provides no need justification.

Conclusion

Cain Bros. provides only the barest fact base for the PACE program, a never-before-seen component of the healthy living campus plan that was introduced to the public by BCHD after close of business June 12, 2020 and approved as part of the BCHD plan three (3) business days later on June 17, 2020. The list below of open issues is recognized from the Cain document and highlights the open questions that existed at the time of BCHD Board approval.

1. Cain sizing recommendation of 400 participants is less than the California PACE program average size for mature California programs. Cain provides no reasoning, support or data.
2. Cain provides no market research for local area, nor any competitive analysis. For example, all BCHD zipcodes as listed in the MDS market study are already service for PACE by LA Coast PACE.

LA Coast	Los Angeles County	90045, 90066, 90094, 90230, 90232, 90245, 90254, 90266, 90274, 90275, 90277, 90278, 90291, 90292, 90293, 90501, 90502, 90503, 90505, 90701, 90703, 90710, 90715, 90716, 90717, 90731, 90732, 90744, 90745, 90755, 90802, 90803, 90804, 90806, 90807, 90808, 90810, 90813, 90814, 90815, 90831
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3. Like BCHD contractor MDS, Cain provides no “voice of the customer” direct surveys of residents of the three beach cities to assess need, interest or eligibility.
4. Cain fails to provide and research of detail on the three beach cities resident qualifications for MediCal, since PACE is 99% funded by Medicaid (MediCal) or Medicare and Medicaid and only 1% cash pay according to the National Pace Association, npaonline.org.
5. Cain fails to provide a path for PACE funding for BCHD, that is, how will BCHD raise the funds and will a public vote of indebtedness be required?

Cain Bros. Public Presentation

https://www.bchdcampus.org/sites/default/files/archive-files/Cain%20Borthers_Financial%20Analysis_2020.pdf

2. BCHD RCFE Purpose and Need is Invalid Based on BCHDs MDS Research Study

Summary

Little need in Redondo Beach for Additional, Public-land RCFE - The BCHD MDS study demonstrates that only 4.8% of the need for the proposed RCFE is from south Redondo Beach 90277 which has shouldered 100% of the economic and environmental injustice for over 60 years, as well as the negative impacts of traffic, emissions, lighting, noise, emergency vehicles and chronic stress. Further,

the MDS study demonstrates that only 8.1% of the need for the proposed RCFE is from the entirety of Redondo Beach.

Little Need in the 3 Beach Cities for Publicly Developed, Market Price RCFE – The BCHD MDS study also demonstrates that less than one-fifth of the facility is being developed for the residents of the 3 cities that own, fund and operate BCHD. As such, at its currently proposed scale, the facility is over 80% unneeded.

BCHD Studies Present No Evidence of Public Development Need – BCHD responded in California Public Records Act responses (reproduced below) that it had no documents demonstrating a need in the 3 beach cities and that it had no evidence that the private market for RCFE would not fill any need that is identified. As such, BCHD cannot truthfully claim a need.

BCHD Continues to Misstate any Need – BCHD falsely claims that it needs to build RCFE to meet a need of the beach cities. The 3 beach cities only “need” less than 20% of the facility size, yet, south Redondo Beach 90277 and more broadly, the 3 beach cities together, suffer 100% of the environmental damages. In the case of south Redondo Beach 90277, the proposed project would extend economic and environmental damages to over a century.

Voter Approved Hospital was Sized for ONLY the 3 Beach Cities – BCHD has no voter approval. Following the failure of the publicly owned and operated South Bay Hospital in 1984, and the termination of the lease by the commercial operator, SBHD was renamed and BCHD kept the assets. As such, BCHD should be limited to the voter approved service of the 3 beach cities only.

Analysis

Scope of MDS Study

BCHD commissioned three studies from MDS to assess the “need” for RCFE for a wide geographic area surrounding BCHD. MDS conducted no independent analysis of the need for RCFE or pricing based on the specific residents for the three beach cities that chartered, own, and fund BCHD based on their publicly available reports and responses to California Public Records Act requests to BCHD.

MDS conducted no primary research of the taxpayers or residents of the three beach cities according to its three reports. MDS appears to have relied on public documents and rules of thumb either from the RCFE industry or from its internal operations. It also appears to have completed surveys of potential competitors in RCFE space and used syndicated data.

Prospective Tenant Screening

MDS used an age and financial screen and concluded target seniors will require minimum annual pre-tax incomes of \$141,000 to \$204,000 annually for the new-build BCHD facility.

EXHIBIT 1-6

**MINIMUM QUALIFYING CASH FLOW INCOME REQUIREMENTS FOR
A NEW ASSISTED LIVING AND MEMORY CARE DEVELOPMENT IN REDONDO BEACH, CALIFORNIA**

Based on 2021 Monthly Service Fees

<u>Unit Type</u>	<u>Number of Units</u>	<u>Monthly Fee</u>	<u>Annualized Monthly Fee</u>	<u>Total Annual Cash Flow Requirement After Tax ¹</u>	<u>Likely Annual Cash Flow Before Tax ²</u>
<u>Assisted Living Units</u>					
One Bedroom	102	\$9,250 - \$12,250	\$111,000 - \$147,000	\$138,750 - \$183,750	\$154,167 - \$204,167
<u>Memory Care Units</u>					
Studio - Semi-Private	60	\$8,985	\$107,820	\$126,847	\$140,941

MDS never assesses the need for RCFE in the three beach cities that own and operate BCHD. Instead, it assesses a broad area surrounding BCHD, and includes that 30% of tenants are expected to be from outside that area as well. The listing of qualified prospects by area is below. Note that the table does not include the 30% of tenants that MDS expects to be from outside the zip codes listed. Also note that the annual escalators that MDS provides for qualified prospects are based on proprietary work and have no transparency beyond vague sourcing.

EXHIBIT 3-3

SUMMARY OF INCOME QUALIFIED AGE 75+

HOUSEHOLDS BY ZIP CODE IN THE PRIMARY MARKET AREA

After Income Screen

Zip Code / Community			Total 2019 Age 75+ Households	\$150,000 + Qualifying Income Screen			Absolute 2019-2024	Average Annual % Change
				2019	2021	2024		
*	90275	Rancho Palos Verdes	3,550	787	887	1,062	275	6.2%
*	90274	Palos Verdes Peninsula	2,425	744	826	965	221	5.3%
	90503	Torrance	2,386	152	182	238	86	9.4%
*	90505	Torrance	2,287	196	233	303	107	9.1%
*	90277	Redondo Beach **	1,890	194	232	305	111	9.5%
*	90266	Manhattan Beach	1,612	338	397	506	168	8.4%
	90504	Torrance	1,542	79	96	129	50	10.3%
	90278	Redondo Beach	1,344	134	167	234	100	11.8%
	90254	Hermosa Beach	691	119	145	196	77	10.5%
	90260	Lawndale	656	21	27	39	18	13.2%
	90245	El Segundo	577	67	80	104	37	9.2%
Total			18,960	2,831	3,277	4,081	1,250	7.6%

Because MDS does not describe its annual escalator methodology, 2019 data was used to describe the sources of likely tenants. Approximately 38% are from the high income Palos Verdes Peninsula, 30% are assumed to be from outside a 10 mile radius, including new entrants to the state and the area. Only 4.8% of tenants are expected to originate in 90277, the south Redondo Beach area that has incurred 60 years of economic and environmental injustice from the failed South Bay Hospital and the area that BCHD proposed to incur 50-100 years of future economic and environmental injustice from BCHDs proposed campus expansion from 312,000 sqft to 793,000 sqft. Only 19.4% of tenants overall are expected to originate from the three beach cities that chartered South Bay Hospital District and own, fund and operate BCHD. All economic and environmental injustices and damages are expected to occur to those three beach cities from the project, and as noted, more explicitly, the overwhelming majority of damages occur in the 90277 Redondo Beach area. Overall, Redondo Beach is expected to see only 8.1% of the benefit of tenancy per MDS analysis. This 12-to-1 damages to benefits impact on Redondo Beach should alone stop issuance of a conditional use permit for what is documented as an unneeded facility for the area by MDS.

Summary Expected Sources of Tenants by Originating Area

BCHD Consultant MDS 2019 Marketing Results	
2019 Income Qualified Prospective Renters (by area)	
Palos Verdes	37.9%
> 10 mile Radius	30.0%
*90254+*90266	11.3%
*90278	3.3%
*90277	4.8%
Torrance	11.5%
Other	1.2%
CONTROL TOTAL	100.0%
Redondo Beach Total	8.1%
*=BCHD Owners Total	19.4%

South Bay Hospital District Services Sized Exclusively for the Three Beach Cities

According to the Daily Breeze, “in ... 1947, a survey by Minnesota hospital consultants James A. Hamilton and Associates already had concluded that the beach cities would need a 238-bed hospital to meet demand by 1950, only three years in the future. Hospital backers were asking only for a 100-bed facility. Frustrated by having to travel to use the only two other large hospitals nearby at the time, Torrance Memorial and Hawthorne Memorial, beach cities residents and health authorities began pulling together in 1951 to mount another effort.”

The hospital was conservatively sized for less than the full surveyed need of the three beach cities (Hermosa, Manhattan, and Redondo Beach) and completed in 1960. According to the Daily Breeze, “with funding in place, the 146-bed hospital project finally began to gather steam. A site was chosen: 12 acres of undeveloped land (believe it or not) bounded by Prospect Avenue, Diamond Street, and the Torrance city limit to the east. Preliminary sketches were drawn up as well.”

South Bay Hospital was subsequently expanded, but yet again, in a conservative manner for fewer beds than needed for the three beach cities. Again according to the Daily Breeze, “the hospital boomed during the 1960s, and construction began on the planned new wing of the facility, now trimmed to 70 beds, in August 1968. It opened in 1970.”

Failure of South Bay Hospital and the Benefit of Conservative Sizing

South Bay Hospital effectively failed twice, once as a publicly owned hospital (the only voter-approved charter for the enterprise and campus at Prospect) and again as a rental endeavor. According to the Daily Breeze, “Facing increasing competition from private hospitals such as Torrance Memorial Medical Center and Little Company of Mary, the publicly owned South Bay Hospital began to lose patients and falter financially in the late 1970s. Layoffs became increasingly common. By 1984, the 203-bed hospital was forced to give up its publicly owned status. The South Bay Hospital District signed a lease deal with American Medical International in 1984, with AMI taking over operation of the facility.” Further, the continued rental of the building shell failed as well, “Tenet Healthcare Corp. assumed control over the hospital when it acquired AMI in 1995. By then, the hospital’s future was

becoming increasingly bleak, with fewer doctors signing on as residents. In 1997, Tenet announced that it would give-up its lease with the Beach Cities Health District in May 1998, essentially abandoning the hospital. After 38 years of operation, South Bay Medical Center closed its doors for good on Sunday, May 31, 1998.”

Had South Bay Hospital been oversized, or even built at the original survey size, the losses and abandoned buildings would have been even larger. The conservative nature of the actions and investments was a mitigating factor.

BCHD Response to CPRA Requests – No Studies Available or Relied Upon

A. Public Records Request MEN 20191109-0:

1) “Informational Items”

Please find below the link to the presentation provided by The District in response to this request. If you believe we have not correctly interpreted your request please resubmit your request with a description of the identifiable record or records that you are seeking.

[https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/478050/Finance Committee 2019 11 12 Final 11122019 Website.pdf](https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/478050/Finance_Committee_2019_11_12_Final_11122019_Website.pdf)

2) “Specifically Regarding 4. RCFE Community Needs & Market Assessment Study”

- a. According to the Needs and Market Assessment Studies or any other resource in the possession of BCHD, what is the total estimated number of RCFE units required for the exclusive use of the “Beach Cities” that chartered the BCHD? To avoid ambiguity, the “Beach Cities” is defined as exclusively the residents of Manhattan, Hermosa and Redondo Beach. Any zip code level analysis must be entirely within the “Beach Cities” as defined.

This request does not reasonably describe identifiable records as required CA Government Code 6253, however, the District has no records to provide in response to this request. For this particular request the District does not have a chartered number of RCFE units.

- b. According to the Needs and Market Assessment Studies or any other resource in the possession of BCHD, what is the total estimated number of RCFE units required for the “Beach Cities” that chartered the BCHD that are REQUIRED to be built by BCHD instead of the private sector in order to avoid a shortfall in the supply of RCFE units for the “Beach Cities”.

This request does not reasonably describe identifiable records as required CA Government Code 6253, however, the District has no records to provide in response to this request. For this particular request the District does not have a chartered number of RCFE units.

- c. According to the Needs and Market Assessment Studies or any other resource in the possession of BCHD, what is the total estimated number of RCFE units required for the “Beach Cities” that chartered the BCHD that are REQUIRED to be built by BCHD instead of the private sector in order to avoid a significant change in market cost of RCFE for the “Beach Cities” due to a short fall in the total supply of units without the BCHD units? If a change is identified, what is the estimated value per month paid by average RCFE tenant of the change?

This request does not reasonably describe identifiable records as required CA Government Code 6253, however, the District has no records to provide in response to this request. For this particular request the District does not have a chartered number of RCFE units.

Market Studies are Incomplete and Flawed

The MDS market study provides no apparent direct “voice of the customer” research for the three beach cities residents that chartered South Bay Hospital and own, fund and operate BCHD. Based on MDS’s unsubstantiated 5 (industry rate) to 10% (MDS rate) “capture rate” of prospective tenants, the three beach cities require only 35-70 beds and not 220 or more.

The MDS market study also fails to take into account economic and environmental justice issues, that is, due to the location of the campus, damages and injustice disproportionately occurs to south Redondo Beach 90277, while the same area receives less than 5% of the tenancy benefit according to MDS.

Based on demonstrated action of voters, the South Bay Hospital was sized exclusively for the three beach cities the formed and funded South Bay Hospital District and execution was conservative, with total beds never reaching the surveyed estimate of need. Further, the hospital failed both under public and private operation.

BCHD Relies on No Other Studies

In its CPRA response, BCHD clearly states that it has no other studies of need by the 3 beach cities nor does it have any studies of market pricing impacts from expansion of RCFE supply, or the need for publicly developed RCFE. In short, BCHD has not valid evidence of a need for RCFE that BCHD is required to fill.

MDS Surveys

https://www.bchdcampus.org/sites/default/files/archive-files/Market-Feasibility-Study_2016.pdf

https://www.bchdcampus.org/sites/default/files/archive-files/MARKET-FEASIBILITY-STUDY_AUG.2018.PDF.pdf

https://www.bchdcampus.org/sites/default/files/archive-files/Market-Feasability-Study_2019_0.pdf

CEQA Fails Purpose and Need Conformance

BCHD is a public agency that is owned, funded and operated by Hermosa Beach, Redondo Beach and Manhattan Beach taxpayers and residents. The BCHD campus is entirely housed in south Redondo Beach 90277 and has inflicted 60 years of economic and environmental damages and injustice on that area. Based on BCHD’s lack of demonstrated need for additional “upscale” “expansive view” RCFE (as described by BCHD investment banker Cain Brothers) this project’s Purpose and Need is invalid.

Additionally, the economic and environmental injustice impacts on south Redondo Beach 90277 are disproportionately high, with south Redondo Beach suffering 100% of the EJ impacts for less than 5% of the benefits. As such, this project fails both Purpose and Need and EJ analysis under CEQA.

E. BCHD PROJECT OBJECTIVES ARE UNSUPPORTED AND OVERLY RESTRICTIVE

1. BCHD Project Objectives are Generally Flawed

BCHD has Fabricated a Current Need for Seismic Retrofit or Demolition

No laws or ordinances require any retrofit or demolition. The “best practice” ordinance of the City of LA (not applicable) would allow up to 25 years for action. There is NO CURRENT SEISMIC NEED.

Net Benefits of Current and Future Programs are Not Quantified and May be Negative

BCHD asserts that it needs replacement and future revenues. Since its inception in 1993, BCHD have had no program budgets, cost-accounting or benefits assessment, according to the widely understood US CDC methods. Therefore, BCHD cannot assert any of its programs provides benefits above its costs to residents of the three Beach Cities. Therefore BCHD project objectives asserting public need or benefits are unsupported.

Revenue Requirements for Programs with Net Benefits are Non-existent

BCHD provides no pro formas of future benefits or the revenue requirements to gain such revenues. Therefore both if its Project Objectives regarding revenue are unsupported.

BCHD Has No Evidence of Net Benefits of RCFE to the Three Beach Cities or Redondo Beach

BCHD asserts market-priced (approximately \$12,000+ monthly rent) is required by the three Beach Cities to be developed on scarce Public land. BCHD undermines its own case by demonstrating less than 20% of residents will be from all three Beach Cities and less than 5% will be from 90277, the Redondo Beach target of 100% of the Environmental and Economic Injustice impacts.

BCHD Project Objectives are Overly Restrictive and Deny Environmental Protections by Targeting Only the Proposed Project and Extremely Similar Projects

BCHD has authored interlocking, unsupported, and some outright false Project Objectives that are so restrictive when taken as a whole that no alternatives or changes to the project are acceptable. This is flatly unacceptable in CEQA.

2. BCHD Project Objectives are Not Evidence-Based and are Not Valid

The following are BCHD stated Project Objectives along with evidence-based discussions of their lack of validity.

BCHD Project Objective #1

Eliminate seismic safety and other hazards of the former hospital building (514 Building)

Discussion of and Rebuttal to Objective #1s Validity

According to the presentation made to the Community Working Group by Youssef & Associates - the firm hired by BCHD, the following DIRECT QUOTES rebut the assertion that seismic safety hazards must be eliminated:

"No mandatory seismic upgrade required by City of Redondo Beach" (Page 2)

BCHD is NOT subject to any seismic ordinance - but if it were - BCHD own consultant writes that BCHD would have "25 years Complete all retrofit or demolition work" (Page 6)

BCHD consultant writes:

- 1 "Ordinance represents "Best Practice"" (Page 6)
2. "City of Redondo Beach has not adopted ordinance" (Page 6)
3. "Any seismic retrofit work for BCHD towers considered voluntary at this time." (Page 6)

Citation: https://www.bchdcampus.org/sites/default/files/archive-files/January-2018-Nabih-Youssef-and-Associates-Presentation_CWG.pdf

BCHD Project Objective #2

Redevelop the site to create a modern Healthy Living Campus with public open space and facilities designed to meet the future health needs of residents, including a Community Wellness Pavilion with meeting spaces for public gatherings and interactive education.

Discussion of and Rebuttal to Objective #2s Validity

When requested in a California Public Records Act (CPRA) Request, BCHD responses indicated that it had no scientifically valid reason for the need for open space nor the size of the open space if required. BCHD referred to documents that assumed the existence of open space, but provided no reasoning for the need. In fact in one document, BCHD provided attendees a presentation in advance of the discussion that contained the requirements and definitions, thereby mooted the outcome of the public discussion. The definitions are below.

BCHD Direction - "What is a "Wellness Community"?"

A wellness community seeks to optimize the overall health and quality of life of its residents through conscious and effective land plans and facility designs, complimentary programming, and access to related resources and support services. It is also part of the DNA of the community to place emphasis on connecting people to one another as well as to nature.

BCHD Direction - What is a "Healthy Living Campus"?"

An arrangement of buildings and shared open spaces proactively developed with the holistic health of its residents, guests, environment – both natural and built – and local community in mind."

Citation: BCHD CPRA Response "On Mon, Sep 14, 2020 at 3:48 PM Charlie Velasquez <Charlie.Velasquez@bchd.org>"

Citation: (<https://www.bchdcampus.org/sites/default/files/archive-files/Creating%20Community%20Gathering%20Spaces%20Study%20Circle%202020Report.pdf>)

BCHD Project Objective #3

Generate sufficient revenue through mission derived services to replace revenues that will be lost from discontinued use of the former Hospital Building and support the current level of programs and services.

Discussion of and Rebuttal to Objective #3s Validity

BCHD has no voter-approved mission. BCHD was formed from the failed South Bay Hospital District in 1993 according a CPRA response from BCHD. Furthermore, the hospital district was formed to build, own and operate a taxpayer funded facility that was sized for the residents of the three beach cities (Hermosa Beach, Manhattan Beach and Redondo Beach) that voter authorized the formation of the hospital district. As such, BCHD mission is arbitrary with respect to its taxpayer-owners.

BCHD is electively discontinuing use of the Hospital Building based on the invalid assumption that it requires seismic hazard reduction. As demonstrated above, BCHD's own Youssef Associates has stated no upgrade is required.

BCHD has no evidence that its current level of services is needed or cost-effective. Since 1993, BCHD has failed to budget, cost-account, evaluate, or conduct benefit-to-cost analysis of its programs. US CDC has both methodologies and thorough recommendations for public health program evaluation and cost-effectiveness that BCHD has ignored. Therefore, BCHD assertion that there is any need to generate revenue for its voter-unapproved mission and programs of unknown value is objectively invalid.

BCHD's contractor Bluezones has refused to provide any documentation of its benefit methodology and asserts confidentiality. Therefore no Bluezones program benefits can be counted by BCHD. I have provided Bluezones legal counsel with a demand to show proof of their process.

Last, BCHD claimed full credit for all positive effects of LiveWell Kids, despite the fact that evaluation experts at LA County Department of Health, likely versed in appropriate CDC methodologies, were clear to state, "this study was not a formal program evaluation and, importantly, lacked a control group." LA County Department of Health is honest, experienced and competent and was clear that BCHD had failed to complete a program evaluation.

It is quite clear that BCHD lacks the needed information to demonstrate: 1) it has a clear, voter approved mission, 2) its programs have value based on objective evaluation and net benefits, and therefore there is any legitimate reason to damage the environment to circumvent BCHD approaching taxpayers for a funding vote, and 3) it should be rewarded for the premature closure and demolition of the South Bay Hospital building that has 20-25 more years of use according to BCHD's own consultants and has no current ordinance obligating retrofit or demolition.

Citation: Youssef Presentation above

Citation: BCHD CPRA Response "RE: PRA Request - 40 programs Charlie Velasquez <Charlie.Velasquez@bchd.org> Thu, Aug 13, 2020, 12:50 PM

BCHD Project Objective #4

Provide sufficient public open space to accommodate programs that meet community health needs.

Discussion of and Rebuttal to Objective #4s Validity

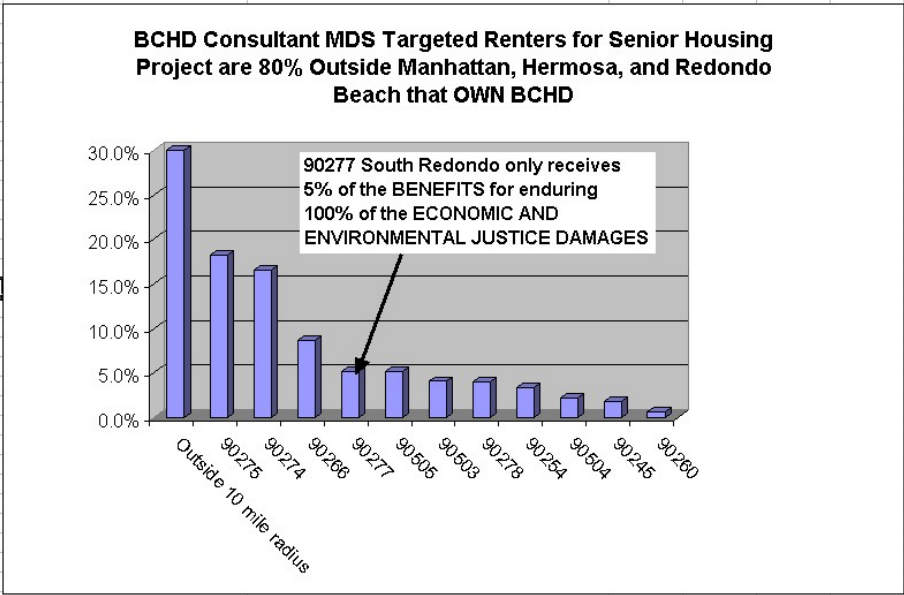
As cited in Objective #2 above, BCHD’s CPRA response demonstrated that it has no scientific or quantitative basis for the definition of “sufficient” or any substantiation of why community health needs require open space at this location.

BCHD Project Objective #5

Address the growing need for assisted living with onsite facilities designed to be integrated with the broader community through intergenerational programs and shared gathering spaces.

Discussion of and Rebuttal to Objective #5s Validity

BCHD is owned and operated by the taxpayer-owners of Redondo, Hermosa and Manhattan Beach. According to BCHDs consultant, MDS, the residential care for the elderly (RCFE) facility is expected to house 35% non-resident tenants from the Palos Verdes area, 30% non-resident tenants from outside a 10 mile radius of the BCHD, and less than 20% resident tenants from within the three beach cities. Further, the facility will impact south Resondo Beach 90277 with nearly 100% of its economic and environmental injustices, as did South Bay Hospital before it, yet less that 5% of tenants are expected to be from 90277.



Furthermore, BCHDs consultants MDS and investment bankers Cain Brothers/KeyBanc anticipate monthly full market rents for both residents and non-residents with the exception of a potential small number of small subsidy units. The anticipated monthly rents are below and in cases exceed \$13,700/month.

ALF / MC Unit Mix, Financing, and Operations Projections :

Preliminary Financial Results at Stabilization

Scenario: 6 Story

The table below provides unit mix, assumed occupancy, estimated monthly service projected annual revenue (in today's dollars) for the BCHD Assisted Living / Memory

Revenue Stream	Available Units/Beds	Occupancy (%)	Occupancy (#)	Rate
AL – "Premium" Units	30	95	28.5	\$12,500
AL – "Regular" Units	114	95	108.3	\$12,000
AL – "Affordable" Units	16	95	15.2	\$7,500
MC (60 Semi-Private Units)	120	95	114.0	\$10,000
Admission Fees ⁽¹⁾	N/A	N/A	~89 (Turnovers)	\$15,000
Second Persons ⁽²⁾	N/A	N/A	~30 (2 nd Persons)	\$1,500
Additional Personal Care Service ⁽³⁾	N/A	N/A	~99	\$1,500
				Total Operating

⁽¹⁾ 1/3 of All Occupied Units = Annual Turnover⁽²⁾ 20% of Occupied AL Units are couples⁽³⁾ 1/3 of all Residents require additional Personal Care Services

CAIN BROTHERS
 A Division of
 KeyBank Capital Markets

It is quite clear from the BCHD consultant studies that the RCFE facility is not being built to serve the three beach cities that own and operate BCHD. Further, it is clear that the typical monthly rents for the "upscale" facility (as described by Cain Brothers executive Pomerantz) are \$12,000+ per month and outside the reach of most aged residents. Cain Brothers has recognized the affordability problem and executive Pomerantz has suggested taking the equity in seniors homes. That is clearly unacceptable.

Lastly, BCHD is a government agency, yet, it is pursuing market-priced RCFE rather than cost-based housing as it typical for nearly every governmental unit providing services in California. For example, the Redondo Beach Fire and Police Departments are not profit centers. Nor is the building department. Nor was the publicly owned version of South Bay Hospital, the only voter approved use for the campus. If BCHD were to take its public mission seriously, it would reduce the cost of the development using public, tax-free financing and charge cost-of-service monthly fees that would eliminate the steep profit made by operators.

Citation: https://www.bchdcampus.org/sites/default/files/archive-files/Market-Feasability-Study_2019_0.pdf

BCHD Project Objective #6

Generate sufficient revenue through mission derived services or facilities to address growing future community health needs.

Discussion of and Rebuttal to Objective #6s Validity

As of 2/19/21 there was no published forecast of the “sufficient revenue” to “address growing future community health needs” nor is there a definition of “future community health needs.” It is unclear if BCHD will be replying to CPRA requests in a timely fashion or not. If not, the objective must be removed.

3. BCHD Project Objective #1 is Invalid Because No Laws or Ordinances Exist Requiring Seismic Upgrade or Demolition of the 514 N Prospect Building

Discussion of and Rebuttal to Objective #1s Validity

According to the presentation made to the Community Working Group by Youssef & Associates - the firm hired by BCHD, the following DIRECT QUOTES rebut the assertion that seismic safety hazards must be eliminated:

"No mandatory seismic upgrade required by City of Redondo Beach" (Page 2)

BCHD is NOT subject to any seismic ordinance - but if it were - BCHD own consultant writes that BCHD would have "25 years Complete all retrofit or demolition work" (Page 6)

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2. "City of Redondo Beach has not adopted ordinance" (Page 6)
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Citation: https://www.bchdcampus.org/sites/default/files/archive-files/January-2018-Nabih-Youssef-and-Associates-Presentation_CWG.pdf

1. In FAQs - BCHD recognizes this is an elective activity without any objective obligation.

DOES BCHD NEED TO MAKE SEISMIC UPGRADES TO THE 514 N. PROSPECT AVE. BUILDING?

In Southern California, earthquakes are a fact of life -- we must be prepared. Seismic experts determined the 60-year old hospital building (514 N. Prospect Ave.) on our campus has seismic and structural issues common with buildings built in the 1950s and '60s. While not required by law, the Healthy Living Campus is designed to take a proactive approach to these seismic issues.

2. In his YouTube, the CEO asserts a BCHD policy of a moral obligation standard, however, BCHD fails to apply this standard to any other impacts, therefore, it is invalid.

BCHD HAS A SELF-ASSERTED MORAL OBLIGATION POLICY BEYOND CEQA, STATUTES, AND ORDINANCES TO PROTECT THE COMMUNITY

According to CEO Bakaly (https://www.youtube.com/watch?v=RCOX_GrreIY) the standard that BCHD uses is moral obligation and proactive protection of the community. As such, BCHD cannot pick and choose when to use a more stringent standard, it must always use is moral obligation uniformly. Clearly in the DEIR, BCHD uses typical, minimum standards. It ignored the intermittent noise and vibration impacts on students at Towers Elementary. It ignored the chronic stress impacts on surrounding residents from construction noise and emergency vehicles. BCHD selectively applied its moral obligation standard, and therefore rendered it invalid along with the objective.

Conclusion

BCHD must remove it's Project Objective #1 regarding seismic retrofit as false and invalid.

4. BCHD Project Objective #2 is Invalid Because in 27+ Years of Operation, BCHD has not Budgeted, Completed Cost Accounting or Evaluated Cost-effectiveness or Net Benefits of its Programs

Discussion of and Rebuttal to Objective #2s Validity

In response to California Public Records Act requests, BCHD acknowledged that it has not budgeted at the program level, has no corresponding cost-accounting at the program level, nor does it have any cost-effectiveness analysis to demonstrate that the public health benefit of its taxpayer expenditures exceed their costs.

In Board comments, member Poster asserted that BCHD is not required to track program level budgets, costs or cost-effectiveness. On its face, the statement is admission of malfeasance and abdication of fiduciary responsibility to taxpayers.

Also in comments, the CEO noted that some residents want accounting "to the penny", yet another ridiculous statement from an executive with earnings in excess of \$300,000 annually and budget responsibility for \$14.9M annually,

As a result, it is quite clear that BCHD Objective #2 is unfounded and unsupported, and therefore invalid. Project objectives are required to support the environmental damages of the project. In this case, BCHD fiduciary action is so deficient, that it cannot even support the cost-effectiveness of the agency's programs.

Background

BCHD asserts that it delivers 40+ programs, however, based on inspection it appears to have fewer than 10 programs and number of measures that could reasonably be grouped into programs. BCHD further asserts that they are "evidence based", however, when California Public Record Act (CPRA) requests were made to BCHD, their response was not medically or research based. BCHD provided reference to public opinion surveys of public desire for programs, and provided no evidence that

BCHD implementation of programs was based on medical necessity, lack of public or private sector provision, or medical effectiveness. Further they provided no evidence that their programs were a cost-effective expenditure of taxpayer-owner funds.

BCHD has had no Program Level Budgeting nor Cost Accounting for 27 Years of Operation

According to CPRA responses, BCHD was renamed from the failed South Bay Hospital District in 1993. Also according to CPRA responses, BCHD has not budgeted nor tracked costs at the program level in the subsequent 27 years of its operation. As a result, BCHD has no historic fiscal record of its 40+ “evidence based” programs budgets, costs or benefits. BCHD in CPRA responses offered broad brush accounting summaries that aggregated overall costs at a functional level without program specificity and provided no basis for forecasting individual program costs, nor the cost-effectiveness of institutional efficiency of delivery of BCHD.

BCHD has no Cost-effectiveness nor Net Benefit Measurement of its Programs

Also according to CPRA responses, BCHD acknowledges that it has no cost-effectiveness nor net benefit measurements of its programs from its 27 years of operation. Since BCHD fails to budget, track costs, or conduct quantitative evaluations of benefits, it is incapable of providing any evidence that any of its 40+ “evidence based” programs deliver any net benefits, that is, benefits beyond the public funds expended on them. In fact, BCHD cannot demonstrate that each and every program would not be delivered more effectively by private entities or other public entities, or that each program should not be discontinued.

Vanessa Poster, BCHD Longest Sitting Board Member Since 1996 Demonstrates a Lack of Understanding of Health Economics

In a recent 2020 candidate forum, a question was posed to the 5 candidates regarding the delivery and cost-effectiveness of BCHD programs. Board member Poster replied, paraphrasing, that BCHD had no need to gain any program revenues and she demonstrated no understanding of classic health care effectiveness measures. Health care economics is a well understood field, and in general, the evaluation of health programs is conducted by evaluating the programs medical effectiveness, and then computing costs of other health care measures that were avoided due to the program. A simple example is a vaccine, where the effectiveness of the vaccine is tested, the costs of vaccination are determined, and based on the prior “no vaccine” medical treatment data from the groups that are to be vaccinated, the net benefits of the vaccine are computed. It is a straightforward process that had been utilized for decades in medical product and health care delivery, yet, BCHD after 27 years of existence fails to conduct such analysis, instead opting to spend over \$14M annually of taxpayer funds without analysis.

Vanessa Poster can be seen and heard demonstrating a lack of understanding of health economics as it applies to BCHD at <https://youtu.be/2ePOD95YvWk?t=1051>.

BCHD Fails to Adhere to the Well Understood CDC Polaris Economic Evaluation Framework

BCHDs failure to adhere to CDC economic program analysis can be easily recognized by comparing BCHDs lack of program budgets, costs, evaluations, or cost-effectiveness analysis to the CDC framework provided at <https://www.cdc.gov/policy/polaris/economics/index.html>. One of thousands of articles regarding the computation of health benefits over the past decades can be found at: <https://pubmed.ncbi.nlm.nih.gov/3921321/>.

BCHD Relies on Anecdotal Program Information and Not Formal Evaluations of Effectiveness
According to the Los Angeles Department of Public Health

One CPRA response by BCHD for evaluation of its programs cited a case study by the Los Angeles County Department of Public Health. On page 8 of that case study, the Department of Public Health states “... this study was not a formal program evaluation and, importantly, lacked a control group ...” As a result, the authors clearly state that it is not a program evaluation, indicating BCHDs lack of understanding of both program evaluation and health economics.

BCHD lacks any rigorous analysis of program budgets, costs, program benefits, or program cost effectiveness using any reasonably accepted health economics methodology, such as the US CDC Polaris model. This lack of program accounting and evaluation appears to have existed since BCHD was formed in 1993 from the failure of South Bay Hospital District. As such, BCHD cannot support any future programs based on measured cost-effectiveness or net benefits, and BCHD spends approximately \$14M annually of taxpayer funds absent any showing of net benefits beyond the expenditures.

FL-39
(Cont.)

Conclusion

BCHD must remove it’s Project Objective #2 regarding the need for replacement income from the 514 building that BCHD is electively taking out of service needlessly as false and invalid.

5. BCHD Project Objective #3 is Unsupported and Invalid

Summary

BCHD asserts that it requires open space for the public health benefit. However, BCHD provides no rationale for the size of the required openspace. BCHD is adjacent to the 22-acre Dominguez Park which provides ample outdoor space without requiring the negative and significant aesthetic, shading/shadowing, and right-to-privacy robbing impacts of a 103-foot tall building. If limited to the 30-foot standards of all surrounding parcels, those impacts would be mitigated.

FL-40

When a California Public Records Act request was used to request the specific programs, space requirements, and health requirements of the use of this specific size of open space on this specific parcel, BCHD claimed its “privilege” and yet again denied the public’s right to know.

BCHD is asking for permission to irreversibly further damage the surrounding neighborhoods for an additional 50-100 years. BCHD as a public agency has an absolute obligation to provide the public case and stop hiding behind its “privilege.”

In its prior response, BCHD provided no scientific studies, or any studies at all, that determined 1) the “need” for any openspace beyond the 22 acres at Dominguez Park, 2) the need for any specific amount of openspace, of 3) any peer-reviewed studies.

BCHD CPRA Responses – Claim of Privilege and Lack of Substantiation

RE: PRA Request



Charlie Velasquez <Charlie.Velasquez@bchd.org>

Fri, Jan 15, 12:55 ^{to me}
PM

Mark,

Please see below for the District's response to your public records request dated 12/17/20 that reads:

As BCHD noted in its response, there was supposedly no BCHD determination of the open space requirement as of the date of the response, despite BCHD's published table identifying a very precise 2.45 acres.

I dispute that assertion that BCHD had not made a determination at the time of the BCHD Board Approval of the "3-Day Approval Plan" on June 17, 2020. A final determination of open space was in fact made in order for the Board's approval vote, down to 1/100th of an acre (which would be to the nearest 436 sqft)

1. Provide documents demonstrating that derivation of the 2.45 acres that was allocated to open space in the plan that was approved by the Board on June 17, 2020. If no documents, state such.
2. As the open space was reduced from 3.6 acres in the 2019 "Great wall of Redondo Plan" to the current proposed 2.45 acres, provide documents demonstrating that the space cannot be further reduced. If no documents, state such.

The District has previously responded to your prior request regarding open space. **Design drafts pertaining to proposed open space are derived internally and with consultants and remain properly withheld pursuant to the deliberative process privilege**, as discussed in the context provided in the original response below.

Provide all scientific studies or analysis that BCHD relies upon to make the determination that any open space or greenspace is required on the BCHD campus. The District will comply with all Redondo Beach ordinances. See City of Redondo Beach Municipal Code.

Provide all scientific studies, analysis, or methodology that BCHD relies upon or will rely upon to determine the precise size of any open space or greenspace on the BCHD campus.

Healthy Living Campus site renderings for the revised master plan are available on the District website: <https://www.bchdcampus.org/>

Please also see attached link for PDF document from Study Circle #2 - Creating Community Gathering Places: <https://www.bchdcampus.org/sites/default/files/archive-files/Creating%20Community%20Gathering%20Spaces%20Study%20Circle%202%20Report.pdf>

Conclusion

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BCHD is asking for the right to irreversibly damage the environment for the next 50-100 years. BCHD and SBHD before it have damaged the local environment since the 1950s. The only authorized use of the parcel by voters was for a publicly owned emergency hospital that failed in 1984. At the time of the 1984 failure, the hospital shell was rented and subsequently the quid pro quo with the local neighborhoods for the environmental and economic injustice (EJ) impacts was closed – namely the Emergency Room.

BCHD has no public authorization for continued multi-generational EJ impacts on the surrounding neighborhoods and using its “privilege” to hide decision making and data from the public only cements that case.

6. BCHD Project Objective #4 is Invalid Based on BCHDs MDS Research Study

Summary

LITTLE NEED IN REDONDO BEACH FOR HIGH COST RCFE - The BCHD MDS study demonstrates that only 4.8% of the need for the proposed RCFE is from south Redondo Beach 90277 which has shouldered 100% of the economic and environmental injustice for over 60 years, as well as the negative impacts of traffic, emissions, lighting, noise, emergency vehicles and chronic stress. Further, the MDS study demonstrates that only 8.1% of the need for the proposed RCFE is from the entirety of Redondo Beach.

LITTLE NEED IN THE 3 ENTIRE 3 BEACH CITIES – The BCHD MDS study also demonstrates that less than one-fifth of the facility is being developed for the residents of the 3 cities that own, fund and operate BCHD. As such, at its currently proposed scale, the facility is over 80% unneeded.

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BCHD ASSERTS NEED, BUT HAS NO EVIDENCE OF NEED – BCHD responded in California Public Records Act responses (reproduced below) that it had no documents demonstrating a need in the 3 beach cities and that it had no evidence that the private market for RCFE would not fill any need that is identified. As such, BCHD cannot truthfully claim a need.

STATED PROJECT OBJECTIVE #4 IS INVALID – BCHD falsely claims that it needs to build RCFE to meet a need of the beach cities. The 3 beach cities only “need” less than 20% of the facility size, yet, south Redondo Beach 90277 and more broadly, the 3 beach cities together, suffer 100% of the environmental damages. In the case of south Redondo Beach 90277, the proposed project would extend economic and environmental damages to over a century.

VOTER APPROVED SOUTH BAY HOSPITAL WAS SIZED ONLY FOR THE 3 BEACH CITIES – BCHD has no voter approval. Following the failure of the publicly owned and operated South Bay Hospital in 1984, and the termination of the lease by the commercial operator, SBHD was renamed and BCHD kept the assets. As such, BCHD should be limited to the voter approved service of the 3 beach cities only.

Scope of MDS Study

BCHD commissioned three studies from MDS to assess the “need” for RCFE for a wide geographic area surrounding BCHD. MDS conducted no independent analysis of the need for RCFE or pricing

based on the specific residents for the three beach cities that chartered, own, and fund BCHD based on their publicly available reports and responses to California Public Records Act requests to BCHD.

MDS conducted no primary research of the taxpayers or residents of the three beach cities according to its three reports. MDS appears to have relied on public documents and rules of thumb either from the RCFE industry or from its internal operations. It also appears to have completed surveys of potential competitors in RCFE space and used syndicated data.

Prospective Tenant Screening

MDS used an age and financial screen and concluded target seniors will require minimum annual pre-tax incomes of \$141,000 to \$204,000 annually for the new-build BCHD facility.

EXHIBIT 1-6

MINIMUM QUALIFYING CASH FLOW INCOME REQUIREMENTS FOR A NEW ASSISTED LIVING AND MEMORY CARE DEVELOPMENT IN REDONDO BEACH, CALIFORNIA

Based on 2021 Monthly Service Fees

<u>Unit Type</u>	<u>Number of Units</u>	<u>Monthly Fee</u>	<u>Annualized Monthly Fee</u>	<u>Total Annual Cash Flow Requirement After Tax ¹</u>	<u>Likely Annual Cash Flow Before Tax ²</u>
<u>Assisted Living Units</u>					
One Bedroom	102	\$9,250 - \$12,250	\$111,000 - \$147,000	\$138,750 - \$183,750	\$154,167 - \$204,167
<u>Memory Care Units</u>					
Studio - Semi-Private	60	\$8,985	\$107,820	\$126,847	\$140,941

MDS never assesses the need for RCFE in the three beach cities that own and operate BCHD. Instead, it assesses a broad area surrounding BCHD, and includes that 30% of tenants are expected to be from outside that area as well. The listing of qualified prospects by area is below. Note that the table does not include the 30% of tenants that MDS expects to be from outside the zip codes listed. Also note that the annual escalators that MDS provides for qualified prospects are based on proprietary work and have no transparency beyond vague sourcing.

EXHIBIT 3-3

SUMMARY OF INCOME QUALIFIED AGE 75+

HOUSEHOLDS BY ZIP CODE IN THE PRIMARY MARKET AREA

After Income Screen

Zip Code / Community			Total 2019 Age 75+ Households	\$150,000 + Qualifying Income Screen			Absolute 2019-2024	Average Annual % Change
				2019	2021	2024		
*	90275	Rancho Palos Verdes	3,550	787	887	1,062	275	6.2%
*	90274	Palos Verdes Peninsula	2,425	744	826	965	221	5.3%
	90503	Torrance	2,386	152	182	238	86	9.4%
*	90505	Torrance	2,287	196	233	303	107	9.1%
*	90277	Redondo Beach **	1,890	194	232	305	111	9.5%
*	90266	Manhattan Beach	1,612	338	397	506	168	8.4%
	90504	Torrance	1,542	79	96	129	50	10.3%
	90278	Redondo Beach	1,344	134	167	234	100	11.8%
	90254	Hermosa Beach	691	119	145	196	77	10.5%
	90260	Lawndale	656	21	27	39	18	13.2%
	90245	El Segundo	577	67	80	104	37	9.2%
Total			18,960	2,831	3,277	4,081	1,250	7.6%

Because MDS does not describe its annual escalator methodology, 2019 data was used to describe the sources of likely tenants. Approximately 38% are from the high income Palos Verdes Peninsula, 30% are assumed to be from outside a 10 mile radius, including new entrants to the state and the area. Only 4.8% of tenants are expected to originate in 90277, the south Redondo Beach area that has incurred 60 years of economic and environmental injustice from the failed South Bay Hospital and the area that BCHD proposed to incur 50-100 years of future economic and environmental injustice from BCHDs proposed campus expansion from 312,000 sqft to 793,000 sqft. Only 19.4% of tenants overall are expected to originate from the three beach cities that chartered South Bay Hospital District and own, fund and operate BCHD. All economic and environmental injustices and damages are expected to occur to those three beach cities from the project, and as noted, more explicitly, the overwhelming majority of damages occur in the 90277 Redondo Beach area. Overall, Redondo Beach is expected to see only 8.1% of the benefit of tenancy per MDS analysis. This 12-to-1 damages to benefits impact on Redondo Beach should alone stop issuance of a conditional use permit for what is documented as an unneeded facility for the area by MDS.

Summary Expected Sources of Tenants by Originating Area

BCHD Consultant MDS 2019 Marketing Results	
2019 Income Qualified Prospective Renters (by area)	
Palos Verdes	37.9%
> 10 mile Radius	30.0%
*90254+*90266	11.3%
*90278	3.3%
*90277	4.8%
Torrance	11.5%
Other	1.2%
CONTROL TOTAL	100.0%
Redondo Beach Total	8.1%
*=BCHD Owners Total	19.4%

South Bay Hospital District Services Sized Exclusively for the Three Beach Cities

According to the Daily Breeze, “in ... 1947, a survey by Minnesota hospital consultants James A. Hamilton and Associates already had concluded that the beach cities would need a 238-bed hospital to meet demand by 1950, only three years in the future. Hospital backers were asking only for a 100-bed facility. Frustrated by having to travel to use the only two other large hospitals nearby at the time, Torrance Memorial and Hawthorne Memorial, beach cities residents and health authorities began pulling together in 1951 to mount another effort.”

The hospital was conservatively sized for less than the full surveyed need of the three beach cities (Hermosa, Manhattan, and Redondo Beach) and completed in 1960. According to the Daily Breeze, “with funding in place, the 146-bed hospital project finally began to gather steam. A site was chosen: 12 acres of undeveloped land (believe it or not) bounded by Prospect Avenue, Diamond Street, and the Torrance city limit to the east. Preliminary sketches were drawn up as well.”

South Bay Hospital was subsequently expanded, but yet again, in a conservative manner for fewer beds than needed for the three beach cities. Again according to the Daily Breeze, “the hospital boomed during the 1960s, and construction began on the planned new wing of the facility, now trimmed to 70 beds, in August 1968. It opened in 1970.”

Failure of South Bay Hospital and the Benefit of Conservative Sizing

South Bay Hospital effectively failed twice, once as a publicly owned hospital (the only voter-approved charter for the enterprise and campus at Prospect) and again as a rental endeavor. According to the

Daily Breeze, "Facing increasing competition from private hospitals such as Torrance Memorial Medical Center and Little Company of Mary, the publicly owned South Bay Hospital began to lose patients and falter financially in the late 1970s. Layoffs became increasingly common. By 1984, the 203-bed hospital was forced to give up its publicly owned status. The South Bay Hospital District signed a lease deal with American Medical International in 1984, with AMI taking over operation of the facility." Further, the continued rental of the building shell failed as well, "Tenet Healthcare Corp. assumed control over the hospital when it acquired AMI in 1995. By then, the hospital's future was becoming increasingly bleak, with fewer doctors signing on as residents. In 1997, Tenet announced that it would give-up its lease with the Beach Cities Health District in May 1998, essentially abandoning the hospital. After 38 years of operation, South Bay Medical Center closed its doors for good on Sunday, May 31, 1998."

Had South Bay Hospital been oversized, or even built at the original survey size, the losses and abandoned buildings would have been even larger. The conservative nature of the actions and investments was a mitigating factor.

BCHD Response to CPRA Requests – No Studies Available or Relied Upon

A. Public Records Request MEN 20191109-0:

1) "Informational Items"

Please find below the link to the presentation provided by The District in response to this request. If you believe we have not correctly interpreted your request please resubmit your request with a description of the identifiable record or records that you are seeking.

https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/478050/Finance_Committee_2019_11_12_Final_111_22019_Website.pdf

2) "Specifically Regarding 4. RCFE Community Needs & Market Assessment Study"

- a. According to the Needs and Market Assessment Studies or any other resource in the possession of BCHD, what is the total estimated number of RCFE units required for the exclusive use of the "Beach Cities" that chartered the BCHD? To avoid ambiguity, the "Beach Cities" is defined as exclusively the residents of Manhattan, Hermosa and Redondo Beach. Any zip code level analysis must be entirely within the "Beach Cities" as defined.

This request does not reasonably describe identifiable records as required CA Government Code 6253, however, the District has no records to provide in response to this request. For this particular request the District does not have a chartered number of RCFE units.

- b. According to the Needs and Market Assessment Studies or any other resource in the possession of BCHD, what is the total estimated number of RCFE units required for the "Beach Cities" that chartered the BCHD that are REQUIRED to be built by BCHD instead of the private sector in order to avoid a shortfall in the supply of RCFE units for the "Beach Cities".

This request does not reasonably describe identifiable records as required CA Government Code 6253, however, the District has no records to provide in response to this request. For this particular request the District does not have a chartered number of RCFE units.

- c. According to the Needs and Market Assessment Studies or any other resource in the possession of BCHD, what is the total estimated number of RCFE units required for the "Beach Cities" that chartered the BCHD that are REQUIRED to be built by BCHD instead of the private sector in order to avoid a significant change in market cost of RCFE for the "Beach Cities" due to a short fall in the total supply of units without the BCHD units? If a change is identified, what is the estimated value per month paid by average RCFE tenant of the change?

This request does not reasonably describe identifiable records as required CA Government Code 6253, however, the District has no records to provide in response to this request. For this particular request the District does not have a chartered number of RCFE units.

Conclusion

The MDS market study provides no apparent direct “voice of the customer” research for the three beach cities residents that chartered South Bay Hospital and own, fund and operate BCHD. Based on MDS’s unsubstantiated 5 (industry rate) to 10% (MDS rate) “capture rate” of prospective tenants, the three beach cities require only 35-70 beds and not 220 or more.

The MDS market study also fails to take into account economic and environmental justice issues, that is, due to the location of the campus, damages and injustice disproportionately occurs to south Redondo Beach 90277, while the same area receives less than 5% of the tenancy benefit according to MDS.

Based on demonstrated action of voters, the South Bay Hospital was sized exclusively for the three beach cities the formed and funded South Bay Hospital District and execution was conservative, with total beds never reaching the surveyed estimate of need. Further, the hospital failed both under public and private operation.

Other Studies

In its CPRA response, BCHD clearly states that it has no other studies of need by the 3 beach cities nor does it have any studies of market pricing impacts from expansion of RCFE supply, or the need for publicly developed RCFE. In short, BCHD has not valid evidence of a need for RCFE that BCHD is required to fill.

MDS Surveys

https://www.bchdcampus.org/sites/default/files/archive-files/Market-Feasibility-Study_2016.pdf

https://www.bchdcampus.org/sites/default/files/archive-files/MARKET-FEASIBILITY-STUDY_AUG.2018.PDF.pdf

https://www.bchdcampus.org/sites/default/files/archive-files/Market-Feasability-Study_2019_0.pdf

CEQA Purpose and Need Conformance

BCHD is a public agency that is owned, funded and operated by Hermosa Beach, Redondo Beach and Manhattan Beach taxpayers and residents. The BCHD campus is entirely housed in south Redondo Beach 90277 and has inflicted 60 years of economic and environmental damages and injustice on that area. Based on BCHD’s lack of demonstrated need for additional “upscale” “expansive view” RCFE (as described by BCHD investment banker Cain Brothers) this project’s Purpose and Need is invalid.

Additionally, the economic and environmental injustice impacts on south Redondo Beach 90277 are disproportionately high, with south Redondo Beach suffering 100% of the EJ impacts for less than 5% of the benefits. As such, this project fails both Purpose and Need and EJ analysis under CEQA.

7. BCHD Project Objective #5 is Invalid Based on BCHD’s Lack of Documented Analysis

Summary

BCHD has provided no quantitative analysis of the net benefit to the 3 Beach Cities residents, nor the residents of Redondo Beach, the permitting authority. As such, BCHD Objective #5, “5. Redevelop the site to create a modern Healthy Living Campus with public open space and facilities designed to meet the future health needs of residents, including a Community

Wellness Pavilion with meeting spaces for public gatherings and interactive education” is invalid cannot be relied up for the project.

Discussion

In repeated CPRA requests, BCHD has failed to provide a specific forecast of the need for its future activities as listed in Objective 5. It has also failed to provide a cost-effectiveness demonstration to prove that the future actions of BCHD will provide net financial benefits to the 3 Beach Cities.

In 28 years of operation, 25 of them with Board member Poster, BCHD has elected by Board neglect to budget, conduct cost accounting, evaluate benefits, value benefits or compute net benefits. The CDC has not one, but several protocols published for evaluating public health benefits and BCHD has been negligent in doing so.

Conclusion

BCHD has no publicly available forecast of future needs, the cost of future needs, the benefits of future needs, nor the net benefits above costs of future resident health needs. As such, BCHD Objective 5 is clearly invalid and must be discarded.

8. BCHD Project Objective #6 is Invalid Based on BCHDs Lack of Documented Analysis

Summary

BCHD has provided no quantitative analysis of the net benefit to the 3 Beach Cities residents, nor the residents of Redondo Beach, the permitting authority. As such, BCHD Objective #6, “Generate sufficient revenue through mission-derived services or facilities to address growing future community health needs” is invalid cannot be relied up for the project. BCHD cannot assert a project objective using non-quantified revenue requirement. That deprives the public of any manner to evaluate the project size and environmental damage vs. quantifiable benefits.

Discussion

In repeated CPRA requests, BCHD has failed to provide a specific forecast of the need for its future activities as listed in Objective 5. It has also failed to provide a cost-effectiveness demonstration to prove that the future actions of BCHD will provide net financial benefits to the 3 Beach Cities.

In 28 years of operation, 25 of them with Board member Poster, BCHD has elected by Board neglect to budget, conduct cost accounting, evaluate benefits, value benefits or compute net benefits. The CDC has not one, but several protocols published for evaluating public health benefits and BCHD has been negligent in doing so.

Absent a quantitative forecast of future needs, costs and net benefits, BCHD objective 6 is undefined and meaningless.

Conclusion

BCHD has no publicly available forecast of future needs, the cost of future needs, the benefits of future needs, nor the net benefits above costs of future resident health needs. BCHD provides no metric of the

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cost of future programs, and therefore the public is denied intelligent participation in both evaluating the project and the Objective. As such, BCHD Objective 6 is clearly invalid and must be discarded.

F. BCHD ANALYSES, IMPACTS, AND DAMAGE MITIGATIONS ARE FLAWED AND INCORRECT

1. BCHD Fails to Use Consistent Standards for Evaluating Impacts

BCHD Must Utilize its Moral Responsibility Standard to Prevent Community Health Harm for All Impact Analysis and Mitigation

BCHD developed a “moral responsibility” standard for taking action and assessing impacts that it only utilized to bolster its desire to demolish the failed South Bay Hospital Building. BCHD must use a consistent standard for all actions, or, BCHD must correct its error in asserting that the 514 N Prospect building requires retrofit or demolition, since there are no codes or ordinances that require any seismic retrofit.

BCHD has Established a “Moral Obligation” Standard that it Must Utilize for Evaluating the Significance of All Impacts

According to their presentation made to the BCHD Community Working Group, Youssef & Associates stated that the 514 N Prospect Ave building (the former South Bay Hospital) meets all applicable seismic codes. Further, Youssef states that even if subjected to the “best practice” ordinance of the City of Los Angeles, there is no near term need for demolition or retrofit of the 514 building. However, BCHD CEO Bakaly with BCHD Board approval has asserted a more stringent “moral obligation” standard and overrode the technical finding in order to justify demolition of the 514 building. Youssef & Associates presentationⁱ includes the following:

1. "No mandatory seismic upgrade required by City of Redondo Beach" (Page 2)
2. BCHD is NOT subject to any seismic ordinance - but if it were - BCHD own consultant writes that BCHD would have "25 years Complete all retrofit or demolition work" (Page 6)
3. "Ordinance represents “Best Practice”" (Page 6)
4. "City of Redondo Beach has not adopted ordinance" (Page 6)
5. "Any seismic retrofit work for BCHD towers considered voluntary at this time." (Page 6)

BCHD, in a public FAQⁱⁱ, recognized that any seismic retrofit or demolition is an elective activity without any objective obligation based on ordinances. The FAQ is below.

FAQ: DOES BCHD NEED TO MAKE SEISMIC UPGRADES TO THE 514 N. PROSPECT AVE. BUILDING?

In Southern California, earthquakes are a fact of life -- we must be prepared. Seismic experts determined the 60-year old hospital building (514 N. Prospect Ave.) on our campus has seismic and structural issues common with buildings built in the 1950s and '60s. While not required by law, the Healthy Living Campus is designed to take a proactive approach to these seismic issues.

Further, CEO Bakalyⁱⁱⁱ asserted a BCHD policy of a “moral obligation” standard in his further discussion of BCHDs much more stringent than City or County ordinance action regarding seismic at the 514 building. An excerpt of the transcript from his video is below.

“[I]t [the 514 building] is currently not required to be upgraded however we are a health district that has a moral obligation to be proactive and protect the people in our community”

BCHD self-asserted “moral obligation” standard must be applied to the health and safety of all surrounding residents. BCHD cannot apply such a standard only when it fits the District’s narrative. As such, BCHD cannot pick and choose when to use a more stringent standard, it must always use its “moral obligation” standard uniformly to protect all surrounding residents in Torrance and Redondo Beach without limit to the minimum standards of CEQA.

BCHD DEIR is Defective When Evaluated on a “Moral Obligation” Standard of Impacts and Mitigations

Clearly in the DEIR, BCHD uses typical, minimum CEQA standards. For example, BCHD ignored the intermittent noise and vibration impacts on students at Towers Elementary. BCHD ignored the chronic stress impacts on surrounding residents from construction noise and emergency vehicles.

2. BCHD Misrepresented the Magnitude and Breadth of Public Controversy

BCHD Understated the Public Controversy in the DEIR

As evidence that BCHD is ignoring much of the public concern regarding impacts, the BCHD DEIR had an inadequate Know Public Controversy summary.

BCHD Unnecessarily Limited Public Input Sources

CEQA Guidelines^{iv} Section 15123 specifies that “[a]n EIR shall contain a brief summary of the proposed actions and its consequences” and that “[t]he summary shall identify: ... [a]reas of controversy known to the Lead Agency including issues raised by agencies and the public.”

According to the DEIR^v, BCHD has unnecessarily limited the sources from which it identified areas of controversy from the public by utilizing only the record from “community meetings held between 2017 and 2020 as well as agency and public comment letters received on the NOP.”

With respect to community meetings held between 2017 and 2020, it is unclear if BCHD refers only to formal, filed public comments to those meetings, or if it included BCHD’s own meeting summaries. In the case of the BCHD Community Working Group (CWG)^{vi}, a BCHD-organized group of residents, leaders and stakeholders, BCHD was exclusively responsible for the interpretation, documentation and transmittal of meeting content and results without CWG review or approval. As such, there was written disagreement and dispute of BCHD’s interpretation by members, demonstrating BCHD drafting bias, or at a minimum, BCHD inaccuracy. BCHD fails to discuss whether it used the same approach to document public meetings. BCHD also utilized input from its NOP^{vii} comments, however this action limits public comments on areas of controversy to the very narrow period of June 27, 2019 to July 29, 2019.

The period of time from which BCHD could gain knowledge of Areas of Controversy is substantial. BCHD first provided the public with plans for a campus redevelopment in July 2009 at the BCHD Board of Directors Master Planning Session 1^{viii}. In the subsequent 12 years since that public release, BCHD has received comments in the ordinary course of business, such as public Board and Committee

comments, disclosing areas of known public controversy regarding South Bay Hospital campus redevelopment that BCHD apparently chose to ignore.

CEQA Factor	Included in DEIR ^{ix}	Ignored Comments ^{xxi}	Negative Impacts requiring “Moral Obligation” Mitigation
Aesthetics	<ul style="list-style-type: none"> • Building height compatibility (e.g., bulk, mass, and scale) and potential impacts to the existing public views and shade/shadows, particularly within the adjacent residential neighborhoods (see Section 3.1, <i>Aesthetics and Visual Resources</i>). 	<p>Numerous comments specifically refer to visual impact of perimeter construction vs interior of campus.^{xii}</p> <p>Concern on excessive nighttime lighting and glare impacts.^{xiii}</p> <p>Concern about elevated site amplifying visual impacts.^{xiv}</p> <p>BCHD increased the height of the project from 2019 to 2020/21 despite complaints.^{xv}</p> <p>BCHD increased the square feet of the development from 2019 to 2020/21.^{xvi xvi}</p> <p>2020/21 sqft too large still.^{xviii}</p> <p>Parking ramp is too big/too tall.^{xix}</p>	<p>Failure to consider average height as per Legado approval^{xx xxi}</p> <p><u>Excess Nighttime Lighting</u></p> <p>Cancer^{xxii}</p> <p>Depression^{xxiii}</p> <p>Ecological Damages^{xxiv}</p> <p>Sleep Deprivation^{xxv}</p> <p>Weight Gain^{xxvi}</p> <p><u>Glare</u></p> <p>Fatigue^{xxvii}</p> <p>Nuisance to Neighbors^{xxviii}</p> <p><u>Shadow/Shading/Reduced Sunlight</u></p> <p>Cognitive Impairment^{xxix}</p> <p>Mental Disorders^{xxx}</p>
Agriculture/Forestry			
Air Quality	<ul style="list-style-type: none"> • Potential construction-related air quality and noise impacts to on-site and adjacent sensitive receptors, including but not limit to: on-site residents of the Silverado Beach Cities Memory Care Community; off-site residents along North Prospect Avenue, Beryl Street, and Flagler Lane; nearby 	<p>Numerous comments expand the area of specific concern to at least Torrance Tomlee, Towers, Mildred, and Redbeam.^{xxxi}</p> <p>^{xxxii} Similar comments place specific concern on Redondo Beach Diamond.^{xxxiii}</p> <p>Future operating air emissions impacts on surrounding residents, students, etc.^{xxxiv}</p>	<p><u>Particulate Matter</u></p> <p>Alzheimer’s Development^{xxxvii}</p> <p>Child Asthma^{xxxviii}</p> <p>Child Brain Development^{xxxix}</p> <p>Child Development^{xl}</p> <p>Heart Disease^{xli}</p> <p>Legal Levels Increase Mortality^{xlii}</p> <p>Lung Function^{xliii}</p> <p>Memory Decline^{xliv}</p> <p>Reduced IQ^{xlv}</p>

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	<p>parks (e.g., Dominguez Park); and schools (e.g., Towers Elementary School) (see Sections 3.2, <i>Air Quality</i>, and Section 3.11, <i>Noise</i>).</p> <ul style="list-style-type: none"> • Potential impacts related to fugitive dust emissions and human health risk during construction activities, particularly within the adjacent residential neighborhoods (see Section 3.2, <i>Air Quality</i>). 	<p>Future traffic emissions.^{xxxv}</p> <p>Specific impacts on up to 7 surrounding schools from site and traffic emissions.^{xxxvi}</p>	Senior Mortality ^{xlvi}
Biological Resources	<ul style="list-style-type: none"> • Potential impacts to existing biological resources (e.g., mature trees and landscaping along Flagler Lane; (see Section 3.03, <i>Biological Resources</i>) 	<p>Concern regarding displaced wildlife and vermin infestation at school and homes from construction.^{xlvii}</p>	
Cultural Resources	<p>Potential for the former South Bay Hospital or other buildings on campus to merit review by the Redondo Beach Historic Preservation Commission and the potential to encounter archaeological resources during construction (see Section 3.4, <i>Cultural Resources and Tribal Cultural Resources</i>).</p>		
Energy			
Geology/Soils	<ul style="list-style-type: none"> • Seismicity, soil stability, and other related on-site geologic hazards (see Section 3.6, <i>Geology and Soils</i>). 		

Greenhouse Gas Emissions	<ul style="list-style-type: none"> • GHG emissions associated with construction and operational activities of the proposed Healthy Living Campus Master Plan (see Section 3.7, <i>Greenhouse Gas Emissions</i>). 		
Hazards/Hazardous Materials	<ul style="list-style-type: none"> • The potential for exposure to hazardous materials including but not limited to asbestos, lead-based paints, mold, and other materials associated with the former South Bay Hospital (see Section 3.8, <i>Hazards and Hazardous Materials</i>). • Potential impacts associated with the previously decommissioned oil and gas well on the vacant Flagler Lot (e.g., exposure to hazardous substances) (see Section 3.8, <i>Hazards and Hazardous Materials</i>). • Potential impacts associated with contaminants from adjacent land uses (e.g., tetrachloroethylene [PCE] associated with historical dry-cleaning operations; see Section 3.8, <i>Hazards and Hazardous Materials</i>). 	Concerns regarding nuclear/radioactive medical waste. ^{xlvi}	
Hydrology/Water Quality	<ul style="list-style-type: none"> • Compliance with the National Pollutant Discharge Elimination System Program and 		

	development of a Stormwater Pollution Prevention Plan that addresses erosion, particularly along Flagler Lane and Flagler Alley (see Section 3.09, <i>Hydrology</i>).		
Land Use/Planning	<ul style="list-style-type: none"> Land use and zoning compatibility (see Section 3.10, <i>Land Use and Planning</i>). 		
Mineral Resources			
Noise	<ul style="list-style-type: none"> Potential construction-related air quality and noise impacts to on-site and adjacent sensitive receptors, including but not limit to: on-site residents of the Silverado Beach Cities Memory Care Community; off-site residents along North Prospect Avenue, Beryl Street, and Flagler Lane; nearby parks (e.g., Dominguez Park); and schools (e.g., Towers Elementary School) (see Sections 3.2, <i>Air Quality</i>, and Section 3.11, <i>Noise</i>). Duration and extent of on- and off-site noise and vibration impacts associated with the use of heavy construction equipment. (see Section 3.11, <i>Noise</i>) Construction planning and monitoring (e.g., standard construction 	Concern for harm to developing children at Towers from noise/vibration processing. ^{xlix}	<u>Intermittent Noise</u> Cognitive development ^{i li} Learning delay ^{lii} Disabilities Impacts ^{liii} Damaging Dose Level Unknown ^{liv} Towers Elementary ^{lv} Health Impacts ^{lvi} Reduced Memory ^{lvii}

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	times, heavy haul truck routes, temporary road and sidewalk closures, construction flaggers, etc.) (see Section 3.11, <i>Noise</i>). • Noise impacts associated with operations under the proposed Healthy Living Campus Master Plan (e.g., frequency of emergency response and associated noise from sirens; see Section 3.11, <i>Noise</i>).		
Population/Housing	• <u>Increased instances of emergency response</u> and potential effects on public service demands (see Section 3.12, <i>Population and Housing</i>).	BCHD has miscategorized the CEQA impacts of emergency services as Pop/Housing	Acute Physiological Stress ^{lviii} Blue Zones Silent Killer ^{lix} Chronic Stress ^{lx} Sleep Interruption/Deficit ^{lxi}
Public Services		Increased emergency, police, fire needs. ^{lxii}	
Recreation		BCHD omitted recreation analysis. Impacts include shading/shadowing at Towers decreasing school and public recreation. ^{lxiii}	
Transportation	Potential construction-related impacts on pedestrian and bicycle safety, especially as it relates to truck traffic within the vicinity of nearby residential neighborhoods, parks, and schools (see Section 3.14, <i>Transportation</i>). • On-site parking requirements and potential impacts to off-site parking (see Section 3.14,	School dropoff/pickup traffic concerns. ^{lxiv} General traffic impacts during construction and operations. ^{lxv}	

	<p><i>Transportation</i>).²</p> <ul style="list-style-type: none">• Cut-through traffic through nearby residential neighborhoods in Torrance (see Section 3.14, <i>Transportation</i>).• Potential for circulation changes related to the vehicle driveways associated with the proposed Project and the potential increased risk of hazards along Flagler Lane, Towers Street, and other local roadways (see Section 3.14, <i>Transportation</i>).• Integration with existing and proposed multi-modal transportation connections (see Section 3.14, <i>Transportation</i>).		
Tribal Cultural Resources	<p>Potential for the former South Bay Hospital or other buildings on campus to merit review by the Redondo Beach Historic Preservation Commission and the potential to encounter archaeological resources during construction (see Section 3.4, <i>Cultural Resources and Tribal Cultural Resources</i>).</p>		
Utilities/Service Systems	<ul style="list-style-type: none">• Potential increases in utility usage at the Project site (i.e., water, sewer, electricity; see Section 3.15, <i>Utilities and Service Systems</i>).		

Wildfire			
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3. BCHD Aesthetics Impacts are Significant: BCHD Study Aesthetics Impact and Mitigation Analysis is Flawed

BCHD under-reports, minimizes impacts or excludes entirely the following aesthetics topics: Plan is Inconsistent with Surrounding Uses; Design Maximizes Visual Bulk and Mass Damages to the Surrounding Community; Design Results in a Taking of Blue/Open Sky, Design Results in a Taking of Daytime Sunlight; Analysis Fails to Provide Hourly Shading/Shadowing Simulations, Analysis Fails to Provide Sufficient Key Viewing Location (KVL) Simulations; Design Results in a Taking of Palos Verdes Peninsula (PVP) Views; Design Results in Negative Health Impacts of Shading/Shadowing and Reduced Sunlight; Design will Result in Excessive Glare and Reflection into Surrounding Neighborhoods; and Design will Result in Excessive Night Time Lighting into Surrounding Neighborhoods.

Significant Visual Impacts and BCHD DEIR Deficiencies and Errors Include: Illegal Taking of Blue Sky Views; Excessive Height Compared to Surrounding Land Uses; BCHD Failure to Choose Accurate “Maximum Elevation” KVL on 190th; BCHD Failure to Provide Modeling of Sufficient KVLs; BCHD Failure to Provide Accurate KVLs without Fake Mature Trees; and Failure to Adequately Provide Phase 2 Simulations. In all, the impacts are Significant, Incompatible with Issuance of a Conditional Use Permit, and Incompatible with Redondo Beach Precedent Requirements.

The simulations in Appendix A are from Google Earth Pro and were required to be completed by the public in order to intelligently participate in the DEIR process as a direct result of BCHD insufficient and inaccurate DEIR.

Significant Shading/Shadowing Impacts and BCHD Deficiencies and Errors Include: Illegal Taking of Recreation from the Towers Elementary Fields; Illegal Taking of Sunlight from Adjacent Land Uses of Residential and Public School Required for Health; and Failure to Provide Hourly Shadowing for Public Evaluation.

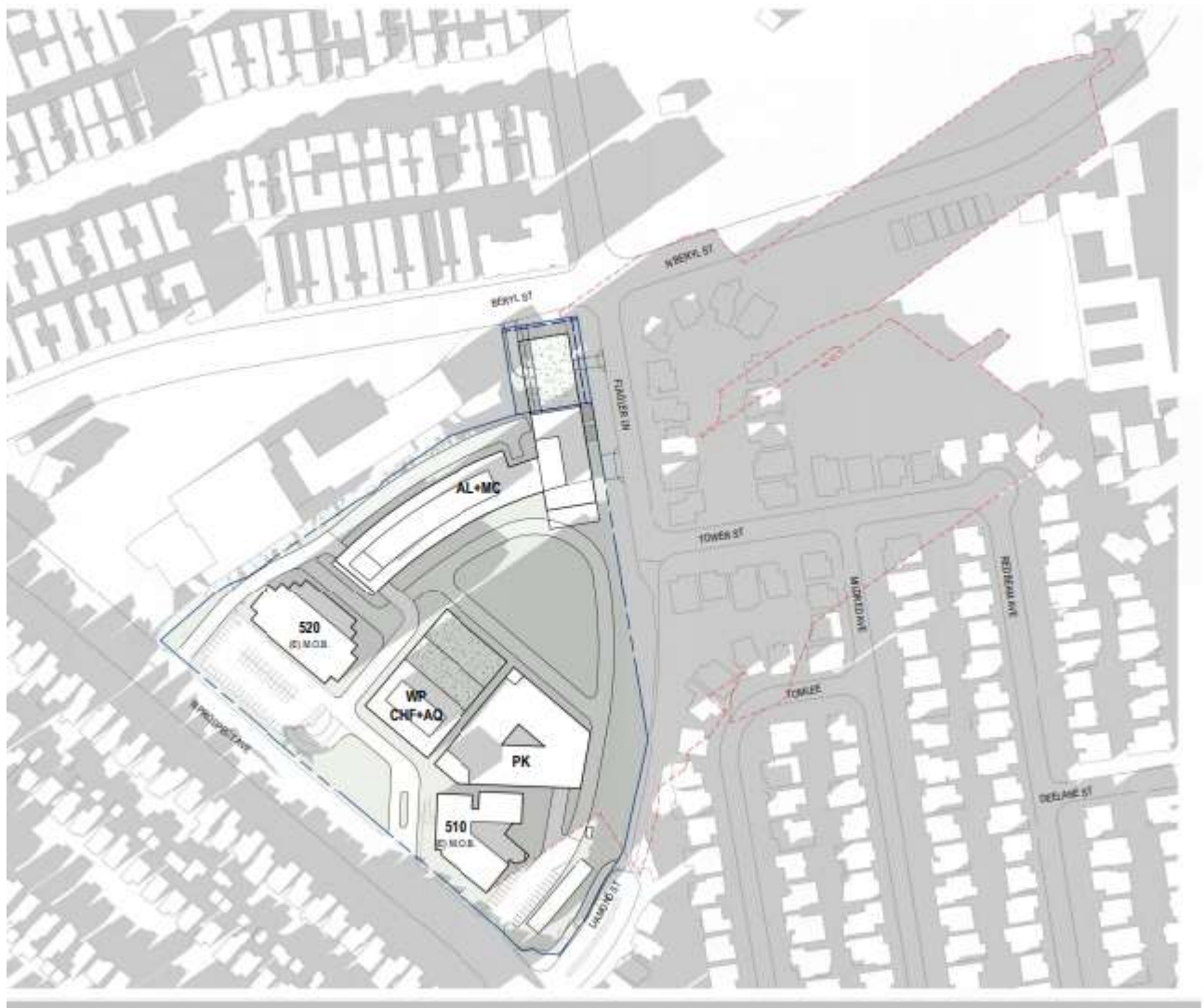
Because BCHDs shading/shadowing analysis is insufficient, fails to provide hourly data, fails to evaluate negative significant impacts on recreation at Towers and fails to evaluate the negative health impacts of shading/shadowing, it must be correct, reissued, and recirculated for comment.

Due to BCHDs defective and insufficient analysis of shading/shadowing the public is denied intelligent participation in the CEQA process. The images below represent what little can be salvaged to estimate impacts. Based on this evidence, the shading/shadowing impacts represent a significant “taking” of sunlight and recreation from Towers Elementary and surrounding residential uses.

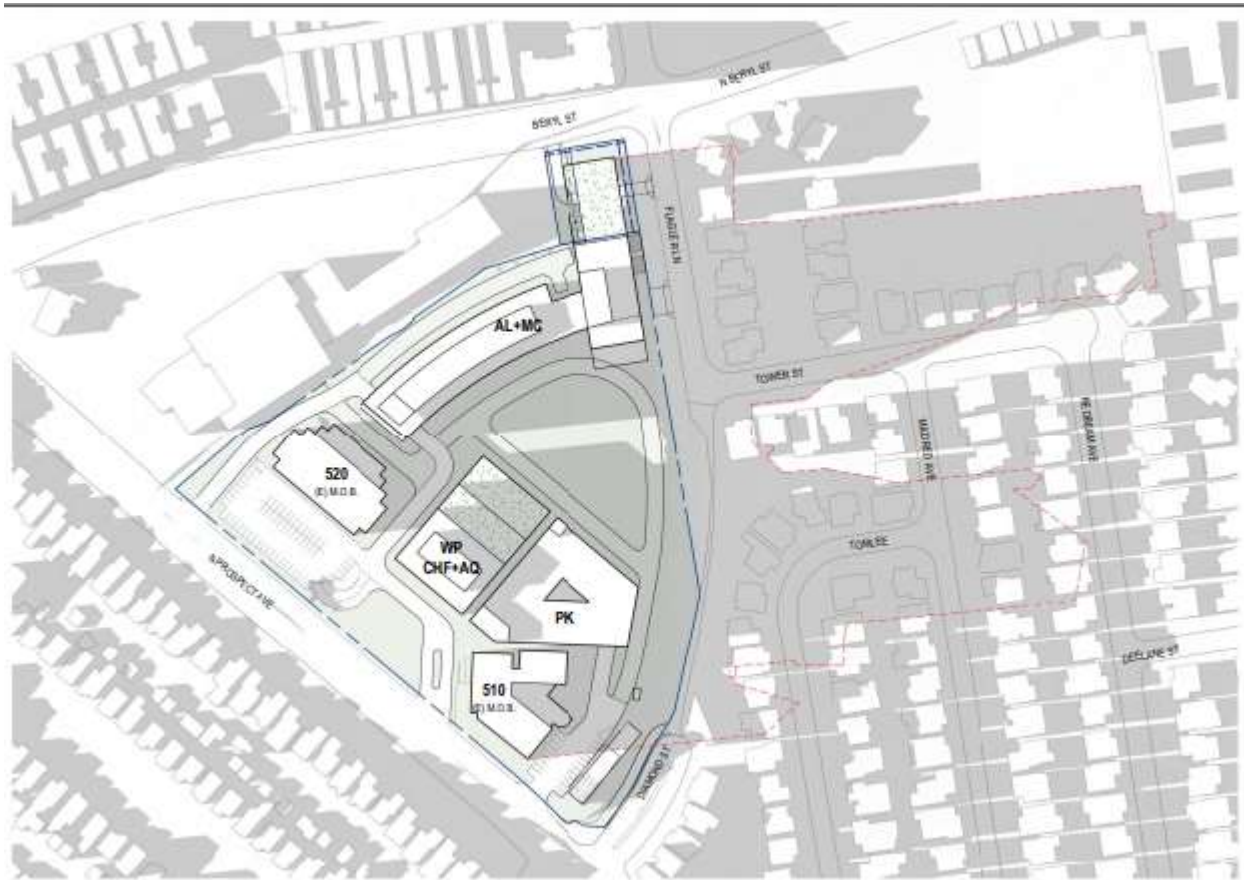
Due to BCHD insufficient and defective analysis, the public was forced to “imagine” the shadowing moving from September when when school year starts, across the fields to winter, and then back across the fields to spring. This is clearly and unequivocally a significant health impact to students from reduced Vitamin D and other positive physical and mental health attributes of sunlight; a similar impact to surrounding residential uses; a significant traffic safety impact to Beryl Street drivers; and a significant impact to school, team and public recreation.

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(Cont.)

WINTER SOLSTICE (Top) FALL/SPRING EQUINOX (Bottom)



FL-58
(Cont.)



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4. BCHD Visual Impact is Significant; BCHD VIS-3 Is Faulty and Must Consider SBHD/BCHD Negative Behavior and Health Impacts on the Community

The DEIR incorrectly asserts that VIS-3 is less than significant. Due to decades of direct experience with SBHD and BCHD, it is a demonstrated fact that BCHD lacks the technical or maintenance ability to manage the negative health impacts of its excessive outdoor lighting. Direct evidence of BCHD non-directional lighting, lighting left on all day, and lighting without maintained deflectors is presented. As BCHD is incapable of meeting RBMC requirements, it must recognize that its proposed lighting is a significant impact.

Further, CEO Bakaly's policy statement that BCHD has a moral obligation to protect the community further restricts the use of outdoor lighting. Excess nighttime lighting, such as SBHD and BCHDs existing unrestricted lighting has unequivocally negative health impacts on surrounding neighborhoods. BCHD cannot unevenly apply its policy of moral obligation only to 514 and seismic and ignore the health and well-being of the surrounding neighborhoods. At a minimum, if BCHD proceeds with a finding of less than significant, the conditional use permit must be denied.

Background

Since the early 2000s, neighbors have complained to Beach Cities Health District regarding the local impacts of excess noise, and non-directional excessive nighttime parking lot lighting, excessive nighttime glare impacts from the parking lot lighting and the building glass, and excessive nighttime signage lighting. The neighborhood situation escalated until the 510 medical office building (MOB) reduced its outdoor lighting. Neither the 514 nor 520 buildings followed suit. In fact, the 514 (former South Bay Hospital) building even added more excessive outdoor lighted signage.

As a health district, BCHD has failed its proactive obligation to not harm surrounding neighbors' health.

Evidence

The following nighttime photos represent both the excessive, non-directional lighting of BCHD, as well as, the poor state of repair of the one, single shield that was installed by BCHD at some past time. The shield was likely installed to reduce impacts on the adjacent residential homes.



IMG_6791.jpg



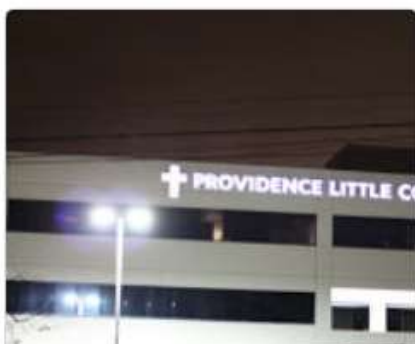
IMG_6793.jpg



IMG_6798.jpg



IMG_6800.jpg



IMG_6804.jpg



IMG_6807.jpg



IMG_6810.jpg



IMG_6812.jpg



IMG_6817.jpg



IMG_6825.jpg



IMG_6827.jpg

Peer Reviewed Medical Studies Supporting Health Damages by BCHD Actions

BCHD is directly damaging the health and welfare of the surrounding neighborhoods with excess nighttime lighting. The studies from NIH on excess nighttime light pollution are in agreement of the damages.

Missing the Dark: Health Effects of Light Pollution
<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2627884/>

Artificial Outdoor Nighttime Lights Associate with Altered Sleep Behavior in the American General Population
<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4863221/>

Health Consequences of Electric Lighting Practices in the Modern World: A Report on the National Toxicology Program's Workshop on Shift Work at Night, Artificial Light at Night, and Circadian Disruption
<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5587396/>

Artificial light during sleep linked to obesity
<https://www.nih.gov/news-events/nih-research-matters/artificial-light-during-sleep-linked-obesity>

Significant Nighttime Lighting Impacts and BCHD Deficiencies and Errors Include: Illegal Taking of Darkness Required for Sleep, Physical Health and Mental Health; and SBHD/BCHD Prior and Current Failures to Control Nighttime Lighting by Both Faulty Design and Operation.

Conclusion

The negative impacts of excess night lighting are peer-reviewed and consistent. BCHD has made no significant effort to reduce its negative impacts on the surrounding neighborhoods, and this is yet another environmental injustice impact by BCHD on the surrounding neighborhoods.

Furthermore, BCHD has established a precedent of supplanting required legal requirements for safety action (such as seismic retrofit) and any best practices (such as the most stringent seismic ordinance in the United States that would allow continued operation of the 514 building until 2040) and replacing them with their own, more stringent standards. In this case, notwithstanding and municipal ordinances, this is a clear peer-reviewed danger to the surrounding neighbors and BCHD must both cease its current damages, and refrain from future damages from the existing campus and any future development.

5. BCHD Air Quality Impacts are Significant; BCHD's Air Quality Impact and Mitigation Analysis is Flawed

BCHD under-reports, minimizes impacts or excludes entirely the following air quality topics: Lesser Polluting Engines Still Pollute and Damage Students, the Elderly, and Persons with Disabilities Health through Increased Marginal Emissions; Covered Hauling Trucks Will Have Significant Particulate Emissions; and BCHD 10-story Parking Ramp at Prospect and Diamond Will Have Significant Emissions. Many of these impacts will be to Towers and West High students along the defined haul route, along with nearby residents and residential uses that are stationary and will have 24/7/365 damages.

Peer-reviewed Science is Clear that Particulates Lodge in the Brain stems of Young Student with Significant, Negative Impacts

BCHD is electing to deposit incremental particulates into the air along the main haul path for trucking leaving those sites at Towers and West High sports fields laden with brain stem filling debris. BCHD, as a Health District, has both moral and ethical obligations not to damage both the near term and long term health surrounding children and neighborhoods. But for BCHDs deliberate choice to demolish the 514 building despite and law or ordinance requiring seismic retrofit, BCHDs deliberate choice of heavy haul routes past schools, BCHDs deliberate failure to apply the Bakaly “moral obligation” to Torrance’s school children, and BCHD’s deliberate choice to add incremental emissions to the surrounding neighborhoods, including Beryl Heights Elementary, these health damages would not occur.

The following peer-reviewed studies demonstrate BCHDs intended health damages from excess PMx particulates, including brain, memory, pulmonary and cardiac damages:

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4740125/>

The impact of PM2.5 on the human respiratory system (INCLUDES CHILD ASTHMA)

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5017593/>

How air pollution alters brain development: the role of neuroinflammation (INCLUDES IMPACTS ON SCHOOL CHILDREN)

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5920433/>

Function of PM2.5 in the pathogenesis of lung cancer and chronic airway inflammatory diseases

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC6157824/>

Outdoor particulate matter (PM10) exposure and lung cancer risk in the EAGLE study

<https://pubmed.ncbi.nlm.nih.gov/15668476/>

Breast cancer risk and exposure in early life to polycyclic aromatic hydrocarbons using total suspended particulates as a proxy measure

<https://ehp.niehs.nih.gov/doi/full/10.1289/EHP4434>

Prenatal Exposure to PM2.5 and Cardiac Vagal Tone during Infancy: Findings from a Multiethnic Birth Cohort

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4515716/>

PM2.5 and Cardiovascular Diseases in the Elderly: An Overview

<https://pubmed.ncbi.nlm.nih.gov/27567860/>

Cerebrospinal Fluid Biomarkers in Highly Exposed PM2.5 Urbanites: The Risk of Alzheimer's and Parkinson's Diseases in Young Mexico City Residents

6. BCHD Air Emissions Significant Impacts will Create Premature Alzheimers in Children and is a Significant, Negative, Unethical and Immoral Act

Here is the legacy that the current BCHD Board of Directors and executive management are actively targeting: PREMATURE ALZHEIMER'S IN CHILDREN. Is BCHD building an 800 car, 10-story parking garage and a 793,000 sqft, South Bay Galleria sized complex largely for non-residents of the 3 Beach Cities that own BCHD worth destroying the future of our children? The children of Towers and Beryl Heights schools should not suffer more PM2.5 lodged in their brain stems because BCHD's Board wants to let developers lease our taxpayer owned campus for 50-100 years. RBUSD and TUSD will be grossly negligent if they allow our children to be bombarded by 3-5 generations of increased, unnecessary pollution as the result of non-residents of the area. The areas around Beryl Heights and Towers schools, and the children and residents must not be sacrificed for the ego needs of the BCHD Board and executive management to serve 95% non-local renters and PACE participants in their over-development project.

Peer-reveiwed references from the UC system and other expert resources.

<https://www.universityofcalifornia.edu/news/air-pollution-impacts-childhood-development-study-shows>

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC6617650/>

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5893638/>

<https://airqualitynews.com/.../evidence-of-alzheimers.../>

https://www.who.int/ceh/publications/Advance-copy-Oct24_18150_Air-Pollution-and-Child-Health-merged-compressed.pdf?ua=1

7. BCHD Noise Impacts are Significant; Violate the ADA at Towers and West High Schools, and BCHDs Noise Impact and Mitigation Analysis is Flawed

BCHD under-reports, minimizes impacts or excludes entirely the following noise topics: Analysis Fails to Consider Intermittent Noise and is Defective; Intermittent Noise Significantly Impacts Education at Towers Elementary; Intermittent Noise Significantly Impacts ADA IEP and 504 Plan Implementation at Towers Elementary; Significant Noise Impacts on the Health of Surrounding Residents; Event Noise Analysis is Insufficient and Defective; and BCHD Fails to Use Proper Noise Standards for Intermittent Noise and the Analysis is Defective.

Summary

BCHD CEO asserts that BCHD has a moral obligation to protect community health. BCHD uses this claim to prematurely demolish or retrofit the 514 N Prospect building, despite its compliance with all federal, state, county and local ordinances. This is purely an elective act on the part of BCHD based on its "moral obligation." If BCHD is asserting a moral obligation to demolish the building, then BCHD must have the same moral obligation to protect the students at Towers and West High from noise and vibration interruptions in their classrooms.

Wood used Leq, average noise levels for analysis at Towers. These are inappropriate for intermittent noise and vibration. Furthermore, for students in a classroom, especially those with IEPs and 504 plans due to disabilities, the need for a distraction free environment is a legal right. As per the attachments, a school in Los Angeles has successfully stopped a developer from construction while school is in

session. There is little question that 85 db loaded and empty trucks running down Beryl past Towers will cause distractions to students for 5 or more years.

The DEIR errs in its use of “one foot in boiling water, one foot in ice water – on average, it’s comfortable” theory to hide its 85db intermittent noise source from construction transportation. The noise is significant at Towers and a violation of the ADA for students with IEPs and appropriate accommodations.

As BCHD asserts its new “moral obligation” to protect the community standard that exceeds ordinances, statutes and standards, it must also recognize that the interruption of classrooms with intermittent noise and vibration is a cause of cognitive impairment, learning interruption and a violation of ADA. BCHD’s more stringent standard requires it to protect the students.

Attached is a settlement agreement due to impacts on school and hundreds of peer-reviewed, evidence-based article references on the damages to students from excess noise.

BCHD has legal and moral obligations to protect students at Towers Elementary and also Torrance West High. The BCHD analysis is flawed and averages away intermittent impacts. Further, BCHD is asserting a moral obligation standard, and as such, it must always use it uniformly or abandon it.

According to CEQA Section § 21001. ADDITIONAL LEGISLATIVE INTENT, Americans with Disabilities Act

Per § 21001, the *Legislature further finds and declares that it is the policy of the state to: (b) Take all action necessary to provide the people of this state with clean air and water, enjoyment of aesthetic, natural, scenic, and historic environmental qualities, and freedom from excessive noise. (emphasis added)*

BCHD asserts in Tables 3.11-16 and 3.11-17 that both provide modeled noise measurements and assume that Leg (Equivalent Continuous Sound Pressure Level) and Ldn (Day Night Average) are the appropriate measures for Towers and Beryl Heights Elementary school impacts and the DEIR finds that neither is a significant impact.

In the United States, the Americans with Disabilities Act (ADA) provides all students with disabilities the absolute right to an equal education. All students with IEPs or 504s that recognize the need for a quiet environment are going to be violated by BCHD proposed 103-foot, 800,000 sqft, 5-year development. The impacts that BCHD has summarily dismissed using average noise data will violate the ADA.

The DEIR errs in its use of average sound measures due to BCHD construction and construction traffic to evaluate the impacts of noise on the education of students. In doing so, the intermittent nature of the noise is ignored and the California Legislature’s intent for “freedom from excessive noise” is not upheld for the students. The impact of unwanted noise on students includes, but is not limited to traffic, voices, construction, constant, and intermittent noise has been well documented in the peer-reviewed

literature (end notes NOISE Ref: 2 to Ref: 171). The DEIR fails to evaluate the impacts to Torrance West High and Beryl Heights Elementary from intermittent, excessive, construction transport noise.

The reviewed studies document harmful effects of noise on children's learning. Children are much more impaired than adults by noise in tasks involving speech perception and listening comprehension. Non-auditory tasks such as short-term memory, reading and writing are also impaired by noise. Depending on the nature of the tasks and sounds, these impairments may result from specific interference with perceptual and cognitive processes involved in the focal task, and/or from a more general attention capture process.

FL-63 Concerning chronic effects, despite inconsistencies within and across studies, the available evidence indicates that enduring exposure to environmental noise may affect children's cognitive development. Even though the reported effects are usually small in magnitude, they have to be taken seriously in view of possible long-term effects and the accumulation of risk factors in noise-exposed children. Obviously, these findings have practical implications for protecting the education and cognitive development of students.

BCHD CEO Bakaly has stated that BCHD has a moral obligation to protect community members, and BCHD has used that obligation to establish a more stringent standard for protection of the community than that required by Redondo Beach Municipal Code or Los Angeles County or State of California law (Ref: 171). Even without application of this more stringent standard, but especially when relying on BCHD moral obligation, the appropriate evaluation of noise, and protection of students in schools from "excessive noise" requires the use of intermittent noise and full consideration of its detrimental impacts on cognitive development, learning, and disabilities. Surely the Americans with Disabilities Act protects students with disabilities from the impacts of BCHD construction and requires those impacts to be mitigated such that students continue to have an equal education.

The DEIR ignores Legislative Intent and the more stringent moral obligation standard established by CEO Bakaly for BCHD. The DEIR must analyze intermittent noise and not rely on averaging. The DEIR must also specifically consider the unique impacts of noise and intermittent interruptions on education and cognitive function as found in the peer-reviewed, evidence based literature in order to adequately protect students at Towers and Beryl Elementary and West High.

Conclusion: The DEIR must consider intermittent noise impacts on students to protect their Legislative Intent right to freedom from excessive noise and not violate the Americans with Disabilities Act. BCHD must always uniformly use its moral obligation standard to consider more stringent than CEQA impacts, just as it considered more stringent than seismic impacts for 514 N Prospect.

8. BCHD Noise Impacts Represent a Public Health Hazard

FL-64 The peer-reviewed article below demonstrates the PUBLIC HEALTH HAZARD of excessive noise. BCHD's analysis fails to incorporate intermittent noise, and demonstrates that BCHd has no concern about the health of the surrounding neighborhoods.

<https://ehp.niehs.nih.gov/doi/pdf/10.1289/ehp.00108s1123>

Exposure to noise constitutes a health risk. There is sufficient scientific evidence that noise exposure can induce hearing impairment, hypertension and ischemic heart disease, annoyance, sleep disturbance, and decreased school performance. For other effects such as changes in the immune system and birth defects, the evidence is limited. Most public health impacts of noise were already identified in the 1960s and noise abatement is less of a scientific but primarily a policy problem. A subject for further research is the elucidation of the mechanisms underlying noise induced cardiovascular disorders and the relationship of noise with annoyance and nonacoustical factors modifying health outcomes. A high priority study subject is the effects of noise on children, including cognitive effects and their reversibility. Noise exposure is on the increase, especially in the general living environment, both in industrialized nations and in developing world regions. This implies that in the twenty-first century noise exposure will still be a major public health problem. Key words: annoyance, cardiovascular effects, children's health, environmental health, environmental noise, hearing impairment, noise exposure, noise metrics, occupational noise, performance.

9. BCHDs Recreation Impact and Mitigation Analysis is Flawed

BCHD under-reports, minimizes impacts or excludes entirely the following recreation topics: Design Results in a Taking of Sunlight from Public Recreation at Towers and Significant Negative Impacts; and Design Results in a Taking of Sunlight from Student Health and Recreation at Towers and Significant Negative Impacts.

In BCHD CEQA EIR NOP comments filed by Mark Nelson, the following admonition was made to BCHD after it exempted any analysis of Recreation impacts a priori:

RECREATION

Appropriate study required. The NOP errs in its a priori speculative finding that the project will not have an adverse physical impact on the environment. I was recently made aware that according to a newspaper article <https://easyreadernews.com/redondo-beach-homelessness-resident-anger/> the 9th Circuit Court of Appeals in Martin versus the City of Boise decision, neither BCHD nor the City of Redondo Beach will be able to bar the unsheltered from camping on the public space created as part of this public project without providing adequate shelter to house all the unsheltered. BCHD as a public entity will de facto be an invitation for unsheltered housing as endorsed by the 9th Circuit. As a private entity has no such obligation, a similar project with exactly the same characteristics could be legally protected from becoming such a magnet. Thus, the mere creation of the public space by removing the concrete, and the public nature of BCHD, creates a non-mitigable impact for the project. Also see <https://cdn.ca9.uscourts.gov/datastore/opinions/2018/09/04/15-35845.pdf>

As such, the DEIR is FLAWED, MUST BE REANLYZED and RECIRCULATED.

10. BCHD Fails to Analyze Recreation Impacts and BCHD DEIR has Deficiencies and Errors

BCHD fails to evaluate and declare the following: Illegal Taking of Recreation from the Towers Elementary Fields; Illegal Taking of Sunlight from Adjacent Land Uses of Residential and Public School Required for Health; and Failure to Provide Hourly Shadowing for Public Evaluation of Recreation Impacts.

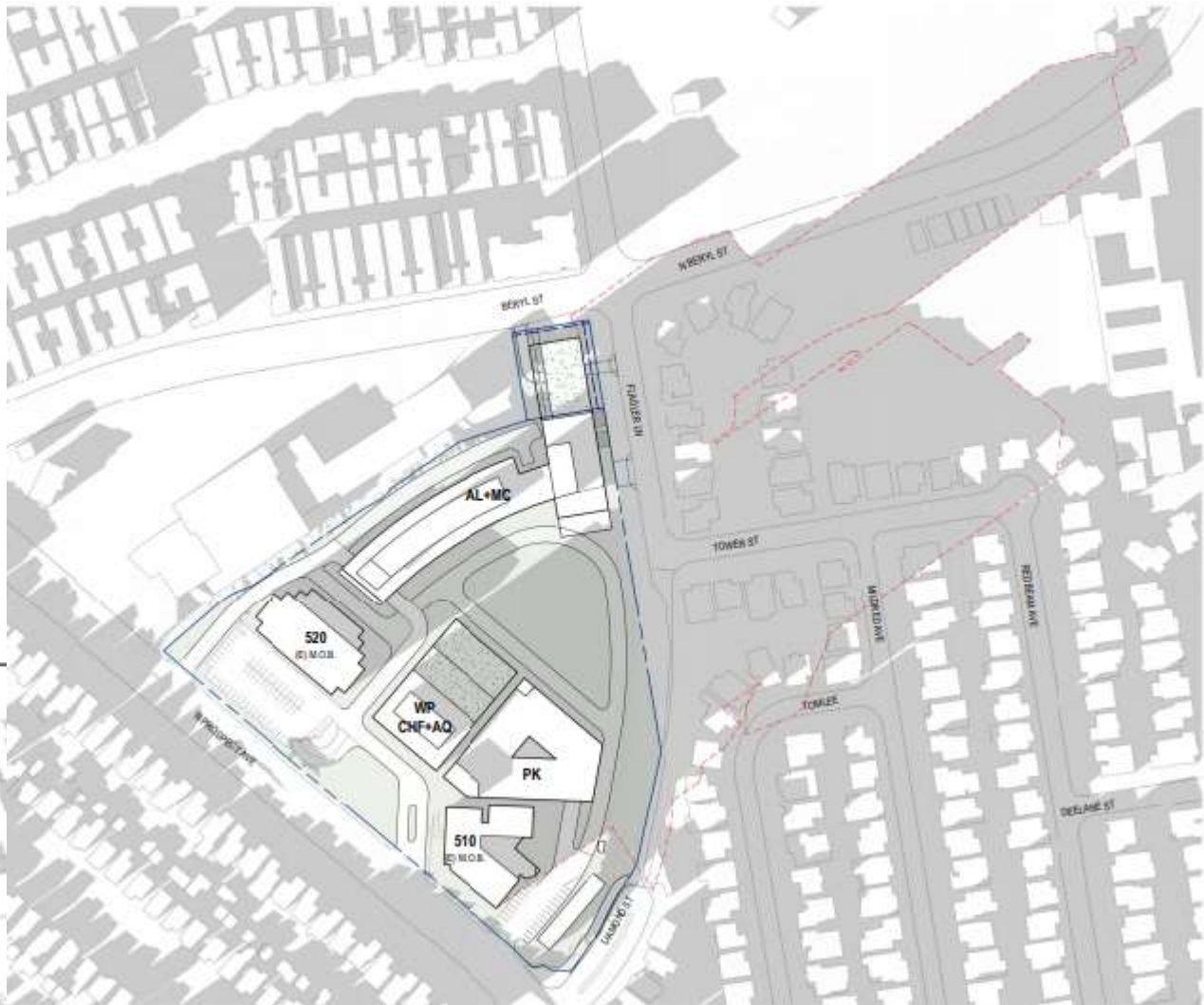
Because BCHDs shading/shadowing analysis is insufficient, fails to provide hourly data, fails to evaluate negative significant impacts on recreation at Towers and fails to evaluate the negative health

impacts of shading/shadowing, it must be corrected, reissued, and recirculated for comment in order to adequately address recreation impacts.

Due to BCHDs defective and insufficient analysis of shading/shadowing the public is denied intelligent participation in the CEQA process. The images below represent what little can be salvaged to estimate impacts. Based on this evidence, the shading/shadowing impacts represent a significant “taking” of sunlight and recreation from Towers Elementary and surrounding residential uses. In the specific case of the Towers fields, BCHD is “taking” sunlight and thereby having a significant, negative impact on school and public recreation.

Due to BCHD insufficient and defective analysis, the public was forced to “imagine” the shadowing moving from September when when school year starts, across the fields to winter, and then back across the fields to spring. This is clearly and unequivocally a significant health impact to students from reduced Vitamin D and other positive physical and mental health attributes of sunlight; a similar impact to surrounding residential uses; a significant traffic safety impact to Beryl Street drivers; and a significant impact to school, team and public recreation.

WINTER SOLSTICE (Top) FALL/SPRING EQUINOX (Bottom)



11. BCHD Traffic/Transportation Impact and Mitigation Analysis is Flawed

BCHD under-reports, minimizes impacts or excludes entirely the following traffic/transportation topics: Thousands of Heavy Haul Truck Trips will have Significant Traffic Impacts; Tens of Thousands of Worker Commuter Trips will have Significant Traffic Impacts, and BCHD Plans Traffic Management; and Flaggers that will have Significant Traffic Impacts. Further, impacts on the health, education, and ADA/504 accommodations under the ADA of students at Towers Elementary are willfully ignored.

Summary

BCHD CEO asserts that BCHD has a moral obligation to protect community health. BCHD uses this claim to prematurely demolish or retrofit the 514 N Prospect building, despite its compliance with all federal, state, county and local ordinances. This is purely an elective act on the part of BCHD based on its “moral obligation.” If BCHD is asserting a moral obligation to demolish the building, then BCHD must have the same moral obligation to protect the students at Towers and West High from noise and vibration interruptions in their classrooms caused by BCHD negative, significant traffic impacts.

Wood used Leq, average noise levels for analysis at Towers. These are inappropriate for intermittent noise and vibration. Furthermore, for students in a classroom, especially those with IEPs and 504 plans due to disabilities, the need for a distraction free environment is a legal right. As per the attachments, a school in Los Angeles has successfully stopped a developer from construction while school is in session. There is little question that 85 db loaded and empty trucks running down Beryl past Towers will cause distractions to students for 5 or more years.

The DEIR errs in its use of “one foot in boiling water, one foot in ice water – on average, it’s comfortable” theory to hide its 85db intermittent noise source from construction transportation. The noise is significant at Towers and a violation of the ADA for students with IEPs and appropriate accommodations.

As BCHD asserts its new “moral obligation” to protect the community standard that exceeds ordinances, statutes and standards, it must also recognize that the interruption of classrooms with intermittent noise and vibration caused by traffic is a cause of cognitive impairment, learning interruption and a violation of ADA. BCHDs more stringent standard requires it to protect the students.

Attached is a settlement agreement due to impacts on school and hundreds of peer-reviewed, evidence-based article references on the damages to students from excess noise regardless of cause.

BCHD has legal and moral obligations to protect students at Towers Elementary and also Torrance West High. The BCHD analysis is flawed and averages away intermittent impacts. Further, BCHD is asserting a moral obligation standard, and as such, it must always use it uniformly or abandon it.

According to CEQA Section § 21001. ADDITIONAL LEGISLATIVE INTENT, Americans with Disabilities Act

Per § 21001, the *Legislature further finds and declares that it is the policy of the state to: (b) Take all action necessary to provide the people of this state with clean air and water, enjoyment of aesthetic,*

natural, scenic, and historic environmental qualities, *and freedom from excessive noise.* (emphasis added)

BCHD asserts in Tables 3.11-16 and 3.11-17 that both provide modeled noise measurements and assume that Leg (Equivalent Continuous Sound Pressure Level) and Ldn (Day Night Average) are the appropriate measures for Towers and Beryl Heights Elementary school impacts and the DEIR finds that neither is a significant impact.

In the United States, the Americans with Disabilities Act (ADA) provides all students with disabilities the absolute right to an equal education. All students with IEPs or 504s that recognize the need for a quiet environment are going to be violated by BCHD proposed 103-foot, 800,000 sqft, 5-year development. The impacts that BCHD has summarily dismissed using average noise data will violate the ADA.

The DEIR errs in its use of average sound measures due to BCHD construction and construction traffic to evaluate the impacts of noise on the education of students. In doing so, the intermittent nature of the noise is ignored and the California Legislature's intent for "freedom from excessive noise" is not upheld for the students. The impact of unwanted noise on students includes, but is not limited to traffic, voices, construction, constant, and intermittent noise has been well documented in the peer-reviewed literature (end notes NOISE Ref: 2 to Ref: 171). The DEIR fails to evaluate the impacts to Torrance West High and Beryl Heights Elementary from intermittent, excessive, construction transport noise.

The reviewed studies document harmful effects of noise on children's learning. Children are much more impaired than adults by noise in tasks involving speech perception and listening comprehension. Non-auditory tasks such as short-term memory, reading and writing are also impaired by noise. Depending on the nature of the tasks and sounds, these impairments may result from specific interference with perceptual and cognitive processes involved in the focal task, and/or from a more general attention capture process.

Concerning chronic effects, despite inconsistencies within and across studies, the available evidence indicates that enduring exposure to environmental noise may affect children's cognitive development. Even though the reported effects are usually small in magnitude, they have to be taken seriously in view of possible long-term effects and the accumulation of risk factors in noise-exposed children. Obviously, these findings have practical implications for protecting the education and cognitive development of students.

BCHD CEO Bakaly has stated that BCHD has a moral obligation to protect community members, and BCHD has used that obligation to establish a more stringent standard for protection of the community than that required by Redondo Beach Municipal Code or Los Angeles County or State of California law (Ref: 171). Even without application of this more stringent standard, but especially when relying on BCHD moral obligation, the appropriate evaluation of noise, and protection of students in schools from "excessive noise" requires the use of intermittent noise and full consideration of its detrimental impacts on cognitive development, learning, and disabilities. Surely the Americans with Disabilities Act protects students with disabilities from the impacts of BCHD construction and requires those impacts to be mitigated such that students continue to have an equal education.

The DEIR ignores Legislative Intent and the more stringent moral obligation standard established by CEO Bakaly for BCHD. The DEIR must analyze intermittent noise and not rely on averaging. The DEIR must also specifically consider the unique impacts of noise and intermittent interruptions on education and cognitive function as found in the peer-reviewed, evidence based literature in order to adequately protect students at Towers and Beryl Elementary and West High.

FL-66 Conclusion: The DEIR must consider intermittent noise impacts caused by BCHD induced traffic on students to protect their Legislative Intent right to freedom from excessive noise regardless of cause, and not violate the Americans with Disabilities Act. BCHD must also always uniformly use its moral obligation standard to consider more stringent than CEQA impacts, just as it considered more stringent than seismic impacts for 514 N Prospect.

12. BCHD Has No Comprehensive Employee Analysis for RCFE or PACE Participants, Direct Employees, Contractors, Medical Professionals, or Visitors

FL-67 The public's right to intelligent participation in CEQA was denied due to a flawed analysis. BCHD provides no comprehensive, detailed analysis of the RCFE and PACE daily commuters listed above. The DEIR is defective, must be remedied and recirculated.

13. BCHD Has No Comprehensive Employee Analysis for Phase 2 Direct Employees, Contractors, Medical Professionals, or Visitors

The public's right to intelligent participation in CEQA was denied due to a flawed analysis. BCHD provides no comprehensive, detailed analysis of the Phase 2 daily commuters listed above. The DEIR is defective, must be remedied and recirculated.

14. BCHD Knowingly Plans to Impact Community Chronic Stress, the Blue Zones Silent Killer Chronic Stress Causes and Damages

FL-68 Blue Zones, a vendor of BCHD that BCHD spent over \$2M with, recognizes chronic stress as the silent killer. Given that BCHD spent \$2M of our taxpayer funds on Blue Zones, it should be clear that that BCHD either believes and acts consistent with Blue Zones, or, BCHD is chronically malfeasant.
<https://easyreadernews.com/lockdown-lessons-blue-zones-founder-dan-buettner-on-how-to-make-use-of-staying-at-home/>

Noise Impacts Leading to Chronic Stress Health Damages

FL-68 The following references present peer-reviewed research between noise, chronic stress and negative health impacts. Clearly BCHD as a so-called premiere health agency is required to recognize and mitigate the impacts of chronic stress.

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5898791/>

Title: The Adverse Effects of Environmental Noise Exposure on Oxidative Stress and Cardiovascular Risk

Epidemiological studies have provided evidence that traffic noise exposure is linked to cardiovascular diseases such as arterial hypertension, myocardial infarction, and stroke.

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC1568850/>

Title: Noise and stress: a comprehensive approach.

The thesis of this paper is that research upon, and efforts to prevent or minimize the harmful effects of noise have suffered from the lack of a full appreciation of the ways in which humans process and react to sound.

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2996188/>

Title: Noise and Quality of Life

The psychological effects of noise are usually not well characterized and often ignored. However, their effect can be equally devastating and may include hypertension, tachycardia, increased cortisol release and increased physiologic stress.

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4873188/>

Title: Noise Annoyance Is Associated with Depression and Anxiety in the General Population

<https://pubmed.ncbi.nlm.nih.gov/15070524/>

Title: Health effects caused by noise: evidence in the literature from the past 25 years

For an immediate triggering of protective reactions (fight/flight or defeat reactions) the information conveyed by noise is very often more relevant than the sound level. It was shown recently that the first and fastest signal detection is mediated by a subcortical area - the amygdala. For this reason even during sleep the noise from aeroplanes or heavy goods vehicles may be categorised as danger signals and induce the release of stress hormones. In accordance with the noise stress hypothesis, chronic stress hormone dysregulations as well as increases of established endogenous risk factors of ischaemic heart diseases have been observed under long-term environmental noise exposure. Therefore, an increased risk of myocardial infarction is to be expected.

Traffic Impacts Leading to Chronic Stress Health Damages

<https://pubmed.ncbi.nlm.nih.gov/29936225/>

Title: Chronic traffic noise stress accelerates brain impairment and cognitive decline

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC7503511/>

Title: Traffic Noise and Mental Health: A Systematic Review and Meta-Analysis

Public policies to reduce environmental traffic noise might not only increase wellness (by reducing noise-induced annoyance), but might contribute to the prevention of depression and anxiety disorders

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2535640/>

Title: Traffic-Related Air Pollution and Stress: Effects on Asthma

Acute and chronic stress produce substantively different physiologic sequelae. Acute stress can induce bronchodilation with elevated cortisol (possibly masking short-term detrimental respiratory effects of pollution), whereas chronic stress can result in cumulative wear and tear (allostatic load) and suppressed immune function over time, increasing general susceptibility

<https://pubmed.ncbi.nlm.nih.gov/18629323/>

Title: Chronic traffic-related air pollution and stress interact to predict biologic and clinical outcomes in asthma

The physical and social environments interacted in predicting both biologic and clinical outcomes in

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(Cont.)

children with asthma, suggesting that when pollution exposure is more modest, vulnerability to asthma exacerbations may be heightened in children with higher chronic stress.

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Sirens/Emergency Vehicles Impacts Leading to Chronic Stress Health Damages and PTSD

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4918669/>

Title: The acute physiological stress response to an emergency alarm and mobilization during the day and at night

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC6540098/>

Title: Impact of Stressful Events on Motivations, Self-Efficacy, and Development of Post-Traumatic Symptoms among Youth Volunteers in Emergency Medical Services

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Chronic Stress Impacts on the Brain

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5573220/>

Title: Neurobiological and Systemic Effects of Chronic Stress

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5579396/>

Title: The Impact of Stress on Body Function

As is seen in many, many peer-viewed studies and published frequently by Blue Zones, a vendor of BCHD that BCHD paid \$2M, chronic stress is a direct result of noise, traffic, emergency vehicles and other stressors that BCHD has, and intends to inflict on the surrounding neighborhoods. According to the Bakaly "moral obligation" standard, BCHD must abate any chronic stress impacts to proactively prevent damages to the community.

NOISE IMPACTS ON CHILDREN, STUDENTS, EDUCATION, DISABILITY LEARNING

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- ii <https://www.bchdcampus.org/faq>
- iii https://www.youtube.com/watch?v=RCOX_GrreIY
- iv https://resources.ca.gov/CNRALegacyFiles/ceqa/docs/2019_CEQA_Statutes_and_Guidelines.pdf
- v http://bchdfiles.com/docs/hlc/BCHD_DEIR_For%20Print_031021.pdf
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- vii https://www.bchdfiles.com/docs/bchd/BCHD%20Healthy%20Living%20Campus%20Master%20Plan_NOP_IS%200Checklist_062719.pdf
- viii California Public Records Act response from BCHD “Charlie Velasquez <Charlie.Velasquez@bchd.org> Thu, Dec 5, 2019, 6:02 PM”
- ix http://bchdfiles.com/docs/hlc/BCHD_DEIR_For%20Print_031021.pdf
- x http://www.bchdfiles.com/docs/hlc/BCHD_HLC_scoping_comments_oct2.pdf
- xi https://bchd.granicus.com/DocumentViewer.php?file=bchd_4733c5665b9cb92bb847803b1c2e1459.pdf&view=1
- xii Mark Nelson menelson@gmail.com BCHD HLC CWG Member July 29, 2019 EIR NOP Comment Processor EIR@bchd.org SUBJECT: Comments on NOP and Response to Public Meeting Presentations
- xiii Mark Nelson menelson@gmail.com BCHD HLC CWG Member July 29, 2019 EIR NOP Comment Processor EIR@bchd.org SUBJECT: Comments on NOP and Response to Public Meeting Presentations
- xiv From: April Telles <afrosttelles@yahoo.com> Sent: Sunday, July 28, 2019 7:11 PM To: EIR <eir@bchd.org> Subject: Comments regarding the BCHD Living Campus Master Plan EIR
- xv Bruce Steele (pt. 2) Torrance, June 17, 2020 BoD Meeting
- xvi Susan Earnest 06/17/20 6:32 PM BoD Meeting
- xvii Gary Dyo Torrance 06/17/20 4:16 PM BoD Meeting
- xviii Bruce Szeles Torrance 06/17/20 7:05 PM BoD Meeting
- xix James Light Redondo Beach 06/17/20 8:14 PM BCHD BoD Meeting
- xx Redondo Beach RESOLUTION NO. CC- 1606- 052
- xxi 514 N Prospect, Max height 75-feet, Avg height under 35-feet
- xxii <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2627884/>
- xxiii <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5299389/>
- xxiv <https://books.google.com/books?hl=en&lr=&id=dEEGtAtR1NcC&oi=fnd&pg=PR5&ots=85Uef2glgP&sig=HPoWrx555Fr9i10Qrv8vxSHsBc#v=onepage&q&f=false>
- xxv <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4375361/>
- xxvi <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2972983/>
- xxvii <https://pubmed.ncbi.nlm.nih.gov/15677104/>
- xxviii <https://global.ctbuh.org/resources/papers/download/2100-when-buildings-attack-their-neighbors-strategies-for-protecting-against-death-rays.pdf>
- xxix <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2728098/>
- xxx <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3779905/>
- xxxi From: Lauren Berman <laurbeman19@gmail.com> Sent: Wednesday, July 24, 2019 11:56 AM To: EIR <eir@bchd.org> Subject: Health District Project Concerns
- xxxii Randy & Pamela Quan Torrance 06/15/20 8:55 PM June 17, 2020 BoD Mtg

xxxiii From: Philip de Wolff <p4ew@aol.com> Sent: Sunday, July 28, 2019 11:40 AM To: EIR <eir@bchd.org> Subject: BCHD Environmental Report

xxxiv Mark Nelson menelson@gmail.com BCHD HLC CWG Member July 29, 2019 EIR NOP Comment Processor EIR@bchd.org SUBJECT: Comments on NOP and Response to Public Meeting Presentations

xxxv From: April Telles <afrosttelles@yahoo.com> Sent: Sunday, July 28, 2019 7:11 PM To: EIR <eir@bchd.org> Subject: Comments regarding the BCHD Living Campus Master Plan EIR

xxxvi From: Wayne Craig <wayne@waynecraighomes.com> Sent: Monday, July 29, 2019 10:30 AM To: EIR <eir@bchd.org> Subject: BCHD - EIR Public Comments Att Nick Meseinger

xxxvii <https://pubmed.ncbi.nlm.nih.gov/31514400/>

xxxviii https://www.eurekalert.org/pub_releases/2020-08/b-apl081720.php

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xliv <https://pubmed.ncbi.nlm.nih.gov/31746986/>

xlv <https://pubmed.ncbi.nlm.nih.gov/26426942/>

xlvi <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4515716/>

xlvii Dr. Frank and Glenda Briganti 19616 Tomlee Ave Torrance, CA 90503 July, 26, 2019

xlviii Mark Nelson menelson@gmail.com BCHD HLC CWG Member July 29, 2019 EIR NOP Comment Processor EIR@bchd.org SUBJECT: Comments on NOP and Response to Public Meeting Presentations

xliv From: Stephanie Dyo <steph.dyo@gmail.com> Sent: Saturday, July 20, 2019 12:13 AM To: EIR <eir@bchd.org> Subject: CONCERNS to be Addressed in the EIR

l <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3757288/>

li <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC6901841/>

lii <https://www.edweek.org/leadership/low-level-classroom-noise-distracts-experts-say/2015/01>

liii https://www.researchgate.net/publication/264730841_The_Effect_of_a_Noise_Reducing_Test_Accommodation_on_Elementary_Students_with_Learning_Disabilities

liv <http://www.edaud.org/journal/2001/4-article-01.pdf>

lv DEIR Figure 2-10 shows Towers Elementary and West High on Haul Route

lvi <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC1637786/pdf/envhper00310-0128.pdf>

lvii <https://asa.scitation.org/doi/10.1121/1.2812596#:~:text=While%20at%20school%20children%20are,%2C%20motivation%2C%20and%20reading%20ability.>

lviii <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4918669/>

lix <https://www.bluezones.com/2019/05/how-stress-makes-us-sick-and-affects-immunity-inflammation-digestion/>

lx <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC6460614/>

lxi <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC6033330/>

lxii From: Wayne Craig <wayne@waynecraighomes.com> Sent: Monday, July 29, 2019 10:30 AM To: EIR <eir@bchd.org> Subject: BCHD - EIR Public Comments Att Nick Meseinger

lxiii Mark Nelson menelson@gmail.com BCHD HLC CWG Member July 29, 2019 EIR NOP Comment Processor EIR@bchd.org SUBJECT: Comments on NOP and Response to Public Meeting Presentations

lxiv From: peggy north <peggy58north@gmail.com> Sent: Sunday, July 28, 2019 11:44 AM To: EIR <eir@bchd.org>

lxv From: Aileen Pavlin <arpavlin@gmail.com> Sent: Saturday, July 27, 2019 9:48 AM To: EIR <eir@bchd.org> Cc: OMartinez@torranceca.gov <OMartinez@torranceca.gov> Subject: Beach Cities Health District Project

**Beach Cities Health Damages of the Proposed BCHD Project
DEIR Comments**

**BCHD MORAL OBLIGATION STANDARD OF HEALTH DAMAGES
BCHD CEO Bakaly's Stated Obligation of BCHD toward Community Health is below:**

Source: https://www.youtube.com/watch?v=RCOX_GrreIY

Bakaly Transcript

it (ordinance or statute driven seismic upgrades of 514) is currently not required

00:41

to be upgraded however we are a health

00:44

district we are a health district

00:46

FL2-1 that has a moral obligation to be

00:48

proactive

00:49

and protect the people in our community

00:52

As such, BCHD has asserted an obligation to protect the health of the community beyond any published standards, laws, or ordinance.

BCHD NEGATIVE HEALTH IMPACTS

The following are negative health impacts on the community, along with a long, long list of peer-reviewed citations:

Aesthetics

FL2-2 Negative Impacts: Glare, Blue Sky Reduction, Excess Nighttime Lighting, Shadowing/Shading
Negative Health Impacts: Mood Disorders, Sleep Disorders, Depression, Job Loss, Domestic Violence, Anxiety

Air Quality/Emissions

FL2-3 Negative Impacts: Particulate Matter, Fugitive Dust, Known VOCs, Medical Waste, Medical Radioactive Waste, Hauling Debris, Concrete Lime Dust
Negative Health Impacts: Developmental Delays, Asthma, COPD, Shortening of Lifespan, Cancer, Alzheimer's, Child-onset Alzheimer's, Breast Cancer, Elderly & Child Pulmonary Disease, Bladder Cancer, Neuroinflammation

Land Use

FL2-4 Negative Impacts: Inconsistency with Surrounding Land Uses, Environmental Injustice, Economic Injustice
Negative Health Impacts: Acute Stress, Chronic Stress, Diminished Health and Nutrition from Reduced Housing Values

Noise

FL2-5 Negative Impacts: Construction Noise, Construction Vibration, Construction Traffic, Intermittent Noise, Operational Noise, Parking Ramp Noise, Special Event Noise, Maintenance Noise, Intermittent Education Interruptions at Towers Elementary, Violation of Towers Student ADA IEP and 504 Plans
Negative Health Impacts: Mood Disorders, Sleep Disorders, Depression, Job Loss, Domestic Violence, Anxiety, Cardiovascular Disease, Stroke, Cognitive Delay

Recreation

FL2-6 Negative Impacts: Shading/Shadowing of Towers Elementary fields, Shading Shadowing of Residential Uses
Negative Health Impacts: Mood Disorders, Sleep Disorders, Depression, Job Loss, Domestic Violence, Anxiety, Cardiovascular Disease, Stroke, Obesity

Traffic

FL2-7 Negative Impacts: Safety, Emissions, Delays, Noise, Vibration, Intermittent Education Interruptions at Towers Elementary, Violation of Towers Student ADA IEP and 504 Plans
Negative Health Impacts: Mood Disorders, Sleep Disorders, Depression, Job Loss, Domestic Violence, Anxiety, Cardiovascular Disease, Stroke, Cognitive Delay, Increased Accidental Injury and Death Rates, Chronic Stress to Commuters and Residents, Breast Cancer, Elderly & Child Pulmonary Disease

PEER REVIEWED STUDIES OF BCHD NEGATIVE HEALTH IMPACTS

The Following are the Peer-Reviewed Health Damages from the BCHD Development Induced Negative Impacts:

Chronic Stress

Citations (representative, non-exhaustive):

<https://www.bluezones.com/2019/05/how-stress-makes-us-sick-and-affects-immunity-inflammation-digestion/>

<https://www.bluezones.com/2012/03/maximize-health-and-longevity-using-these-stress-management-strategies/>

<https://americanbrainsociety.org/stress-the-silent-killer/>

Blue Zones, a vendor of BCHD that BCHD spent over \$2M with, recognizes chronic stress as the silent killer. <https://easyreadernews.com/lockdown-lessons-blue-zones-founder-dan-buettner-on-how-to-make-use-of-staying-at-home/>

Noise Impacts Leading to Chronic Stress Health Damages

The following references present peer-reviewed research between noise, chronic stress and negative health impacts. Clearly BCHD as a so-called premiere health agency is required to recognize and mitigate the impacts of chronic stress.

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5898791/>

The Adverse Effects of Environmental Noise Exposure on Oxidative Stress and Cardiovascular Risk
Epidemiological studies have provided evidence that traffic noise exposure is linked to cardiovascular diseases such as arterial hypertension, myocardial infarction, and stroke.

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC1568850/>

Noise and stress: a comprehensive approach.

The thesis of this paper is that research upon, and efforts to prevent or minimize the harmful effects of noise have suffered from the lack of a full appreciation of the ways in which humans process and react to sound.

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2996188/>

Noise and Quality of Life

The psychological effects of noise are usually not well characterized and often ignored. However, their effect can be equally devastating and may include hypertension, tachycardia, increased cortisol release and increased physiologic stress.

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4873188/>

Noise Annoyance Is Associated with Depression and Anxiety in the General Population

<https://pubmed.ncbi.nlm.nih.gov/15070524/>

Health effects caused by noise: evidence in the literature from the past 25 years

For an immediate triggering of protective reactions (fight/flight or defeat reactions) the information conveyed by noise is very often more relevant than the sound level. It was shown recently that the first and fastest signal detection is mediated by a subcortical area - the amygdala. For this reason even during sleep the noise from aeroplanes or heavy goods vehicles may be categorised as danger signals and induce the release of stress hormones. In accordance with the noise stress hypothesis, chronic stress

FL2-9
(cont.)

hormone dysregulations as well as increases of established endogenous risk factors of ischaemic heart diseases have been observed under long-term environmental noise exposure. Therefore, an increased risk of myocardial infarction is to be expected.

Traffic Impacts Leading to Chronic Stress Health Damages From Emissions and Noise

<https://pubmed.ncbi.nlm.nih.gov/29936225/>

Chronic traffic noise stress accelerates brain impairment and cognitive decline

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC7503511/>

Traffic Noise and Mental Health: A Systematic Review and Meta-Analysis

Public policies to reduce environmental traffic noise might not only increase wellness (by reducing noise-induced annoyance), but might contribute to the prevention of depression and anxiety disorders

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2535640/>

Traffic-Related Air Pollution and Stress: Effects on Asthma

Acute and chronic stress produce substantively different physiologic sequelae. Acute stress can induce bronchodilation with elevated cortisol (possibly masking short-term detrimental respiratory effects of pollution), whereas chronic stress can result in cumulative wear and tear (allostatic load) and suppressed immune function over time, increasing general susceptibility

<https://pubmed.ncbi.nlm.nih.gov/18629323/>

Chronic traffic-related air pollution and stress interact to predict biologic and clinical outcomes in asthma

The physical and social environments interacted in predicting both biologic and clinical outcomes in children with asthma, suggesting that when pollution exposure is more modest, vulnerability to asthma exacerbations may be heightened in children with higher chronic stress.

FL2-10

Sirens/Emergency Vehicles Impacts Leading to Chronic Stress Health Damages and PTSD

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4918669/>

The acute physiological stress response to an emergency alarm and mobilization during the day and at night

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC6540098/>

Impact of Stressful Events on Motivations, Self-Efficacy, and Development of Post-Traumatic Symptoms among Youth Volunteers in Emergency Medical Services

Chronic Stress Impacts on the Brain

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5573220/>

Neurobiological and Systemic Effects of Chronic Stress

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5579396/>

The Impact of Stress on Body Function

Sleep and Related Mental Health Disorders

Causes (includes but not limited to): sources of excess nighttime lighting, including but not limited to signage, security lighting, building window lighting, emergency vehicles, and reflected glare.

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4863221/>

FL2-11

Increased Traffic Induced Safety Hazards

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC6823720/>

Road traffic safety: An analysis of the cross-effects of economic, road and population factors

https://www.cdc.gov/motorvehiclesafety/pedestrian_safety/index.html

Pedestrian Safety

FL2-12 <http://www.tandfonline.com/doi/abs/10.1080/17457300.2010.517321>

Older adult pedestrian injuries in the United States: causes and contributing circumstances.

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4656869/>

Pedestrian injuries in children: who is most at risk?

<https://pubmed.ncbi.nlm.nih.gov/23684342/>

Effect of nocturnal road traffic noise exposure and annoyance on objective and subjective sleep quality

Increased Traffic Induced Emissions Health Hazards

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2844969/>

Cardiovascular health and particulate vehicular emissions: a critical evaluation of the evidence

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4129915/>

Air pollution and detrimental effects on children's brain. The need for a multidisciplinary approach to the issue complexity and challenges

<https://ehp.niehs.nih.gov/doi/10.1289/ehp299>

Multiple Threats to Child Health from Fossil Fuel Combustion: Impacts of Air Pollution and Climate Change

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4311079/>

FL2-13 Adverse effects of outdoor pollution in the elderly

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5559575/>

Psychological Impact of Vehicle Exhaust Exposure

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5920433/>

Function of PM_{2.5} in the pathogenesis of lung cancer and chronic airway inflammatory diseases

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC6157824/>

Outdoor particulate matter (PM₁₀) exposure and lung cancer risk in the EAGLE study

<https://pubmed.ncbi.nlm.nih.gov/15668476/>

Breast cancer risk and exposure in early life to polycyclic aromatic hydrocarbons using total suspended particulates as a proxy measure

FL2-13
(Cont.)

Increased Construction and Ongoing Delivery Vehicle Diesel Emissions

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4894930/>

Diesel exhaust: current knowledge of adverse effects and underlying cellular mechanisms

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5976105/>

Diesel, children and respiratory disease

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5123782/>

Bladder cancer and occupational exposure to diesel and gasoline engine emissions

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3102559/>

Pulmonary effects of inhaled diesel exhaust in aged

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3423304/>

Health effects research and regulation of diesel exhaust: an historical overview focused on lung cancer risk (INCLUDES SCHOOL CHILDREN)

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5920433/>

Function of PM_{2.5} in the pathogenesis of lung cancer and chronic airway inflammatory diseases

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC6157824/>

Outdoor particulate matter (PM₁₀) exposure and lung cancer risk in the EAGLE study

<https://pubmed.ncbi.nlm.nih.gov/15668476/>

Breast cancer risk and exposure in early life to polycyclic aromatic hydrocarbons using total suspended particulates as a proxy measure

Increased PM_x Particulates from All BCHD Sources

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4740125/>

The impact of PM_{2.5} on the human respiratory system (INCLUDES CHILD ASTHMA)

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5017593/>

How air pollution alters brain development: the role of neuroinflammation (INCLUDES IMPACTS ON SCHOOL CHILDREN)

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5920433/>

Function of PM_{2.5} in the pathogenesis of lung cancer and chronic airway inflammatory diseases

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC6157824/>

Outdoor particulate matter (PM₁₀) exposure and lung cancer risk in the EAGLE study

<https://pubmed.ncbi.nlm.nih.gov/15668476/>

Breast cancer risk and exposure in early life to polycyclic aromatic hydrocarbons using total suspended particulates as a proxy measure

<https://ehp.niehs.nih.gov/doi/full/10.1289/EHP4434>

Prenatal Exposure to PM_{2.5} and Cardiac Vagal Tone during Infancy: Findings from a Multiethnic Birth Cohort

FL2-13
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<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4515716/>
PM2.5 and Cardiovascular Diseases in the Elderly: An Overview

<https://pubmed.ncbi.nlm.nih.gov/27567860/>
Cerebrospinal Fluid Biomarkers in Highly Exposed PM2.5 Urbanites: The Risk of Alzheimer's and Parkinson's Diseases in Young Mexico City Residents

Base and Increased Emergency Vehicle Noise

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3915252/>

Fighting Noise Pollution: A Public Health Strategy
<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3915267/>

Environmental Noise Pollution in the United States: Developing an Effective Public Health Response
<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4918669/>

FL2-14

The acute physiological stress response to an emergency alarm and mobilization during the day and at night
<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5898791/>

The Adverse Effects of Environmental Noise Exposure on Oxidative Stress and Cardiovascular Risk
<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3502302/>

Experimental Chronic Noise
<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC6735857/>
Effects of traffic noise exposure on corticosterone, glutathione and tonic immobility

<https://ehp.niehs.nih.gov/doi/pdf/10.1289/ehp.00108s1123>
Noise Exposure and Public Health

Window Glare Health Damages

<https://www.ncbi.nlm.nih.gov/books/NBK218977/>
Light and Glare

FL2-15

<https://global.ctbuh.org/resources/papers/download/2100-when-buildings-attack-their-neighbors-strategies-for-protecting-against-death-rays.pdf>
Facade Design

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3972772/>
Disability Glare in the Aging Eye.

<https://www.researchgate.net/>
Investigation on Visual Discomfort Caused by Reflected Sunlight on Specular Building Facades

Shading/Shadowing Impacts

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2290997/>

Benefits of Sunlight: A Bright Spot for Human Health

<https://pubmed.ncbi.nlm.nih.gov/26098394/>

Sunlight and Vitamin D: Necessary for Public Health

<https://www.nrel.gov/docs/fy02osti/30769.pdf>

A Literature Review of the Effects of Natural Light on Building Occupants

<https://www.tandfonline.com/doi/full/10.1080/13574809.2018.1472523>

Place value: place quality and its impact on health, social, economic and environmental outcomes

Night Time Lighting (Signs, Parking Lots, Reflective Glare)

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2974685/>

Artificial Lighting as a Vector Attractant and Cause of Disease Diffusion

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2627885/>

Switch On the Night: Policies for Smarter Lighting

<https://pubmed.ncbi.nlm.nih.gov/26179558/>

Is part-night lighting an effective measure to limit the impacts of artificial lighting on bats?

<https://pubmed.ncbi.nlm.nih.gov/25526564/>

Protecting the melatonin rhythm through circadian healthy light exposure

<https://www.nih.gov/news-events/news-releases/outdoor-light-linked-teens-sleep-mental-health>

Outdoor light linked with teens' sleep and mental health (Teen Sleep Disorders) excess night lighting from signage,

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2974685/>

Artificial Lighting as a Vector Attractant and Cause of Disease Diffusion

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2627885/>

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Outdoor light linked with teens' sleep and mental health (Teen Sleep Disorders)

Negative Impacts of Operational Noises

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3531357/>

Noise Levels Associated with Urban Land Use (Health Impacts)

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3971384/>

Cardiovascular effects of environmental noise exposure

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC6068638/>

A Multilevel Analysis of Perceived Noise Pollution

FL2-18
(cont.)

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3988259/>

Auditory and non-auditory effects of noise on health

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4608916/>

Environmental noise and sleep disturbances: A threat to health

<https://pubmed.ncbi.nlm.nih.gov/23684342/>

Effect of nocturnal road traffic noise exposure and annoyance on objective and subjective sleep quality

Increased Crime from Development, Construction, and the Unhoused

<https://spectrumnews1.com/ca/la-west/news/2019/05/07/crime-among-the-homeless-explodes-in-los-angeles>

Crime Rate Among Homeless Skyrockets in Los Angeles

FL2-19

<https://popcenter.asu.edu/content/homeless-encampments-0>

The Problem of Homeless Encampments

<https://xtown.la/2020/06/23/homeless-crime-los-angeles/>

The number of homeless crime victims and suspects outpaces rise in homeless population

Health Impacts in Flagler Alley

<https://spectrumnews1.com/ca/la-west/news/2019/05/07/crime-among-the-homeless-explodes-in-los-angeles>

Crime Rate Among Homeless Skyrockets in Los Angeles

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The Problem of Homeless Encampments

<https://xtown.la/2020/06/23/homeless-crime-los-angeles/>

The number of homeless crime victims and suspects outpaces rise in homeless population

Fugitive Dust from Construction

<https://www3.epa.gov/ttn/chief/ap42/ch13/final/c13s02.pdf>

Fugitive Dust Sources

FL2-20

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5920433/>

Function of PM_{2.5} in the pathogenesis of lung cancer and chronic airway inflammatory diseases

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC6157824/>

Outdoor particulate matter (PM₁₀) exposure and lung cancer risk in the EAGLE study

FL2-20
(cont.)

<https://pubmed.ncbi.nlm.nih.gov/15668476/>

Breast cancer risk and exposure in early life to polycyclic aromatic hydrocarbons using total suspended particulates as a proxy measure

Construction Noise Impacts

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4608916/>

Environmental noise and sleep disturbances: A threat to health

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC6068638/>

A Multilevel Analysis of Perceived Noise Pollution

FL2-21

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3988259/>

Auditory and non-auditory effects of noise on health

<https://pubmed.ncbi.nlm.nih.gov/23684342/>

Effect of nocturnal road traffic noise exposure and annoyance on objective and subjective sleep quality

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3162363/>

Environmental Stressors: The Mental Health Impacts of Living Near Industrial Activity

Asbestos Poisoning Impacts

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4202766/>

Asbestos Exposure among Construction Workers During Demolition

<https://www.sokolovelaw.com/blog/buildings-demolished-without-asbestos-abatement/>

Can Buildings Be Demolished Safely Without Asbestos Abatement?

<https://www.epa.gov/sites/production/files/2016-07/documents/453-b-16-002a.pdf>

Guidelines for Enhanced Management of Asbestos in Water at Ordered Demolitions

FL2-22

https://www.epa.gov/sites/production/files/2017-06/documents/asbestos_scope_06-22-17.pdf

Scope of Risk Evaluation

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5036735/>

GHG and Asbestos

https://www.niehs.nih.gov/health/assets/docs_f_o/

[homeowners and renters guide to asbestos cleanup after disasters 508.pdf](#)

Homeowners guide to asbestos cleanup

Water Runoff Construction and Continuing Operations

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5954058/>

FL2-24

Evaluation of the impact of construction products on the environment by leaching of possibly hazardous substances

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC1448005/>

Public Health Effects of Inadequately Managed Stormwater Runoff

<https://pubmed.ncbi.nlm.nih.gov/21902038/>

Leaching of additives from construction materials to urban storm water runoff

FL2-24
(cont.)

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4149883/>

Storm water contamination

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC1862721/>

The challenge posed to children's health by mixtures of toxic waste

Negative Impacts of Reduced Privacy

<https://www.aia.org/pages/22356-designing-for-invisible-injuries-an-explorat?tools=true>

FL2-25

Designing for Invisible Injuries

<https://bridgehousing.com/PDFs/TICB.Paper5.14.pdf>

Trauma Informed Community Building

Cardiovascular Risk from Noise

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3971384/>

Cardiovascular effects of environmental noise exposure

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5898791/>

FL2-26

The Adverse Effects of Environmental Noise Exposure on Oxidative Stress and Cardiovascular Risk

<https://ehp.niehs.nih.gov/doi/pdf/10.1289/ehp.00108s1123>

Noise Exposure and Public Health

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC6078840/>

The acute effect of exposure to noise on cardiovascular parameters in young adults

Blue Zones (Dan Buettner/BCHD) Damages from Stress/Chronic Stress

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC6125071/>

Dan Buettner - Blue Zones Lessons From the World's Longest Lived

FL2-27

"Stress leads to chronic inflammation, associated with every major age-related disease"

<https://www.bluezones.com/2019/05/how-stress-makes-us-sick-and-affects-immunity-inflammation-digestion/>

How Stress Makes Us Sick

<https://www.bluezones.com/2012/03/maximize-health-and-longevity-using-these-stress-management-strategies/>

Stress Management Strategies

<https://www.bluezones.com/2018/01/20-habits-healthier-happier-life/>

Avoid Chronic Stress

FL2-27
(cont.)

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC1568850/>Noise and Stress: A comprehensive approach
impaired cognitive function/

Noise and Stress: A comprehensive approach

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3162363/>

Environmental Stressors: The Mental Health Impacts of Living Near Industrial Activity

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2535640/>

Traffic-related Air Pollution and Chronic Stress: Effects on Asthma

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3222511/>

Critical Biological Pathways for Chronic Psychosocial Stress

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 11:33 AM
To: Meisinger, Nick
Subject: Fw: March 24 BCHD BOD Public Meeting

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Abbes Khaki <abbkh3@aol.com>
Date: March 23, 2021 at 1:47:05 PM PDT
To: Tom Bakaly <Tom.Bakaly@bchd.org>
Subject: March 24 BCHD BOD Public Meeting

AK1-1

Hi Tom. Thank you for providing hard copy of DEIR. I will skip the meeting at this time. DEIR is quite comprehensive. I will provide my final assessment in writing later. However, if I am forced to choose, I will take Alternate 4 which is the same as original phase 1 but excludes vehicular access to Flagler Lane and, also, eliminates original phase 2. For the record I am adamantly and totally against Alternative 6 and original phase 1 that utilizes the Flagler Lane for vehicular entry and exits.
Thanks, Abbes G Khani

Sent from my iPhone

On Mar 23, 2021, at 12:45 PM, Tom Bakaly <Tom.Bakaly@bchd.org> wrote:

Hi Abbes - you can access the Board meeting via the phone number that Cristan provided. Our buildings are not open to the public and you therefore cannot view the meeting from our facilities. We were pleased to hand deliver a printed copy of the Draft EIR to you and to waive the copying fee. Please note that no decisions will be made at the March 24th meeting and the draft EIR comment period ends June 10, 2021. We encourage you to participate by phone on March 24th or submit comments in advance.
Thanks

Sent from my iPhone

On Mar 23, 2021, at 5:41 AM, Abbes Khaki <abbkh3@aol.com> wrote:

Dear Mr. Tom Bakaly, public meetings without public participation is meaningless. I am committed to participate in March 24 BCHD BOD public meeting. I have no computer skills and access to a computer to participate in a virtual meeting. Therefore, I am requesting access to one of BCHD facilities that facilitates my participation. Your efforts to provide such access would be greatly appreciated.

Abbes G Khani

Sent from my iPhone

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 11:36 AM
To: Meisinger, Nick
Subject: Fw: DEIR

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Abbes Khaki <abbkh3@aol.com>
Sent: Thursday, March 25, 2021 11:14 AM
To: EIR <eir@bchd.org>
Cc: Tom Bakaly <Tom.Bakaly@bchd.org>; Vanessa I. Poster <Vanessa.Poster@bchd.org>; Michelle Bholat <Michelle.Bholat@bchd.org>; jane.diel@bchd.org <jane.diel@bchd.org>; Martha Koo <Martha.Koo@bchd.org>
Subject: DEIR

Mr. Nick Meininger,

I listened to your presentation last night via phone. I couldn't express my opinion due to my technical inabilities. You outlined in your presentation and in writing on page ES-45 and in Table ES-2, outlined that Alternative 4 is superior to Project phase 1, yet the DEIR report has it as Alternative rather than Project. It's noteworthy to mention; in Alternative 4 the vehicular access to HLC is via Beryl, versus Project Phase 1 showing vehicular access to HLC via Flagler Lane (which public and City of Torrance Development Planing Commission opposed in 2019 during NOP review). Figure 2-8 page 2-33 shows Phase 1 vehicular accesses via Flagler Lane.

Sent from my iPhone

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:27 PM
To: Meisinger, Nick
Subject: Fw: BCHD DEIR Omission

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Abbes Khan <abbkh3@aol.com>
Sent: Thursday, June 3, 2021 12:54 PM
To: EIR <eir@bchd.org>; CouncilMeetingPublicComment@torranceca.gov
<CouncilMeetingPublicComment@torranceca.gov>
Subject: BCHD DEIR Omission

My name is Abbes Khani, I am a resident of the city of Torrance since 1989.

BCHD, City of Redondo Beach elected officials, and Wood Environmental Company have no jurisdiction over my family and have no statutory authority to negatively impact our lives in any shape or manner. My sincere suggestion is that HLC project be banned and all activities cease all together and immediately. However, I am aware that I have no voice in this matter. Therefore, I am going to document what is missing in DEIR. BCHD's consultant company, Wood, being well aware of Real Estate value decline of the adjacent residential neighborhood, by consent of BCHD's CEO, deliberately have not addressed the neighborhood's Real Estate valuation impact in their DEIR. Approval of any such project needs to address remedial/monitory compensations for adversely impacted neighbors. To illustrate the property decline, I will disclose the following information:

I placed my property at 5674 Towers street on market for sale on 11/6/2019. All potential buyers withdrew their interest from buying my property upon learning about outstanding BCHD HLC RCFE. As the result, by consent of my real estate agent, I removed my property from listing on 11/23/2019 hoping the issue will be rectified, in near future, by responsible authorities. To document the potential detrimental impact of BCHD RCFE, I am providing, as attachment, a copy of "Addendum No. 1" prepared by my brokerage firm to this effect at that time. Shall Wood Company fail to address such property value decline in their final revision of EIR, I will reserve my right to seek financial compensation from Wood Company in a civil court of law.

With Great Concern,
Abbes G Khani



CALIFORNIA
ASSOCIATION
OF REALTORS®

ADDENDUM

(C.A.R. Form ADM, Revised 12/15)

No. 1

The following terms and conditions are hereby incorporated in and made a part of the: ☐ Purchase Agreement, ☐ Residential Lease or Month-to-Month Rental Agreement, ☐ Transfer Disclosure Statement (Note: An amendment to the TDS may give the Buyer a right to rescind), ☒ Other Listing agreement
dated November 6, 2019, on property known as 5674 Towers St
Torrance, CA 90503-1162

in which _____ is referred to as ("Buyer/Tenant")
and Abbes Khani Ghasem, Sadie Ghasem is referred to as ("Seller/Landlord").

To whom it may concern,

The property at 5674 Towers St., Torrance, CA 90503 was put on the market through my brokerage on 11/6/19 and removed from the market on 12/23/19.

During that time the following happened:

10 Open Houses
151 parties through
12 agent showings with clients

We received one written full price offer at \$1,220,000 but the buyer withdrew when they read about the health district expansion.

We then reduced the price to \$1,120,000 and received a verbal offer. When I asked the agent to disclose the health district expansion the buyer decided not to write the offer.

We then received a low ball offer of \$1,020,000 and we rejected. This is well below the fair market value that would have received if there was not the threat of the health district expansion.

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:36 PM
To: Meisinger, Nick
Subject: Fw: DEIR Comments
Attachments: Aesthetics.docx; ALTERNATIVES.docx

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: alan archer <alarch2003@yahoo.com>
Sent: Monday, June 7, 2021 3:51 PM
To: EIR <eir@bchd.org>
Subject: DEIR Comments

These are my comments on the bchd DEIR report. they cover the Aesthetics and Alternates portion of the DEIR.

Alan Archer

Comments on the BCHD DEIR
Surrounding Land Uses

The Project site is bordered to the north by the Redondo Village Shopping Center, a commercial shopping center, with one driveway from North Prospect Avenue into the Shell gas station at the western end of the shopping center and three driveways along Beryl Street. The Redondo Village Shopping Center, zoned C-2 (Commercial) by the City of Redondo Beach, is anchored by a Vons grocery store and also currently supports smaller commercial retail stores (see Figure 2-2).

AA-1

Single-family residences face North Prospect Avenue opposite the Project site to the southwest, in an area zoned R-1 (Single Family Residential) by the City of Redondo Beach, and multi-family residences exist to the north along Beryl Street, in an area zoned RMD (Medium Density Multi-Family Residential) by the City of Redondo Beach. The nearest multi-family residences to the Project site are located approximately 110 feet north of the vacant Flagler Lot across Beryl Street. Other multiple-family residences along Beryl Street are located approximately 250 to 500 feet to the north of the Project site, with intervening buildings associated with the Redondo Village Shopping Center (refer to Figure 2-2). Additionally, the Project site is bordered by single-family residences to the east across Flagler Lane and Flagler Alley, in an area zoned R-LO (Low Density Residential) by the City of Torrance (refer to Figure 2-2). The closest of these single-family residences is located approximately 80 feet from the developed edge of the campus. Open space and recreational land uses in the vicinity of the Project site include Dominguez Park adjacent to and northeast of the Project site across the intersection of Beryl Street & Flagler Lane; Entradero Park approximately 1,350 feet to the east, Sunnyside Park approximately 1,125 feet to the southeast; and the Edith Rodaway Friendship Park approximately 2,750 feet to the northwest of the Project site (see Section 3.13, *Public Services*). The following schools are also located in the vicinity of the Project site: Towers Elementary School, approximately 300 feet to the east; West High School, located approximately 2,600 feet to the southeast; Parras Middle School, approximately 2,150 feet to the south; Redondo Union High School and Redondo Shores High School, approximately 1,400 feet to the southwest; and Beryl Heights Elementary School, located approximately 900 feet to the west (see Section 3.13, *Public Services*).

DEIR Page(s):141

2.4.3 Project Objectives

BCHD developed three major “*Project Pillars*,” which were presented to the Board of Directors during a public meeting on June 17, 2020. The Project Objectives are based on these three Project Pillars:

AA-2

Health

- Build a center of excellence focusing on wellness, prevention, and research.
- Leverage the campus to expand community health programs and services.

Livability

- Focus on emerging technologies, innovation, and accessibility.
- Create an intergenerational hub of well-being, using Blue Zones Project principles.

Community

- Actively engage the community and pursue partnerships.
- Grow a continuum of programs, services, and facilities to help older adults age in their community.

Based on these Project Pillars, BCHD developed six Project Objectives:

- Eliminate seismic safety and other hazards of the former South Bay Hospital Building (514 North Prospect Avenue).
- Generate sufficient revenue through mission-derived services to replace revenues that will be lost from discontinued use of the former South Bay Hospital Building and support the current level of programs and services.
- Provide sufficient public open space to accommodate programs that meet community health needs.
- Address the growing need for assisted living with on-site facilities designed to be integrated with the broader community through intergenerational programs and shared gathering spaces.
- Redevelop the Project site to create a modern campus with public open space and facilities designed to meet the future health needs of residents, with meeting spaces for public gatherings and interactive education.
- Generate sufficient revenue through mission-derived services and facilities to address growing future community health needs.

The underlying purpose of the proposed BCHD Healthy Living Campus Master Plan is to solve the current seismic issues associated with the former South Bay Hospital Building and establish a center of excellence for community health. Implementation of the proposed Project is intended to meet the six objectives described above and therefore achieve the underlying purpose of the proposed Project.

Draft EIR Section Title: 3.1 Aesthetics and Visual Resources

3.1 AESTHETICS AND VISUAL RESOURCES

This section of the Environmental Impact Report (EIR) discusses the potential environmental effects of the proposed Beach Cities Health District (BCHD) Healthy Living Campus Master Plan (Project) on aesthetics and visual resources as defined by the California Environmental Quality Act (CEQA), but with consideration of the regulations, policies, and design guidelines of the City of Redondo Beach and City of Torrance. This analysis includes an assessment of photosimulations independently prepared for the EIR by VIZf/x, architects and visual simulation specialists, for the

AA-2
(cont.)

AA-3

Phase 1 preliminary site development plan as well as representative views provided by Paul Murdoch Architects for the more general Phase 2 development program. These photosimulations and representative views were reviewed in the context of the development standards under the Redondo Beach and Torrance General Plans and municipal codes. Additionally, based on the comments received during the 30-day public scoping period, this discussion also includes an analysis of potential impacts related to shading of adjacent shadow-sensitive uses. A shade and shadow study was prepared to determine the extent and duration of shading given the height of the proposed buildings in the context of the surrounding topography and low-rise development (see Appendix M).

Under CEQA, aesthetic impacts are qualitative in nature, and generally occur where physical change would conflict with adopted development standards and would substantially degrade the visual character or quality of public views of the site and its surroundings.

Existing Public Views of the Project Site

AA-3
(cont.)

Public views of the Project site are generally confined to those available from immediately adjacent streets, sidewalks, and Dominguez Park. Views from streets even one block away are obscured by intervening structures. **For example, views from Sunnyglen Park are completely blocked by intervening 1- to 2-story single family residences and neighborhood serving commercial development. (This is a false statement. There are many area's in the park where the site can be seen!).** Views of the existing buildings and surface parking lots on-site from North Prospect Avenue, Beryl Street, Dominguez Park, Flagler Lane, and Diamond Street are generally uninterrupted and only sometimes partially obscured by street trees, other landscaping, utility infrastructure (e.g., wooden poles and electrical lines), and traveling cars.

Views of the Project site from public areas include Dominguez Park, North Prospect Avenue, Beryl Street, Flagler Lane, Flagler Alley, Diamond Street, and the residential neighborhood to the east of the site in Torrance (e.g., Towers Street, Tomlee Avenue, etc.) (see Figure 3.1-1). The 765 feet of frontage along North Prospect Avenue offers the most complete and extensive views of the Project site between the north driveway looking south and Diamond Street looking north. The Beryl Street and Flagler Lane frontages also provide views across the Project site by motorists, bicyclists, and pedestrians. The Project site is partially visible from two historic buildings (i.e., the Morrell House and the Queen Anne House) at Dominguez Park, along Flagler Lane. The Hibbard House at 328 North Gertruda Avenue and a house at 820 Beryl Street are historic architectural resources located approximately 0.43 miles and 0.23 miles from the Project site, respectively (see Section 3.4, *Cultural Resources and Tribal Cultural Resources*); however, the Project site is not visible from these landmarks.

Visual Character and Visual Quality

AA-4

Visual conditions refers to the visual character and visual quality of a particular area, such as design, size, shape, color, texture, and general composition of major physical features, as well as the relationships between these elements. In general, visual features often consist of unique or prominent natural landmarks (e.g., mountain peaks and hills,

bodies of water, stands of trees) or man-made/urban attributes (e.g., individual buildings, public art, or the downtown skyline) that are visually interesting or appealing. Visual character refers to the physical characteristics such as landforms, architecture and other distinguishing visual features, while visual quality is associated with a viewer's perception of the physical characteristics and can contribute to the viewer's visual experience and appreciative enjoyment of the environment. Visual character is described for individual areas within and adjacent to the project site, and visual quality can be assessed as high, moderate and low, as described below:

- High – Areas must be vivid, memorable, distinctive, unique (in a positive way), and intact—they can be natural, park-like, or urban (with urban areas displaying strong and consistent and or/notable architectural and urban design features).
- Moderate – Areas are generally pleasant appearing but are characterized as common or ordinary and might lack dramatic or memorable features.
- Low – Areas may be visually out of place, lack visual coherence, do not have compositional harmony, and contain eyesore elements.

Regional Setting

AA-4
(cont.)

The project site is located within the City of Redondo Beach (City), which is a South Bay coastal community at the southern terminus of Santa Monica Bay, north of the Palos Verdes Hills, and southwest of the Los Angeles International Airport. The area surrounding the project site is primarily urbanized in character, with a variety of residential development of varying densities and commercial strip businesses, retail, restaurants as well as parks.

To the North and immediately below the site is the commercial strip business area which fronts on Beryl Ave. The North side of Beryl Ave. consists of predominately rental apartment buildings and a landscaping business that ends at 190th Street in between Flagler Ave on the East and Prospect Ave to the West.

To the South of the project site are single family residences that sit below the project site.

To the West of the project site are single family residences that sit below the project site to varying degrees.

To the East the Pacific South Bay housing tract starts at Flagler Ave/Beryl Ave on the edge of the project site which sits approximately 30 feet above street level of the 1st houses in the tract. The remainder of the tracts housing drop another 25 to 30 feet below Flagler Ave. Towers Elementary school which sits to the east of the site and fronts onto Beryl Ave while being surrounded by the Pacific South Bay housing tract.

Existing Visual Conditions

AA-4
(cont.)

The project site comprises approximately 9.78 acres of BCHD-owned or managed land in the Redondo Beach area. While the development includes 5 to 6 story tall buildings these are set back towards the center of the site. Residential development, buildings within the area are typically one to two stories, along with a few three-story apartments. Development in the area largely supports residential uses (such as small shops and restaurants), associated surface parking.

3.1.4 Project Impacts and Mitigation Measures (page 231)

Impact Description (VIS-1)

a) *The project would have a substantial adverse effect on a scenic vista*

VIS-1 The proposed Residential Care for the Elderly Building included in the Phase 1 preliminary development plan would interrupt public view of the Palos Verdes hills from the highpoint at 190th Street and Flagler Lane. However, a reduction in the height, (In the Height?), of the building would reduce this impact to less than significant with mitigation. REALLY???

AA-5



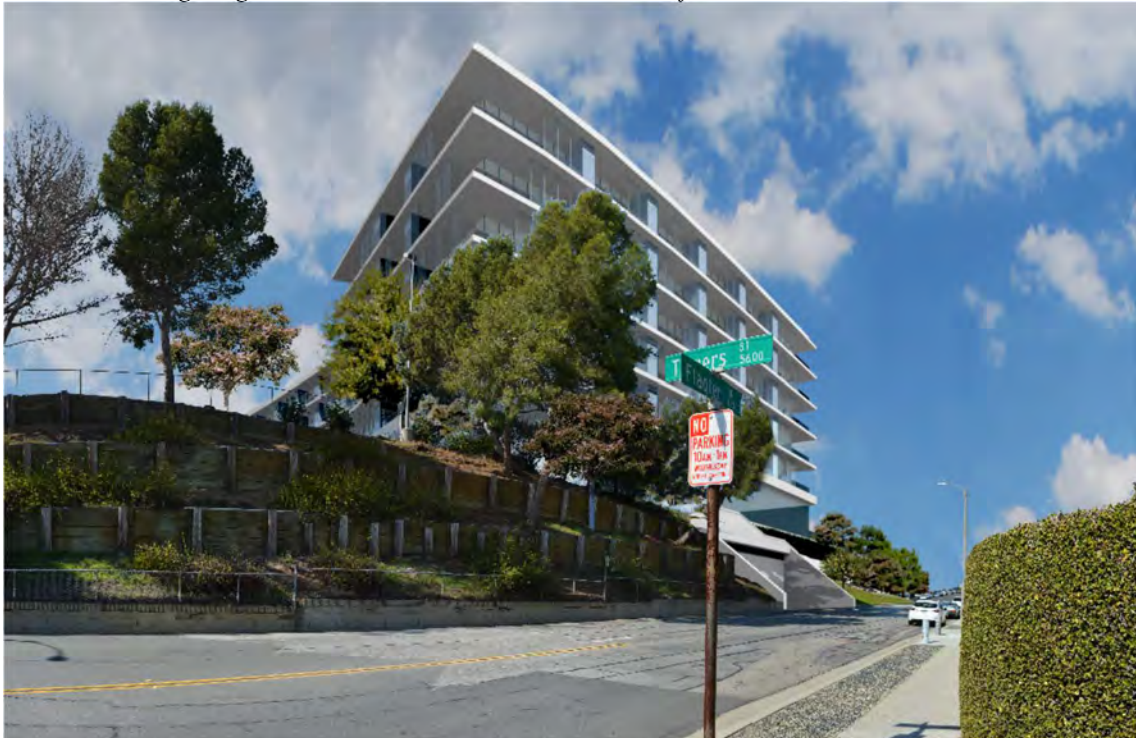
This is called less than significant with mitigation. Using the Palos Verdes hills as a Distraction! The size of this proposed building is massive and does not belong in a predominately residential neighborhood!

Representative View 2: Flagler Lane & Towers Street Intersection (Facing West)



Representative View 2: Views along Flagler Lane at Towers Street are characterized by the retaining walls and large mature trees that support the steep slope along the eastern perimeter of the campus. While the existing Project site is barely visible, the view along Flagler Lane is influenced by the open sky above the slope. The Project would substantially reduce access to open sky from this view, and would change the visual character of this view from the residences in this West Torrance neighborhood as well as travelers along Flagler Lane and Towers Street. Source: VIZf/x 2021.

AA-5
(cont.)



Representative View 3: Flagler Lane & Beryl Street Intersection (Facing Southwest)



Representative View 3: Views of the Project site from this location are characterized by the vacant Flagler Lot in the foreground, which is currently covered with gravel and weedy vegetation and is leased as a staging area for construction equipment. The proposed RCFE Building would rise up to 133.5 feet above Flagler Lot and would be more visually prominent from this location given its location along the northern perimeter of the BCHD campus. Source: VIZf/x 2021.



AA-5
(cont.)

Views of the Project site from this location are currently framed by wooden utility poles and powerlines as well as traffic signals and streetlights along Beryl Street in the foreground. The existing frontage along Beryl Street is characterized by gravel and weedy vegetation, construction staging equipment, and iron fencing along the western, northern, and eastern borders of Flagler Lot.

Does this actually fit/belong in a predominately residential area ???

However, a reduction I the eight, (In the Height?), of the building would reduce this impact to less than significant with mitigation. REALLY???



Representative View 6: Distant views along 190th Street near its intersection with Flagler Lane are characterized by green mature street trees to the east (i.e., left) and the commercial nursery to the west (i.e., right) as well as existing white buildings at the BCHD campus against the backdrop of the Palos Verdes hills in the background. The ridgeline of the Palos Verdes hills is almost entirely uninterrupted from this view. The view is influenced by the open sky above the ridgeline, streaked with crossing powerlines in the foreground. The RCFE Building would not substantially reduce the open sky from this view, but would interrupt the ridgeline of the Palos Verdes hills. Source: VIZf/x 2021.



This is called less than significant with mitigation. **Using the Palos Verdes hills as a Distraction. The size of this proposed building is massive and does not belong in a predominately residential neighborhood!**

AA-5
(cont.)

Project Vicinity

The surroundings of the project site are largely dominated by residential neighborhoods and elementary schools with a small amount of retail/restaurant businesses.

AA-5
(cont.)

The proposed projects size, six stories, 220 rooms, 254,000 sq ft and time for construction, 5 years is something that might be acceptable in a commercial/industrial area, but is totally unacceptable in a residential area. The size of the buildings/parking structure will overwhelm the existing neighborhoods and is totally out of character for a predominately residential area with a number of schools in the same area .

As can be seen in the preceding BCHD pictures this structure simply overwhelms the predominately residential neighborhoods that surround it anyway you look at it.

Conclusion: The Proposed Monument Is Out of Place in a Residential Neighborhood.

Alan Archer

“EIR shall describe a range of reasonable alternatives to the proposed 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”

5.0 ALTERNATIVES

- Alternative 1 – No Project Alternative (Demolish and Replace with Limited Open Space).

AA-7 Local Bond Measure and Seismic Retrofit, (DEIR 5.16).

Escalating maintenance costs in maintaining existing infrastructure. If BCHD wishes to continue as a business entity and needs additional funds to support these ongoing functions then they should propose a financing bond with the voters of Redondo, Hermosa and Manhattan Beach cities. “However, the success of a local bond measure is speculative, particularly given the history of recent bond measure initiatives in the South Bay”. It may be speculative, but given that the voters are already on the financial hook for a portion of the operating costs for BCHD, put it on a ballot and let the people decide whether BCHD is even viable anymore. It would be less expensive to do the Seismic Retrofit with LESS DISRUPTION to the surrounding RESIDENTIAL NEIGHBORHOODS.

- Alternative 2 – Sale and Redevelopment of the BCHD Campus.

AA-8 This is nothing more than a distraction/scare tactic. Speculative as to what may replace the existing campus if it gets sold. We can deal with that situation if it were to happen when it happens.

- Alternative 3 – Revised Access and Circulation.

AA-9 If this ever gets built at least we won’t have to put up with traffic issues on Flagler. Small consolation prize, but we still don’t want this Proposed Monument built as It Is Out of Place in a Residential Neighborhood.

- Alternative 4 – Phase 1 Preliminary Site Development Plan Only.

AA-10 This still builds the Proposed Monument That Is Out of Place in a Residential Neighborhood and dangles the loss of Phase 2 construction of the Wellness Pavilion, Aquatics Center, and CHF that are lacking in details to begin with.

- Alternative 5 – Relocate CHF Permanently and Reduced Parking Structure

AA-11 So CHF gets relocated permanently and 2 stories get removed from the Phase 2 parking structure, so what. This would have negligible impact on the construction periods. This still builds the Proposed Monument That Is Out of Place in a Residential Neighborhood.

- Alternative 6 – Reduced Height Alternative

AA-12 | Okay, less height, bigger footprint, unknown different shadowing affecting Torrance residences to the East of the project. Closer construction noise, pollution, etc, to Torrance residences to the East. This is STILL a huge proposed construction project and is inconsistent with the area. The Proposed Monument Is Out of Place in a Residential Neighborhood.

AA-13 | This is supposedly being driven because of a seismic retrofit of the Beach Cities Health Center and the Beach Cities Advanced Imaging Building which would certainly be less costly than the proposed project. If there is such an Urgent Need for this Seismic Retrofit why is the stated time period, (2 to 3 years), before vacating the buildings so far out in the future? Who/what is driving this mandate? Is it building codes or the county?

AA-14 | The Proposed Monument Is Out of Place in a Residential Neighborhood.

Alan Archer

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 11:48 AM
To: Meisinger, Nick
Subject: Fw: Public Comments to be Read into the Record

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Alan Israel <alansearch@verizon.net>
Sent: Wednesday, March 24, 2021 12:23 PM
To: Communications <Communications@bchd.org>
Subject: Public Comments to be Read into the Record

I am opposed to the BCHD- for several reason:

- AI1-1 | SIZE- The project is too big and it will dwarf all other buildings in the neighborhood.
- AI1-2 | CONSTRUCTION - The construction will take too long, create havoc with traffic and generate pollution to the detriment of residents in the area.
- AI1-3 | COMPATIBILITY - The BCHD campus site is in the middle of a residential area. This project will block views and sunlight and change the entire personality of the area.
- AI1-4 | COST - The project will cost an outrageous amount of money with no guarantee of any return on the investment.
- AI1-5 | NEED - A variety of assisted living facilities already exist in the area, and the current trend is toward providing assistance to the elderly in their own homes.
- AI1-6 | COMMUNITY SERVICE - The anticipated cost of residence in the proposed facility will make it unaffordable for many if not most South Bay residents.
- AI1-7 | PURPOSE - This plan is designed not to serve the people of the community, but rather to generate revenue. BCHD is basically a real estate business masquerading as a semi-public agency. Why should BCHD be allowed to invest my tax dollars in a money-making real estate endeavor?

Alan Israel

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:42 PM
To: Meisinger, Nick
Subject: Fw: BCHD Campus

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Alan Israel <alansearch@verizon.net>
Sent: Wednesday, June 9, 2021 12:51 PM
To: EIR <eir@bchd.org>
Subject: BCHD Campus

This project should be abandoned because:

- AI2-1 | --It is not needed
- AI2-1 | --It is too expensive
- AI2-1 | --It is too large
- AI2-2 | --It is an illegal use of public land and taxpayer funds in a for-profit real estate venture
- AI2-3 | --It provides little benefit to beach cities residents
- AI2-4 | --It will destroy the residential nature of the surrounding neighborhoods

This project is intended only as a self-perpetuating mechanism for BCHD which long ago outlived its usefulness.

Alan Israel

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:13 PM
To: Meisinger, Nick
Subject: Fw: Public Comments to BCHD DEIR

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Allen Rubin <lasvegasal@gmail.com>
Sent: Tuesday, May 25, 2021 7:53 AM
To: EIR <eir@bchd.org>
Cc: mara.gil@tUSD.org <mara.gil@tUSD.org>; PFurey@torranceca.gov <PFurey@torranceca.gov>; GChen@torranceca.gov <GChen@torranceca.gov>; TGoodrich@torranceca.gov <TGoodrich@torranceca.gov>; MGriffiths@torranceca.gov <MGriffiths@torranceca.gov>; AMattucci@torranceca.gov <AMattucci@torranceca.gov>; HAshcraft@torranceca.gov <HAshcraft@torranceca.gov>; SKalani@torranceca.gov <SKalani@torranceca.gov>; Bill.brand@redondo.org <Bill.brand@redondo.org>; todd.loewenstein@redondo.org <todd.loewenstein@redondo.org>; nils.nehrenheim@redondo.org <nils.nehrenheim@redondo.org>; christian.horvath@redondo.org <christian.horvath@redondo.org>; laura.emdee@redondo.org <laura.emdee@redondo.org>; zein.obaji@redondo.org <zein.obaji@redondo.org>; joe.hoefgen@redondo.org <joe.hoefgen@redondo.org>; PlanningRedondo@redondo.org <PlanningRedondo@redondo.org>; AChaparyan@torranceca.gov <AChaparyan@torranceca.gov>; Vhoang@torranceca.gov <Vhoang@torranceca.gov>
Subject: Public Comments to BCHD DEIR

Hi there,

I am an original resident of the Sunny Glen area. My parents were the first owners of 19615 Redbeam Ave. Torrance 90503 My mom still lives there. Phase1, September, 1969. Flagler is 2 blocks away and has been our exit of the neighborhood to Vons and locations in that direction. Now they closed the Flagler SB entry back into the neighborhood causing us the issue of having to go all the way around that medical facility to Del Amo Blvd in order to get home from Vons. That is not cool. In the past few years Redbeam has become a cut thru for people to get to Redondo. The traffic has increased, as well as the stop sign driver thru without stopping and speeders. It's very annoying as I stand there in front of the house and watch them blatantly drive thru it in front of me. I foresee even bigger problems with this project and this will certainly reduce the values of the homes.

Thank you
Allen Rubin
SouthBayWeb@gmail.com
www.SouthBayWebsiteDesign.com
www.ThePhoneAppCompany.com
310-200-3515

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:44 PM
To: Meisinger, Nick
Subject: Fw: Public Comments to the BCHD DEIR

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Amy Matsuda <hasupanda@yahoo.com>
Sent: Wednesday, June 9, 2021 4:25 PM
To: EIR <eir@bchd.org>
Subject: Public Comments to the BCHD DEIR

I am a parent of a 4th grader at Towers Elementary School and a 6th grader at Bert Lynn Middle School.

I am opposed to the massive BCHD development.

This development will bring polluted air to the children and neighborhoods all around the area. There is no way the contaminated air can be contained. Our children will not be safe at school, nor in their own homes! Even daily living, walking our dogs, playing in the yard, or riding bikes will have major consequences to our health. Trucks will be moving in and out all day long, spreading dust and contaminates everywhere!

How will our children learn with all the noise deafening out the teacher's voices? How can residents enjoy their life when there is loud, constant construction noise all day long? Would you like to live with all of that? Think about others and not just about yourselves. You are doing this for money, not for the well-being of us residents.

Stop the BCHD development!!

Amy Yick

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:38 PM
To: Meisinger, Nick
Subject: Fw: requested 90 day comment on BCHD Campus

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Anita & Bob Caplan <arcaplan2@gmail.com>
Sent: Tuesday, June 8, 2021 8:47 AM
To: EIR <eir@bchd.org>
Subject: requested 90 day comment on BCHD Campus

ABC1-1

|We find the Draft EIR technically sufficient with regard to impact analysis and mitigation analysis.

Anita and Bob Caplan
Users of the BCHD services
402 S Lucia Ave, Redondo Beach, CA 90277

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:38 PM
To: Meisinger, Nick
Subject: Fw: Plan good fit with our needs

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Anita & Bob Caplan <arcaplan2@gmail.com>
Sent: Tuesday, June 8, 2021 8:52 AM
To: EIR <eir@bchd.org>
Subject: Plan good fit with our needs

ABC2-1

General comment regarding the proposed Health Living Campus -- It would be an excellent fit to our needs for health promotion and maintenance.

Anita and Bob Caplan
Users of BCHD services
402 S Lucia Ave, Redondo Beach, CA 90277

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:39 PM
To: Meisinger, Nick
Subject: Fw: Public Comment to Beach Cities HD

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Martin D. Gallagher <mdgapg@verizon.net>
Sent: Tuesday, June 8, 2021 2:24 PM
To: EIR <eir@bchd.org>; GChen@TorranceCA.Gov <GChen@TorranceCA.Gov>; Mayor Patrick Furey <PFUREY@TorranceCA.gov>
Cc: TRAO90503@gmail.com <TRAO90503@gmail.com>
Subject: Public Comment to Beach Cities HD

We wish to voice our strong opposition to the development which Beach Cities Health District has proposed for the hill immediately to the west of our neighborhood.

AMG-1 We have lived in our home on Linda Drive for nearly 52 years, and wish to maintain the character of our neighborhood; we do not wish to see the construction of a monstrosity on the eastern edge of the hilltop which will rob us of sunlight shortly after mid-day, or live with the years of noisy disturbance and environmental hazards that the lengthy construction will bring about. Its sheer gargantuan size and positioning, and the issues resulting from it, including environmental problems, traffic problems, health dangers, years of noise, and actual loss of open space, as well as illegal zoning and the assumption that the neighboring city of Torrance will “go along” with utilizing its Flagler Lane for service vehicles’ ingress and egress—all of these point to the hubris with which the leaders of this plan have gone forth. It is “empire-building” at its worst.

AMG-2 The proposed residence is not geared to benefit local residents of BCHD cities with housing, but clearly to appeal to wealthy people presently living elsewhere, and from whom it is expected to receive the revenue.

AMG-3 Put us down as **OPPOSED** in most vehement terms.

Ann & Marty Gallagher
19404 Linda Drive
Torrance, CA 900503
June 8, 2021

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:08 PM
To: Meisinger, Nick
Subject: Fw: BCHD DEIR Public Comments

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Ann Cheung <acheungbiz@gmail.com>
Sent: Tuesday, April 13, 2021 4:37 PM
To: EIR <eir@bchd.org>
Subject: BCHD DEIR Public Comments

I am a resident of the Pacific South Bay community and I object to the HLC master plan as proposed.

AC1-1

As I read through the draft EIR, it is apparent that many writers' time, money went into drafting the document. The draft EIR dismissed most of the public concerns/issues raised as either less than significant or less than significant with mitigation. BCHD wants to come across as having done due diligence in addressing public concerns when in fact the HLC project grew substantially in size and height from the 2019 plan.

AC1-2

No matter how the draft EIR is polished and presented, two confronting and serious impacts remain unsolvable. The first one is noise, the second is traffic.

- Noise - It is unconscionable to expect residents around the project site to live with construction related noise six days a week for years and then post construction, outdoor activities to last late into the evenings (10 p.m.)
- Traffic - Anyone who lives near the HLC project site knows the surrounding streets (Del Amo, Prospect, Beryl) are already saturated with traffic; access to Flagler Lane by BCHD is out of question. It must have been a very difficult impact to address. As part of the mitigation measures, BCHD is proposing to implement a comprehensive Transportation Demand Management Plan, which would provide trip reduction strategies for BCHD employees, tenants, and campus visitors. The strategies include among others, championing alternative mode transportation to BCHD employees and providing incentives for biking to work. Desperate measures needed?

AC1-3

AC1-4

The voluminous draft EIR is an indication that the scope of the HLC project is overly aggressive and inadequate in many aspects. If the HLC project is to proceed as proposed, the decision makers would have truly done a disservice to the nearby Redondo Beach and Torrance residents.

Ann Cheung

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:35 PM
To: Meisinger, Nick
Subject: Fw: Public Record Comments to BCHD Owning Cities Redondo Beach, Hermosa Beach and Manhattan Beach

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Ann Cheung <acheungbiz@gmail.com>
Sent: Sunday, June 6, 2021 4:56 PM
To: cityclerk@redondo.org <cityclerk@redondo.org>; cityclerk@torranceca.gov <cityclerk@torranceca.gov>; cityclerk@citymb.info <cityclerk@citymb.info>; torranceptas@gmail.com <torranceptas@gmail.com>; Communications <Communications@bchd.org>; EIR <eir@bchd.org>; cityclerk@hermosabeach.gov <cityclerk@hermosabeach.gov>
Subject: Public Record Comments to BCHD Owning Cities Redondo Beach, Hermosa Beach and Manhattan Beach

Honorable elected officials:

I am writing to you to express my opposition to the Beach Cities Health District's **Healthy Living Campus** Project. If you are inclined to endorse the project, please consider the following before you decide:

- Is there a need for: a) Residential Care for Elderly (RCFE) Building with 157 new Assisted Living units, 60 Memory Care units (replacing the existing Silverado Beach Cities Memory Care Community located within Beach Cities Health Center), b) 14,000 sf of space for the Program of All-Inclusive Care for the Elderly (PACE), **in the cities of Redondo Beach, Manhattan Beach and Hermosa Beach?** If your answer is no, your decision should be obvious.
- Do you know what you are being asked to approve/support? While Phase 1 of the DEIR presents many unsolvable logistic issues, Phase 2 is even more murky. It is merely "a more general development program based on the design guidelines of the proposed Healthy Living Campus Master Plan and the best available planning information at this time." Would you go forward and invest your personal funds on such an incomplete program plan? If you answer "no" to the question, then you should not support the project.
- Are you familiar with the area, specifically nearby schools and traffic conditions, in which the Health Living Campus is to be built? Traffic will be unbearable for nearby residents. BCHD provides no comprehensive, detailed analysis of the RCFE and PACE daily commuters including participants, employees, contractors, medical professionals and visitors in the DEIR. In addition, the description of how thousands of heavy haul truck trips during the construction period could be managed is a stretch; Del Amo Blvd., Prospect Avenue and Beryl street will come to a screeching halt. If you read the traffic mitigation plan in the DEIR, you will learn that even BCHD cannot dodge the traffic problem..
- Lastly, could you live by a construction site and be subjected to construction noise and dust/pollution for 6 days a week for years? This is what the residents in Redondo Beach and Torrance will be subjected to if the BCHD's project is to proceed. A hazardous environment even for the healthy let alone our senior residents with health conditions.

I implore all of the elected officials to act justly in deciding the fate of the Healthy Living Project. Thank you for your consideration.

Respectfully,
Ann Cheung

June 9, 2021

Ann Wolfson
Public Comments to the BCHD DEIR

To: Nick Meisinger,

AW-1 | As a lifelong resident of both Redondo Beach and Torrance, I oppose the HLC project for the environmental impacts and harm it will cause surrounding residents, both during construction and the permanent damage it will have on our community. I have many concerns about deficiencies in the DEIR after reviewing the document.

AW-2 | The DEIR is deficient. It minimizes impacts, makes assumptions and omits data and analysis in key impact areas including, Aesthetics, Land Use, Transportation, Hazards and Hazardous Materials, Noise, Air Quality, Biological Resources and Recreation. Phase 2 descriptions are vague, lack proper visualizations and result in an unstable project. Though many health studies exist, the DEIR lacks substantive analysis of impacts to the health and well-being of residents due to these impacts, which is also incongruous with the stated mission of the public health district.

AW-3 | The DEIR provides restrictive assumptions in its Project Objectives. Bottom line: the public health agency's objectives are not public-focused or based on community needs. The community is not clamoring for BCHD to build a high-priced for-profit RCFE or to cede public land zoned PCF to a private developer who will develop, own and operate it. Project Alternatives are flawed and omit the most environmentally friendly and sound solution: retrofit the existing building.

AW-5 | The cumulative impact of these deficiencies should be addressed and the DEIR reissued to ensure agencies and the public have the appropriate data to make their determinations and responses.

These are supplemental comments and the following are a few of the deficiencies that I would like to see addressed.

Thank you for your time and attention,
Ann Wolfson

Aesthetics and Visual Resources

Incompatible with Surrounding Neighborhoods. The project and RCFE is clearly incompatible with surrounding neighborhoods. When the hospital was constructed over 60 years ago, the surrounding area was farmland. Today the site is surrounded on all sides by single family homes, schools, small apartments and parks.

AW-6



Incompatible. Key Viewing Location from Harkness and Beryl

RCFE placement. The RCFE's placement on the extreme perimeter of the property, combined with its proposed scale and mass, causes significant damage to surrounding neighborhoods. This positioning of structures and its scale should not be proposed or allowed if environmental and health hazards to residents are presumed to be important. An 11-acre plot of public land does not require an obtrusive design that is neither good for the environment nor wellness of those residents living by the site.

Phase 1, the RCFE's scale, mass and position violates both the **language and spirit** of the General Plan policies for the cities of Torrance and Redondo Beach to be "compatible in scale, mass, and character with surrounding neighborhoods", as follows:

AW-7

- Redondo Beach General Plan Policy 1.46.4. "... ensure that public buildings and sites are designed to be compatible in scale, mass, character, and architecture with the existing buildings and pertinent design characteristics prescribed by this Plan for the district or neighborhood in which they are located."
- Torrance General Plan Policy LU.2.1. "Require that new development be visually and functionally compatible with existing residential neighborhoods..."
- Torrance General Plan Policy LU.3.1. "Require new development to be consistent in scale, mass and character with structures in the surrounding area"

Single family homes and small apartments units surround the site. Some as close as 80 ft. from proposed structures. Property lines and backyards of homes on Flagler Alley in

Torrance are literally **20 ft.** from the bottom of the hillside slope. Height limits are up to 30 ft. or less to the West, East, and South. To the North, Residential RMD and Light Commercial C-2, both have 30-foot height limits.

The massive RCFE, built out to the edge of the property, ignores this and will:

AW-7
Cont.

- Cause significant damage to blue sky views.
- Cause major privacy issues for all surrounding residents.
- Create significant glare and night-time lighting of the 24/7 operations facility.
- Create shadow effects that are significant to Torrance homes to East, Towers Elementary school and Redondo Beach homes to the North.
- Obstruct sightlines far beyond surrounding neighborhoods.

Though many studies exist, the DEIR lacks substantive analysis of these impacts, as required by CEQA, to the health and well-being of residents and the public.

Key viewing locations flawed. KVLs provided are insufficient, deceptive and shown from innocuous sites. The main KVL from 190th and Flagler used to justify mitigation of reduction of 20 ft. height falls to address the important visual impact it is designed to address:

AW-8

- Viewing location is one of the few viewing locations where the project site appears to be lower than street level, rather than elevated 30 ft. above street level.
- View of PV Ridgeline from this viewing location is not representative of views and is transitory and fleeting.

The EIR states it considered the impact the 103 ft. height of the building would have on the view of the very top of the Palos Verdes “ridgeline” from the point of view of drivers speeding along 190th and Flagler (see Figure 2).

From the DEIR,

“As such, vehicles traveling the speed limit of 35 miles per hour (mph) experience this view for approximately 30 seconds. Depending on traffic at the signalized intersection, the view could be available for slightly longer, but generally less than 1 minute.”

AW-8
Cont.



Before - View from 190th and Flagler



After – Imagine ground-level views blocked from all directions

The public view used to mitigate the height of the RCFE to “less than significant” could have been from any location, such as in Figure 1, where the viewing time of the public is much more stable and long-lasting.

AW-9 **Responsible Agency - City of Torrance not consulted** on key viewing locations, as stated in the City of Torrance’s response to the DEIR. New KVLs from the city of Torrance must be provided with city input. Approximately half of the KVLs are taken from the vantage point of Torrance.

The DEIR states:

“To evaluate potential changes to visual resources, representative views were identified with input from the City of Redondo Beach.”

Phase 2 realistic photo-simulations are completely missing.

The DEIR states:

AW-10 “VIS-2 The proposed Project – including the Phase 1 preliminary development plan as well as the Phase 2 development program – would alter the visual character of the Project site and surrounding areas in Redondo Beach and Torrance.”

Without Phase 2 photo-simulations and other visual aids, the visual impacts of the whole project is never shown and cannot be analyzed.

AW-10
Cont.

DEIR states: “maximum building footprints and maximum building heights” of Phase 2 are addressed in the DEIR, but they are never shown. Phase 2 appears to be the phantom phase – it casts a long and damaging shadow, but it is never seen. Its environmental impacts are nothing more than educated guesses. CEQA requires much more.

Conclusion/Action Requested:

AW-11

Aesthetic impact of the project on both surrounding neighborhoods and far beyond is significant. On surrounding neighborhoods, the impact is devastating. It is completely incompatible with any reading of both cities’ General Plan and municipal code, even with their proposed mitigation. Importantly, Torrance homes to the East are subject to Torrance code Article 41 - R-H Hillside and Local Coastal Overlay Zone, Section 91.41.1. Hillside and Coastal Zone.

AW-12

The South Bay itself is known for its panoramic and unadulterated views of the Palos Verdes peninsula to the South and views of the mountains to the North. The site itself is elevated, placement of RCFE on extreme perimeter of the site tremendously increases its visual impact and blocks blue sky views.

AW-13

The DEIR is deficient and missing information and visual aids for both phases necessary for agencies and the public to make reasonable assessments. The key visual impacts of Phase 2 on the public views of the blue sky and mountains from the intersection of Diamond and Prospect were never studied and can’t be determined without visual aids.

AW-14

Provide photo-visualizations and other physical visual aids such as silhouettes, poles, flag banners showing proposed height and mass of structures for Phase 1 and Phase 2. Provide new key viewing locations consulting with the City of Torrance as requested. At a minimum, views should include those from: 1) the intersection of Diamond and Prospect looking north, 2) Prospect and 190th street looking south & south/east 2) Towers Elementary School looking west and 3) Diamond St. looking north.

AW-15

Substantial setbacks to the center of the site, combined with major reduction in height would help mitigate aesthetic damage to neighborhoods and help compatibility with the neighborhoods.

AW-16

Detailed health impacts are not presented in regard to loss of sunlight, lack of privacy, glare and nighttime lighting, and the effect of shadowing and lack of sunlight on surrounding Redondo Beach and Torrance residents, and Towers Elementary school.

AW-17

Shade study must show hourly ranges. DEIR does not address on-site after school activities such as YMCA daycare, and athletic uses for AYSO soccer practices that will be negatively impacted by lack of sunlight.

AW-18 Aesthetics and visual resources should be changed to “significant” impact, not “less than significant with mitigation”. These impacts directly affect health and well-being.

AW-19 The DEIR should be rejected and recirculate an updated DEIR with details showing the full and complete impacts of the Project on the environment.



Winter solstice shadows cover West Torrance homes and Towers Elementary School

Hazards and Hazardous Materials

BCHD plans to:

- Demolish the 514 building (old South Bay hospital) which contains lead, mold, asbestos, and other contaminants.
- Excavate, grade and trench more than 31,000 cubic yards of soil, containing known hazardous contamination including PCE at up to 150 times the residential threshold, chloroform, and benzene (per the Converse Consultant Phase II Site Assessment Report dated Feb. 2020).

Airborne contaminants from hazardous chemicals, waste, demolition debris, and concrete dust. With heavy excavation of the site, handling of hazardous waste and proper mitigation is critical.

What was discovered in Converse Consultants' Phase II Environmental Report?

- PCE (perchloroethylene) found onsite in 29 of 30 soil samples at levels up to 150 times the allowable residential screening level
- Chloroform and Benzene found onsite

According to the DEIR:

AW-20
Cont.

"Soil disturbance during excavation, trenching, and grading at the Project site would result in the disturbance of potentially contaminated soil. Ground disturbing activities (e.g., excavation, trenching, and grading) during Phase 1 and Phase 2 would disturb **PCE-contaminated soils**, beginning with the excavation of the subterranean levels of the RCFE Building to a depth of 26 feet during Phase 1. Similarly, grading within the vacant Flagler Lot would also encounter PCE-contaminated soils. The soil samples on the vacant Flagler Lot ...had the greatest concentrations of PCE on the Project site (Converse Consultants 2020; see Appendix G). "

AW-21

The selection of boring sites is inadequate. The only 30-foot boring, at B-1, which was known to be far away from where the main contaminants were found. This is counter-intuitive to a company whose job it is to find contaminants. Converse Consultants advised in their report: "Deeper borings in the locations where pollutants were found would yield even greater findings of more pollutants."

AW-22

Hazards of demolition of a 60+ year old hospital. Even with the best mitigation plans there is the risk of accidental release of asbestos, lead, nuclear waste, PCBs, mold, etc.

Conclusion/Action Requested:

AW-23

Additional deeper borings and analysis should be done on the construction site. The fact that the PCE was found in 29 of 30 samples throughout the site shows it is widespread, often found far from its potential original source, and is likely spreading deeper and downhill the slope from its origins.

AW-24

Additional study of the impact of natural occurrences such as heavy rains and winds on the potential to introduce hazardous substances into the air or stormwater systems.

AW-25

Study and report on the ramifications of human error or noncompliance with the appropriate guidelines. With so many critical mitigation plans to be put in place, what happens when something unforeseen occurs? What are the penalties for noncompliance? Specify who is held accountable - the BCHD, the City of Redondo Beach, the developer?

AW-26

More information is needed on watering down of construction debris, contaminated soils, etc. and its impact on streets like Beryl, Flagler and Flagler Alley, which are downstream and in close proximity to homes and Towers Elementary. What happens in case of a landslide?

AW-27

Provide analysis for the stormwater drain system as it pertains to its impact on water conservation/nature preserves to the lower elevations in the East, such as Entradero Park in Torrance.

Air Quality

DEIR states Air Quality impact is “less than Significant with mitigation”.

“However, on-site construction-related emissions would exceed the SCAQMD localized significance thresholds (LSTs) for respirable particulate matter (PM10) and fine particulate matter (PM2.5) as they affect off-site receptors. “

The project would create air quality hazards, diesel particulates and fugitive dust known to be health hazards, even with mitigation measures. Throughout the DEIR, mitigation plans are not sufficiently discussed nor safeguards detailed adequately. MM AQ-1 “would require watering of exposed surfaces three times daily....and prohibiting demolition when wind speed is greater than 25 miles per hour (mph).”

The mitigation plan only accounts for prohibiting demolition during wind events greater than 25 mph. It does not account for potential ineffectiveness of mitigations from the loading up of demolition debris, excavation of 30,000 cubic yards of soil with known toxic substances such as PCE, and concrete grinding onsite, etc. with intermittent wind speeds at 25 mph and higher. For instance, in March 2021, wind speeds were measured at 45 mph on the lower site adjacent to the construction site. This wind speed was enough to topple the Shell Station tower.

AW-28



Sufficient detail is not provided in the plans for airborne contaminants and fugitive dust for the localized site that includes surrounding homes and Towers Elementary school. Likewise, provide more detail on torrential rainstorms and their effect on the construction site, hillside slope and hazardous materials in the sewer system and storm drains in Torrance. The construction site sits on a 30 ft. bluff. More study on the effects of wind on construction debris, soils, etc. should be done.

Conclusion/Action Requested:

Provide additional detail on the mitigation plan of stopping construction during active demolition, with wind speeds above 25 mph to include piles of soil, demolition debris,

finishing sanding, painting, etc. for all construction and finishing phases of the project, at varying wind levels above the 25-mph limit.

AW-28
Cont.

Provide the topological effect of the site and wind factor. Provide more analysis of fugitive dust and airborne contaminants of pulverizing concrete onsite, for surrounding homes and schools, and for homes to the East, including Towers Elementary schoolyard. Provide more detail on effects of natural events such as high winds on airborne contaminants.

[Ref: nFugitive Dust from Construction
<https://www3.epa.gov/ttn/chief/ap42/ch13/final/c13s02.pdf>]

Analyze and detail potential harms to Silverado tenants, employees and visitor, employees and the public in medical offices onsite, and local businesses (Vons Village Shopping Center) directly below the site.

Noise

Unmitigated Noise. According to the DEIR, NOISE "Is a Significant impact that cannot be mitigated." Even with standard construction-related mitigations applied, noise levels during the 5+ years of construction will EXCEED the Federal Transit Authority (FTA) thresholds.

According to the DEIR, residents and the public will be exposed to hazardous noise levels of 80 to 90+ dBA. The DEIR shows the Noise levels will exceed both daily and 30-day average standards permitted by law.

Construction schedule is 6 days a week: Monday to Saturday.

The DEIR section on noise states in part:

AW-29

"Prolonged exposure to high levels of noise is known to have several adverse effects on people, including hearing loss, communication interference, sleep interference, physiological responses, and annoyance (Federal Interagency Committee on Urban Noise [FICUN] 1980)." [Ref: DEIR Sec. 3.1 Noise]

The impacts will be greatest throughout the areas surrounding the 11-acre site.

"...significant and unavoidable noise impacts would occur through implementation of proposed construction." [Ref: DEIR p.3.11-35]

The hazards of noise to all residents/sensitive receptors including the public at large include:

- Surrounding residents to the South, North, West and East of the site,
- Tenants of Silverado who are on-site throughout the entire construction period
- Towers Elementary School with 600+ 4-10 year old students, staff, and visitors
- Adjacent businesses, workers and the public

- Medical offices onsite employing health care workers, doctors and others, serving the public.

AW-29 Cont. The reason provided that the noise can't be mitigated is that the project height, size, and placement on the hill prevents suitable noise barriers from being erected and effective – they can only reasonably go up to an approx. 3-story height.

In addition to construction noise, operational noise levels for anticipated events on-site such as music, etc. is not sufficiently discussed or analyzed.

Conclusion/Action Requested:

The study of noise is deficient, the data was based on modeling averages and not intermittent noise. The negative health impacts of 70-90+ dBA must be provided.

Provide details on the following: What will be the health impact to tenants of Silverado and workers who will live onsite through demolition and construction in both phases? What is the impact to medical workers, their staff, and the general public in 510, 514, and 520 buildings through construction?

What are the effects of intermittent noise disruptions as well as ground vibrations caused by truck traffic and construction on students in classrooms and out on the playground? Towers Elementary has 600+ students age 4-10 and is recognized as a top school in the area. How will it affect student performance as well as health?

AW-30 The DEIR does not include sufficient health impacts. According to a 2018 ruling by the California Supreme Court:

“In an important CEQA case, the California Supreme Court ruled that courts reviewing claims that an Environmental Impact Report (EIR) inadequately discusses environmental impacts must determine whether the EIR “includes sufficient detail” to support informed decision making and public participation. The court also held an EIR must make “a reasonable effort to substantively connect a project’s air quality impacts to likely health consequences.” The decision, *Sierra Club v. County of Fresno*, Cal. Supreme Court Case No. S219783 (Dec. 24, 2018), makes clear that EIRs must contain clear and detailed discussion of impact significance determinations, and in particular must explain the nature and magnitude of significant impacts.”

[Ref: <https://www.meyersnave.com/ca-supreme-court-establishes-ceqa-rules-eirs-discussion-health-effects/>; <https://www.latimes.com/local/lanow/la-me-school-lawsuit-20171218-story.html>]

AW-31 **Viable mitigations to noise were not considered** in the DEIR, such as for structure to be significantly set back to the center of site and reduce the height structure to no more than 30 ft., the maximum height of potentially viable noise barriers. Alternative 6,

AW-31 | constructing two buildings next to the edge of the site is **not** a replacement for
Cont. | substantial setbacks to the center of the site.

AW-32 | **Any non-mitigatable impact** affecting surrounding residents, students, employees, medical workers, and the public at large for the 5 years of construction **is cause for the BCHD Board and approving City agency to reject the Project as proposed.**

Missing category: Recreation

CEQA category on Recreation is completely omitted in DEIR.

Conclusion/Action Requested:

AW-33 | Recreation at Towers Elementary is missing. Discuss impacts of construction air quality, transportation, and shadow effects on Towers Elementary schoolyard during school hours and key after hours programs such as YMCA daycare.

Recreation for Dominguez Park, adjacent to the construction site and disruption to Dominguez Dog Park is not addressed. Heavy construction activities, heavy construction and demolition equipment and flagmen will greatly hamper access due to heavy construction equipment route, access and staging near Flagler lot and Beryl, as well as increased use of local facilities and services after construction and during operation must be analyzed and addressed. This is another reason to recirculate the DEIR.

Biological Resources

The DEIR states:

“BIO-1 The proposed redevelopment of the Beach Cities Health District (BCHD) campus... proposed Project would not substantially interfere with resident or migratory birds. Impacts would be less than significant with mitigation.”

AW-34 | “The Tree Inventory Report prepared by Carlberg Associates (2019) concluded that **219 of the 228 of the landscaped trees located on the Project site are in good condition...** However, redevelopment of the Project site would require the **direct removal of approximately half of the existing landscaped trees** as well as a number of shrubs and other non-native ground cover. Additionally, adjacent vegetation, not proposed for removal, could be indirectly impacted by intrusion into their root zone.”

How is it possible that removing half of the 228 mature healthy trees for Phase 1 is considered “less than significant”?

Removing more than 100+ mature (60-year old) healthy trees. The RCFE structure pushed to the edge of the property line devastates most of the mature trees on the site,

just for Phase 1. The proposed position of the massive facility planned to be built out to the perimeter of the property causes removal, including:

- 20 trees along Flagler Lane, north of Towers Street. (*must have permit approval from Public Works, City of Torrance)
- 60 trees along the northern perimeter of the campus to clear for the city block long RCFE
- 20 trees along Diamond Street for the SCE Substation Yard.



60-year old trees along Flagler Lane and Northern perimeter of the site slated for removal

Over 100 large 30-50 ft. trees can easily be saved from destruction by repositioning the RCFE structure with an appropriate setback from the edge of the property. They include 60 mature trees that line and provide privacy along the entire Northern perimeter of the site, 20 mature trees in the City of Torrance along Flagler, and 20 mature trees providing privacy screens from the site along Diamond.

Torrance is a designated “Tree City” and the City of Redondo must not allow this to happen.

In addition, all of the visualizations and marketing renderings provided deceptively show fully mature trees. In reality, it would take many decades to reach the height and mass of the trees shown.

The Hamilton Biological study is deficient both in time and manpower. Hamilton, a one-person team, conducted a 4.5-hour tour of the entire 11-acre campus with 276 trees and countless shrubs around the site while documenting wildlife. From the report:

“Biologist Robert A. Hamilton conduct a field survey on May 9, 2019, from 10:45 a.m. to 3:15 p.m. ... Mr. Hamilton covered all parts of the campus, searching for all plant and wildlife species present, and searching for any sign of active nesting by birds. The purpose was to evaluate whether any biological resources present in the area might be subject to local, state, or federal resource-protection.”

AW-35
Cont.



AW-36

One hummingbird's nest on all 11 acres. In 4.5 hours, he walked the entire 11-acre campus, documented 26 different species of birds and only found one (1) Allen's hummingbird's nest in all the property? This hardly seems credible. Any resident who routinely walks the area surrounding the 11-acre site on Flagler St. and Alley sees countless hummingbirds, crows, hawks, and observes territorial behavior and nests. Living close to the project, there is currently a hummingbird's nest on my patio. A more comprehensive survey must be conducted.
[Ref: <https://www.bchdfiles.com/docs/hlc/Appendix%20C-Biological%20Resources.pdf>]

AW-37

Cooper's Hawk, on the CDFW Watch List are commonly sighted in the area. From the DEIR:

"Cooper's Hawk. Cooper's hawk, which is listed on the CDFW Watch List, is a common and widespread raptor species found frequently in urban and suburban areas across Southern California... Cooper's hawk has a high potential to be present on the Project site during winter or migration periods. The large mature trees located along the perimeter of the Project site would provide potential roosting areas during seasonal migration.... Cooper's hawk, listed on the CDFW Watch List, is the only special status species with a **high-potential to occur on the Project site.**"

AW-38

Conclusion/Action Requested. The original biological study on nesting was deficient. Re-conduct a larger scale study that thoroughly checks all the vegetation and trees with the single purpose of finding nests. As noted Cooper's Hawks are also commonly found in the area and have a high potential for nesting on the site in the large mature trees slated to be destroyed.

AW-39

Creating appropriated setbacks of structures and construction away from the edge of the property to the center of the property would also save over 100 fully mature 60-year-old trees from removal and destruction.

AW-40

Any new trees planted would take many decades to reach current level of privacy and maturity. Artistic sketches provided are deceiving at best. Provide realistic sketches of how the landscaping would look as planted, not 20 to 30 years in the future.

Phase 2 Program Description

Phase 2 project description is vague and inconsistent, omits both critical and most basic elements such as visualizations and drawings.

AW-41 **Conclusion/Action Requested.** It is impossible to understand the whole project based on the lack of any detail, and any real visualizations of Phase 2. This makes for a DEIR that is unstable and deficient. Descriptions are inconsistent. A programmatic approach for Phase 2 was decided by the BCHD and Environmental consultant in late January 2020, shortly before the DEIR was published. Based on incomplete information, the DEIR should be redistributed so that agencies and the public have the appropriate time to review and respond.

Alternatives

The California Environmental Quality Act (CEQA) Guidelines state that an:

“EIR shall describe a range of reasonable alternatives to the proposed 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” (CEQA).”

Alternatives Not Chosen. Several viable alternatives were not chosen or further explored that would be the most environmentally friendly alternatives.

AW-42 **Retrofit 514.** Just a few years ago, retrofitting 514 was the solution for BCHD and as well as buffering the community by putting construction in the interior of the site. It was abandoned after getting just one quote for \$86.5M that included retrofit and remodeling, which was within their reach. Then in 2018, a new concept was born with an architect’s pen of putting a massive RCFE on the perimeter of the campus and plans ballooned from there. However, retrofitting the building is still the most environmentally friendly and viable option. To leave this out of alternatives is deficient. DEIR should provide an alternative that addresses retrofit of the building, which would still meet project objectives.

Alternate Sites for RCFE. The DEIR states, “Alternate sites for the relocation of existing BCHD uses and the development of proposed services and facilities were considered. Such sites would need to be located within Redondo Beach, Hermosa Beach, or Manhattan Beach and have similar attributes to the Project site. For example, an alternative site would need to be large enough (i.e., 9.78 acres or greater) to accommodate the development footprint and uses associated with the proposed Healthy Living Campus. “

AW-42
Cont.

There is no requirement that the RCFE of Phase 1 and other structures in Phase 2 be co-located on the same lot of land to meet project objectives. Being a “Center of Excellence” does not imply or require physical co-location of services; an alternative site would not need to be 9.78 acres of land or greater.

Conclusion/Action Requested:

Retrofit of the building is still the most environmentally sound option and should be an alternative.

AW-43

Using an alternate site would provide greater access to the services provided. Being embedded and distributed throughout the three beach cities could be a benefit, as was discussed during the BCHD Board election debate. This concept would provide better visibility and access for all taxpayers of the cities of Redondo Beach, Hermosa Beach and Manhattan Beach who fund the BCHD, and whom the BCHD is chartered to serve. Consider an alternative that distributes the RCFE in a location with less environmental impact than is currently proposed.

Lastly, all alternatives currently have the RCFE positioned on the extreme edge of the Northern and Eastern perimeter. Provide a detailed description and photo realistic visualizations of an alternative that provides greater setbacks that would meet the requested Redondo Beach and Torrance requirements.

Final Considerations



Project Applicant, Lead Agency, EIR Approver. This is a highly complex proposal with environmental and health elements and risks would make the most experienced lead agency shudder –

- ✓ demolition of the old South Bay Hospital
- ✓ hazardous materials and nuclear waste
- ✓ PCE, chloroform, and benzene on site
- ✓ 31,000 cubic yards of contaminated ground soil to excavate, trench and grade
- ✓ an unstable slope that towers over homes and backyards and property lines feet away
- ✓ an abandoned oil well on-site to work around
- ✓ a monumentally sized RCFE to construct on the edge of 30 ft. bluff
- ✓ and an elementary school within shouting distance.

AW-44

With a “single scope” public health district acting as the Lead Agency, who themselves would only be a 20% partner in the project, what can go wrong?

If it somehow moves forward for approval, it would need to tap critical police, fire and administrative resources from the City of Redondo Beach and also the City of Torrance, both during construction and in operation. These services are not accounted for in the DEIR. We recently saw a chaotic Prospect Blvd and severe cut-through traffic with an accidental main water line break – and that was simply water.

Things happen and even the best laid mitigation plans can and will go awry at times. Especially when a developer is on a tight schedule, perhaps being incentivized. Especially when mitigation plans are complex, tightly interwoven and dependent, and activities overlap. There is no room for error.

Who will be held accountable for shortcuts, human error, or accidents?

Who will suffer short and long-term negative health impacts

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 11:58 AM
To: Meisinger, Nick
Subject: Fw: Beach city health district living campus

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: bettibps@verizon.net <bettibps@verizon.net>
Sent: Saturday, April 3, 2021 11:48 AM
To: EIR <eir@bchd.org>
Subject: Beach city health district living campus

Hello

AN1-1 I as Many residents OPPOSE this new development that you are planning on doing on living campus.
AN1-2 This is hazardus to our homes and schools. Homes and schools are 80 ft to 350 ft away.
AN1-3 The NOISE would be unbearable to our school children trying to learn and residents.
AN1-3 WE DON'T WANT CONSTRUCTION TRUCKS ON OUR NEIGHBORHOOD STREETS THAT WILL CAUSE
TRAFFIC AND POLLUTION. This will also block views for residents. We have paid a lot of money for our homes in West
Torrance
and don't appreciate this development! Please consider doing this development elsewhere and take in consideration
AN1-4 our homes,neighborhood and schools. There are many other places you can do this development where it won't be so
close to our homes and schools.
Thank you for understanding
concerned home owner and mother.

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:04 PM
To: Meisinger, Nick
Subject: Fw: DEIR COMMENT

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: BCHD DEIR <bchd.deir@gmail.com>
Sent: Sunday, May 23, 2021 1:49 PM
To: EIR <eir@bchd.org>
Subject: DEIR COMMENT

BCHD autoresponder states that " Comments pertaining to the technical sufficiency of the Healthy Living Campus Draft Environmental Impact Report will be included in the Final EIR"

AN2-1

This is formal notice that all comments received by BCHD regarding the DEIR either need to be included in the DEIR, even if rejected by BCHDs consultant Wood PLC. The public has an absolute right to know all the comments that were filed.

Automatic reply: BCHD DEIR PUBLIC COMMENTS - Return Receipt Requested

EIR <eir@bchd.org>
To: BCHD DEIR <bchd.deir@gmail.com>

Sun, May 23, 2021 at 1:44 PM

Thank you for your message. Comments pertaining to the technical sufficiency of the Healthy Living Campus Draft Environmental Impact Report will be included in the Final EIR, to be released later this year. More information is available at bchdcampus.org/deir .

The deadline for submitting comments related to the Draft EIR is 5 p.m. (Pacific) on June 10, 2021.

All official Draft EIR public comments received by the June 10 deadline will be included and responded to in the final Environmental Impact Report. Draft EIR comments address the technical sufficiency of the impact analysis, mitigation measures and alternatives. There are numerous methods to submit comments, including:

- Website: Submit an online comment here
- Email: EIR@bchd.org
- Mail: Nick Meisinger re: Healthy Living Campus
Wood Environment & Infrastructure Solutions, Inc.
9177 Sky Park Ct.
San Diego, CA 92123
- Provide oral comments during one of these public opportunities:
 - o Wed., March 24, 6:30 p.m.
 - o Tues., April 13, 6:30 – 8 p.m.
 - o Sat., April 17, Noon – 1:30 p.m.

Again, thank you for your interest in BCHD's Healthy Living Campus Master Plan.

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:07 PM
To: Meisinger, Nick
Subject: Fw: DEIR COMMENT

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: BCHD DEIR <bchd.deir@gmail.com>
Sent: Sunday, May 23, 2021 1:52 PM
To: PRR <PRR@bchd.org>
Subject: Fwd: DEIR COMMENT

AN3-1 This is a request for any comments received by BCHD regarding the DEIR during the comments period that BCHD or its consultant Wood PLC does not include in the draft FEIR when it is circulated.

BCHD Over-development, a community group in Redondo Beach

----- Forwarded message -----

From: BCHD DEIR <bchd.deir@gmail.com>
Date: Sun, May 23, 2021 at 1:49 PM
Subject: DEIR COMMENT
To: <eir@bchd.org>

BCHD autoresponder states that " Comments pertaining to the technical sufficiency of the Healthy Living Campus Draft Environmental Impact Report will be included in the Final EIR"

This is formal notice that all comments received by BCHD regarding the DEIR either need to be included in the DEIR, even if rejected by BCHDs consultant Wood PLC. The public has an absolute right to know all the comments that were filed.

Automatic reply: BCHD DEIR PUBLIC COMMENTS - Return Receipt Requested

EIR <eir@bchd.org>
To: BCHD DEIR <bchd.deir@gmail.com>

Sun, May 23, 2021 at 1:44 PM

Thank you for your message. Comments pertaining to the technical sufficiency of the Healthy Living Campus Draft Environmental Impact Report will be included in the Final EIR, to be released later this year. More information is available at bchdcampus.org/deir .

The deadline for submitting comments related to the Draft EIR is 5 p.m. (Pacific) on June 10, 2021.

All official Draft EIR public comments received by the June 10 deadline will be included and responded to in the final Environmental Impact Report. Draft EIR comments address the technical sufficiency of the impact analysis, mitigation measures and alternatives. There are numerous methods to submit comments, including:

- Website: Submit an online comment here
- Email: EIR@bchd.org
- Mail: Nick Meisinger re: Healthy Living Campus
Wood Environment & Infrastructure Solutions, Inc.
[9177 Sky Park Ct.](#)
San Diego, CA 92123
- Provide oral comments during one of these public opportunities:
 - o Wed., March 24, 6:30 p.m.
 - o Tues., April 13, 6:30 – 8 p.m.
 - o Sat., April 17, Noon – 1:30 p.m.

Again, thank you for your interest in BCHD's Healthy Living Campus Master Plan.

May 24, 2021

Pertaining to the Beach Cities Health District (BCHD) Healthy Living Campus Project, there are many problems. These can be grouped into two categories. These are hazards during construction and long-term quality of life.

AN4-1 The hazards during construction include toxicity from existing building removal, dust, noise pollution, new construction material pollution, and excess traffic. Note that these hazards will likely be present for at least several years as that is the project schedule. The people exposed to these hazards include children at Towers elementary school, children at Beryl elementary school, children walking to Redondo Union high school via the Flagler alley to Prospect Avenue, neighborhood residents near the construction site to include Torrance Pacific South Bay, North Redondo, South Redondo, Dominguez Park, and finally the shopping center on Beryl directly north of the project site.

Some specifics of the hazards include:

- AN4-2 1. The removal of the existing building materials may involve hazards. These materials (potentially Asbestos etc.) could be carried into the above listed neighborhoods and schools by wind. Additionally, dust can be carried into these locations.
- AN4-3 2. There have been several accidents in the Torrance Pacific South Bay neighborhood and the included construction and traffic may add to the risk. Additionally, the traffic may pose a risk to pedestrians in the above-mentioned neighborhoods and schools. Of significant concern is the children walking to Redondo Union via the Flagler alley. Note that some of these students ride skateboards and bikes.
- AN4-4 3. The noise also poses a hazard to neighborhood residents who may need relative quietude and to the Towers and Beryl elementary students who are trying to learn.
- AN4-5 4. The noise, pollution, and traffic may also be a hazard to the shopping center as it will be disruptive to business.

If the project is completed there remain long term quality of life issues for the above-mentioned neighborhoods, schools, and shopping center. Some specifics of the quality-of-life deterioration include:

- AN4-6 1. Due to the number of residents at the Healthy Living Campus there will be more traffic in all the above neighborhoods, schools, and shopping center. The additional traffic may be disruptive and dangerous.
 - AN4-7 2. The additional traffic will increase noise near all the mentioned locations. These locations are currently quiet and peaceful. The peace and quiet may be degraded due to the noise and traffic.
 - AN4-8 3. Due to the size of the project the sea breeze into the Pacific South Bay neighborhood will be disrupted. Some homes and schools may have to spend more money on air conditioning.
 - AN4-9 4. Property values for homes closest to the project will be impacted. The relative quietude will be replaced by a large building which will discourage potential buyers. Thus, the property values may deteriorate.
- AN4-10 In general, there may be severe consequences to neighborhoods, schools, and the shopping center. However, it is unclear what benefit these people and businesses obtain from this project.

AN4-11 This site is surrounded by neighborhoods, businesses, schools, and playgrounds. Other designs along Lomita Boulevard between Hawthorne Boulevard and Crenshaw Boulevard are not mixed in with neighborhoods and schools. Another comparison is Rosecrans Street between Aviation Boulevard and Pacific Coast Highway has similar designs that are also not mixed in with neighborhoods and schools.

This project does not fit with the existing neighborhoods and schools and creates hazards and long-term quality of life deterioration. We request cancellation of the project.

Two Residents within Pacific South Bay, Torrance, CA

LOS ANGELES CA 900
25 MAY 2021 PM 12 L



Nick Meisinger
re: Healthy Living Campgrounds Environment Infrastructure Solutions I
9177 S Ky Park Court
San Diego, CA
92123

92123-434177



Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:39 PM
To: Meisinger, Nick
Subject: Fw: DEIR - I OPPOSE THE BCHD PROJECT

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Skye <skye8577@gmail.com>
Sent: Tuesday, June 8, 2021 12:18 PM
To: EIR <eir@bchd.org>
Subject: DEIR - I OPPOSE THE BCHD PROJECT

Hello,

AN5-1 I oppose the BCHD project. My property will be one of the homes directly impacted by this behemoth size building. Your current modeling and renderings of the buildings are deceiving and do not represent what it will truly look like from all angles, especially from our neighborhood (East of BCHD). Why is there no modeling or renderings from our neighborhood perspective from various angles since we will be most impacted? It should show the variations from sunrise to sundown to understand the magnitude of the shadow it will cast over our neighborhood.

AN5-2 As a long time homeowner and real estate agent, we stand to lose the equity we have acquired through the years should we decide to sell during and post construction with the Staples Center like size building looming over our homes and backyards. We will not be able to sell for top dollar. Will BCHD compensate homeowners for the monetary loss?

Sincerely,
Pacific South Bay Tract Homeowner

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 2:00 PM
To: Meisinger, Nick
Subject: Fw: DEIR

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: kenak <kenakut@gmail.com>
Sent: Thursday, June 10, 2021 4:57 PM
To: EIR <eir@bchd.org>
Subject: DEIR

To Nick Meisinger

As a lifetime resident of Redondo Beach I enjoy the beach and panoramic views of the PV Peninsula everyday. It's a huge part of Redondo Beach's attraction. When I heard about the BCHD's massive project, I could not believe it.

The DEIR minimizes impacts, makes assumptions on most categories of CEQA, but this comment is on Aesthetics.

AN6-1

The massive assisted living facility is absolutely Incompatible with surrounding neighborhoods. Torrance and Redondo Beach code clearly does not allow it. To state that its impact will be less than significant with a 20 ft. height reduction is clearly wrong.

It would ruin not only the surrounding neighborhoods but all of the South Bay permanently.

Please address the following policy violations in the General Plan for both cities below.

Torrance General Plan Policy LU.2.1. "Require that new development be visually and functionally compatible with existing residential neighborhoods..."

AN6-2

Torrance General Plan Policy LU.3.1. "Require new development to be consistent in scale, mass and character with structures in the surrounding area"

Redondo Beach General Plan Policy 1.46.4. "... ensure that public buildings and sites are designed to be compatible in scale, mass, character, and architecture with the existing buildings and pertinent design characteristics prescribed by this Plan for the district or neighborhood in which they are located."

Thank you

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:07 PM
To: Meisinger, Nick
Subject: Fw: For 4/13 BCHD Board Meeting - I oppose the proposed BCHD Healthy Living Campus

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: April Telles <afrosttelles@yahoo.com>
Sent: Tuesday, April 13, 2021 9:19 AM
To: Communications <Communications@bchd.org>; EIR <eir@bchd.org>
Subject: For 4/13 BCHD Board Meeting - I oppose the proposed BCHD Healthy Living Campus

I strongly oppose the Beach Cities Health District (BCHD) Healthy Living Campus (HLC) project as currently proposed.

AT-1 **My main concern is the sheer size/height/design of the project. 103 Feet Is Outrageously Tall!**
- Aesthetically, it does not integrate well into the surrounding neighborhood.
- It will block air space/flow and cast significant shadows.

AT-2 - Traffic and Noise Pollution will be greatly increased both during the minimum 5 years of construction and then continue once complete.

AT-3 - Especially during construction, Those living nearby will suffer increased Health Impacts, breathing particulates released into the air. Kind of ironic for a healthy living project.

AT-4 - Air Quality and Green House Gas (GHG) Emissions will be significant during construction and once up and running. With Climate Change upon us this is the opposite of what we should be doing.

AT-5 - Noise & Vibration during construction.

AT-6 - Hazards & Hazardous Materials especially during construction

AT-7 - Lastly removal of existing trees, further adding to carbon rather than reducing it.

AT-7 I have supported BCHD for many years but I will not support the HLC in the future nor participate in any programs BCHD has to offer if this monstrosity is built.

Sincerely,
April F Telles
112 Via El Chico
Redondo Beach 90277

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:02 PM
To: Meisinger, Nick
Subject: Fw: HLC DEIR--Letter to N. Meisinger
Attachments: Pinzler_A+B--HLC DEIR Comments-5-21-21.pdf

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Arlene Pinzler <apinz@roadrunner.com>
Sent: Friday, May 21, 2021 5:22 PM
To: EIR <eir@bchd.org>
Cc: apinz@roadrunner.com <apinz@roadrunner.com>
Subject: HLC DEIR--Letter to N. Meisinger

Please consider the attached letter our response to the Healthy Living Campus Draft EIR.

Thank you.

Arlene and Bob Pinzler

May 21, 2021

Nick Meisinger
Healthy Living Campus
Wood Environment & Infrastructure Solutions, Inc.
9177 Sky Park Ct.
San Diego, CA 92123

Dear Mr. Meisinger:

As 40-year residents of Redondo Beach, we are writing to express our views on the Beach City Health District's *Healthy Living Campus Master Plan Draft EIR*.

Before we comment on the changes the Beach Cities Health District has made from the 2019 to the 2020 version of its Healthy Living Campus (HLC), as shown in the Draft EIR, we think it is important to point out a fundamental disconnect between the District's stated Objectives and Project Pillars and the actual design it is proposing for Phase 1.

Having attended a number of public meetings since the HLC project was first presented for public input in 2017, by now we are well-schooled in the District's presentations on the benefits this project will bring to the residents of the Beach Cities. The message has always been clear: that the inevitable and significant environmental and social impacts of building this major two-phase multi-year construction project in a quiet residential neighborhood will be readily mitigated by the many new or expanded health, leisure and wellness-promoting programs and activities local residents will enjoy.

ABP-1

Picture grassy, shade tree-dotted "active open space," where asphalt parking lots now stand and indoor spaces where people of all ages can take part in a wide range of free or low-cost programs and activities. Consider the joys of having our own Aquatics Center. Add a new Center For Fitness (to replace the current one), and a Center for Health and Wellness, where a range of educational programs will contribute to an "intergenerational hub of wellness."

While this description may appeal to some Beach Cities residents, even a cursory review of the DEIR for Phase 1 reveals that very few of these promised new programs and facilities will come to our community until after Phase 1 has been constructed. Unlike the 2019 rendition of the HLC project, the 2020 version loads the meat and potatoes (brown rice and quinoa?) of it – memory care and assisted living accommodations for 325 residents, which very few Redondo Beach residents will ever be able to afford – into Phase 1. All the rest – the "goodies" the District has dangled before residents for years now to ease their concerns about the project's size and the appropriateness of a large commercially-run assisted living facility on publicly owned land zoned P-CF (for parks and other public uses) – have been dropped into Phase 2.

In effect, this relegates these proposed new community services and amenities to what can most charitably be described as an extremely uncertain future. The fact is, there is nothing that obligates the District to ever complete Phase 2. Specifically, unless the District's share of the profits from this

ABP-1
(cont.)

memory care and assisted living business far exceeds what it needs to support its current free and low-cost services – or the District is willing and able to financially obligate itself through bond financing for Phase 2 – it will have ample reason to consider the matter closed. The community will then be left with little more than a seven-story, 220-unit/325 -resident facility for wealthy seniors, most of whom are not from the three cities that the Beach Cities Health District was created to serve. The lawn, plus a few trees and walkways, will not appear until the assisted living facility opens and the original, neglected hospital building at 514 Prospect Ave. (badly overdue for earthquake retrofit and overall modernization) can be torn down.

Now, on to the “improvements” made from the 2019 to the 2020 versions of this HLC project:

One of the requests made repeatedly by residents during the many public meetings on the HLC project over the past 4 years was that they wanted to see plenty of open space – and that new buildings should be reasonable in height, certainly no higher than the existing older building slated for demolition. While the number of assisted living units was reduced from the 2019 to the 2020 version of the project, the building that will house them is now seven stories high. That is three stories higher than the 2019 version. It now rises to a height of 103 feet above ground level -- 27 feet higher than the existing 76-foot-high building. That represents a 36 percent increase in building height over the current old building. This visual blight will tower even higher over the Flagler side of the project, which overlooks the adjacent homes in Torrance – a full 133.5 feet above ground level. At the same time that it worsens the already imposing presence of the District’s existing buildings over the adjacent residential neighborhoods, a structure of this height will also substantially block views of the Palos Verdes ridgeline.

ABP-2

It is almost as though the District decided to toss out residents’ concerns over traffic and visual blight and go for broke with the design shown in this DEIR. Think what heroes they will look like when, after maximizing the size of this new building, they somehow find a way to whittle it down again in response to what they must have known would be strong community push-back.

Lest anyone buy into the notion that the higher profile for the memory care and assisted living facility was chosen to reduce its footprint and provide more open space, in the process of raising the building’s height, the District also somehow managed to pare down the “active green space” the project sets aside from 3.6 acres in 2019 to 2.45 acres in the 2020 plan. That is a 32% reduction in green space, paired with a three-story increase (since 2019) in the height of the building.

Despite this reduction in active green space in the 2020 version, the DEIR features a rendering of the HLC campus that still gives the impression we can expect a sizable expanse of lawn – “the size of two soccer fields” the DEIR says – thus giving a park-like feel to the center of the campus. This is a puzzling assertion, since “Alternative 1 – No Project Alternative (Demolish and Replace with Limited Open Space)” in the DEIR states that tearing down the old former hospital building and building nothing else would leave “limited open space.”

The reduction in active open space from the 2019 to the 2020 version would, by itself, be enough reason to reject the current proposed design, since it ignores the residents’ repeated requests for more, not less, active green space. However, a review of the proposed layout of Phase 1 of the HLC project makes

ABP-2
(cont.)

it clear that this reduced amount of active green space that will be left once Phase 1 is completed will be whittled down even further once the Aquatics Center, Community Wellness Pavilion, Center for Fitness and an adjacent seven or eight-story parking garage have been built.

Ironically, if Phase 1 moves forward through construction as currently designed, its impacts on traffic, air quality and other measures of “quality of life” that concerned residents have continually spoken about will likely be so great that the prospect of any further construction on the District’s publicly-owned property would almost certainly spur vigorous local opposition to Phase 2 from Redondo Beach residents.

Not to worry, because, even if the District never puts forward an acceptable design and funding plan for Phase 2, it will already have ticked the boxes next to its two most pressing needs. These are the two essential goals that are the HLC project’s reason for being. Yet, they are easy to glance past in the DEIR, given the lofty-sounding verbiage the District uses to describe its “Objectives” and “Project Pillars.”

These essential goals would be to:

ABP-3

- 1.) Establish the steady cash flow it has repeatedly said it needs to continue providing its existing free and low-cost wellness-promoting services and plan for more in the future. (A chart showing the actual end date when the District would run out of money to support its programs, has been standard fare in the District’s PowerPoint presentations for years now.)
- 2.) Proceed with the demolition of its long-neglected (by the District), potentially hazardous (long overdue for earthquake retrofit) and very outdated former hospital building, which was built 60 years ago by the former South Bay Hospital District to meet the needs of a then hospital-poor Beach Cities community.

Upon completion of Phase 1, the District will ostensibly be rescued financially (for how long remains unclear, since very few of this project’s financial details have been shared with the public). Even if Phase 2 never materializes, the community residents who have endured the environmental and social impacts of building and operating a new 325-resident, commercially-run memory care and assisted living facility in their quiet residential neighborhood will have nothing more to show for their sacrifice than they do now. It will be as though the DEIR’s Alternative 4 – “Phase 1 Preliminary Site Development Plan Only” has become the final HLC project by default.

CONCLUSIONS:

ABP-4

This DEIR’s wording of the HLC’s Objectives and Project Pillars seems deliberately intended to persuade the reader that this project would be a natural extension of what the District has already been doing in our community. What it would be, in fact, is a giant leap forward in the mission creep the District has succumbed to over the past several years. While the District was granted a CUP many years ago to create 60 units of housing (for 120 memory care patients) operated by Silverado Memory Care in the existing old hospital building, this was by no means an open invitation to jump from there to building and filling a brand-new building with 325 people needing memory care or assisted living services. All the

ABP-4
(cont.)

DEIR's fancy verbiage and references to environmental impacts it deems either "insignificant" or beyond mitigation (thus making them acceptable?) cannot smooth a path toward a commercial use as large as this proposed new seven-story facility. It has no place on property located in a quiet residential area, on a campus that is owned by a public agency and zoned P-CF.

ABP-5

It is indefensible to subject Redondo Beach and Torrance residents, including families with children in nearby schools, to the noise, dust, traffic disruption, poorer air quality and visual blight caused by this three-year construction project (for Phase 1 alone). Even once the construction phase is completed, for decades to come, local residents will be left to gaze up at a structure far higher than the building the District plans to demolish, and to endure the related impacts on traffic, public safety and other local services that a business of this size will cause. As if all this were not enough, the majority of Redondo Beach residents will never be able to afford to live in this facility, thus making it an even less appropriate use of the District's property.

ABP-6

It is simply not the job of the Beach Cities Health District – a public agency that continues to depend, at least in part, on public funding from its three member cities – to provide expensive, commercially-run memory and assisted living care to seniors, regardless of the rosy picture its market specialists paint about the likely high demand for this service in its target area (the Beach Cities and beyond) in the years ahead. Despite the cozy "public-private partnership" cloak in which the Beach Cities Health District has wrapped this project, this will be nothing more than a new business venture – and it should be built and operated on commercial property only.

Thank you for your consideration.

Sincerely,

Arlene and Bob Pinzler
Redondo Beach

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:41 PM
To: Meisinger, Nick
Subject: Fw: Oppose

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Barbara Epstein <justbarb56@gmail.com>
Sent: Wednesday, June 9, 2021 11:44 AM
To: EIR <eir@bchd.org>
Subject: Oppose

- BE-1 | 1) This project harms the neighboring communities and school with unreasonable physical and mental health risks during the long construction progress. It will be too great a burden for the public to bear with no resulting benefits to the public.
- BE-2 | 2) This EIR is flawed. See others' communications for specific details.
- BE-3 | 3) The structures deemed unsafe have many good years of service left.
- BE-4 | 4) The proposed elevations of new structures are far too high and large and will impose unacceptable visual and sun-blocking mass to the skyline at the site. It is out of line with the neighborhood.
- BE-5 | 5) Redondo Beach has already been victimized for too long by gifting public lands and assets to private entrepreneurs for private gain, robbing the public of their rightful ownership and property decisions.
This immoral tradition must be stopped in the City of Redondo Beach.
- BE-6 | 6) This project has no value to the public. The cost of the senior care will be too high for anyone to afford. If this use of public property is deemed so critical then it should be provided, solely non-profit, provided at basic cost and subsidies that any senior could afford.
- BE-7 | 7) If the present buildings are so unsafe, take them down and plant an urban forest, community garden, workout areas, and nature park to provide a place for healthy exercise, growing healthy food, and restful relaxation and meditation.
- BE-8 | This project has advanced forward against the will of the public. It should be abandoned.

Barbara Epstein
Redondo Beach

Sent from my iPad

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:42 PM
To: Meisinger, Nick
Subject: Fw: I am opposed!

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: BONNIE PIERCE <bonpierce@msn.com>
Sent: Wednesday, June 9, 2021 1:48 PM
To: EIR <eir@bchd.org>
Subject: I am opposed!

BP-1 | I live within one mile of the Old South Bay Hospital. I pass by it a few times a week. This project is oversized and out of proportion to this area.
Even after making adjustments to the original plan, it will overwhelm the neighborhood.

Bonnie Pierce
1714 Huntington Lane
#A
Redondo Beach, CA 90278

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 11:58 AM
To: Meisinger, Nick
Subject: Fw: NO TO OVER DEVELOPMENT

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Brian Onizuka <brianonizuka@gmail.com>
Sent: Sunday, April 4, 2021 4:14 PM
To: EIR <eir@bchd.org>
Subject: NO TO OVER DEVELOPMENT

To whom it may concern,

BO-1 This is a terrible terrible idea who ever thought of it and even allowed it to get this far should be fired. This is not wanted or needed in Torrance. There is already heavy traffic from towers elementary school and any obstruction to Flagler should be a non starter. The traffic from towers elementary school is already bad as is for the residents of our local community. People that live here day in and day out know this. Torrance and Redondo is a great community and doesn't need to be over developed. We have plenty of income revenue from the local del amo mall, refinery, and recent development from Redondo shoreline development. This facility is not needed and out of touch with the needs of the community. Go build this crap somewhere else, not in our community.

If your so inclined to develop this community develop the local parks, bike lane routes, schools etc. your always welcome to do that. But do not build this monstrosity and obscure my beautiful city.

Regards,
5500 block of towers street resident.

From: [EIR](#)
To: [Meisinger, Nick](#)
Subject: Fw: Public Comments relating to the EIR for the BCHD "HLC" project
Date: Tuesday, June 15, 2021 1:33:46 PM
Attachments: [trafficout.pdf](#)
[greenhouse.pdf](#)
[Public Comments on BCHD DEIR Cumulative Impacts XBP a rev 1.pdf](#)
[3.4 CULTURAL RESOURCES AND TRIBAL CULTURAL RESOURCES.docx](#)
[BCHD LAFCO SOI Public Comment to the DEIR .docx](#)
[DEIR Substation comments .docx](#)
[references6 \(1\) \(1\).xlsx](#)

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: B W <brianjwolfson@gmail.com>
Sent: Friday, June 4, 2021 1:59 PM
To: EIR <eir@bchd.org>
Cc: Bill.brand@redondo.org <Bill.brand@redondo.org>; todd.loewenstein@redondo.org <todd.loewenstein@redondo.org>; nils.nehrenheim@redondo.org <nils.nehrenheim@redondo.org>; christian.horvath@redondo.org <christian.horvath@redondo.org>; laura.emdee@redondo.org <laura.emdee@redondo.org>; zein.obaji@redondo.org <zein.obaji@redondo.org>
Subject: Public Comments relating to the EIR for the BCHD "HLC" project

**Nick Meisinger re: Healthy Living Campus
Wood Environment & Infrastructure Solutions, Inc.
9177 Sky Park Ct.
San Diego, CA 92123**

**Regarding:
Beach Cities Health District Healthy Living Campus Project, DEIR No.
2019060258
AKA HLC
Draft Environmental Impact Report ("DEIR")**

Dear Mr. Meisinger:

In addition to other public comments I may wish to file, enclosed are public comments I am making regarding the BCHD DEIR HLC Project. I find the aforementioned DEIR inadequate and incomplete, and lacking sufficient mitigations to ensure the environmental safety of Torrance and Redondo Beach residents who will suffer the most if this project is approved.

Please provide me with a receipt for this submission and also add my email address to any and all future meeting notices associated with this project that

Wood and the BCHD may participate in or will conduct.

**Thank you,
Bian Wolfson
City of Torrance**

CEQA Regulation(s): Section 15126 states in part: “Significant effects of the project on the environment shall be clearly identified and described.”

Section 15123 states in part: “an EIR shall identify areas of controversy known to the lead agency, including issues raised by public agencies as well as interested members of the public.”

DEIR Page(s): 719, Appendices J and K

The DEIR Transportation/Traffic Analysis is Deficient in *Twenty-one* Regards. They cover a wide spectrum of concerns.

- * The *magnitude* of traffic impacts are not described.
- * The Level of Service (LOS) Analysis is deficient.
- * No analysis of transportation network deficiencies was conducted.
- * The significance of documented collision data was ignored.
- * The significance of cut-through traffic data was ignored.
- * An incorrect conclusion was drawn about the impact of the design on vehicle traffic and pedestrians.
- * The utility of the existing curb cut on Beryl Street is misrepresented.
- * An incorrect conclusion was drawn about the impact of the design on vehicle traffic and pedestrians.
- * The DEIR focuses almost exclusively on the analysis of vehicles miles traveled and nothing else.

BW1-1
(cont.)

- * The proposed project solution *increases* cut-through traffic rather than decreases it.
- * The explanation of traffic metrics and their justifications is inadequate.
- * The effects of traffic induced greenhouse gas (GHG) emissions is missing.
- * The consequences of HLC services to citizens outside of the beach cities is not analyzed.
- * The DEIR does not adequately study of impacts and mitigations regarding revenue efforts.
- * The content of the Transportation Demand Plan (TDP) must be expanded.
- * Construction traffic impacts are not adequately analyzed.
- * Construction worker parking access impacts are not analyzed.
- * Bicycle traffic and usage are not analyzed
- * Transportation/ Traffic Emergency Access provisions are missing
- * Analysis of the impact on bus lines service the project area is incomplete.
- * BCHD claims for allocation and use of RCFE funds for transportation improvements are not substantiated.
- * Little coordination with the city of Torrance was conducted.

These deficiencies are so numerous that it is almost impossible to present them in any logical order. Instead, they appear here merely in the

BW1-1
(cont.)

sequence listed above with a leading integer to denote the end of one item and the beginning of the next.

The overall conclusion, however, is obvious. The traffic analysis for the EIR must be completely redone.

BW1-2

1. Designation of an environmental impact as *significant* does not excuse the EIR's failure to reasonably describe the *magnitude* of the impact.

An EIR's designation of a particular adverse environmental effect as "significant" does not excuse the EIR's failure to reasonably describe the magnitude of the impact. In a recent court case [Ref: 3.2.85] the EIR was deemed insufficient because it identified significant air quality impacts but failed to discuss the extent of such impacts.

2. The Level of Service (LOS) Analysis is Deficient

The Fehr & Peers Intersection Operation Evaluation in Appendix J contains a detailed assessment of traffic circulation issues, with particular focus on the potential for *increases in congestion*.

BW1-3

a. The evaluation studied 25 intersections near the HLC project site (19 signalized) and determined for each the Level of Service from A to F. Level A represents little or no delay and Level F extreme traffic delays with intersection capacity exceeded.

Appendix J page 25 (J-24) table 5 presents the definitions for all six categories. Appendix J page 26 table 6 lists six intersections that will operate at a LOS of E or F.

An E designation means the condition of the intersection is *poor*. It implies there may be long lines of waiting vehicles through several signal cycles. An F denotes *failure*. Backups from nearby locations or on cross streets may restrict or prevent movement of vehicles out of the

intersection approaches. Tremendous delays with continuously increasing queue lengths.

b. Appendix J page 36 (J-35) Table 9 summarizes the results of the AM and PM peak hour intersection LOS analysis for Cumulative plus Project conditions. This is an important Table to be fully aware of.

Based on the analysis, *seven* intersections are projected to operate at LOS E or F during one or both peak hours if the Project is approved.

- Flagler Lane & 190th Street (AM & PM peak hour)
- Inglewood Avenue & 190th Street (PM peak hour)
- Harkness Lane & Beryl Street (AM & PM peak hour)
- Flagler Lane & Beryl Street (AM & PM peak hour)
- Redbeam Avenue & Del Amo Boulevard (AM & PM peak hour)
- Anza Avenue & Del Amo Boulevard (PM peak hour)
- Hawthorne Boulevard & Del Amo Boulevard (AM & PM peak hour).

c. At these seven most affected intersections, *even with mitigations*, the proposed Project as envisioned will have a lasting and significant impact on local and regional traffic.

This Transportation evaluation shows unmistakably that the greatest environmental impacts will, however, be in the city of Torrance. They will fall disproportionately on Flagler Lane and Beryl Street and on the Pacific South Bay neighborhood 80 feet east of the project.

These transportation impacts, as noted on Appendix J page 28(J-27), will occur all through the *5+-year period* of construction and for the duration of the *50-to-99-year* operation of the HLC project and “with other cumulative traffic in the area, would generate increases in CO₂ levels near local intersections.”

d. The BCHD's determination that there is no further mitigation measure for these intersections is mind-boggling. More robust mitigation efforts *must* be explored. [See: 2.3.5] for example.

These investigations for the Final EIR *must* also include:

i. Adding monitored freeway on- and off-ramp intersections where the project adds 50 or more trips.

ii. Freeway monitoring if the project will add 150 or more trips in either direction during AM or PM weekday peak hours as recommended by Caltrans.

iii. Reviews of intermediate milestones with consultation of local jurisdiction experts prior to buildout

iv. Addition of *private* service roads on the HLC project site.

v. Incorporation of on-site circulation roads for service vehicles from Beryl Avenue and Prospect Avenue with setbacks of at least 12 feet

vi. Exploration of investigations present in [See: 2.3.5]

DEIR page (3.2-52) Air Quality, lists only five of the seven intersections as having problems.

Why are these results inconsistent? The EIR must resolve this inconsistency

3. No analysis of transportation network deficiencies was conducted

DEIR page 746 (3.14-28) asserts that both Phase 1 and Phase 2 HLC development plans would not conflict with transportation plans, policies or regulations and therefore project impacts would be less than significant with mitigation.

BW1-5
(cont.)

DEIR page 730 (Table 3.14-1). Existing Public Transit Services in the Project Area does provide a *small* amount of data regarding public transit. Yet, there is no indication in the DEIR that there was *any* analysis directed at reducing the deficiencies of the transportation network or that any development resources are to be set aside to make improvements in the event the proposed project is approved. There is no indication to work with the six county transportation commissions (CTCs) used by the Southern California Association of Governments (SCAG). Are these a proper action for an organization that touts its benefits to the community?

4. The significance of documented collision data was ignored.

BW1-6

DEIR page 736 (3.14-18) states that “There are no discernable existing hazards in the vicinity of the Project site due to roadway and driveway configuration.”

Yet, also on Page 736 and in Appendix K, it is stated that “323 collisions occurred within the vicinity of the Project.”

Over three hundred is not a small number. It strongly suggests that there is an immediate and serious traffic safety issue in the vicinity of the project. Mitigation analysis of these hazards *must* be conducted.

5. The significance of cut-through traffic data was ignored.

BW1-7

DEIR page 737 (3.14-19) states “As arterial roads become increasingly congested, drivers often seek out ways for avoiding traffic jams. This is usually done by cutting through residential neighborhoods to avoid heavy traffic on arterial roads. This phenomenon is referred to as “cut-through traffic.”

Yet, despite this recognition, there is no indication in the DEIR that any resources will be directed to mitigate, control or address the longstanding problem that would become even more acute with the

BW1-7
(cont.)

operation of the HLC. The scope and utilization plan for these resources *must* be provided as part of the EIR.

6. An incorrect conclusion was drawn about the impact of the design on vehicle traffic and pedestrians.

The DEIR page 736 (3.14-18) states “There are no discernable existing hazards in the vicinity of the Project site due to roadway and driveway configuration.”

Further, the DEIR page 781 (3.14-63) states “Vehicle traffic from the proposed one-way driveway and service entrance along Flagler Lane would not contribute to pedestrian safety hazards given that there is no sidewalk along the west side of Flagler Lane south of its intersection with Beryl Street.”

BW1-8

Yet, the EIR states “BCHD is coordinating the BCHD Bike Path Project (separate from the proposed Project) with the City of Redondo Beach and the City Torrance to develop a formal protected Class I bicycle path along Flagler Lane east of the Project site to connect the existing Class II bicycle lanes on Diamond Street and Beryl Street. The Bike Path Project would also develop sidewalks along the west side of Diamond Street north of Prospect Avenue and the *west* side of Flagler Lane south of Beryl Street, where there are currently no sidewalks.”

The DEIR conclusions on pages 736 and 781 are patently false. They are asserted with no data that sustain them. The missing safety analyses and impacts on vehicles and pedestrians *must* be provided as part of the EIR analysis.

Given that existing site access is currently limited to the three driveways along North Prospect Avenue, the additional proposed access point off of Beryl Street is not needed. It would be better to distribute Project-related vehicle traffic to North Prospect as it is, and reduce the potential for vehicle-pedestrian and vehicle-bicyclist interactions on Beryl and

BW1-8
(cont.)

Flagler where the bike path is being designed. The impact of this alternative *must* be included in the EIR.

7. The utility of the existing curb cut on Beryl Street is misrepresented.

The DEIR misleadingly states “While there is an existing curb cut and driveway into the vacant Flagler Lot, the lot is currently closed off with a gate and does not permit vehicle entry.”

BW1-9

Yes, at the *direction* of BCHD, the Beryl entrance into the Flagler lot is *temporarily* closed off to protect the assets of a BCHD leasee. The DEIR fails to mention that the existing curb cut on Beryl has been in use for more than 25 years to access the Flagler lot – for such activities as selling trees for Christmas and pumpkins for Halloween. [Ref: 3.2.83] There is no compelling justification in the DEIR for the need for additional access points for the HLC. This misrepresentation *must* be corrected.

8. The DEIR focuses almost exclusively on the analysis of vehicles miles traveled and nothing else

BW1-10

Yes, Senate Bill 743 requires that the amount of driving and length of trips as measured by “vehicle miles traveled” or VMT be used to assess transportation impacts on the environment for CEQA review.

But, that is the *total* extent of the traffic analysis presented in the DEIR. Evidently, the statement “...VMT be used to assess transportation impacts...” is being interpreted by BCHD to mean that VMT is the *only* data to examine. No other analyses were conducted. The impact on conclusions, cut-through traffic and pedestrian safety have been totally ignored. They *must* be addressed in the EIR.

BW1-11

9. The proposed project solution increases cut-through traffic rather than decrease it

BW1-11
(cont.)

The DEIR page 895 (5-49) states “Implementation of a permanent closure of southbound traffic on Flagler Lane south of Beryl Street would preclude access for service and delivery vehicles to the subterranean proposed service area and loading dock under the proposed Project.”

Yet, under the proposed Project service and delivery vehicles could choose to drive through the Torrance neighborhood to enter the service area and loading dock entrance. This would *increase* cut-through traffic and conflict with what presently already exists. The proposed design *exacerbates* existing problems rather than *mitigate* them. The EIR must analyze and propose mitigations that properly consider all of the contributing circumstances.

10. The explanation of traffic metrics and their justifications is inadequate

BW1-12

In the DEIR, the criteria for transportation impacts are declared to be either “less than substantial” or “less than substantial with mitigations” without sufficient detail to determine what exactly the residual impacts of the mitigations are. The EIR must explain and adequately quantify what the word “substantial” means for the transportation and air quality impacts.

To what *quantitative* extent are the transportation impacts reduced?

11. The effects of traffic induced greenhouse gas (GHG) emissions is missing

BW1-13

On Page 3.14-24 it is stated: “Under SB 743, the focus of transportation analysis shifts from LOS to VMT and the reduction of GHG emissions through the creation of multimodal transportation networks and promotion of a mix of land uses to reduce VMT.”

Yet, what is proposed in the DEIR in this regard is not present or is vague.

The EIR *must* provide a clear definition of what types of traffic control and suppression elements will be included in the development plan.

The mitigation efforts proposed in the EIR *must* aim for reductions in *all* transportation-related activities. Any increases in gas emissions should be considered significant and be *fully* mitigated.

Mitigation measures must include additional funds to provide financial benefits to local governments that have designated Priority Development Areas (PDAs). This mitigation should include accessing additional funding sources including Safe Routes to Transit, and the \$7 billion in Local Streets and Roads funding.

BW1-13
(cont.)

This mitigation *must* be feasible and reduce greenhouse gases by encouraging transit-oriented development near bus and rail stations. Mitigation T-3 proposes for regional and local agencies and employers to promote innovative parking strategies. This measure should also include a parking cash-out program (opt-out), which could feasibly integrate pricing for otherwise free or underpriced parking into regional parking policies and practices.

The DEIR does not adequately leverage transit investments to mitigate greenhouse gas impacts of roadway expansion. It does not require a mix of uses at stations; it sets targets far too low, and excuses some projects from any requirements at all.

If BCHD truly subscribes to the tenant of improving the health of all beach city residents, it *must* become a leader in fostering and supporting healthy planet initiatives. Helping seven billion people is a far more impactful goal than helping a few hundred.

The BCHD asserts that some of the funds from the RCFE will be used for implementing greenhouse gas reduction efforts, but critical parameters are missing:

- a. The percentage of gross income allocated
- b. The growth rate of GHG emission growth over the project lifetime.
- c. Explanation what the future needs are and what environmental impacts these increased services actually have.

The EIR must analyze a comparison between the “2021”, “2035 No Project” and “2035 Project” scenarios at the same fleet engine assumptions so that the impacts of expansions can be reflected and compared to 2021 conditions.

12. The consequences of HLC services to citizens outside of the beach cities is not analyzed

- a. Has the BCHD received authorization from LAFCO to expand its sphere of influence? The EIR *must* calculate how many clients are presently being served who reside outside the geographic border of the beach cities.
- b. Has the BCHD conducted a study to determine how these clients currently receive services?

What will be the associated cost to the BCHD to provide services to these clients? The EIR *must* include specific data regarding marketing, transportation costs, and GHG impacts tied to VMT.

13. The DEIR does not adequately study of impacts and mitigations regarding revenue efforts.

DEIR page 757 (3.14-39) states “Trip generation estimates for new uses were based on available programming information provided by BCHD. ITE does not provide a trip generation rate for aquatic centers such as the one proposed as part of the Phase 2 development program.”

While the possibility of using revenue for future programs is put forward, there are no plans articulated for expanding such programs. The BCHD *must* clearly state and commit to funding mitigations that will result from unmitigated significant impacts to greenhouse gases, air quality, transportation and land use. In the DEIR, no data is provided to determine the impact of expected future activities.

Consistent with the provisions of Section 15091 of the State CEQA Guidelines, SCAG has identified mitigation measures capable of avoiding or reducing the potential for conflicts with the established measures of effectiveness for the performance of the circulation system that are within the jurisdiction and responsibility of Lead Agencies.

Where the BCHD has identified that a project has the potential for significant effects, the Lead Agency can and should consider mitigation measures that ensure compliance with the adopted Congestion Management Plan, and other adopted local plans and policies, as applicable and feasible.

Compliance can be achieved through adopting transportation mitigation measures as set forth below, or through other comparable measures identified by the BCHD as the Lead Agency:

- a. Fund capital improvement projects to accommodate future traffic demand in the area.
- b. Install pedestrian safety elements (such as cross walk striping, curb ramps, countdown signals, bulb outs, etc.) to encourage convenient crossing at arterials.

BW1-16

Because the commercial components of the Proposed Project will not only serve beach cities residents, the EIR needs to state how many trips might come from outside the surrounding area. What cities will be served? How far will the clients travel? What routes and services will be impacted? The DEIR erroneously reduces VMT without adequate attention to all data. This shortfall *must* be fixed in the EIR

14. The content of the Transportation Demand Plan (TDP) must be expanded

BCHD *must* prepare and *submit* a Transportation Demand Management Plan (TMP) to the cities of Redondo Beach and Torrance prior to the issuance of the first building permit for the Project. A final TDM Plan must be submitted and approved by the cities prior to the issuance of the first certificate of occupancy for the Project. All versions of the TDM plan *must* include the items listed below:

BW1-17

- a. All strategies listed Mitigation Measure T-1
- b. Adherence to all other local traffic and/or congestion management plans
- c. Strategies, as determined to be appropriate by the cities, that would produce a minimum fifteen (15) percent reduction of new vehicle trips to the HLC.
- d. Mitigation plan for the transportation-related impacts and calculated increase of VMTs for anticipated special events.
- e. Establishment of policies and programs to reduce onsite parking demand and promote ride-sharing and public transit for events on-site, including:
 - i. Promotion of the use of on-site parking rates offered at reduced rates

ii. Requiring special event center operators to advertise and offer discounted transit passes with event tickets

iii. Requiring special event center operators to advertise and offer discount parking incentives to carpooling patrons, with four or more persons per vehicle for on-site parking

iv. Requiring designation of a certain percentage of parking spaces for ride sharing vehicles.

BW1-17
(cont.)

f. The plan to build or fund a major transit stop within or near transit development upon consultation with the six applicable county transportation commissions (CTCs).

g. The plans to purchase, and/or create incentives for purchasing, low or zero emission vehicles.

h. Inclusion of construction related provisions listed in item 15 below.

i. Inclusion of the bicycle related provisions listed in item 16 below.

j. Accepts the right for the cities of Redondo Beach and Torrance to levy fines for non-compliance with the TDMP.

15. Construction traffic impacts are not adequately analyzed.

BW1-18

A detailed Construction Worksite Traffic Control Plan (CWTCP) *must* be prepared and included as part of all versions of the TDMP described in item 13 above. The following items concerning construction equipment and personnel travel *must* be addressed in the CWTCP.

BW1-18
(cont.)

- a. Specification of strategies that reduce traffic congestion during construction of this project and other nearby projects that could be simultaneously under construction
- b. Scheduling of all truck trips that avoid peak traffic hours.
- c. Distribution to all households along the designated routes at least 10 days in advance of any activity.
- d. Notification to public safety personnel of major deliveries, detours, and lane closures.
- e. Publishing and distribution to nearby residents, the traffic departments of Redondo Beach and Torrance the process for responding to and tracking of complaints pertaining to construction activity including the identity of an onsite complaint manager.
- f. Provision that the manager shall determine the cause of the complaints and shall take prompt action to correct the problem. The cities of Redondo Beach and Torrance and/or other appropriate government agency shall be informed who the manager is prior to the issuance of the first permit.
- g. Provides a detailed provision for accommodation of pedestrian and bicyclist flow.
- h. Determination of whether or not the mitigation efforts developed above combined with other mitigation and regulatory compliance measures in the EIR are equal to or more effective than the SCAG RTP/SCS Program EIR T-2 in avoiding conflicts with any other congestion management program within the jurisdictions of the BCHD including, but not limited to:
 - * VMT and travel demand measures
 - * Other standards established by the county congestion management plan.

If such a determination is made, the contractor shall adopt the plan recommended by the California, Department of Transportation.

BW1-18
(cont.)

- i. Ensures that access will remain unobstructed for land uses in proximity to the project site during project construction.
- j. Coordination with the Redondo Beach and Torrance emergency service providers to ensure adequate access is maintained to the project site and neighboring businesses and residences.

16. Construction worker parking access impacts are not analyzed

A detailed Construction Worker Traffic Plan (CWTP) *must* be prepared and included as part of all versions of the TDM plan described in item 13 above. The follow items concerning construction equipment and personnel travel *must* be addressed in the CWTP.

BW1-19

- a. Makes provision for parking management and designated spaces for all construction workers to ensure that *all* construction workers do not park in or on street spaces.
- b. Guarantees that damage to the street caused by heavy equipment, or as a result of this construction, shall be repaired, at the project's expense.
- c. Specifies that within one week of the occurrence of the damage (or excessive wear), repair will be made -- unless further damage/excessive wear may continue; in such case, repair shall occur prior to issuance of a final inspection of the building permit.
- d. Specifies that all damage that is a threat to public health or safety shall be repaired immediately.
- e. Specifies that when such damage has occurred, the street shall be restored to its condition prior to the new construction as established by

the cities of Redondo Beach or Torrance (or other appropriate government agency) and/or photo documentation, at the BCHD's expense, before the issuance of a Certificate of Occupancy.

f. Specifies that all heavy equipment brought to the construction site shall be transported by truck

BW1-19
(cont.)

g. Specifies that no materials or equipment shall be stored on the traveled roadway at any time.

h. Specifies that prior to the onset of demolition, excavation, or construction, portable toilet facilities and a debris box shall be installed on the site and properly maintained through project completion.

i. Specifies that, prior to the end of each work-day during construction, the contractor or contractors shall pick up and properly dispose of all litter resulting from or related to the project, whether located on the property, within the public rights-of-way, or properties of adjacent or nearby neighbors.

17. Bicycle traffic and usage are not sufficiently analyzed.

Motor vehicles are not the only mode of transportation that must be analyzed in the EIR. The HLC is reputed to be open to all residents of the beach cities – regardless of their mode of transport for getting there. A bike path is proposed adjacent to the HLC. It is reasonable to assume that bicyclists will be among those wishing to visit the facility.

BW1-20

A detailed Bicycle Usage Plan (BUP) must be prepared and included as part of all versions of the TDM plan described in item 13 above. The follow items concerning bicycle travel *must* be addressed in the BUP.

a. The number of units that will provide nearby bicycle parking spaces.

b. The number of residential bicycle parking spaces and charging stations would be provided for the commercial component of the HLC.

c. The number of bicycle parking spaces that ensures sufficiency to accommodate 5 to 10 percent of projected use at all public and commercial facilities in the HLC.

d. The plan for a self-service bicycle repair area.

e. The detailed description of the signage and striping onsite to encourage bike safety.

f. Accommodations planned for a Guaranteed ride home program.

g. The plan to restrict construction related traffic to off-peak bicycle operation hours.

h. The plan to work with the school districts to improve pedestrian and bike access to schools.

i. The plan to contribute a one-time fixed fee contribution to be deposited into the Bicycle Plan Trust Funds of the cities of Redondo Beach and Torrance.

j. The plan, in coordination with all appropriate agencies, to establish ordinances limiting the hours when deliveries can be made to off peak hours.

k. The plan to promote the use of bicycles by providing space for the operation of valet bicycle parking service.

l. The plan to ensure that the detailed design relating to delivery truck loading and unloading taking place on site has no vehicles having to back into the project via the proposed project driveways on any adjacent street.

BW1-20
(cont.)

m. The plans to develop a Bicycle Safety Program or a bicycle safety educational program to teach drivers and riders the laws, riding protocols, routes, safety tips, and emergency maneuvers at the HLC.

18. Transportation/Traffic Emergency Access provisions are missing

BW1-21

The construction work site traffic control plan (CWTCP) *must* ensure that access will remain unobstructed for land uses in proximity to the project site during project construction. Coordinate with the Cities and emergency service providers to ensure adequate access is maintained to the project site and neighboring businesses and residences.

19. Analysis of the impact on bus lines service the project area is incomplete.

This analysis *must* be expanded to include the following information.

a. The average daily ridership on the Bus Lines serving the project area.

BW1-22

b. Use these data as part of the analysis to determine the worker and overall VMT baseline.

c. The bus routes paralleling the existing service that support the DEIR conclusions outlined in the VMT and transportation-related impacts

d. A list of all intersections studied and the existing number of vehicles on the roadways each day.

BW1-23

20. BCHD claims for allocation and use of RCFE funds for transportation improvements are not substantiated.

The BCHD asserts that some of the funds from the RCFE will be used for implementing transportation improvements. This assertion *must* be made more specific.

BW1-23
(cont.)

The DEIR claims that the funds derived from the RCFE will be used for programming, but there isn't any attempt to factor in what that transportation growth is forecasted to be and what its impact will be on GHG, air quality, and public transportation. This *must* be clarified and additional data added that explains what these future needs are and what the environmental impacts of these services are.

21. Little coordination with the city of Torrance was conducted.

Even Fehr & Peers states that future changes to Flagler Lane by the City of Torrance to reduce LOS were never considered.

BW1-24

Twenty-one significant deficiencies! The number is high because of the total inappropriateness of placing the HLC in the very midst of a heavily populated residential area.

For more on the impact of traffic on greenhouse gas emission, [See: 2.3.5, sub-argument 8]

Conclusion: The EIR *must* correct *all* traffic mitigation deficiencies and state that compliance will be monitored

CEQA Reference(s): Sections 15126.2(b) states in part:

“In addition to building code compliance, other relevant considerations may include, among others, the project’s size, location, orientation, equipment use and any renewable energy features that could be incorporated into the project.”

Section 15092, subsection (b)(2)(A) states in part: “A public agency shall not decide to approve or carry out a project for which an EIR was prepared unless... 2) the agency has... *eliminated or substantially lessened* all significant effects on the environment where feasible.” (emphasis added)

BW1-25 DEIR Page(s): 439 (3.7-1), Appendix J

- * We all have a responsibility to be proactive in reducing the generation of greenhouse gasses.
- * BCHD, as a health district should be showing leadership in this regard.
- * BCHD shows no empathy with the community it serves.
- * BCHD does not adequately address CEQA requirements.
- * BCHD must elect to adopt a proactive approach, but does not.
- * The DEIR does not analyze Bike Path impacts.
- * The DEIR does not analyze the impacts on other civic activities.
- * No Phase 2 actions are proposed.

BW1-26

1. We *all* have a responsibility to be proactive in reducing the generation of greenhouse gasses.

The California Supreme Court, as stated in *Cleveland National Forest Foundation v. San Diego Assn. of Governments* (2017) 3 Cal.5th 497, 504 (SANDAG).⁴ has repeatedly held that GHG law continues to evolve, and lead agencies have an obligation under CEQA to “stay in step.” [Ref: 3.2.127]

The fact that the California Supreme Court recognizes the urgency for public agencies to “stay in step” is significant. All proposed projects which will generate GHG emissions either directly or indirectly have a moral obligation to substantially reduce these effects on our environment.

It is urgent, as President Biden noted in April, during the international climate summit, a call to cut GHG emissions by 50%. Telling an audience of 40 world leaders “We have to get this done”. Biden wants all electricity in the U.S. to come from carbon-free sources by 2035. He described a need to seal off abandoned wells and mines, “putting a stop to the methane leaks and protecting the health of our communities.” [Ref: 3.2.128]. He has also proposed funding for 500,000 vehicle charging stations by 2030. Today, less than 1% of vehicles on the road are powered by electricity.

Yet, there’s reason to fear California will fail to meet this challenge. Energy Innovations, a San Francisco-based research firm used its Energy Policy Simulator, an open-source modeling tool, to determine whether California is on track to meet its 2030 target. Researchers concluded the state would fall short under current policies, reducing economy-wide emissions from 424 million metric tons in 2017 to around 284 million in 2030. [Ref: 3.2.129]

California, once a leader in environmental issues, is falling behind according to the Climate Center, a nonprofit, started by Ann Hancock

BW1-26
(cont.)

and Mike Sandler in 2001, with a focus on influencing local government to prioritize the reduction of greenhouse gas emissions. The Climate Center states: “Doing nothing or pursuing timid climate solutions will cost California trillions of dollars in destructive impacts to our economy, public health, equity, and way of life. Bold policy changes now are critical to the pursuit of effective, equitable solutions.” [Ref: 3.2.130]

2. BCHD shows a lack of *leadership* in regard to reducing GHG emissions

Some State leaders are committed to reducing the environmental impacts of greenhouses gas emissions. But others are idle, content to let others shoulder the responsibility of meeting state and federal climate action plans.

Unfortunately, it appears BCHD is one of the others -- despite being a *health district*, whose purpose is to ensure the health and well-being of beach city residents.

In the DEIR for the HLC, BCHD shows a severe lack of leadership that is contrary to their stated mission.

3. BCHD shows a lack of *empathy* with the communities it is supposed to serve.

BW1-27

Since starting the HLC procurement process, BCHD has also shown a *disregard* for the concerns the public has brought to their attention as evidenced by the HLC project summarized in the DEIR.

The fact that the BCHD is open to endangering the surrounding neighborhoods to the environmental impacts of 5+ years of construction (despite the identified impacts) and has willfully proposed a facility that is wildly incompatible with the surrounding residential neighborhood, shows a dangerous disregard for the goals and objectives the DEIR is premised upon.

BW1-27
(cont.)

Considering the global impacts of climate change and the radical changes brought on by the Covid-19 pandemic, it's time to make the changes needed to transform and protect future generations. Beach city residents deserve an enlightened BCHD committed to environmental sustainability. The youth of the beach cities deserve more from those who are elected to serve the community, everyone expects more from those who run for public office.

4. BCHD does not adequately address CEQA requirements for reduction of GHG emissions.

DEIR page 439 (3.7-1) states: "With regard to climate change, it is generally accepted that while the overall magnitude of global impacts is substantial, the contribution of any individual development project is so small that direct project-specific significant impacts – albeit not cumulatively significant impacts – are highly unlikely.

BW1-28

"Global climate change is also fundamentally different from other types of air quality impact analyses under CEQA in which the impacts are all measured within, and are linked to, a discrete region (i.e., air basin). Instead, a climate change analysis must be considered on a global level and requires consideration of GHG emissions from the project under consideration as well as the extent of the related displacement, translocation, and redistribution of GHG emissions."

Thirteen pages later into the section boilerplate, on page 451 (3.7-13), the DEIR finally identifies *one* regulation they are compelled to follow by quoting from the AQMD regulations:

"As of the present date, the only regulation adopted by the SCAQMD addressing the generation of GHG emissions is the establishment of a 10,000 MT CO₂e per year screening level threshold of significance for stationary/source/industrial projects for which the SCAQMD is the lead agency."

On page 463 (3.7-25), the BCHD admits the Project will add to GHG emissions, “The proposed Project would result in *net* GHG operational emissions directly from on-road mobile vehicles, electricity, and natural gas.” (emphasis added)

And on page 464 (3.7-26), the DEIR describes some of the specific causes for its GHG emissions, “Operation of the proposed Project would generate GHG emissions from on-site operations such as natural gas combustion for heating/cooking, landscaping equipment and the use of consumer products. GHG emissions would also be generated by vehicle trips associated with the proposed Project.”

BW1-28
(cont.)

BCHD lists the GHG data on page 469 (3.7-29) in Table 3.7-6 titled Combined Annual Operational GHG Emissions for the Proposed Project. The analysis states that “Pursuant to *current* SCAQMD methodology, the combination of amortized construction GHG emissions with operational GHG emissions would result in a combined total of approximately 13,131.4 MT CO₂e/year.” (emphasis added). Note that this amount exceeds the SCAQMD annual threshold.

DEIR page 106 (1-6) lists proposed mitigation measures that require approval. The HLC project is listed as requiring SCAQMD approval.

However, the BCHD avoids its obligation to mitigate GHG emissions almost entirely. By failing to fully analyze alternatives and propose vigorous mitigation methods, the DEIR therefore violates CEQA requirements. It is deeply concerning that the BCHD is not looking to reduce the Project GHG emissions to the maximum extent possible.

5. BCHD *must* elect to apply a proactive approach, but does not.

BW1-29

a. BCHD could, *if desired*, require all new vehicles purchased to run on electricity. They could specify the number of electric-vehicle charging stations that will be present on the site. They could extend the bike path

into the project site. They could increase the use of solar panels and onsite appliances to electricity to the maximum amount possible.

BW1-29
(cont.)

However, DEIR page 402 (3.5-22) merely states: “The natural gas demand for the project would *increase* existing natural gas demand during both Phase 1 and Phase 2.” (emphasis added)

b. Why, therefore, is there no analysis between the electric demand and usage and the natural gas demand and usage? Why is there no discussion of the pros and cons of relying on natural gas?

Clearly, HLC project GHG mitigations are not fully analyzed.

BW1-30

c. DEIR page 465 (3.7-27), under the heading: On-site Use of Natural Gas and Other Fuels, states: “Natural gas would be used by the proposed Project for heating of the Assisted Living and Memory Care units and for the restaurant and dining uses, resulting in a direct release of GHGs.” It also states: “the proposed Project would generate a small percentage of its own energy using photovoltaic solar panels that would cover between 25 and 50% of the proposed roof space.”

Why is there a *factor of two* difference between these two percentages?

The DEIR provides very little information to understand how the mitigation works and how it would impact future GHG emissions. More information *must* be provided in the EIR.

BW1-31

DEIR page 468 (3.7-30) in Table 3.7-7 states: “the *net* annual GHG emissions associated with the proposed Project were calculated by subtracting the existing annual GHG emissions associated with the Beach Cities Health Center and Beach Cities Advanced Imaging Building on-site (refer to Table 3.7-3) from the total GHG emissions associated with the proposed Project (refer to Table 3.7-6).” (emphasis added)

BW1-31
(cont.)

This section, in essence, makes it obvious that the BCHD is not going to do *anything* with regards to fuels and electricity and will rely on *reductions* that other more conscientious agencies may achieve.

The DEIR does not exhibit the tight, evidentiary connection required by CEQA. It is not consistent with California's GHG reduction programs. The BCHD appears content to do *little* to reduce GHG emissions.

BW1-32

DEIR page 470 (3.7-32) paradoxically states, as shown in Table 3.7-6 and 3.7-7: "the proposed Project would result in a net reduction in total annual GHG emissions when compared to existing annual GHG emissions generated at the Project site. As such, the proposed Project would not generate GHG emissions that may have a significant impact on the environment."

If this rational is accepted by the BCHD Board of Directors, it will mean that future developers who demolish and rebuild on the same site could use a baseline of the existing GHG and avoid having *to reduce GHG emissions at all*.

6. The bike path design impacts have not been analyzed.

DEIR page 749 (3.14-71) fails to state why the bike path isn't extended into the project site.

BW1-33

Appendix J, section 2.2 page 15, Existing Pedestrian and Bicycle Facilities, states: "The nearest existing bicycle access to the Project site is provided via the Class II bicycle lanes on Diamond Street and Beryl Street, but there are no existing facilities which provide *direct access*" (emphasis added).

The South Bay Bicycle Master Plan, however, indicates that additional Class I, II, and III facilities are needed throughout the study area.

Rather than use the opportunity of increasing bike travel to and from the HLC project, BCHD chooses to ignore its importance in reducing GHG emissions.

The DEIR fails to address a safe way to bike to and from the existing routes to the interior campus bike facilities. The problem is documented in the Fehr & Peers report showing the intersection counts into the BCHD site along Prospect Ave. that leads into the site. These numbers also show that bike riders are not riding to the site.

BW1-33
(cont.)

Inexplicably, there is no mention of the potential of providing bike path access to and from the HLC. Instead, the DEIR fails to explain how the project site helps to accomplish the objective of Goal G13: Link existing and proposed bicycle facilities specified in the Redondo Beach General Plan Transportation and Circulation Element presented on DEIR page 454 (3.7-16). Doing so will have a positive impact on GHG emissions. This possibility *must* be analyzed in the EIR.

Though not designated, Flagler Alley currently serves as an informal bicycle path. The proposed Project should include extending the bike lanes into the site, to encourage active transportation to and from the Project site, and thereby reduce GHG production.

7. Impacts on other civic activities are not sufficiently analyzed.

DEIR page 476 (3.7-38) shows that the Redondo Beach General Plan and Climate Action Plan Consistency Summary states the objective is to “Establish a Local Farmer’s Market – Work with local organizations to establish farmers’ markets in the community.”

BW1-34

The DEIR states that the proposed Project would include a tree-lined promenade (also referred to as Main Street), which could support such outdoor farmers’ markets.

This is a questionable service that BCHD is assuming it needs to provide. There are no supporting facts to determine if the public has a need for an additional farmer's market at the Project.

BW1-34
(cont.)

If there is an unmet need for another farmer's market, the existing parking lot is large enough to accommodate it. Why hasn't the Board used it for that purpose in more than 20 years?

This item *must* be stricken from the DEIR. It doesn't belong there. There is no data to determine the number of vehicles entering and exiting the site and no detailed study to determine its GHG impacts.

8. The lack of defined actions continues for Phase 2

a. DEIR page 477 (3.14-39) continues this see-no-evil, speak-no-evil approach. There we are told that the Phase 2 Aquatic Center trip generation estimates were *not completed* by the team hired to conduct the analysis, so instead the DEIR would merely use preliminary findings.

BW1-35

How is this consistent with CEQA requirements? How is this consistent with the pronouncements that analyses performed now will be sufficient for phase 2? How can BCHD possibly claim that all relevant CEQA analyses for Phase 2 have been conducted in the EIR, when in fact, they have not?

The proper analyses *must* be provided in the HLC project EIR

b. DEIR page 757 (3.14-39) states in part: "Trip generation estimates for new uses were based on *available* programming information provided by BCHD. ITE does not provide a trip generation rate for aquatic centers such as the one proposed as part of the Phase 2 development program. Therefore, BCHD hired Ballard King & Associates to prepare a market feasibility study, which includes *preliminary* findings of the market

assessment used by Fehr & Peers to estimate potential trip generation (see Appendix J).” (emphasis added)

What are these details? How did BCHD acquire them? What do they say?

c. The Phase 2 analysis in the DEIR is built with a bag of hot potatoes. It is hard to ascertain accurately who ended up holding it, but the story goes something like the following:

i. Fehr & Peers was given the responsibility by BCHD to estimate Phase 2 potential trip generation.

ii. However, ITE, the original traffic analysis contractor, did *not* provide a trip generation rate for aquatic centers such as the one proposed as part of the Phase 2 development program.

This is important to have been done, however. As DEIR page 854 (5-8) states: “...following the development under Phase 2, the proposed project would result in an increase in daily trip generation associated with the Aquatics Center ...”

iii So, as DEIR page 757 (3.14-39) states: “BCHD then hired Ballard King & Associates to prepare a market *feasibility* study which included preliminary findings of a market *assessment*.” (emphasis added)

The firm’s profile [Ref: 3.2.131] states: “Ballard King offers a broad range of services that can be integrated into a design team or contracted independently. Some of our services include feasibility studies, operations analysis, maintenance cost estimates, revenue projections, staffing levels, budgeting, marketing plans, and third-party design review. Additionally, we perform audits for existing facilities as well as recreation master plans.”

BW1-35
(cont.)

In response to the BCHD request for proposals for the Aquatic Center feasibility assessment, Ballard King stated on its website, “The scope of worked included: market assessment, public participation, facility recommendations, and operational planning.”

iv. Just to be clear, Ballard King was *not* hired to conduct an engineering-based traffic analysis. They do not claim to be qualified to do so! The methodology used by Ballard King is stated clearly in DEIR Appendix J – Appendix C: pages 67-8 (J-66-7).

v. Evidently, the plan was for Ballard King to use data provided by the South Bay Aquatics Center (SBAQ), located in Redondo Beach, in conjunction with their market assessment to develop aquatic center trip generation estimates.

BW1-36

However, SBAQ had not been operating with regular class schedules recently due to COVID-19. Vehicle counts were unable to be collected. No reliable data was available for validating the trip generation estimates.

DEIR Appendix C of Appendix J, page 41 (J-40) includes the memorandum prepared by SBAQ that states this fact. On DEIR Appendix C of Appendix J, page 67 (J-66) Ballard King states that there was not a sufficient sample size that could be used as “reliable” counts.

BW1-37

vi. Evidently, in BCHD’s rush to get the DEIR published rapidly, no matter what, Ballard King was then directed to use another engineering light-weight - the National Sporting Goods Association (NSGA) [Ref: 3.2.132]

The NSGA approximates the number of people in a geographic area who might participate in recreational activities like swimming, be it in a pool or the ocean.

The NSGA conducts annual surveys of how Americans spend their leisure time. In particular they collect data by age range (7 and up), median household income, and region of the country. Using the age distribution of the primary service area, combined with median household income, region of the country, and national average, Ballard King produces a participation percentage unique to the characteristics of the primary service area.

An explanation of the methodology used by the NSGA to generate their 2017 data set [Ref: 3.2.133] states: “An online panel maintained by Survey Sampling International (SSI) was used. The panel is balanced on a number of characteristics determined to be key indicators of general *purchase behavior*, including household size and composition, household income, age of household head, region, and market size. Due to the online methodology African Americans and Hispanics are somewhat underrepresented in the sample.” (Emphasis added.)

BW1-37
(cont.)

The NSGA information made no claims it could be used to determine the transportation impacts of the Aquatic Center’s GHG emissions.

For the BCHD service area used by NSGA, this equates to an average of 16.6% of the beach city population that participate in swimming. The NSGA does not further define swimming, nor do they define if this is pool use, ocean, lake, etc.

Ballard King takes a 16.6% figure provided by NSGA and applies it to the population of the primary service area that is age 7 and up. It turns out that within the primary service area 86,145 individuals, age 7 and up, participate in swimming.”

Such an approach as the one described here does *not* produce the factual data CEQA *requires* for analysis. The regional data is not a specific factual survey of Beach city households. The Aquatic Center trip generation table is not representative of the methodology used by Fehr & Peers.

Where are the local data sets showing NSGA conducted a data-based study on the Project area?

BCHD has not eliminated or substantially lessened all significant effects on the environment because it has not provided the information required to determine a believable mitigation measure.

Fehr & Peers, by their own admission, make it abundantly clear that the data was not available to them and that they can't provide the *CEQA required* level analysis that must be made to justify the determination that an environmental impact with or without a mitigation is less than significant.

BW1-37
(cont.)

vii. As a result, the traffic estimates in the DEIR for Phase 2 are general, low-quality *estimates* – certainly not sufficient for the purposes of CEQA.

An EIR cannot merely lie behind the excuse that data is not available. It *must* be provided and the appropriate analyses then made.

As things stand now, BCHD has not eliminated or substantially lessened significant effects on the environment where feasible because it has not provided the information required to determine a feasible mitigation measure. [See: 2.3.4]

Conclusion: The EIR *must* provide analyses with enough substance to access accurately the impact of the HLC on GHG emissions

CEQA Section Title(s): Cumulative Impacts
CEQA Paragraph(s): 15130, 15355

The CEQA Statutes and Guidelines states in part:

Under Section 15130(a) that an EIR shall “discuss the cumulative impacts of a project when the project’s incremental effect is cumulatively considerable.”

CEQA requires under Section 15130(b) that when the combined cumulative impact associated with the project’s incremental effect and the effects of other projects is not significant, the EIR shall briefly indicate why the cumulative impact is not significant and is not discussed in further detail in the EIR. A lead agency shall identify facts and analysis supporting the lead agency’s conclusion that the cumulative impact is less than significant.

The importance of the section on Cumulative Impacts when drafting an EIR is echoed by Ms. Nicole Hoeksma Gordon and Mr. Albert Herson, Attorneys, Sohagi Law Group in an article published September 2011. They caution that the cumulative impacts section of the EIR is critical yet often prepared as an afterthought.

BW1-38

Ref. 1: 006-1109-Demystifying-CEQAs-Cumulative-Impact-Analysis.pdf
(mktngsolutions.com)

As the authors explain, "CEQA does not excuse an EIR from evaluating cumulative impacts simply because the project-specific analysis determined its impacts would be less than significant." Adding, “A conclusion that the cumulative impact is not significant must be accompanied by relevant facts and analysis. [Guidelines § 15130(a)(2)].

Attorneys Gordon and Herson, summarize the CEQA requirement saying, “In other words, CEQA does not excuse an EIR from evaluating cumulative impacts simply because the project-specific analysis determined its impacts would be less than significant.”

The March 2021 document called the “Draft Environmental Impact Report for the Beach Cities Health District Healthy Living Campus Master Plan” (herein “DEIR”), that the Beach Cities Health District (herein “BCHD”) has released to address the environmental impacts of their massive development plan (the “Project”) regarding the Project’s cumulative impacts falls victim to this fatal flaw.

It paints an incomplete picture of the environmental impacts of the project and consequently must be augmented and recirculated.

The DEIR in Section 3.0 Environmental Impact Analysis and Mitigation Measures, page 3.0.5 states in part that the Project's cumulative effects were examined using the List Method (Note: Tables 3.0-1, 3.0-2, 3.0-3, and 3.0- 4) lists pending, approved, and recently completed projects within cities of Redondo Beach, Torrance, Hermosa Beach, and Manhattan Beach within 3 miles of the Project site.

Although the DEIR is required to look at the full effect of other projects in the area, it fails to do so. The relevant facts and analysis of the Redondo Beach Police Department Shooting Range Upgrade project is not stated. The DEIR gives the distance between the two sites in section 3.8 Hazards and Hazardous Materials on page 38 but the necessary facts and analysis to determine the cumulative effect was less than significant is not disclosed. The analysis is essential to determine the impact that these projects will have on Towers Elementary school and the residential units between the two properties. As stated in the DEIR, the Project site is surrounded by single- and multi-family residences to the north, south, east, and west. The nearest single-family residences to the Project are located within West Torrance across from Flagler Lane and Flagler Alley, approximately 80 feet east of the Project site. The distance between the Project and the Redondo Beach Police Department Shooting Range is listed on page 3.8.38 to be one mile. Google maps estimates the distance as 650 feet.

Ref. 2: [Google Maps](#)

The City of Redondo Beach project description says,

“This project will continue the design and environmental preparations necessary to install a modular shooting range at the site of the current police shooting range located at the City Parks Yard on Beryl St and determine the environmental site preparation necessary to pursue construction at the site.”

Ref. 3: [AB21-7-80 7 CAPITAL IMPROVEMENT PUBLIC FACILITIES PROJECTS \(opengov.com\)](#)

The supporting facts and analysis is missing. It is not possible to determine the significance of an impact without factual data.

The cumulative impact of several other significant projects surrounding the site is also missing and makes this section of the analysis of the environmental impacts of the cumulative impacts listed in the DEIR less than reliable. The BCHD Board of

BW1-38
(cont.)

Directors needs to address these impacts before taking further action on the DEIR and concluding cumulative impacts are less than significant.

Under Section 3.1, Aesthetics and Visual Resources, page 3.1.73, the DEIR tells us,

BW1-39

“the nearest cumulative projects to the Project site are the Dominguez Park improvements and Redondo Beach Police Department Shooting Range Upgrade.”

Yet, the DEIR fails to identify most of the associated cumulative impacts including, but not limited to, aesthetics, light, future noise impacts, transportation impacts, and public service impacts. It states,

“all new projects in the vicinity would be required to adhere to regulations of the RBMC or TMC and would be required to undergo plan review by the respective City Planning Commission and City Council.”

BW1-40

The cumulative impacts list does not even mention the BCHD Bike Path Project. And yet, the BCHD received a \$1.8M grant for this project from the LACMTA and is scheduled to start construction in 2021. Until recently, the Bike Path Project was featured in documents the BCHD presented to the public as an integral part of the Project. It was listed under the Project budget in the Financial reports the District has released for successive years. There is an undeniable connection between the two projects. The Bike Path parcel is identified in the Phase 1 (May 2019) and Phase II (February 2020), Environmental Site Assessment Reports prepared for the BCHD by Converse Consultants as Parcel 3 where it is stated on page 16 of the Phase 1 Assessment and on page 7 of the Phase II Assessment that BCHD plans to purchase the property for its Project.

Ref. 4: [Appendix G-Phase I & II ESA.pdf \(bchdfiles.com\)](#)

The Bike Path project is not just adjacent to the east side of the Project, the Bike Path is a BCHD Project that is identified in the NOP for the Healthy Living Campus.

“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.”

Ref. 5:

https://files.ceqanet.opr.ca.gov/252676-2/attachment/ZZ5NTK_Z9BX9StrtoelnCsuR078E9aEQTEzdLs-jlpnp-FG5wlzjNdLSBcHQNzCIYSvZWY09A3D9PP9i0

That the Bike Project isn't considered for the cumulative analysis is disconcerting. The impacts of the entire project, not just individual segments, must be analyzed. CEQA forbids "piecemealing". Pursuant to CEQA, the whole of the entire project must be analyzed, and those environmental considerations related to project(s) broken down into little projects, thus reducing or minimizing the potential impacts to the environment through "piecemeal" is prohibited. An agency cannot treat one integrated large project as a succession of smaller projects to avoid analyzing the environmental impacts of a whole project.

Ref. 6: [Citizens Assn. For Sensible Development of Bishop Area v. County of Inyo \(1985\) :: California Court of Appeal Decisions :: California Case Law :: California Law :: US Law :: Justia](#)

The Project drawings showing the bike path crossing the Flagler Lane driveways may also create a public safety hazard and it also must be studied. The purpose of CEQA is to analyze physical impacts to the existing environment at the time of the NOP (CEQA Guidelines Section 15125(a)), not to hypothetical future conditions.

Furthermore, in combination with mitigation measure MM T-3, page 3.14.67 the roadway along Beryl Avenue as presented, may have inadequate sight lines to ensure service vehicles turning on to Flagler Lane will have adequate views of the bicycles and pedestrians on Flagler Lane and the vehicles entering the roadway from the drop off exit proposed by the BCHD for the Project.

The combination of multiple driveways adjacent to the Project on Flagler Lane may also result in the creation of inadequate sight lines to ensure drivers exiting the driveways have adequate views of oncoming bicycles and pedestrians. The BCHD Project, unlike some other projects, seeks to add commercial vehicles and transit vans to what is a residentially zoned roadway. The typical application where a bike path crosses multiple driveways is along mostly multi-family residential developments.

Ref. 7: [Google Maps](#)

As noted in the DEIR, this conflicts with the Torrance Municipal Code (TMC) Section 92.30.8 zoning of the street as noted in Section 5.0 Alternatives, page 6.

BW1-40
(cont.)

On multiple occasions BCHD has stated it is working with the cities of Redondo Beach and Torrance to secure the required approvals to start work on the Bike Path Project as BCHD's Senior Policy Analyst reported to the MTA on 7/29/2020 and as documented in emails to city of Torrance staff.

Ref. 8: Email to Torrance from Murdock.

This is further evidence the BCHD is aware of the project and coordinating the Bike Path design and construction. That the two Projects are one and the same is made obvious by examining the reports the LACMTA requires BCHD submit as part of their grant. The Invoice dated 28 July 20 shows multiple expenditures to Ed Almanza and Associates and to Paul Murdoch Architects. Each company is working for the BCHD on the Healthy Living Campus. The two projects are deliberately "piecemealed" to minimize the cumulative impacts to avoid CEQA compliance.

Ref. 9: LACMTA FA Measure M Attachment D-2, Quarterly Progress\Expense Report, Section 4, Itemized Expenses.

The requirement to identify facts and analysis supporting the lead agency's conclusion that the cumulative impact is less than significant has been ignored. The analysis of the Bike Path Project in the DEIR is more often misleading and only addressed as an afterthought. However, the DEIR analysis does disclose a few more contradictions.

In Section 3.14 Transportation Consistency with Circulation Plans, Ordinances, and Policies, page. 3.14.70, after stating there are several additions and extensions to surrounding bicycle lanes under design or approved for construction within the cities of Redondo Beach, Torrance, and Hermosa Beach, the BCHD tells us,

"it is coordinating the BCHD Bike Path Project (separate from the proposed Project) with the City of Redondo Beach and the City of Torrance to develop a formal protected Class I bicycle path along Flagler Lane east of the Project site to connect the existing Class II bicycle lanes on Diamond Street and Beryl Street."

Note: The parenthetical notation identified above is noted in the EIR.

"The expansion of the regional bikeway network in the cities of Redondo Beach, Torrance, and Hermosa Beach would achieve the overall goal of the South Bay Bicycle Master Plan and would align with BCHD's mission to promote health and well-being. As such, the proposed Project would not result in a substantial

BW1-40
(cont.)

contribution to cumulatively considerable impacts related to transportation plans and policies.”

Here the BCHD acknowledges there is a Bike Path Project, but purposely states it is separate from the Project. They fail to disclose it was a key part of their Project and covered in the NOP. Yet the DEIR provides no facts to analyze the construction-related traffic, the operational uses proposed for Flagler Lane, the safety impacts, or future impacts on public services that the bike lane imposes on the Project, as is required by CEQA.

The BCHD, who secured \$1.8M from the MTA for the project, admits the Bike Path Project has been discussed with the BCHD Board of Directors and the Community Working group since 2017. It says there have been 60 meetings to the community on the bike path and the Project. The Bike Path has always been a part of the Project. Why is it now excluded? Where is the data needed to assess its environmental impacts? The omission of the BCHD Bike Path Project from the DEIR paints an incomplete picture of the environmental impacts of the project and it must be augmented and recirculated.

BW1-40
(cont.)

The BCHD also fails to connect the Bike Path to the future Project site. Is this a further subterfuge? Section 3 of the D-2 Quarterly Report states the Bike Path project will start construction work 6/1/2021 and end on 3/30/2022. The two Project schedules overlap. Yet the BCHD also fails to propose any policies to improve access to pedestrian, bicycle, and transit systems or to reduce trip generation through transportation demand management consistent with the intent of SB 74.

In renderings and engineering diagrams produced by Paul Murdock Architects, the bike lane is depicted as running from Beryl and Flagler Lane through Flagler Alley to Diamond to Prospect where it stops at a traffic light. It is not shown how it will extend to the Project site. The location of the bike lane as identified in the DEIR does not reflect the full scope of improvements recommended in the South Bay Bicycle Master Plan. As such, it appears to not even achieve the intended result of reducing traffic and GHG at the site.

Ref. 10: [Redondo Beach Bike Master Plan | South Bay Bicycle Coalition](#)

Can a stable and finite EIR fail to address such a significant project in the Cumulative Impacts Section and still meet the CEQA requirements?

The DEIR also simply assumes the impact that the Bike Path Project, in addition to the 157 RCFE units, PACE program and other future BCHD services, will not impact police and fire services when the Project is completed. However, the possibility for significant unmitigated impacts clearly remains. The DEIR states on page 3.13.18

“the proposed Project, in combination with past, present, and reasonably foreseeable probable future projects in Redondo Beach (refer to Table 3.0-1 in Section 3.0, Cumulative Impacts) could contribute to an incremental increase in demand for fire protection services.”

Yet, the DEIR fails to analyze the potential environmental effects of this not yet defined mitigation. The Southern California Association of Governments (SCAG) projections for growth in housing units and population (SCAG 2020) (refer to Section 3.12, Population and Housing) is described on, page 3.13.18. Yet the nexus is not explained. However, all expansions of BCHD facilities, as well as the surrounding projects in the list, must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial.

The DEIR does not adequately disclose, evaluate and mitigate how these project impacts identified under Cumulative Impacts will be addressed as required by CEQA or explained the determination that the impacts are less than significant with mitigations as stated in the DEIR. Yet, the DEIR says in part on page 3.13.24

“Cumulative Impacts As described in Impact PS-2, the proposed Project – including the preliminary site development plan under Phase 1 and the development program under Phase 2 – could recreate an incremental increase in demand for law enforcement services provided by RBPD related to theft, trespassing, or vandalism. Therefore, the proposed Project, in combination with past, present, and reasonably foreseeable probable future projects in Redondo Beach (refer to Table 3.0-1 in Section 3.0, Cumulative Impacts) could contribute to an incremental increase in demand for law enforcement services.”

Again, the BCHD acknowledges the impact is significant yet the analysis and facts to determine how it was mitigated is missing from the text and clearly the impacts remain. The DEIR again fails to analyze the potential environmental effects of this not yet defined mitigation.

BW1-40
(cont.)

The preparation and consideration of the cumulative impacts has been relegated to an afterthought. The DEIR does not analyze the cumulative impacts as required. As defined in CEQA Guidelines Section 15355, a cumulative impact consists of an impact which is created as a result of the combination of the project evaluated in the DEIR together with other foreseeable projects causing related impacts in the vicinity of the project.

Ref. 11: [Microsoft Word - 4.0 Basis for Cumulative Analysis.doc \(ca.gov\)](#)

The DEIR does not research or provide data to explain its determination of the Cumulative Impact of the Project, the Redondo Beach Police Department Shooting Range and the Dominguez Dog park on the two historic resources triangulated between these three sites. The other projects will generate peak hour trips therefore cumulative impacts need to be analyzed and included in the DEIR.

BW1-41

The DEIR does not consider the cumulative impacts on the Redondo Beach Historical Museum, 302 Flagler Lane, and the Morrell House next to it. Located adjacent to the corner of Beryl and Flagler Lane, the Museum, known locally as the 1904 Queen Anne House, houses an extensive collection of Redondo Beach artifacts, memorabilia, photographs, and historic documents including locally excavated Native American artifacts. According to the City website, the Museum receives thousands of annual visitors and school groups. It meets the CEQA definition of a historic resource, but the environmental impacts of the Project on the two buildings have not been researched. The DEIR ignores the fact that impacts on “historic resources” are viewed as environmental impacts.

The DEIR fails to consider the cumulative impact the construction related noise, traffic and dust from the three referenced projects will have on the Morrell House. The Morrell House was designated as a local landmark in February of 1991. The view of the Palos Verdes ridge to the south east of the property is visible from the porch of the house. The DEIR does not say the view will be obscured by the height of the Project. The DEIR does not say what the interior noise level will be within these structures as described under Title 24 of the California Building Standards Code, page 3.11.13, Noise.

Ref. 12:

https://www.redondo.org/depts/recreation/cultural_arts/rb_historical_museum/default.asp

Historical resources are considered part of the environment and a project that may cause a substantial adverse effect on the significance of a historical resource is a project that may have a significant effect on the environment. The definition of "historical resources" is contained in Section 15064.5 of the CEQA Guidelines.

Inexplicably, Table 3.4-1. Historic Architectural Resources within Redondo Beach and Table 3.11-5. Noise-Sensitive Land Uses within 1,000 Feet of the Project Site use different figures when dismissing impacts the Project(s) will have on Morrell House and Queen Anne House at Dominguez Park. Table 3.11.-5 says the distance of the structures from the site is 600 feet. Table 3.4-1 says the distance from the Project site is 650 and 750 feet, respectively. On page 3.11.27 the DEIR states

“The Morrell House and Queen Anne House at Dominguez Park are located approximately 600 feet north of the Project site (refer to Table 3.11- 6; Section 3.4, Cultural Resources and Tribal Cultural Resources).

BW1-41
(cont.)

A Google Search shows the distance from the Project(s) site is less than 500 feet.

Ref. 13: [Google Maps](#)

The DEIR is flawed, and these mistakes and inconsistencies must be addressed and remedied. On page 3.13.24 the DEIR concludes,

“neither the Phase 1 preliminary site development plan nor the Phase 2 development program would result in substantial contributions to cumulatively considerable impacts due to new or physically altered law enforcement facilities within Redondo Beach.”

There is nothing to support that this conclusion is accurate. There is no analysis of the RBPD remodeling project identified on the List of nearby projects. Although the BCHD spent more than \$4M to date on the Project to determine if it is environmentally defensible, the necessary data to determine the full extent of the cumulative impacts is missing.

BW1-42

The List fails to mention the planned development of the 51 acre AES site, 1100 North Harbor Drive, Redondo Beach, under Cumulative Impacts. The DEIR refers to the site only under Alternatives, Section 5, pages 10 - 11.

Yet before the DEIR was released, the City of Redondo Beach announced it is going to court to force the AES site to close per State law.

Ref. 14: Easy Reader Update, September 17, 2020.

[Redondo Beach AES power plant shutdown deferred to 2021, or later - Easy Reader News](#)

These two large developments are one mile apart. As per dates indicated on Appendix I-Noise Modeling Results, the BCHD Project will start construction 2/11/2022 and end 12/25/2026. There is no data to determine any further future noise impacts for the Phase 2 Development Program. It is not possible to determine the longer-term impacts of the Project. Yet in the DEIR, page ES-3 it says,

“These impacts were determined through a rigorous process mandated by CEQA in which existing conditions are compared and contrasted with conditions that would exist once the project is implemented.”

Then, on page RG-1 the DEIR clearly states,

“Phase 2 would be developed approximately 5 years after the completion of Phase 1.”

BW1-42
(cont.)

If so, that is not the period of time noted in the Noise Modeling Results. It compares the conditions that would exist for the dates noted. The DEIR does not meet the definition of a stable and finite project description.

Ref. 15: Appendix I-Noise Modeling Results (10/27/2020), page 72.

<https://www.bchdfiles.com/docs/hlc/Appendix%20I-Noise%20Modeling%20Results.pdf>

The DEIR states under Alternatives, Section 5, page 11 that the AES site,

“was removed from consideration due to the incompatible zoning (P-GP) at the site.”

The DEIR did not state the AES site is not available. It is still scheduled to be shut down and replaced. The development of the AES site will coincide with the construction of the Project. The Cumulative Impacts Section cannot exclude facts and avoid analysis of the AES development. The Project(s) together and along with other listed projects must be examined to determine the overall environmental impacts and the information must be shared with the public. This has not been done and cannot be done without further study.

The DEIR also fails to say how BCHD staff assigned to the proposed 31,300-sf Aquatic Center pool will be properly trained in life saving procedures or to show why the addition of a quasi-public pool will not create a significant impact on local emergency services. The DEIR fails to show that the addition of a pool will not burden EMS and public safety personnel trained in CPR and emergency procedures as required by the California Code of Regulations, Division 9, Prehospital Medical Services, section 100018. Authorized Skills for Public Safety, First Aid Providers. They have not provided any data to determine what the specific impact that a massive pool will have on city and county personnel or provided mitigation measures in the event emergency services are overwhelmed with the additional duties that will be required to properly and legally ensure public safety.

Ref. 16:

[EMSA Chapter 1.5 First-Aid-CPR-Standards-and-Training-for-Public-Safety-Personnel.pdf \(ca.gov\)](#)

[§ 100015. Application and Scope., Article 2. General Training Provisions, Chapter 1.5. First Aid Standards for Public Safety Personnel, Division 9. Prehospital Emergency Medical Services, Title 22. Social Security, California Code of Regulations \(elaws.us\)](#)

The DEIR fails to address any of the unique public safety requirements that must be followed to address construction-related impacts that need to be addressed in order to build a public swimming pool as identified within the California Building Code.

Ref. 17:

[2016 California Building Code, Part 2, Volume 2 - CHAPTER 33 \(iccsafe.org\)](#)

[Codes Display Text \(ca.gov\)](#)

[California Swimming Pool Requirements](#)

Swimming and other water-related activities are known to cause injuries and illness, including:

- **Drowning.** Drowning is a leading cause of unintentional injury-related death for children ages 1–14 years. Non-fatal drowning can cause brain damage resulting in learning disabilities or even permanent loss of basic functioning.

- **Injuries and emergency department (ED) visits.** Injuries linked to pool chemicals accounted for 3,000–5,000 emergency department visits each year. Almost half of the patients are under 18 years of age.
- **Waterborne illness outbreaks.** Nearly 500 disease outbreaks linked to pools, hot tubs/spas, and water playgrounds occurred from 2000 to 2014. The leading cause of these outbreaks is *Cryptosporidium*. This parasite is chlorine tolerant and can cause outbreaks that sicken thousands.
- **Public pool and hot tub/spa closings because of public health hazards.** A recent study found that 11.8% (1 out of 8) of public pool and 15.1% (1 out of 7) of public hot tub/spa inspections resulted in immediate closure because of at least one identified violation that represented a serious threat to public health.

Ref. 18: [General Information | Model Aquatic Health Code | CDC](#)

The BCHD is proposing to add a public service that the Health District is not authorized by LAFCO to provide and that carries great risks. Where is the analysis to show that these services are within the BCHD scope of services? The staffing, funding and expertise to ensure the operation of a community pool has not been identified in the published Project Pillars and the six BCHD Project Objectives. However, the risks associated with operating a large aquatic center are well documented.

- Almost 1 in 8 (12.1% or 13,532 of 111,487) routine pool inspections conducted during 2008 identified serious violations that threatened public health and safety and resulted in an immediate closure ⁴.
- More than 1 in 10 (10.7% or 12,917 of 120,975) routine pool inspections identified pool disinfectant level violations. Chlorine and other pool disinfectants are the primary barrier to the spread of germs in the water in which we swim ⁴.
- About half (56.8%) of spas are in violation of local environmental health ordinances, and about 1 in 9 spas require immediate closure (11%) ⁶.

Ref. 19: [Publications, Data, & Statistics | Healthy Swimming | Healthy Water | CDC](#)

There is also no analysis of the Phase 2 pool on RBFD services or other city services. The required analysis to explain the reason for a mitigation has not been included or was not analyzed. This is a significant omission. The environmental

BW1-43
(cont.)

impacts on city services should be analyzed before the BCHD Board can consider the DEIR as feasible as defined by CEQA § 21061.1.

BW1-44

The Cumulative Section of the DEIR for the Project is insufficient. It provides an inaccurate and incomplete picture of the potential environmental impacts of the proposed project. Concurrency with the Bike Path Project is not analyzed as required. Concurrency with emergency services is not analyzed. Concurrency with the impacts of the construction on the Redondo Beach Historical Society buildings adjacent to the site is not analyzed. The DEIR must be augmented and recirculated to address these specific errors prior to the DEIR being brought before the BCHD Board to be certified. A stable finite project description cannot be made until the detail of these other impacts are determined and finalized. The Project is not feasible as defined by CEQA § 21061.1.

The BCHD EIR for the Project fails to identify facts and analysis supporting the lead agency's conclusion that the cumulative impacts are less than significant. The relevant facts and analysis [Guidelines § 15130(a)(2)] required by CEQA have not been determined.

CEQA Section Title(s): § 21000, 21074, 21082.3(d) Guidelines

CEQA Paragraph(s): n/a

Link to the DEIR: Section: 3.4 Cultural Resources and Tribal Cultural Resources

The California Environmental Quality Act (CEQA) (Division 13 (commencing with § 21000) of the Public Resources Code) recognizes the unique history of California Native American tribes and upholds existing rights of all California Native American tribes to participate in, and contribute their knowledge to, the environmental review process.

Section § 21074 of the Public Resources Code states in part that “tribal cultural resources” are: (1) sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a tribe that are listed, or determined to be eligible for listing, in the national or state register of historical resources, or listed in a local register of historic resources.

BW1-45

Pub. Resources Code § 21082.3, subd. (d)(1) states, “Environmental documents for a project with a significant impact on an identified tribal cultural resource cannot be certified until consultation, if initiated, has concluded. Consultation is concluded when: • Parties reach mutual agreement concerning appropriate measures for preservation or mitigation; or • Either party, acting in good faith or after reasonable effort, concludes that mutual agreement cannot be reached concerning appropriate measures of preservation or mitigation.”

Ref. 1: [Laws, Local Ordinances & Codes – California Native American Heritage Commission](#)

Section 3.4 Cultural Resources and Tribal Cultural Resources of the Project DEIR, page 29 states in part: “the Gabrieleño Band of Mission Indians – Kizh Nation advised that the Project site is an area of high cultural sensitivity because of the presence of traditional trade routes. Higher elevations, such as the site of the BCHD campus, may have served as look-out locations. Maps shared by the tribe illustrate the probable alignment of a traditional trade route (now the Hermosa Greenbelt and former railroad right-of-way). Trade routes were heavily used by the tribe for movement of trade items, visiting family, going to ceremonies, accessing recreation areas, and accessing foraging areas. As such, these areas can contain seasonal or permanent ramadas or trade depots, seasonal and permanent habitation areas, and isolated burials and cremations. Watercourses and water bodies within the region may have also supported seasonal or permanent settlements, seasonal or

permanent trade depots, ceremonial and religious prayer sites, and burials and cremation sites.” Additionally, Section RG, page 12 says, “The fact that the BCHD campus has been previously graded and developed does not entirely rule out the possibility of buried resources being present, and potentially uncovered, during ground disturbance associated with the proposed redevelopment.”

Ref. 2: [Appendix D-Cultural Resources Technical Studies.pdf \(bchdfiles.com\)](#)

BW1-45
(cont.)

Conclusion: A qualified professional archaeologist and approved Native American monitor shall be retained for the duration of ground-disturbing activities. If “tribal cultural resources” are identified, CEQA requires the discussion of confidential sacred site locations, burial locations, and tribal practices to continue until the parties reach mutual agreement concerning appropriate measures for preservation or mitigation of the resources. The NHAC encourages agencies to think of how you would want your spiritual beliefs and practices respected and act accordingly. The NHAC advises agencies to understand that tribes don’t want to be persuaded to accept your preconceived plans; they want to be involved in the planning. Tribal consultation is not an “accommodation” to a tribe; it’s the law.

CEQA Section Title(s): § 15124(b) Guidelines

CEQA Paragraph(s): n/a

Link to the DEIR: Section: 2.0 Project Description

Section of the CEQA Statutes and/or Guidelines state in part:

Per CEQA Guidelines Section 15124(b) (14 California Code of Regulations [CCR] Section 15000 et seq.) the description of the project in the Environmental Impact Report (EIR) is to include “[a] statement of objectives sought by the proposed project.”

Section 2.0 PROJECT DESCRIPTION of the DEIR, page 22 states in part:

In 2005, BCHD created a data-driven strategic planning process to prioritize funding and program implementation. The strategic plan calls for a community needs assessment and the cultivation of **strategic partnerships** to enable BCHD to address critical health needs for its service population. The Strategic Plan established these priorities: • Provide all residents with enhanced health services of demonstrated effectiveness ranging from prevention and education to intervention. • Improve the capacity of the BCHD and its partners to assess and respond to individual and environmental factors that affect community health. • Further BCHD standing as a trusted and valued community health resource. (Emphasis added.)

Section 2.4.3, Project Objectives, states, BCHD developed three major “Project Pillars,” which were presented to the Board of Directors during a public meeting on June 17, 2020. The Project Objectives are based on these three Project Pillars: Health • Build a center of excellence focusing on wellness, prevention, and research. • Leverage the campus to expand community health programs and services. Livability • Focus on emerging technologies, innovation, and accessibility. • Create an intergenerational hub of well-being, using Blue Zones Project principles. Community • Actively engage the community and **pursue partnerships**. • Grow a continuum of programs, services, and facilities to help older adults age in their community. (Emphasis added.)

The BCHD goes on to say it will transfer 80% of the site to a private developer(s). As described in Section 2.0, Project Description, page 29. **The 157 Assisted Living units, which would be operated by a partner company specializing in**

administering Assisted Living programs, would occupy Floors 1 through 6 of the proposed RCFE Building. (Emphasis added.)

On Page 30 the DEIR says in part: The proposed PACE services would be a new program on the BCHD campus. The proposed Project RCFE Building would dedicate approximately 14,000 sf of floor area for PACE, to be developed in consultation with and **operated by a partner company specializing in PACE services.** (Emphasis added.)

The particular action proposed by the BCHD for the Project is a violation of Article 2, Section 32121. As such, BCHD fails to initiate a Service Review and Sphere of Influence study as required by the County of Los Angeles Local Agency Formulation Commission (LALAFCO). **ARTICLE 2. Powers 32121 says in part,**

Each local district shall have and may exercise the following powers:

2) To transfer, for the benefit of the communities served by the district, in the absence of adequate consideration, any part of the assets of the district, including, without limitation, real property, equipment, and other fixed assets, current assets, and cash, relating to the operation of the district's health care facilities to one or more nonprofit corporations to operate and maintain the assets.

(C) Before the district transfers, pursuant to this paragraph, 50 percent or more of the district's assets to one or more nonprofit corporations, in sum or by increment, the elected board shall, by resolution, submit to the voters of the district a measure proposing the transfer. The resolution shall identify the asset proposed to be transferred, its appraised fair market value, and the full consideration that the district is to receive in exchange for the transfer. The appraisal shall be performed by an independent consultant with expertise in methods of appraisal and valuation and in accordance with applicable governmental and industry standards for appraisal and valuation within the six months preceding the date on which the district approves the resolution. The measure shall be placed on the ballot of a special election held upon the request of the district or the ballot of the next regularly scheduled election occurring at least 88 days after the resolution of the board. If a majority of the voters voting on the measure vote in its favor, the transfer shall be approved. The campaign disclosure requirements applicable to local measures provided under Chapter 4 (commencing with Section 84100) of Title 9 of the Government Code shall apply to this election.

The DEIR ignores this requirement. For the BCHD Board of Directors to proceed with the proposed Project, the BCHD must initiate a Municipal Service Review (“MSR”) and Sphere of Influence (“SOI”) analysis with LALAFCO. It cannot make the decision to proceed with changing its SOI without authorization of LALAFCO.

Furthermore, per **Assembly Bill No. 2698**, The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 ensures BCHD does not attempt to provide municipal services outside their jurisdictional boundaries. All jurisdictional changes, such as incorporations, annexations, and detachments, must be consistent with the affected agency’s Sphere of Influence.

Additionally, Section **56375 paragraphs (a) and (g) says in part:**

The commission shall have all of the following powers and duties subject to any limitations upon its jurisdiction set forth in this part:

(a) (1) To review and approve with or without amendment, wholly, partially, or conditionally, or disapprove proposals for changes of organization or reorganization, consistent with written policies, procedures, and guidelines adopted by the commission.

(g) On or before January 1, 2008, and every five years thereafter, the commission shall, as necessary, review and update each sphere of influence.

Conclusion: The BCHD has not followed the rules outlined in Section 56375. LALAFCO did not review the goals and objectives. In the last five years BCHD has not had a service review but BCHD did undertake the Project, they have spent more than \$8M of tax payer funds on Project studies, they have discussed the Project with elected officials and the public and they could have initiated the conversation with LALAFCO well ahead of the release of the DEIR. But in fact, they ignored their responsibility to ask for permission to proceed as required by law. The BCHD must abide by the LALAFCO regulations. They should not be allowed to proceed to consider approving the DEIR and should discontinue further development of the Project until they initiate the required service review with LALAFCO.

Ref. 1 [Bill Text - AB-2698 Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.](#)

[South Bay Report_Final.doc \(lalafco.org\)](#)

CEQA § 15002. GENERAL CONCEPTS (a) Basic Purposes of CEQA, states in part: The basic purposes of CEQA are to: (1) Inform governmental decision makers and the public about the potential, significant environmental effects of proposed activities. (2) Identify the ways that environmental damage can be avoided or significantly reduced. (3) Prevent significant, avoidable damage to the environment by requiring changes in projects using alternatives or mitigation measures when the governmental agency finds the changes to be feasible.

The DEIR Project Description, page 2.37 states, “The proposed Project design for the electrical distribution system includes a SCE Substation Yard, medium voltage distribution system, and generator yard, which would be located along the eastern perimeter of the Project site (refer to Figure 2-5 and Figure 2-7). Ref. 1: Map of Project and Electrical Yard

BW1-47



DEIR Map of
Electrical Yard and Ga

There is, however, insufficient information about the substation as stated in the BCHD’s Project DEIR to determine how it will impact the environment. How was the location of the SCE electrical substation determined? What is the setback from the street? Were other locations considered? What are the dimensions of the substation? The trenching required for the utilities work to provide connections between the SCE Substation Yard and generator yard is not sufficiently explained. The nearest residences have not been identified but appear to be less than 100 feet away from the work site. There aren’t any stated measures to mitigate the harmful environmental impacts that the soil remediation and trenching will require as described on page 3.8.26 of the DEIR. CEQA requires either to identify an alternative location for the substation or to describe the mitigation measures that will be implemented to safeguard the public.

The impacts of the substation location on biological resources are not discussed except to note, “construction under Phase 1 would require removal of an additional 20 landscaped trees along Diamond Street to provide space for the SCE Substation Yard.” (page 3.3.18). APPENDIX C, BIOLOGICAL RESOURCES TECHNICAL STUDIES by Hamilton Biological, Inc. dated 2019 shows the site for the substation is the same location where the biologist identified an Allen’s hummingbird nest. The report recommends that there be a 30 foot buffer around the area to protect the nesting birds. These environmental impacts are not addressed.

BW1-48

Ref. 2: Hamilton Biological Assessment



Location of nesting
hummingbirds p. 6 Bi

BW1-48
(cont.)

The Substation location also creates a conflict with RBMC Section 10-1.707 Trees (b). RBMC section 10-1.707 Trees (b) is designed to protect trees. Why select a site on the property that is heavily landscaped when there are suitable sites that avoid the impacts to trees and plants? The DEIR plans for the substation should be reassessed and another location should be selected.

Instead of a substation here, why couldn't there be an accommodation for access to the planned bike facilities?

3.2 References

Sec #	Ref #	Reference Link	Note
2.7.3	3.2.1	https://www.bchd.org/eir	click on eir
2.7.3	3.2.2	https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/600728/CEO_Report_-_May_22nd_2020_Final.pdf	pg. 1 paragraph 1 and pg. 2 paragraph 1
2.7.3	3.2.3	http://blogs.dailybreeze.com/history/2015/12/05/beach-cities-dont-take-no-for-an-answer-in-bid-to-create-south-bay-hospital/	
2.7.3	3.2.4	https://www.bchd.org/evolution-bchd	
2.7.3	3.2.5	Reserved	
2.7.3 and 2.8.3	3.2.6	https://www.bchdfiles.com/docs/bchd/finance/BCHD%20FY19-20%20BUDGET.pdf	.pdf pg. 33 or doc pg. 31
2.7.3	3.2.7	https://www.bchdcampus.org/sites/default/files/archive-files/June%202017.pdf	.pdf pg 3 or doc page 1
2.7.3	3.2.8	https://www.bchdcampus.org/sites/default/files/archive-files/December%202019.pdf	pg. 14
2.7.3	3.2.9	https://www.bchdcampus.org/sites/default/files/archive-files/June%202017.pdf	.pdf pg. 12 or doc pg. 3
2.7.3	3.2.10	https://fb.watch/5f02EAtlj5/	
2.7.2	3.2.11	https://www.bchdcampus.org/sites/default/files/archive-files/Cain%20Borthers_Financial%20Analysis_2020.pdf	Download. Scroll down to Project Materials. Select Market-Feasibility-Studies-2019.pdf. Go to pg 6 or .pdf pg. 5
2.7.2	3.2.12	https://www.bchdcampus.org/campus	
2.7.2	3.2.13	https://www.bchdcampus.org/sites/default/files/archive-files/Cain%20Borthers_Financial%20Analysis_2020.pdf	.pdf pg. 22 or doc pg. 4
2.7.2	3.2.14	https://www.mcknightsseniorliving.com/home/news/nic-assisted-living-occupancy-rate-strongest-in-2-years-at-85-7-in-fourth-quarter	
2.7.2	3.2.15	https://www.bchdcampus.org/sites/default/files/archive-files/Cain%20Borthers_Financial%20Analysis_2020.pdf	.pdf pg. 5 or doc .pg 3
2.8.4	3.2.16	https://www.builddriteconstruction.com/9-reasons-construction-projects-fail/	
2.8.4	3.2.17	https://news.gallup.com/businessjournal/152429/cost-bad-project-management.aspx	
2.8.4	3.2.18	https://thisiswhatgoodlookslike.com/2012/06/10/gartner-survey-shows-why-projects-fail/	

Sec #	Ref #	Reference Link	Note
2.8.4	3.2.19	https://teamstage.io/project-management-statistics/	
2.7.1	3.2.20	https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/436542/2._CEO_Report_-_September_17th__2019.pdf	pg. 17 scroll down to Community Working Group Presentations. Click on January 2018.
2.7.1	3.2.21	https://bchdcampus.org/communityworkinggroup	pgs. 2 and 6
2.7.1	3.2.22	https://bchd.granicus.com/DocumentViewer.php?file=bchd_6fc4c20c8e71ecec9dfccde1a8ad7c90.pdf&view=1	pg. 3-4 has cost summary
2.7.1	3.2.23	https://easyreadernews.com/redondo-beach-residents-eye-healthy-living-campus-plans/	
2.5.2 and 2.5.3	3.2.24	https://www.bchdfiles.com/docs/bchd/finance/BCHD%20FY19-20%20BUDGET.pdf	.pdf pg. 52 or print 50
2.5.2 and 2.5.3	3.2.25	https://www.bchd.org/docs/financial/BCHD-Budget-2009-2010.pdf	.pdf pg. 25 or print 17
2.5.3	3.2.26	https://www.bchdfiles.com/docs/bchd/finance/BCHD%20FY19-20%20BUDGET.pdf	.pdf pg. 38 or print 36
2.5.3	3.2.27	https://www.bchdfiles.com/docs/bchd/finance/BCHD%20FY19-20%20BUDGET.pdf	.pdf pg. 38 or print 36
	3.2.28	reserved	
2.5.3	3.2.29	https://www.bchdcampus.org/sites/default/files/archive-files/Cain%20Brothers_Financial%20Analysis_2020.pdf	.pdf pg 16 or print 14
2.4.2, 2.8.4	3.2.30	https://www.bchdcampus.org/sites/default/files/archive-files/Cain%20Borthers_Financial%20Analysis_2020.pdf	.pdf pg 5 or print 3
2.4.2	3.2.31	https://www.mccaberabin.com/business-copyright-faq/what-are-the-rights-of-a-minority-owner-in-a-closely-held-company/	
2.9.1	3.2.32	https://news.stlpublicradio.org/show/st-louis-on-the-air/2018-05-14/dust-bowl-created-by-nga-project-demolition-blamed-for-sickening-kids-teachers	St. Louis Public Radio May 14/2018
2.8.2	3.2.33	https://s3.amazonaws.com/s3.vitalitycity.com/docs/community/Vitality%20City%20Livability%20Report.pdf	pg 9
2.13.1	3.2.34	http://www.cdc.gov/rodents/diseases	

Sec #	Ref #	Reference Link	Note
2.13.1	3.2.35	http://www.childrensmid.org/browse-by-topic/safety/rodents-children-medical-risks-mice-rats/	
2.13.1	3.2.36	http://publichealth.lacounty.gov/gsearch/?cof=FORID%3A11&cx=012881317483563061371%3Avdhgk7yx4bk&q=repe	select Reopening Protocols for Personal Care Establishments
2.13.1	3.2.37	www.bchd.org/safeinthesouthbay	
			select Phase 2 Environmental Site Assessment - Converse Consultants, February 2020 Go to .pdf pg 15 or print pg 11
2.10.1	3.2.38	https://www.bchdcampus.org/eir	
		https://www.bchdcampus.org/eir	select Phase 1 Environmental Site Assessment - Converse Consultants, 2019 Go to .pdf pg 77 or print pg 65
2.10.3	3.2.39	COVID-19 deaths at nursing facilities prompt new state law - Los Angeles Times (latimes.com)	
2.8.1	3.2.40	Coronavirus overwhelms California nursing homes - Los Angeles Times (latimes.com)	
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2.8.2	3.2.61	Outlook ManageCasa Property Management Software ManageCasa	
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2.8.3	3.2.109	https://bchdcampus.org/campus	scroll halfway down the webpage
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2.5.4	3.2.124	https://www.bchd.org/committee-meetings	Select Strategic Planning Committee 2021 , then January 13, 2021, then Presentation. Look in Downloads and go to pg. 11
2.5.4	3.2.125	https://www.dailybreeze.com/2021/04/20/public-review-begins-for-manhattan-beachs-first-senior-living-facility/	
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2.4.3	3.2.139	https://www.bchd.org/board-directors-meetings	Select 2021/4/28 and then Agenda for download. Go to page 60
2.5.5	3.2.140	https://votersedge.org/ca/en/election/2020-11-03/alameda-county/washington-township-health-care-district/measure/measure-xx].	
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2.2.2	3.2.143	https://www.bchdcampus.org/sites/default/files/archive-files/December-2019-Presentation_CWG.pdf	Look in download folder
2.12.2	3.2.144	https://www.ncbi.nlm.nih.gov/books/NBK232733/	
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2.7.4	3.2.146	https://www.bchdcampus.org/campus	
2.7.4	3.2.147	https://bchd.granicus.com/player/clip/427?view_id=2&redirect=true	Go to the Budget Page Number listed in the text for each year.
2.7.3	3.2.148	https://www.bchd.org/docs/financial/BCHD-Budget-2010-2011.pdf	Go to the Budget Page Number listed in the text for each year.
2.7.3	3.2.149	https://www.bchd.org/docs/financial/BCHD-Budget-2011-2012.pdf	Go to the Budget Page Number listed in the text for each year.
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2.7.3	3.2.153	https://www.bchd.org/docs/financial/BCHD-Budget-2015-2016.pdf	Go to the Budget Page Number listed in the text for each year.
2.7.3	3.2.154	https://www.bchd.org/docs/financial/BCHD-Budget-2016-2017.pdf	Go to the Budget Page Number listed in the text for each year.
2.7.3	3.2.154	https://www.bchd.org/docs/bchd/FY17-18BCHDBudget.pdf	Go to the Budget Page Number listed in the text for each year.

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2.7.3	3.2.155	https://www.bchdfiles.com/docs/bchd/finance/BCHD_FY18-19_Budget-FINAL2.pdf	Go to the Budget Page Number listed in the text for each year.
2.7.3	3.2.156	https://www.bchdfiles.com/docs/bchd/finance/BCHD%20FY19-20%20BUDGET.pdf	Go to the Budget Page Number listed in the text for each year.
2.7.3	3.2.157	https://www.bchdfiles.com/docs/bchd/finance/BCHD%20FY20-21%20Budget%20Final_links2.pdf	Go to the Budget Page Number listed in the text for each year.
2.17.1	3.2.158	AB 52 and Tribal Cultural Resources in CEQA (ca.gov)	
2.17.1	3.2.159	Kizh Nation (gabrielenoindians.net)	
2.17.1	3.2.160	SB-18 Traditional tribal cultural places. (ca.gov)	

Margallo, Sydney

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:38 PM
To: Meisinger, Nick
Subject: Fw: Beach Cities Health District Healthy Living Campus Project, DEIR No. 2019060258 AKA HLC Draft Environmental Impact Report ("DEIR")
Attachments: CEQA 15088.5 Recirculation - Areas of Known Controversy - California Code of Regulations.html; Screenshot 2.0 Project Description Torrance Redondo Border.png; 3.1 Aesthetics Phase 2 environmental analysis is insufficient.png; petitions_zipped.zip; Torrance CC item 9B_-_STAFF_REPORT - Adopted (2).pdf; Draft City of Redondo Beach Comment Letter on BCHD DEIR 2021-06-08 w highlights.pdf; bchd deir pub comments.docx

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: B W <brianjwolfson@gmail.com>
Sent: Tuesday, June 8, 2021 11:13 AM
To: EIR <eir@bchd.org>
Cc: Bill.brand@redondo.org <Bill.brand@redondo.org>; todd.loewenstein@redondo.org <todd.loewenstein@redondo.org>; nils.nehrenheim@redondo.org <nils.nehrenheim@redondo.org>; christian.horvath@redondo.org <christian.horvath@redondo.org>; laura.emdee@redondo.org <laura.emdee@redondo.org>; zein.obaji@redondo.org <zein.obaji@redondo.org>; eleanor.manzano@redondo.org <eleanor.manzano@redondo.org>; joe.hoefgen@redondo.org <joe.hoefgen@redondo.org>; PFurey@TorranceCA.Gov <PFurey@torranceca.gov>; GChen@TorranceCA.gov <GChen@torranceca.gov>; TGoodrich@TorranceCA.Gov <TGoodrich@torranceca.gov>; MGriffiths@TorranceCA.Gov <MGriffiths@torranceca.gov>; AMattucci@torranceca.gov <AMattucci@torranceca.gov>; HAshcraft@TorranceCA.Gov <HAshcraft@torranceca.gov>; SKalani@TorranceCA.Gov <SKalani@torranceca.gov>; CityClerk@torranceca.gov <CityClerk@torranceca.gov>
Subject: Beach Cities Health District Healthy Living Campus Project, DEIR No. 2019060258 AKA HLC Draft Environmental Impact Report ("DEIR")

Dear Mr. Meisinger:

BW2-1 In addition to other comments I have filed, enclosed are some additional general comments (bchd deir pub comments) and several attachments, including CEQA Section 15088.5, regarding why I find the BCHD Project DEIR inadequate and incomplete, and lacking sufficient mitigations to ensure the environmental safety of Torrance and Redondo Beach residents who will suffer most if this project is approved.

Thank You,

Brian Wolfson
City of Torrance

Nick Meisinger re: Healthy Living Campus
Wood Environment & Infrastructure Solutions, Inc.
9177 Sky Park Ct.
San Diego, CA 92123

Regarding:
Beach Cities Health District Healthy Living Campus Project, DEIR No.
2019060258
AKA HLC
Draft Environmental Impact Report (“DEIR”)

Dear Mr. Meisinger:

BW2-2 In addition to other comments I have filed, enclosed are some additional general comments regarding why I find the DEIR inadequate and incomplete, and lacking sufficient mitigations to ensure the environmental safety of Torrance and Redondo Beach residents who will suffer most if this project is approved.

2.0 The Project



The proposed Project calls for the demolition of the existing 5-story, 158,000-sf Beach Cities Health Center and the attached 3,200- sf maintenance building under Phase 1 and a more general long range redevelopment program under Phase 2. The DEIR says Phase 1 will take 29 months to build. Phase 2 will take about 28 months. Construction for each is for 6 days a week.

Phase 1 includes - a 6-story, 203,700-square-foot (sf) Residential Care for the Elderly (RCFE) Building with 157 new Assisted Living units and 60 Memory Care units, 14,000 sf of space for the Program of All-Inclusive Care for the Elderly (PACE), 6,270 sf of space for Community Services, and a 9,100- sf Youth Wellness Center. The proposed RCFE Building would have a height of 103 feet. It will be funded privately.

BW2-3 Phase 2 – is for a Wellness Pavilion of up to 37,150 sf, an Aquatics Center of up to 31,300 sf (including 24,000 sf of indoor space and 7,300 sf of outdoor space), a Community Health and Fitness Facility of up to 20,000 sf, and a Parking structure with up to 2 subterranean levels and up to 8.5 above ground levels. It is a general outline of what could be built. It is unfunded and the BCHD has no funds to build it.

The project site extends east into the City of Torrance right-of-way by about 26 feet along Flagler Lane between Beryl Street to the north and approximately halfway thru Flagler Alley to the south. See map, page 122 of the DEIR. The Project site is bordered by single-family residences to the east across Flagler Lane and Flagler Alley, in an area zoned R-LO (Low Density Residential) by the City of Torrance (refer to Figure 2-2)

BW2-4 I live one block away from the site on Tomlee Ave and walk by the property daily. Even with the lower elevation, I can see multiple buildings on the campus including the maintenance building, childcare center, and parking garage. As the DEIR states, the BCHD is not required to upgrade the Beach Cities Health Center or other buildings on the campus for seismic-related structural reasons (DEIR page 140) as they initially claimed. They are primarily committed to redeveloping the site to generate additional revenue as noted in their Project objectives per CEQA.

3.1 Aesthetics



BW2-5

The proposed Beach Cities Health District (BCHD) Healthy Living Campus Master Plan (Project) proposed for the site is incompatible based on the regulations, policies, and design guidelines of the City of Redondo Beach and City of Torrance governing aesthetics and visual resources as defined by the California Environmental Quality Act (CEQA). The massive six-story 203,700-square-foot (sf) Residential Care for the Elderly (RCFE) Building with 157 new Assisted Living units and 60 Memory Care units proposed for Phase One is unsuitable for the surrounding neighborhood and inappropriate for the commercial and residential zones that determines what can be built at the site. Its height and mass will far exceed the existing 5-story, 158,000-sf Beach Cities Health Center that it will replace, and the placement of the building will severely alter existing views in all directions.

BW2-6

As stated in the DEIR, the natural environment plays an important role in defining the visual setting in this area. Yet, the DEIR inaccurately describes the visual resources that makes the area unique and fails to recognize that the views leading up to the marina and the Portofino Hotel are noteworthy local landmarks, page 202. As residents know and visitors realize the two defining scenic resources are the view of the skyline and the views of the Palos Verdes Ridgeline seen from all major streets. The expansive view of open sky is a striking visual resource, and an economic asset that affects property values and commerce throughout the area. There are several unique view corridors within the area that extend between streets to provide unfettered views of the bay and sunsets (page 204 of the DEIR shows one) that enhance the natural beauty. Phase 1 would compromise that experience and the views by dominating sightlines and obscuring the natural features of the

Commented [BW1]:

BW2-6
(cont.)

area. It is so massive and prominent it will also alter the panoramic public views from Wilderness Park and other high points including Palos Verdes. Although these sites are mentioned in the DEIR (page 200) there is no acknowledgement that the public view from these high points are compromised by the Project and there's no analysis of what the environmental impacts would be on aesthetics or other relevant CEQA category like glare. See attached photos. The EIR as presented is incomplete. The impact of the Project on public views must be studied before the BCHD Board of Directors takes action on the final EIR.

Ref: Photo from Wilderness Park, RB of Project site



BW2-7

In Addition, the zoning codes of the cities of Redondo Beach and Torrance clearly prohibit several of the project features including the rooftop patio at Flagler Lane and Beryl and the entrance/exit onto a residential street that has a driveway on a commercial street.

See: attached Public Comments from the Cities of Redondo Beach and City of Torrance.

BW2-8

However, the DEIR is incomplete in numerous other areas that must be studied per CEQA. Page 228 of the DEIR states incorrectly that the Project would not create "direct sight lines into private interior living spaces of nearby residences due to the

BW2-8 (cont.)	distance and high angle of the views” however, the DEIR fails to study the impact the RCFE building will have on the multistory residential units to the north of the site. Most of the rooms within the 203,700-square-foot (sf) Residential Care for the Elderly (RCFE) Building will have direct sight lines into private interior living spaces of these residences. It must be analyzed.
BW2-9	Omissions in the DEIR seem indicative of the Lead Agency’s incompetence or willingness to disregard public input. In my experience they have demonstrated a propensity to mislead residents to get what they want. They have shown a cynicism for the public process and boasted they can use their “political capital” to get the Project approved. As a longtime government employee, if the BCHD is allowed some sort of special treatment it undermines all elected and appointed representatives. The CEQA process must be treated objectively. No individual or agency is above the law.
BW2-10	<p>When the Project site was first developed as a hospital it was surrounded by farmland, oil rigs and a city dump. Over the last 60 years, it has been built out as residential and small scale commercial development. No one who purchased property imagined the public views and aesthetics would be “for sale” or that it could be eliminated with the district’s “political capital.”</p> <p>The misuse of the BCHD’s “political capital” is used even more egregiously to undermine the public’s understanding of Phase Two. As noted in the public comments made by the city of Torrance, the DEIR lacks required details regarding Phase Two. Representative View 1: Tomlee Avenue (Facing West) doesn’t show Phase Two. How is this allowed?</p>
BW2-11	<p>Representative View 2 on page 241 of the DEIR states,</p> <p style="padding-left: 40px;">The Project would substantially reduce access to open sky from this view and would change the visual character of this view from the residences in this West Torrance neighborhood as well as travelers along Flagler Lane and Towers Street. Source: VIZf/x 2021</p> <p>Yet, no mitigation measures are provided to address the impacts as required by CEQA. Representative View 3 on page 242 of the DEIR states, the 6-story RCFE would be,</p> <p style="padding-left: 40px;">“Visually prominent from this location given its location along the northern perimeter of the BCHD campus.”</p>

Again, the impact of Phase Two is not addressed as required by CEQA. Representative View 4 is characterized by the low-rise commercial buildings that comprise the Redondo Village Shopping Center. As stated in the DEIR page 244,

The proposed Project would reduce access to open sky with development of the RCFE Building during implementation of the Phase 1 preliminary site development plan. Source: VIZf/x 2021.

The DEIR fails to provide a mitigation measure for the visual impact on the open sky as required but does acknowledge that the open sky is hidden from view from this location. On page 245, the DEIR caption under the image of the site as it appears today says,

Given the location of the proposed RCFE Building along the northern perimeter of the Project site, the height, bulk, and scale of the proposed development would be greater than the existing development on campus. Therefore, the perceived height of the RCFE Building from the pedestrian perspective would be more pronounced from this location.

Representative View 5: North Prospect Avenue and Central Driveway Intersection (Facing Northeast) again fails to include any of the Phase Two buildings and fails again to provide the public a clear visual aid to properly determine how the Project will alter the visual character of the site.

As presented, only through the erection of PROPER silhouettes will potentially-affected locals learn about the existence and/or massive size of this proposed development and be able to comment should further discussion take place.

Homeowners to the east and north worried that upper-floor RCFE residents will see into their houses and fenced yards will lose their right to privacy without just compensation or due process. Other properties will be covered in shade for hours each day and will lose out on sunlight used to power rooftop solar panels.

Conclusion: MM VIS-1 is flawed. It is subjective and lacks sufficient data to be conclusive. The size and orientation of the Project conflicts with Policy 1.46.5 of the Redondo Beach General Plan. The proposed Project will have a significant visual impact on the area as defined by CEQA. The open sky, Pacific Ocean and Palos Verdes ridge line are recognized aesthetic and visual resources. The BCHD has no authority to alter this view and must be required to provide the necessary visual aids to evaluate Phase Two.

Section 3.1, Light Pollution

The DEIR fails to state if Phase Two of the Project will increase artificial light in the neighborhood. Light pollution compromises health, disrupts ecosystems, and spoils aesthetic environments. It creates an unwarranted and unwelcome intrusion upon residents.

BW2-18

The programmatic Phase Two is insufficient. The DEIR fails to analysis the environmental impacts of Phase Two on aesthetics. The impacts must be determined to inform the public of what the environmental impacts will be as required by CEQA.

Section 3.2 Air Pollution

Phase 1 and 2 with its , 203,700-square-foot (sf) Residential Care for the Elderly (RCFE) Building with 157 new Assisted Living units and 60 Memory Care units, 14,000 sf of space for the Program of All-Inclusive Care for the Elderly (PACE), 6,270 sf of space for Community Services, a 9,100- sf Youth Wellness Center, Wellness Pavilion of up to 37,150 sf, an Aquatics Center of up to 31,300 sf (including 24,000 sf of indoor space and 7,300 sf of outdoor space), a Community Health and Fitness Facility of up to 20,000 sf, and a Parking structure with up to 2 subterranean levels and up to 8.5 above ground levels will significantly increase air, noise, and light pollution. The Air pollution impacts spread fugitive dust from exposed soil surfaces far from the Project site as outlined in the DEIR in tables 3.2.7, 3.2.8 and 3.2.9. Yet, the mitigation measures fail to provide details to ensure how far north of the site the contaminants will go. The shopping center to the north is not even mentioned in Appendix B or addressed in the air quality modeling. How is it that the closest commercial property to the project was ignored? What will be the impacts on the public and the employees? The DEIR admits that fugitive dust will blow throughout the site and beyond in all directions. Yet, the mitigation measures don't provide details on how they will be enforced or if violations will result in fines against the BCHD. What are the legal remedies that the public is entitled to have to ensure their health and safety?

BW2-19

Section 3.10 Land Use and Planning

Table 3.10.5 Policy LU 4.3 Torrance General Plan. This section is noted in the DEIR as no conflict. This should be changed, and the text modified to note that Flagler Lane is a residential street and cannot be used as a commercial roadway per the City of Torrance Muni code. See the attached Public Comments made by the City of Torrance. The Project pickup and drop off location proposed for Flagler Lane must be moved to Beryl and a recirculated DEIR made public. Any additional

BW2-20

BW2-20 (cont.) traffic would make the air quality impacts worse, harming humans, pets, and wildlife in the vicinity.

BW2-21 Table 3.10.5 Policy LU.9.1. This table must be changed to note that the native species proposed for the landscaping have been determined to attract coyotes. The city of Torrance coyote abatement strategy notes that this type of landscaping attracts breeding coyotes and conflicts with the city municipal code and general plan. The DEIR must be changed to reflect this conflict and recirculated.

BW2-22 Table 3.10.5 Policy LU 11.9. This section needs to be changed from no conflict to conflicts. The DEIR says that the project is within the city of Torrance right-of-way along Flagler. The Project, which will destroy the existing landscaping and mature trees on the hillside, conflicts with the Torrance hillside overlay ordinance. It is not permitted and will cause a significant environmental impact to the residential homes to the east of the site as noted by the Torrance City Council at its public meeting on Tuesday May 25, 2021. The DEIR must be recirculated, and the design plans modified to show the project doesn't impact Flagler Lane or the Torrance

BW2-23 hillside in any way. The project must be moved west as proposed by both the city of Redondo Beach and City of Torrance. The best Alternative is no-project.

Section 3.11 Noise Pollution

BW2-24 Apart from the excessive noise generated by the construction and the weekly outdoor events the BCHD is proposing as ongoing public events, the "party patio" atop the two-story PACE structure at the corner of Beryl and Flagler Lane will lead to noise bouncing off the structures to the detriment of Torrance and Redondo Beach residents. The DEIR inexplicably fails to address the environmental impacts of this activity from this location. People who bought their homes knew of the current zoning & general plan, which did not include greatly increasing the number of buildings and square footage of the existing campus. Residents had no reason to expect a high-density high-rise campus or its attendant noise. This development will greatly increase noise as noted in the DEIR and deprive residents of their quiet neighborhoods without adequate compensation or due process of law.

High noise levels can contribute to an increased incidence of coronary artery disease. In animals, noise can increase the risk of death by altering predator or prey detection and avoidance, interfere with reproduction and navigation, and contribute to permanent hearing loss. While the elderly may have cardiac problems due to noise, according to the World Health Organization, children are especially vulnerable to noise, and the effects that noise has on children may be permanent. Noise poses a serious threat to a child's physical and psychological health and may negatively interfere with a child's learning and behavior. The second story outdoor "party patio" must go. The DEIR must then be recirculated.

BW2-24
(cont.)

The noise from the planned events will permanently change the character of the neighborhood and the mitigation measures to control the operational sound are insufficient and prone to human error.

Section 3.4 Cultural Resources and Tribal Cultural Resources

To prevent further on-site and off-site impacts to Native American cultural resources, additional mitigation conditioned in the EIR, and future agreements, must include the following: avoid disturbing tribal cultural resources. If redevelopment cannot be moved to another site the Lead Agency must identify specific steps to ensure on-site or off-site creation, enhancement, restoration, and/or protection and management of ancestral lands in perpetuity.

The mitigation measures proposed in the DEIR on page 3.8.30 of Appendix B create a conflict with the mitigation measures required to ensure that any native American cultural resources are not disturbed and/or removed from the site.

The DEIR states on page 524 that soil cutting during the excavation and installation of soldier piles shall be disposed of off-site with any affected soils from the deep excavation.

BW2-25

To comply with the cultural resource mitigations outlined in the DEIR, the mitigations in the section on Air Quality for excavation and shoring must be stopped. The project set-back should be increased to avoid disturbing tribal cultural resources as required by CEQA, the City of Redondo Beach and the City of Torrance.

The DEIR should be amended and recirculated to state that the site of the Project is Native American land. Andrew Salas of the Gabrieleño Band of Mission Indians – Kizh Nation states that the entire area was once home to a massive native community that numbered in the thousands. Avoiding further damage to the site must be prioritized. Any ground disturbances may cause significant damage to historic artifacts similar to what occurred at the Playa Vista site. In that case, the California Second District Court of Appeal found that the Los Angeles City Council violated the California Environmental Quality Act (CEQA) after it approved an environmental impact report that permitted construction for the development's second phase in 2005.

[9hh663HS5zMVPechbXFXJ89XP1_j-ICGJq8NSj3f3qK7bmedi-GlyU-NDifnqge0tosi3UYIkP6Y9MXB0 \(ca.gov\)](https://www.ca.gov/9hh663HS5zMVPechbXFXJ89XP1_j-ICGJq8NSj3f3qK7bmedi-GlyU-NDifnqge0tosi3UYIkP6Y9MXB0)

Tribe members also say, the “backfilled” soil from earlier excavation often contains the original cultural resources that were disturbed and that these too must be

preserved, protected, and respected as required by the state of California. Historic records show that this area, including the AES site, was frequently used by the Gabrieleño Band of Mission Indians to cure meats and sea foods and for trading with other tribes up and down the inland coast. These cultural resources are more than 10,000 years old. Yet, the DEIR mitigation measures do not acknowledge the significant impact any and all development would cause. Throughout this area ancestral artifacts have been discovered within two feet of the topsoil.

BW2-25
(cont.)

Conclusion: The mitigation measures need to be modified to avoid desecrating the site. The air quality mitigations conflict with the cultural resources mitigations and must be amended to ensure that any cultural resources are preserved. If the developers ignore its cultural significance, site monitors are an insufficient mitigation measure. Greater mitigations are needed. If artifacts are discovered, the site must be avoided, and all work stopped to determine how to proceed. The Lead Agency must adopt a clear method for reporting concerns, filling complaints, and determining damages for noncompliance.

Section 1.8 Areas of Known Public Controversy

BW2-26

CEQA Guidelines Section 15123 states that an EIR shall identify areas of controversy known to the lead agency, including issues raised by public agency as well as interested members of the public.

BW2-27

Section (a) of Section 15123 says the EIR shall contain a summary of the proposed actions and its consequences. The language of the summary should be as clear and simple as reasonably practical. (b) The summary shall identify: (1) Each significant effect with proposed mitigation measures and alternatives that would reduce or avoid that effect; (2) Areas of controversy known to the Lead Agency including issues raised by agencies and the public; and (3) Issues to be resolved including the choice among alternatives and whether or how to mitigate the significant effects.

BW2-29

Although slowed by the Covid Restrictions and quarantine, a petition with more than 1200 signatures from people who oppose the project for multiple reasons including the abuse of the design build/ design bid-build approach normally used for public projects and that the Project is beyond the scope of services the BCHD is authorized to provide was brought to the attention of the district. Upon learning of the protest, the BCHD discounted the public controversy created by the Project and never addressed the concerns as required by CEQA. **PDF copies of the petitions and signatures is attached.** The public controversy concerns must be addressed as required by CEQA and the DEIR recirculated.

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§ 15088.5. Recirculation of an EIR Prior to Certification.

14 CA ADC § 15088.5 BARCLAYS OFFICIAL CALIFORNIA CODE OF REGULATIONS

Barclays Official California Code of Regulations [Currentness](#)

Title 14. Natural Resources

Division 6. Resources Agency

Chapter 3. Guidelines for Implementation of the California Environmental Quality Act

Article 7. EIR Process

14 CCR § 15088.5

§ 15088.5. Recirculation of an EIR Prior to Certification.

(a) A lead agency is required to recirculate an EIR when significant new information is added to the EIR after public notice is given of the availability of the draft EIR for public review under Section 15087 but before certification. As used in this section, the term “information” can include changes in the project or environmental setting as well as additional data or other information. New information added to an EIR is not “significant” unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project's proponents have declined to implement. “Significant new information” requiring recirculation include, for example, a disclosure showing that:

- (1) A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.
- (2) A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance.
- (3) A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the significant environmental impacts of the project, but the project's proponents decline to adopt it.
- (4) The draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded. (*Mountain Lion Coalition v. Fish & Game Com.*(1989) 214 Cal.App.3d 1043).

(b) Recirculation is not required where the new information added to the EIR merely clarifies or amplifies or makes insignificant modifications in an adequate EIR.

(c) If the revision is limited to a few chapters or portions of the EIR, the lead agency need only recirculate the chapters or portions that have been modified.

(d) Recirculation of an EIR requires notice pursuant to Section 15087, and consultation pursuant to Section 15086.

(e) A decision not to recirculate an EIR must be supported by substantial evidence in the administrative record.

(f) The lead agency shall evaluate and respond to comments as provided in Section 15088. Recirculating an EIR can result in the lead agency receiving more than one set of comments from reviewers. The following are two ways in which the lead agency may identify the set of comments to which it will respond. This dual approach avoids confusion over whether the lead agency must respond to comments which are duplicates or which are no longer pertinent due to revisions to the EIR. In no case shall the lead agency fail to respond to pertinent comments on significant environmental issues.

(1) When an EIR is substantially revised and the entire document is recirculated, the lead agency may require reviewers to submit new comments and, in such cases, need not respond to those comments received during the earlier circulation period. The lead agency shall advise reviewers, either in the text of the revised EIR or by an attachment to the revised EIR, that although part of the administrative record, the previous comments do not require a written response in the final EIR, and that new comments must be submitted for the revised EIR. The lead agency need only respond to those comments submitted in response to the recirculated revised EIR.

(2) When the EIR is revised only in part and the lead agency is recirculating only the revised chapters or portions of the EIR, the lead agency may request that reviewers limit their comments to the revised chapters or portions of the recirculated EIR. The lead agency need only respond to (i) comments received during the initial circulation period that relate to chapters or portions of the document that were not revised and recirculated, and (ii) comments received during the recirculation period that relate to the chapters or portions of the earlier EIR that were revised and recirculated. The lead agency's request that reviewers limit the scope of their comments shall be included either within the text of the revised EIR or by an attachment to the revised EIR.

(3) As part of providing notice of recirculation as required by Public Resources Code Section 21092.1, the lead agency shall send a notice of recirculation to every agency, person, or organization that commented on the prior EIR. The notice shall indicate, at a minimum, whether new comments may be submitted only on the recirculated portions of the EIR or on the entire EIR in order to be considered by the agency.

(g) When recirculating a revised EIR, either in whole or in part, the lead agency shall, in the revised EIR or by an attachment to the revised EIR, summarize the revisions made to the previously circulated draft EIR.

Note: Authority cited: Section 21083, Public Resources Code. Reference: Section 21092.1, Public Resources Code; Laurel Heights Improvement Association v. Regents of the University of California (1993) 6 Cal. 4th 1112.

HISTORY

1. New section filed 8-19-94; operative 9-19-94 (Register 94, No. 33).

2. New subsections (f)-(g) filed 10-26-98; operative 10-26-98 pursuant to Public Resources Code section 21087 (Register 98, No. 44).

3. Amendment of subsections (f)-(f)(2) and new subsection (f)(3) filed 9-7-2004; operative 9-7-2004 pursuant to Public Resources Code section 21083(e) (Register 2004, No. 37).

4. Change without regulatory effect amending Note filed 10-6-2005 pursuant to section 100, title 1, California Code of Regulations (Register 2005, No. 40).

This database is current through 5/21/21 Register 2021, No. 21

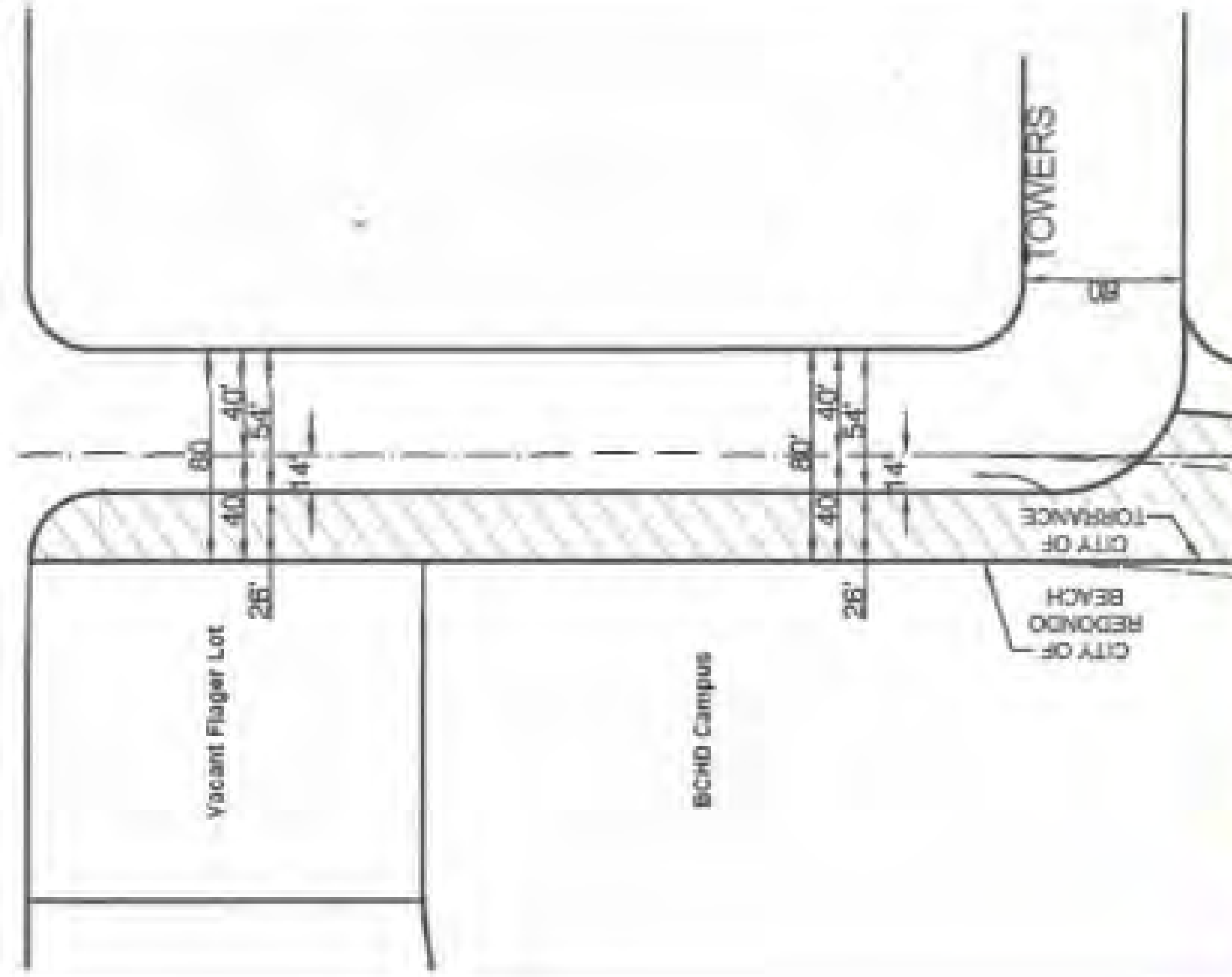
14 CCR § 15088.5, 14 CA ADC § 15088.5

End of Document

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The City of Torrance right-of-way extends into the vacant Flagler Lot by approximately 26 feet from the edge of the

vacant flagler lot and the City of Redondo Beach



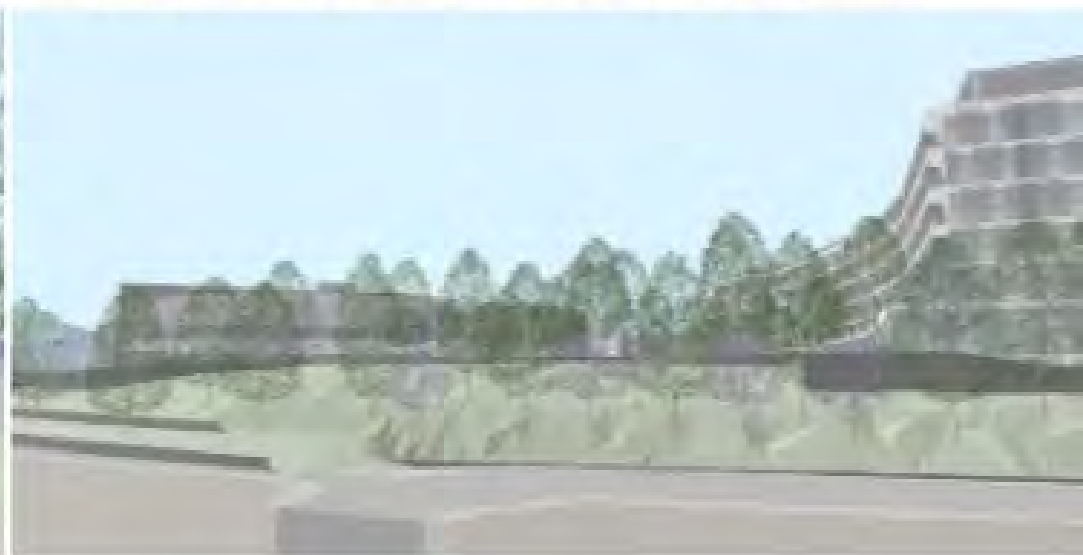
View of Central Driveway along North Prospect Avenue



View from Secondary Driveway on North Prospect Avenue



View from North Prospect Avenue & Diamond Street



View from Flagler Lane & Towers Street

Example C Site Plan Scenario would include an 41-foot Aquatics Center and CHF as well as a 55-foot-tall medical office building. Additionally, this example site plan would include a 61-foot-tall automated parking structure. While the total area of disturbance would be greater compared to the Example A Site Plan Scenario, the height of development under this example site plan would be reduced. Notably, the height of the parking structure would be approximately 15 feet lower than the parking structure in the Example A Site Plan Scenario.

Linda
2



PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$530M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

- State your opposition to this project.
- Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
- Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

First Name	Last Name	Signature	Address
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- 1 Christina Gill *Christina Gill* 24459 Ward St. Torrance, CA 90505
- 2 Chris Wolley *Chris Wolley* 22334 Hanover Road Torrance 90503
- 3 NGA BRUNETTI *NGA BRUNETTI* 2815 SEPULVEDA TORRANCE 90005
- 4 JUE MORDIAGA *JUE MORDIAGA* 4802 Mayan Dr TORRANCE 90501
- 5 Marlana Allen *Marlana Allen* 21425 Ladeene Ave. Torrance, CA 90503 *MARD*
- 6 Pamela Afremow *Pamela Afremow* 19412 Linda Dr. TORR 90503
- 7 Ann Gallagher *Ann P. Gallagher* 19404 Linda Dr. Torr 90503
- 8 Arthur Kuwahara *Arthur Kuwahara* 26925 Ocean Ave. Torr 90503
- 9 KENIE KELLY *Kenie Kelly* 2214B GRAHAM AVE *REDWOOD BEACH* 90278
- 10 Templehaeder *Templehaeder* 23560 MADRASE TORRANCE CA 90505



PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"

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First Name	Last Name	Signature	Address
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- 1 Jasmin Espinoza Jan 26100 Narbonne Ave. Lomita CA 90717
- 2 Fritzi Vazquez 2232 W 247th St Lomita CA 90717
- 3 Topie Poole 14905 Lemoli Ave, Gardena, CA 90249
- 4 Nick Gosselin 2035 255th St. Lomita, CA 90717
- 5 Hope Collins 5502 W 190th St Torrance CA
- 6 Andre Acipio
- 7 Alice Pauls 2012 Perry Ave, Redondo Beach
- 8 Eileen Schwartz 5641 Sunset Dr. Redondo Beach, CA
- 9 Carol Ann Beck 121 Second St. Manhattan Beach, CA 90266
- 10 Jacqueline S. Ayers 4410 W. 231st St - Torrance, CA 90505



PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"

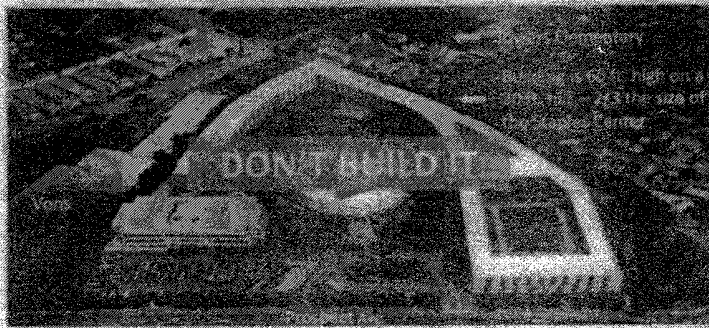
To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

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First Name	Last Name	Signature	Address
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- 1 Tamiko Wakabayashi Tamiko Wakabayashi 19420 Linda, Torrance CA 90503
- 2 Kiyohisa Wakabayashi Kiyohisa Wakabayashi 19420 Linda Dr., Torrance CA 90503
- 3 David Schuler David Schuler 34 HIDDEN VALLEY Rd. Rolling Hills Estates, 90274
- 4 Kenneth Parkam Kenneth Parkam 316 N. Jennifer Ave, Torrance 91724
- 5 Masoud Emami Masoud Emami 194 Borrego Irvine, 92615
- 6 Tim Kanemaki Tim Kanemaki 200 S. Catalina Ave #10 RB 90277
- 7 Tami Estrada Tami Estrada 19923 MURIEL AVE TORR 90503
- 8 JOSE NEGRITE JOSE NEGRITE 2380 Emily Lane ART-D Downey 90292
- 9 VERONICA NEGRITE VERONICA NEGRITE 2380 Emily Lane ART-D Downey 90292
- 10 Deborah Carver Deborah Carver 1608 Hallgreen Dr Walnut CA 91789



PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"

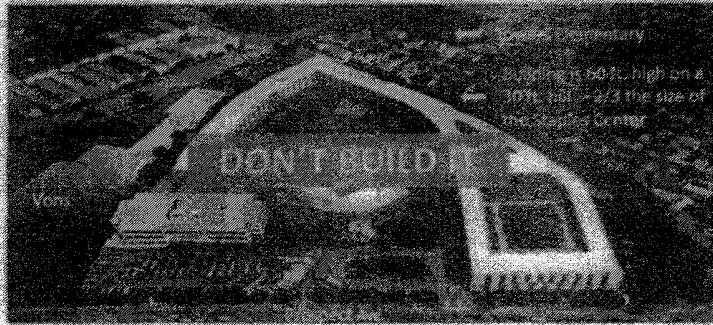
To the Honorable Albert Y. Muratsuchi, Assemblymember, 68th Assembly District, and to All Other Interested Elected Officials and Parties:

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- Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

First Name	Last Name	Signature	Address
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- 1 ~~Doni Greenante~~ Doris Granata 43 Rollingwood Dr. R.H.E CA 90274
- 2 Barbara Telberg Jackson 2214 Mount Shasta Dr. San Pedro, CA 90732
- 3 Anita Thomas 21921 Marguerite Ave. Torrance, CA 90503
- 4 Frances Vander Stucken 5503 Carmelwyn St Torrance CA 90503
- 5 Fabiola Gutierrez 1121 Torrance Blvd Torrance CA 90502
- 6 Leticia Martinez 18303 Wall St. Carson Calif. 90746
- 7 Ruth Velasco 18832 Florwood Ave, Torrance CA 90504
- 8 James A. Egnatub 604 SUSANNAH KB 90275
- 9 Ursula Dick Du Car 1922 Grevillea, Torrance 90502
- 10 Vicki Thornton 5230 Lomita Torrance 90505



PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"

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First Name	Last Name	Signature	Address
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- 1 Oscar Pichardo *Oscar Pichardo* 2109 ERNEST AVE REDONDO BEACH 90278
- 2 Joanne Pichardo *Joanne Pichardo* 2109 ERNEST AVE. Redondo Beach 90278
- 3 Joyce A. HARN *Joyce A. Harn* 2109 ERNEST AVE. Redondo Beach 90278
- 4 Katie Angelini *Katie Angelini* 2108A Ernest Ave Redondo Beach 90278
- 5 Linda Patrick *Linda Patrick* 2111 Ernest Ave Redondo Bch 90278
- 6 Ryan Patrick *Ryan Patrick* 2111 Ernest Avenue Redondo Bch 90278
- 7 Chris Farrell *Chris Farrell* 2112 Ernest Av - Redondo Bch 90278
- 8 Vaggie Asmar *Vaggie Asmar* 2115 Ernest Ave R. B 90278
- 9 Barbara Giba *Barbara Giba* 3018 Dow Ave REDONDO BEACH CA 90278
- 10 Kathy Rutt *Kathy Rutt* 2400 Spurgeon Ave, Redondo Beach 90278



PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$530M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

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- Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
- Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

First Name	Last Name	Signature	Address
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- | | | | |
|----|----------|--------------|--|
| 1 | Gwen | Yoshinaga | 2404 Sebald Ave, RB 90278 |
| 2 | Matt | Hedges | 5307 Bindewald Rd, Torrance |
| 3 | Cameron | Maris | 2308 Maricopa St, Torrance 90501 |
| 4 | Samantha | Maris | 2308 Maricopa St Torrance CA 90501 |
| 5 | Gindy | Otera | 26314 Regent Ave, Long Beach 90717 |
| 6 | Monica | Otera-Alfred | 1716 Gates Ave, Long Beach 90801 |
| 7 | Brian | Alfred | 1716 Gates Ave Manhattan Beach 90260 |
| 8 | Mitch | Otera | 26314 Regent Ave, Long Beach, CA 90717 |
| 9 | Trace | Young | 19219 Beckworth Ave Torrance CA 90503 |
| 10 | Robert | Young | 19219 Beckworth Ave Torrance 90503 |



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First Name	Last Name	Signature	Address
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- 1 Monica Yu *[Signature]* 19421 Hinsdale Ave Torrance, CA 90503
- 2 David Kranz *[Signature]* 19312 HINSDALE AVE. TORRANCE, CA 90503
- 3 Catherine Proenza *[Signature]* 5230 Torrance at Torrance CA 90502
- 4 Pamela Otera *[Signature]* 22816 Greenwood Ave., Torr., Ca. 90505
- 5 Nancy Edgar *[Signature]* 19336 Hinsdale Torrance 90505
- 6 Andrea Hendrickson *[Signature]* 19329 Hinsdale Torrance 90503
- 7 ERIC HENDRICKSON *[Signature]* 19329 Hinsdale Torrance 90503
- 8 GARY HAWKINS *[Signature]* 4919 ONYX ST 90503
- 9 DAVID JAVIER *[Signature]* 1949 ROLLING VISTA DR #62 LOMITA, CA 90717
- 10 CATHY ITAYA *[Signature]* 1949 ROLLING VISTA #62 Lomita 90717



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First Name	Last Name	Signature	Address
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- | | | | |
|----|------------------|-------------|--|
| 1 | Brian Foltz | [Signature] | 19421 Hinsdale Ave., Torrance 90503 |
| 2 | Cindy Bray | [Signature] | 19505 Hinsdale Ave. Torrance 90503 |
| 3 | Christina Watson | [Signature] | 19517 Hinsdale Ave Torrance 90503 |
| 4 | Houars Lareu | [Signature] | 19417 Hinsdale Ave Torrance 90503 |
| 5 | Steen Kjaer | [Signature] | 531 Hinsdale Ave Torrance 90503 |
| 6 | Sana Hamedani | [Signature] | 1410 Diamond St. Redondo Beach, CA 90277 |
| 7 | John Monetti | [Signature] | 19426 Hinsdale Ave Torrance 90503 |
| 8 | Melody Chuang | [Signature] | 19425 Hinsdale Ave. Torrance 90503 |
| 9 | Philip Tang | [Signature] | 19418 Hinsdale Ave Torrance 90503 |
| 10 | Curt Smith | [Signature] | 19320 Hinsdale 90503 |



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First Name	Last Name	Signature	Address
1	Mike	Ishikawa	328 Via Nima
2	Ben	Kim	20 MURRAY DR, R.W.E. 90274
3	BERRIE	YAMADA	1741 HICKORY TORRANCE 90503
4	Mae	Fuchino	27673 FLAMING ARROW DR. R.P.V. 90275-3928
5	Dore	Ishikawa	26836 Grayslake Rd, R.P.V. 90275
6	AYOK	BAHRANA	30179 AVENIDA TRANQUILA, R.P.V. 90275
7	Kim	Ishikawa	30179 Avenida Tranquila R.P.V. 90275
8	ANDY	KIM	30179 Avenida Tranquila R.P.V. 90275
9	Janice	Pon-Ishikawa	26727 Basswood Ave R.P.V. 90275
10	Kristin	Warrick	27240 Sunnyvale R.P.V. 90274



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First Name	Last Name	Signature	Address
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- 1 Diane Uyehara *Diane Uyehara* 21602 Evelyn Ave Torrance 90503
- 2 MICHAEL UYEHARA *Michael Uyehara* 21602 Evelyn Ave Torrance 90503
- 3 *Joe Hayashi* *Joe Hayashi* 15249 Fairview Ave Torrance 90504
- 4 SATOSHI MIYATA *Satoshi Miyata* 14819 BUDLONG GARDEN 90267
- 5 Diane Hayashi *Diane Hayashi* 1560 W 18th St Torrance CA 90504
- 6 Robert Democh *R. Democh* 1742 Grevelia So. Pasadena CA 91030
- 7 Larina Luzzi 1026 N Redondo Ave Manh 90266
- 8 David Turner *David Turner* 22803 Kathryn Ave Tor 90505
- 9 Joe Marshall *Joe Marshall* 25483 Pine CREE LA ^{Wilmington} 90744
- 10 Christian Burke *Christian Burke* 1017 W. 18th St, LA 90248



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First Name	Last Name	Signature	Address
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- | | | | |
|----|--------------|--------------|-------------------------------------|
| 1 | Ellie | Reed | (Ellie) 5601 Towers St |
| 2 | RYHAN | ABERDULH | 5601 TOWERS ST |
| 3 | Sed | SARKISIAN | 19514 Redbeam Ave Tor. |
| 4 | GLADYS RUBIN | Gladys Rubin | 19615 Redbeam Ave Torrance 90503 |
| 5 | Allen | Rubin | 19615 Redbeam Ave Tor Co 90503 |
| 6 | LIEZEL | Rubin | 19615 Redbeam Ave Torrance Co 90503 |
| 7 | HAYA | PINIER | 19615 REDBEAM AVE TORRANCE |
| 8 | Meke | Tak | 19609 Redbeam Ave Torrance Co |
| 9 | Arrene | Armen | 5005 Bartlett Dr. Tor |
| 10 | Tezer | Asker | 19420 Redbeam Ave Torrance |



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First Name	Last Name	Signature	Address
1	Nancy Neal	[Signature]	518 Pacific Ave, Manhattan Bch. 90266
2	Kesha Neal	[Signature]	518 Pacific Ave, Manhattan Bch. 90266
3	Denyce Giannioses	[Signature]	200 Ave G, #320, DB 90277
4	W. Maureen Miller	[Signature]	814 N. Herrin St, Manhattan Beach 90266
5	Gayla Gabriel	[Signature]	4316 Rousseau Ln, Redondo Beach, CA 90278
6	Kathleen Louny	[Signature]	125 S. Helberta B R.B 90277
7	Sage Louny	[Signature]	125 S. Helberta B R.B Ca 90277
8	Michael Nelson	[Signature]	21107 Donora Ave #10 Torrance CA 90503
9	Marshall Russo	[Signature]	2517 Via Verde, AVE 90274
10	Linda R Neas	[Signature]	11104 rez Ave Redondo Beach 90277



PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"

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First Name	Last Name	Signature	Address
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- 1 Courtney Sam Courtney Sam 20108 Tomlee Ave. Torrance, CA
- 2 David Sam David Sam 20108 Tomlee Ave Torrance, CA
- 3 Christopher Joseph Christopher Joseph 20114 Tomlee Ave. Torrance, CA
- 4 Kathy Joseph Kathy Joseph 4540 Laurette St Torrance CA 90503
- 5 Nikki Joseph Nikki Joseph 20114 Tomlee Ave Torrance CA 90503
- 6 STEVEN YORITA Steven Yorita 20102 TOMLEE AVE TORRANCE 90503
- 7 Scott Shui Scott Shui 1807 Starson Lane #1 RB 90278
- 8 Shirley Quan Shirley Quan 5 Golden Spar Pl RHE 90274
- 9 Joanne Joe Joanne Joe 20 Santa Bella Rd, RHE 90274
- 10 Leonard Heng Leonard Heng 5 Golden Spar Pl RHE 90274



PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"

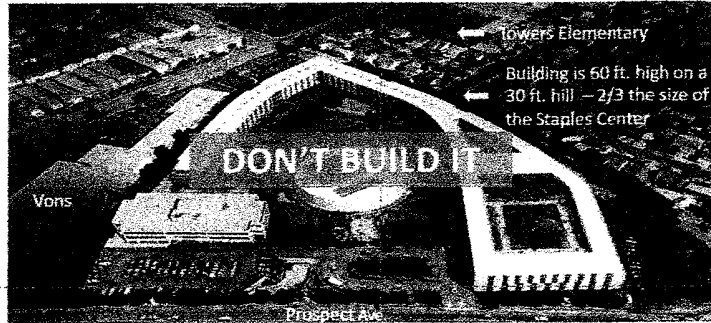
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First Name	Last Name	Signature	Address
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- | | | | | |
|----|---------|--------------|--------------------|--|
| 1 | Wendy | Yorita-Solis | Wendy Yorita Solis | 1903 Bataan Rd #8, Redondo Beach, CA 90278 |
| 2 | Vincent | Solis | Vincent Solis | " |
| 3 | Dean | Sato | DL | 22001 Ocean Ave. Torrance, CA 90503 |
| 4 | Cheryl | Tsuchida | Cheryl Tsuchida | 4821 White Court Torrance, CA. 90503 |
| 5 | Kris | Sato | Kris Sato | 22001 Ocean Ave. Torrance, CA 90503 |
| 6 | Karen | Hostetler | Karen Hostetler | 2922 Whitley Collins Dr. PHE, CA 90275 |
| 7 | Debbie | Tay-Qua | Debbie Tay-Qua | 7025 Hedgewood Dr. PHE or 90275 |
| 8 | Donna | Oksmura | Donna Oksmura | 22911 Felbar Ave, Torrance, CA 90505 |
| 9 | Lana | Fujimoto | Lana Fujimoto | 4125 Kanya Dr. Torrance |
| 10 | KEN | FUJIMOTO | Ken Fujimoto | 4125 KANYA DR TORRANCE |



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First Name	Last Name	Signature	Address
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- 1 Janet Nozaki Janet Nozaki 28409 Plainfield Dr. RPV, CA 9027
- 2 Henry Nozaki Henry Nozaki 28418 Coveridge Dr. RPV, CA 90275
- 3 NAOMI NOZAKI Naomi Nozaki 28418 COVERIDGE DR. RPV, CA 90275
- 4 EDMUND CHAN Ed Chan 3430 226th STREET, CA 90505
- 5 Sujane Wang Sujane Wang 21 Hillcrest Meadows RHE, CA 90274
- 6 Sam Wang Sam Wang 21 Hillcrest Mdw, RHE CA 90274
- 7 Wai Ling Chan Wai Ling Chan 3430W, 226th St, Torrance CA 90505
- 8 Nicole Hostetler Nicole Hostetler 90221 Whitley Collins Dr. RHE, CA 90275
- 9 DAVID HOSTETLER David Hostetler 29221 WHITLEY COLLINS DR, ROLLINGHILL ESTATES CA 90275
- 10 Cynthia UEMURA Cynthia Uemura 28710 Golden Meadow RPV 90275



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First Name	Last Name	Signature	Address
1	BRIAN RUTT	<i>Brian Rutt</i>	2400 Spurgem Ave, Redondo Beach 90278
2	Charon Stanziolo	<i>Charon Stanziolo</i>	3016 Deco R.B. 90278
3	Sona Yacoub	<i>Sona Yacoub</i>	2403 SPURGEON Ave R.B. 90278
4	Carol Ann Beck	<i>Carol Ann Beck</i>	121 Second St. Man. Beh. 90266
5	CATHERINE DEAGICH	<i>Catherine Deagich</i>	304 LARSSON ST. MAN. Beh 90266
6	Jessica Samples	<i>Jessica Samples</i>	115 Paseo de la playa R.B., CA 9027
7	SUSAN TORTORICE	<i>Susan Tortorice</i>	1310 ESPLANADE REDONGBCH
8	Sofia Granillo	<i>Sofia Granillo</i>	
9	Debbie Jones	<i>Debbie Jones</i>	P.O. Box 2251 M.B. 90267
10	AAREN CLINE	<i>Aaren Cline</i>	4006 SCOTT ST TORRANCE 90503



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First Name	Last Name	Signature	Address
1	Mark	Neban	MEner 511 N. Prospect
2	Ashley	Moranahan	519 N. Prospect Ave
3	Daniel	M...	519 N. Prospect Ave
4	GERTA	LIND	517 N. PROSPECT AVE.
5	DONALD	LIND	517 N. PROSPECT AVE.
6	Kathryn	Keokoe	403 N Prospect Ave
7	Jorge	A Castro	609 N. Prospect
8	Ana	R Castro	609 N Prospect
9	Myles		611 N Prospect
10	Robin	Tolson	611 N Prospect Av

First Name	Last Name	Signature	Address
1	Mark	Neban	MEner 511 N. Prospect
2	Ashley	Moranahan	519 N. Prospect Ave
3	Daniel	M...	519 N. Prospect Ave
4	GERTA	LIND	517 N. PROSPECT AVE.
5	DONALD	LIND	517 N. PROSPECT AVE.
6	Kathryn	Keokoe	403 N Prospect Ave
7	Jorge	A Castro	609 N. Prospect
8	Ana	R Castro	609 N Prospect
9	Myles		611 N Prospect
10	Robin	Tolson	611 N Prospect Av



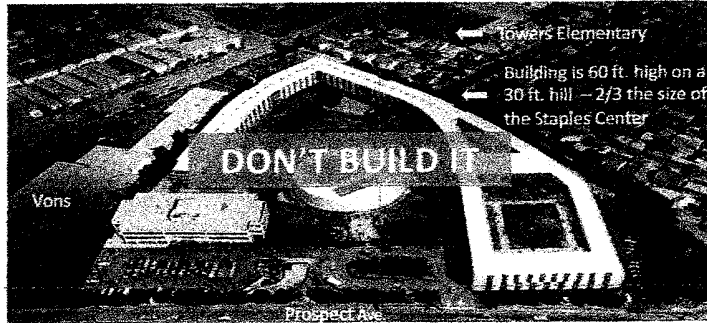
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First Name	Last Name	Signature	Address
1	MARY LOU ELLARS	Mary Lou Ellars	19614 MILDRED AVE, TORRANCE, CA 90503
2	HELEN YEE	Helen Yee	19901 MILDRED AVE, TORRANCE, CA 90503
3	RONALD ELLARS	Ronald Ellars	19614 MILDRED AVE., TORRANCE, CA 90503
4	William Yee	William Yee	19901 Mildred Ave Torrance CA 90503
5	DARRELL FARR	Darrell Farr	19924 MILDRED AVE TORRANCE CA 90503
6	Karen Rogers	Karen Rogers	19930 Mildred Ave Torrance CA 90503
7	Markus Perner	Markus Perner	19930 Mildred Ave Torrance CA 90503
8			
9			
10			



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- 1 Bryant Nishikawa [Signature] 1520 W. Carson St, Torrance 90501
- 2 Mina Aliyanni [Signature] 1 Arrowhead Lane, Rte 90 275
- 3 Susan Lobos [Signature] 2306 241st St. Lomita 90717
- 4 Nathan Dunlap [Signature] 3727 Emerald St Unit D, Torrance
- 5 Kelli Dunlap [Signature] 20102 Tomlee Ave, Torrance
- 6 _____
- 7 _____
- 8 _____
- 9 _____
- 10 _____

Lisa L



PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"

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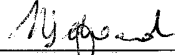
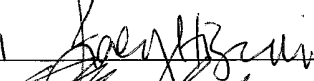
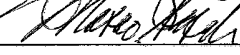
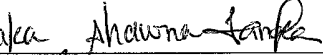


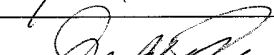
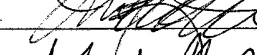
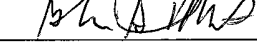


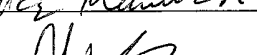

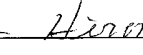

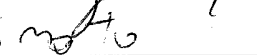
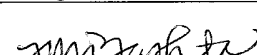

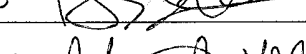
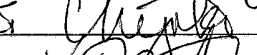
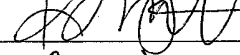




First Name	Last Name	Signature	Address
1	Corinne Eisenhart	Corinne Eisenhart	3202 W. 154th St. Gardena CA 90249
2	Robert Eisenhart	Robert Eisenhart	3202 W. 154th St Gardena CA 90249
3	Jennifer Eisenhart	Jennifer Eisenhart	2432 Pacific Coast Hwy #127 Lomita, CA 90717
4	JOHN CONYNE	JOHN CONYNE	1506 S. CATALINA AVE #C 90277
5			
6			
7			
8			
9			
10			

PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$530M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

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- Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
- Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

	First Name	Last Name	Signature	Address
1	NATALIE	SCHERUCANO		20010 BURIN AVE TORRANCE
2	Tracy	Higuchi		2840 May ^{AVE} Redondo Beach
3	Masao	Sasaki		2017 233 rd ST, Torrance
4	Tanaka Shawna	Tanaka		1853 W. 181 st St. Torrance 90504
5	SHUNJI	YAMADA		5608 WHITE CT TORRANCE 90503
6	Marc-Mitchell	Miyoshini		17035 Spinnery Ave Torrance 90504
7	Inogene	Imada		18501 Manhattan PL TORR 90504
8	Gregory S.	Monimuro		2318 W. 229 th ST 90501
9	Kimberley	Aponte		1926 W. 237 th ST, Torrance, 90501
10	Kenneth	Hernandez		3414 W 170 th ST Torrance 90504
11	Charlene	Nation		2240 Kathryn Ave Torr 90505
12	HIROMI	MATSUDA		2018 W 236 th ST Torrance 90501
13	KAZUE	MAESAKI		1701 Sabido Ave Torrance 90501
14	ERIC	Kishimoto		3527 Sara Dr 90503
15	JUDY	MIYASHITA		3507 SARA DR. TORRANCE CA 90503
16	Peggy	Kamon-Mato		17515 DAPHNE AVE Torrance 90504
17	Chirako	Morimoto		2318 W. 229 th ST. Torrance 90501
18	Katelyn	Morimoto		2318 W. 229 th ST. Torrance 90501
19	Cathy	Uyemura		2221 W. 180 th ST TORR 90504
20	TOYOKO	Yuki		3833 W 181 st St Torrance 90504
21	Lori	Yamada		5608 White Court Torrance CA 90503
22	MARIO	SCHOONRAAD		20010 BURIN AVE TORRANCE 90503.
23	Elaine	Tefft		20011 Donora Ave. Torrance 90503 CA
24	JOHN	MATO		17515 DAPHNE AVE TORRANCE 90504
25	Kristen	Inouye		20818 Felker Dr. Torrance 90503

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First Name	Last Name	Signature	Address
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- Ann Wolfson Ann Wolfson 19802 Tomlee Ave. Torrance
- Wendan Ni [Signature] 19702 Mildred Ave, Torrance
- Brian Wolfson [Signature] 19802 Tomlee Ave, Torrance.
- Lisa Limm [Signature] 19902 Mildred Ave, Torrance 90503
- Alicia Walker [Signature] 21712 Reynolds Dr Torrance 90503
- Carolyn Finkenbeiner [Signature] 5123 Merrill St, Torrance, 90503
- Laurie Craig [Signature] 5211 Lee St, Torrance, 90503
- Rosie Javard [Signature] 3702 Michelle Dr. Torrance 90503
- Erin Hicks-Dawson [Signature] 5115 Towers St. Torrance 90503
- Susie Sam [Signature] 20108 Tomlee Ave Torrance 90503
- LANCE FUJIMOTO [Signature] 18507 AME AVE TORRANCE CA 90503
- AMY YICK [Signature] 20718 Christine Ave. Torf 90503
- MICHAEL QUINN [Signature] 5102 PATRICK ST, TORRANCE 90503
- Lee Beiser [Signature] 20005 Ingrum Way Torrance 90503
- Felipe Braunthal [Signature] 5190 Deelane St Torrance 90503
- Kyla Adams [Signature] 5527 Halison St. Torrance 90503
- Jessica Morrison [Signature] 2510 Fisk Ave 90503
- Brigette Pratt [Signature] 19923 Mildred Ave, Torrance CA 90503
- Don Pratt [Signature] 19923 Mildred Ave, Torrance CA 90503
- James Childers [Signature] 19907 Mildred Ave, Torrance CA 90503
- Cheryl Childers [Signature] 19907 Mildred Ave Torrance CA 90503
- James Childers IV [Signature] 19907 Mildred Ave, Torrance CA 90503
- Oliver Kou [Signature] 19801 Mildred Ave, Torrance CA 90503
- Lucy Chienkou [Signature] 19801 Mildred Ave Torrance CA 90503
- KEITH SCHOENING [Signature] 19715 MILDRED AVE TORRANCE

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First Name	Last Name	Signature	Address
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- 1 Louise MATSUMURA *Louise Matsumura* 1961 W. 230th St TORRANCE 90501
- 2 Kimiko Kiyohara *Kimiko Kiyohara* 1312 W. 169th Pl. Gardena 90247
- 3 Yuriko Toma *Y. Toma* 3202 Cardwood Ln, Torrance, CA 90505
- 4 Edith Itarada *Edith Itarada* 1424 W. 172nd St. Gardena 90247
- 5 Emi Kono *E. Kono* 18326 S. Del Mar Ave. Torrance, CA
- 6 Donna Sanada *Donna Sanada* 16502 Kristin Ave. Torrance, CA 90504
- 7 ALAN MIWA *Alan Miwa* 1954 W. 186th St TORRANCE CA 90504
- 8 WAYNE SAUER *Wayne Sauer* 2106 MATHEWS AVE #C REDONDO BEACH, CA 90278
- 9 EMILIO SASAKI *Emilio Sasaki* 2213 W 16th ST. TORR CA 90504
- 10 BRIAN ANDERSON *Brian Anderson* 4826 Milne Dr Torrance 90505
- 11 Joe Zeiler *Joe Zeiler* 5623 Maria Linda 90503
- 12 Ron Sturtz *Ron Sturtz* 2104 Groat Ave Unit 6 90278
- 13 CLORIA COULD *Cloria Could* 5485 HELBERTA RD 90277
- 14 Anita Sack *Anita Sack* 21406 Marjorie Ave CA 90503
- 15 Noelle Budrovich *Noelle Budrovich* 2894 W. 229th St Torrance CA 90505
- 16 Paris Boochee *Paris Boochee* 19309 Beckworth Ave 90503
- 17 Tony Smith *Tony Smith* 19526 Donna Ave. Torrance, CA 90503
- 18 Mia Leminger *Mia Leminger* 4503 Narrot St. Torrance CA 90503
- 19 Stacey Box *Stacey Box* 5330 Norton St. Torrance 90503
- 20 Sharon Cortez *Sharon Cortez* 5039 Halison ST. Torrance, 90503
- 21 Bireta Rose Vellutini *Bireta Rose Vellutini* 5330 Wilma St Torrance 90503
- 22 Phila Tuccinardi *Phila Tuccinardi* 5422 WILMA ST. TORRANCE CA 90503
- 23 Candace Williams *Candace Williams* 5413 Wilma St Torrance CA 90503
- 24 SUEHAIR SAMARAN *Suehair Samaran* 5321 WILMA ST. TORRANCE
- 25 Susan Yano *Susan Yano* 19921 Tomlee Ave, CA 90503
Torrance, CA 90503

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First Name	Last Name	Signature	Address
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- 1 Aiko Inada Aiko Inada 19408 REDBEAM AVE. TORRANCE 90503
- 2 Mae Nakagawa Mae Nakagawa 1233 W. 213th St. Torr. 90502
- 3 Beverly Ikeda Beverly Ikeda 14515 S. Budlong Gardens 90247
- 4 Gladys Yokota Gladys Yokota 18308 Manhattan Pl. Torrance 90504
- 5 Emi Lynn Isomoto Emi Isomoto 2413 W. 178th St. Torrance 90504
- 6 Akeni Shimizu Akeni Shimizu 1913 W. 237th Pl " 90501
- 7 Kimiye Suminaga Kimiye Suminaga 1948 W. 186 St Torrance 90504
- 8 Debbie Takashima Debbie Takashima 3214 W 181st St Torrance 90504
- 9 Kiyoko Sasaki Kiyoko Sasaki 1962 W. 233 St., Torrance 90501
- 10 TAMAO SASAKI Tamao Sasaki 1962 W. 233rd ST, TORRANCE 90501
- 11 JENNIFER YAMAMOTO Jennifer Yamamoto 2218 W. 180TH PL TORR 90504
- 12 JOHN ENGLISH John English 3724 SPENCER ST #202, TORRANCE, 90503
- 13 Maybela Spadolino Maybela Spadolino 20535 Vaccaro Ave Torrance 90503
- 14 John S. Perez JOHN PEREZ 14928 INGDOM TORRANCE
- 15 TERRENCE BENSON Terrence Benson 431 N. PROSPECT AVE REDONDO BEACH 90277
- 16 Sarah Straton Sarah Straton 2726 Ralston Ln, Redondo Beach 90278
- 17 James C. Kelly James C. Kelly 1724 WOLLACOTT S Redondo Beach 90278
- 18 Brent Sashner Brent Sashner 110 The Vlg # Redond 90278
- 19 DYLAN JOHNSON Dylan Johnson 609 Fremont Ave 90278.
- 20 Nadim Mekari Nadim Mekari 1701 W. 168th St, Gardena 90247
- 21 ELEANOR ORTIZ Eleana Ortiz 23117 EVEL AVE TORRANCE 90505
- 22 Christine T. Nuva Christine T. Nuva 1934 W. 186TH ST., TORRANCE, CA 90504
- 23 Etsuko Nakano Etsuko Nakano 17112 S Dalton Ave Gardena 90247
- 24 DENISE DUNKEL Denise Dunkel 5032 CARMEN ST. TORRANCE 90503
- 25 VIOLET NISHIHARA Violet Nishihara 2709 W 164 St TORRANCE 90504

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First Name	Last Name	Signature	Address
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- 1 Aya Quimondi Aya Quimondi 4536 Darentt. Torrance 90503
- 2 Katherine Sallig Katherine Sallig 19707 Redbeam Ave. Torrance 90503
- 3 Pauline Srolas P.S. 20110 Hinsdale ave, torrance, CA 90503
- 4 Simon Hoffman Simon Hoffman 5326 CARMELINA ST. TORRANCE, CA 90503
- 5 Ken PETER Ken Peter 2826 W 166TH ST TORRANCE CA 90504
- 6 Christiane Onilla Christiane Onilla 5650 AUCCT Tor. 90503
- 7 Keith Kabealo Keith Kabealo 423 Manhattan Ave, HP, 90254
- 8 FRED LESTER Fred Lester 20017 Tomlee
- 9 MARY MLESTER Marym Lester 20017 Tomlee Ave, Tor 90503
- 10 BRYAN LESTER Bryan Lester 20014 Tomlee Ave TOR. 90503
- 11 Laura Woolsey Laura Woolsey 20023 Tomlee Ave Tor 90503
- 12 Brian Park Brian Park 20035 Tomlee Ave Torrance 90503
- 13 Lynne Yorita Lynne Yorita 20102 Tomlee Ave Torrance 90503
- 14 Thomas Onito Thomas Onito 2014 W 180TH PL, Torrance 90501
- 15 Gwen Powell Gwen Powell 4907 Towers St. Torrance, CA 90503
- 16 DON POWELL Don Powell 4907 TOWERS ST TORRANCE CA 90503
- 17 James Crawford James Crawford 1516 Acacia Ave Torrance CA 90501
- 18 JOSEPH CHSTAN Joseph Chstan 44158 SPENCER ST, TORRANCE, CA 90503
- 19 Judy Leach Judy Leach 2559 PLAZA DEL AMO TORRA 90503
- 20 KATHY GOULD Kathy Gould 405 S. LUCIA AVE, R.B 90277
- 21 YURI CHOI Yuri Choi 23208 MAPLE AVE, TORRANCE CA 90505
- 22 Mitch Chase Mitch Chase 4049 W. 163rd St. Laundale, 90260
- 23 Alice Archer Alice Archer 19621 Tomlee Ave CA 90503
- 24 ALAN ARCHER Alan Archer 19621 TOMLEE AVE. CA. 90503
- 25 Jerry Katron Jerry Katron 20171 Redbeam Ave 90523

PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"

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First Name	Last Name	Signature	Address
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- 1 Jon McDonald Jon McDonald 5629 Bowers St Torrance Ca
- 2 Linda Zelik Linda Zelik 19405 Linda Dr, Torrance
- 3 JOSEPH ZELIK Joseph Zelik 19405 Linda Dr, Torrance, 90503, CA.
- 4 Jim & Judi Serk Jim & Judi Serk 19510 Linda Dr, Torrance 90503
- 5 Linda Feldman Linda Feldman 19515 Linda Dr Torrance 90503
- 6 Virginia Ozanne Virginia Ozanne 19616 Linda Dr Torrance 90503
- 7 TIM OZENNE Tim Ozanne 19616 Linda Dr Torrance 90503
- 8 CLYDE IWATA Clyde Iwata 19946 REDBEAM AVE. TORRANCE, CA 90503
- 9 Stephanie Lee Stephanie Lee 19819 Redbeam Torrance 90503
- 10 Howard Lee Howard Lee 19819 Redbeam Torrance 90503
- 11 Malcolm Kong Malcolm Kong 19803 Redbeam Torrance 90503
- 12 EVA J Kong Eva J Kong 19803 REDBEAM Torrance 90503
- 13 GLADYS RUBIN Gladys Rubin 19615 Redbeam Tor CA 90503
- 14 JOAQUINE FANEUFF Joaquine Faneuff 19507 Redbeam Tor. 90503
- 15 Avelina Daum Avelina Daum 19403 Redbeam Avenue
- 16 Justine MWS Justine MWS 19768 Tonlee Ave Torr CA 90503
- 17 DOROTHY CAN Dorothy Can 20116 WAYNE AVE, TERR CA 90503
- 18 Jackie Ecklund Jackie Ecklund 20124 WAYNE AVE TERR. CA 90503
- 19 Keith Huff Keith Huff 20022 Pruitt Dr. Torrance, 90503
- 20 Shruti Sadhana Shruti Sadhana 2521 Spencer St. Torrance 90503
- 21 Katie Benim Katie Benim 20040 Anza Ave Torrc. 90503
- 22 Ed Portune Ed Portune 19611 Driew Pl. Torr 90503
- 23 Rosa Fontane Rosa Fontane 20115 PRUITT DR. TORR 90503
- 24 Madhavi Madhavi 4904 Narrox St.
- 25 Mari Kauskill Mari Kauskill 19402 Redbeam Ave., Torrance, Ca 90503

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First Name	Last Name	Signature	Address
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- 1 RALPH ANTHONY, Ralph 19703 MILDRED AVE. TORRANCE CA
- 2 Deened Johnson, Irene K. Johnson 19521 Mildred Ave. Torrance, CA 90503
- 3 Aileen Pavlin, Aileen Pavlin 119515 Mildred Ave Torrance CA 90503
- 4 JOHN J. PARKER, John J. Parker 19402 Mildred Ave 90503
- 5 RAMONA MILLER, Ramona Miller 19402 Mildred Ave 90503
- 6 Jessy Grant, Jessy Grant 19508 Mildred Ave Torrance 90503
- 7 Greg Grant, Greg Grant 19508 Mildred Ave
- 8 SUSAN BERZ, Susan Berz 19802 Mildred Ave Torrance, CA
- 9 Derek Berz, Derek Berz 19802 Mildred Ave Torrance CA
- 10 Hans Ackermann, Hans Ackermann 19908 Mildred Ave Torrance
- 11 Marisa Hartock, Marisa Hartock 19924 Mildred Ave TORRANCE
- 12 Subota, Alexandra, Subota 20102 Mildred Ave. Torrance
- 13 Barry Gordon, Barry Gordon 20114 Mildred Ave Torrance
- 14 GEORGE GEE, George Gee 20003 MILDRED AVE TORRANCE CA
- 15 Hanna Gee, Hanna Gee 20003 Mildred Ave Torrance, CA
- 16 JACK WONG, JACK WONG 20101 MILDRED AVE 90503
- 17 Sang Kim, Sang Kim 20019 Mildred Ave Torrance 90503
- 18 Yu Yang Kim, Yu Yang Kim 20019 Mildred Ave Torrance 90503
- 19 Alex Wolfson, Alex Wolfson 19802 Tombee Ave, Torrance 90503
- 20 Lyndan M. Hardy, Lyndan M. Hardy 19616 Redbeam Ave, Torrance 90503
- 21 Masao Uyei, Masao Uyei 19516 Tombee Ave Torrance, 90503
- 22 Evely Nabe & Y2, Evely Nabe & Y2 20018 MILDRED AVE TORR 90503
- 23 Mark Hill, Mark Hill 20016 Foxden Ave Torrance
- 24 Laura Vios, Laura Vios 20031 Redbeam Ave Torr 90503
- 25 Bonnie Gay Bacon, Bonnie Gay Bacon 20115 Redbeam Ave Torr. 90503

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First Name	Last Name	Signature	Address
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- | | | | |
|----|-----------------------|-----------------------|--|
| 1 | JOSEPH TOMPKINS | Joseph S. Tompkins | 13439 TOMLEE AVE. |
| 2 | Michael Keltus | Michael Keltus | 19415 M. Idred Ave. |
| 3 | Erick Claudio | Erick Claudio | 16907 Hall Dale Ave. Gardena |
| 4 | Tyler Kawamoto | Tyler Kawamoto | 19516 Tomlee Ave |
| 5 | KEVIN KHIOKA | Kevin KhioKa | 19503 TOMLEE AVE. |
| 6 | Catherine Keller | Catherine Keller | 5313 Towers St. |
| 7 | MONIKA CORCORAN-RIGGS | Monika Corcoran-Riggs | 1035 4th St
HERMOSA BEACH, CA 90724 |
| 8 | Ryan Marks | Ryan Marks | 2032 Andrus Ave, Torrance CA 90501 |
| 9 | Jennifer Marks | Jennifer Marks | 2032 Andrus Ave, Torrance 90501 |
| 10 | Kathy Humphry | Kathy Humphry | 22510 Reynolds Dr Torrance 90504 |
| 11 | Robert Humphry | Robert Humphry | 22510 Reynolds Dr. Torrance 90504 |
| 12 | Ann Santner | Ann Santner | 19445 Tomlee Ave. Torrance 90503 |
| 13 | SANTIAGO SANTANA | Santiago Santana | 19445 TOMLEE AVE TORRANCE CA 90503 |
| 14 | JUAN MOCEGA | Juan Mocega | 19509 Tomlee Ave. Torrance 90503 |
| 15 | Stephane KhioKa | Stephane KhioKa | 19503 Tomlee Ave Torrance 90503 |
| 16 | Maria Mocega | Maria Mocega | 19509 Tomlee Ave Torrance 90503 |
| 17 | Henry Aoto | Henry Aoto | 19607 Tomlee Ave Torrance 90503 |
| 18 | Shirley Aoto | Shirley Aoto | 19607 Tomlee Ave, Torrance 90503 |
| 19 | Tim Meehan | Tim Meehan | 19427 Tomlee Ave, Torrance 90503 |
| 20 | Lynne Meehan | Lynne Meehan | 19427 Tomlee Ave, Torrance 90503 |
| 21 | Jan Thomas | Jan Thomas | 30605 Cantier Rd 90275 |
| 22 | Dean Thomas | Dean Thomas | 414 Torrance Rd 90503 |
| 23 | Rick Shaw | Rick Shaw | 30605 Cantier Drive |
| 24 | Corina O'Neill | Corina O'Neill | 4708 Bulova St. Torrance 90503 |
| 25 | TIMOTHY J O'NEILL | Timothy J O'Neill | 4708 BULOVA ST TORR 90503 |

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First Name	Last Name	Signature	Address
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- 1 Chelsea Ross CR 248 34th street Hermosa beach
- 2 Aaven Rice G-D 248 34th street Hermosa beach
- 3 Joseph BURLESON J. 322 Market St. Launce/CA 90671
- 4 Victor Cegarra 16914 Osage Ave. Torrance
- 5 Susan Cegarra 16914 Osage Ave Torrance, CA 90504
- 6 Justin Pettier J. 15117 S Berendo Ave Gardena, CA 90247
- 7 Vincenza Corticchio 1302 Amethyst St Redondo Beach, CA 90276
- 8 Linda Muir Linda Muir 19516 Ronald Ave Torrance CA 90503
- 9 John Behrens John 19210 Ronald Ave Torrance
- 10 John Behrens John 19210 Ronald Ave Torrance, CA 90503
- 11 Athene Behrens Athene 19210 Ronald Ave Torrance, CA 90503
- 12 Benjamin Wootter 16327 Spinning Ave Torrance CA 90504
- 13 Alan Buchark 12114 Amethyst St. wif c Redondo Beach CA 90277
- 14 MAURICE FROST 1215 AMETHYST ST. REDONDO BEACH, 90277
- 15 Linda Kranz Linda 19312 Hinsdale Ave. Torrance, CA 90503
- 16 Judith Haueter Judith Haueter 23408 Sunna Torrance CA 90505
- 17 Patty Nishi Patty Nishi 2761 W. Carson Torr. Cal 90503
- 18 AILEEN BLAIR Aileen Blair 3 Stallion Dr. Redondo PV, CA 90275
- 19 Michael O'Neil 15514 N. Ave Torrance 90514
- 20 David Schrader 50A 17th St, HB, CA 90254
- 21 DOUG ELLIOTT 1800 S 90th #4, Rm. 90277
- 22 Oscar B. B. 21518 ARIZONA AVE Torrance
- 23 EAnn Nakamura 21345 Hawthorne Blvd. 90503 John Nakamura
- 24 ERIC DUBA 1716 ARMOUR LANE, REDONDO BEACH, CA 90278
- 25 Patrick Bailey 15308 Wilkie Ave Gardena CA 90249

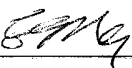
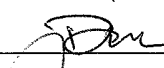
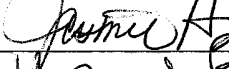
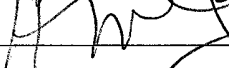
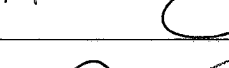
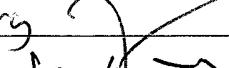
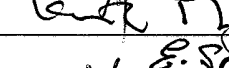
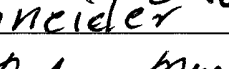

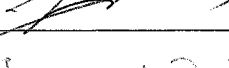
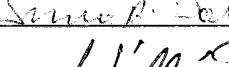

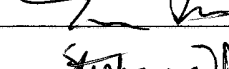





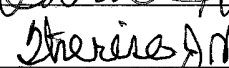
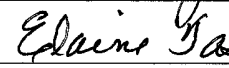
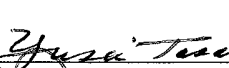
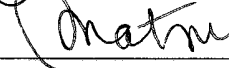
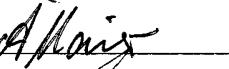
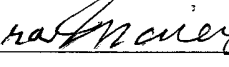

PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$530M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

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First Name	Last Name	Signature	Address
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- 1 LIZ NAROLI  3450 EMERALD ST, #17 90503
- 2 DANA LaRoche  19929 MILDRED AVE TORRANCE 90503
- 3 Jasmine Hyun  5623 ALIX CT. TORR 90503
- 4 Heidi Takenawa  3910 W. 105TH ST TORR 90504
- 5 Rich  19526 HINSDALE AVE TORR 90503
- 6 Justin Eisenberg  19508 REDBEAM AVE, TORRANCE CA
- 7 Kenneth Yano  19921 Tomlee Ave Torr 90503
- 8 Elisabeth Schneider  19909 Tomlee Ave Torr 90503
- 9 Nobuo MURAI  19816 Tomlee Ave. TORR. 90503
- 10 Jingyi Li  19922 Tomlee Ave. 90503
- 11 ANNA DABURA  19916 Tomlee Ave 90503
- 12 William Momary  19915 Tomlee Ave, Torr. 90503
- 13 Tom Momary  4422 Emerald St. Torr 90503
- 14 STEPHANIE Dyo  19915 Tomlee Ave Torrance 90503
- 15 Nicole McIntosh  19709 Tomlee, Torrance 90503
- 16 Doug Field  19783 Tomlee Torrance 90503
- 17 Ian McIntosh  19709 Tomlee, Torrance, CA 90503
- 18 Daniel Fink  19714 Tomlee Torrance, CA 90503
- 19 Tara Fink  19714 Tomlee Torrance, CA. 90503
- 20 THIÈRESE NOWAK  19902 Tomlee Ave TORR 90503
- 21 Elaine Tasato  19910 Tomlee Ave., Torrance, CA 90503
- 22 Yusei Tasato  19910 Tomlee Ave, Torrance, CA 90503
- 23 Brenda Matsui  19903 Tomlee Ave, Torrance CA 90503
- 24 Arnold Maier  19702 Tomlee Ave. Torrance 90503
- 25 Flora Maier  19702 Tomlee Ave. Torrance 90503

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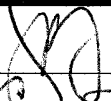

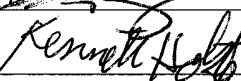
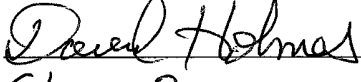
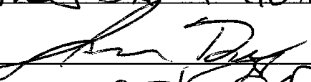
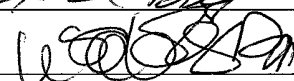
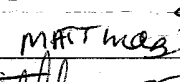
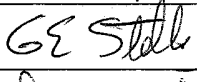
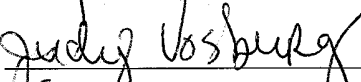
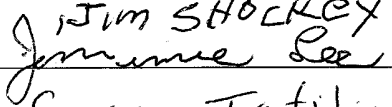
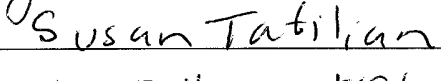
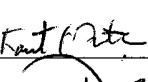




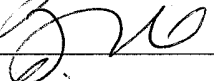

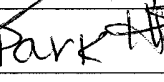



First Name	Last Name	Signature	Address
1	ANNE DAVIS		20312 Wayne Ave Torrance 90503
2	Chana Mok		4312 N 178th Torrance
3	Dana Hutchison		19903 Hinsdale Ave Torrance 90503
4	NANCY Girardin		519 Halison St 90507
5	Kristina Brown		214 Monica St 90503
6	Felicia Torre		5128 Towers St, 90503
7	Areg Sasaki		112 Via Alameda PUECA 90274
8	Kenji Ishida		21345 Hawthorne Blvd unit 230 90503
9	Kimiko Kiyohara		1312 W. 169th Pl. Gardena 90247
10	Kent Carter		20621 Manvel Ave Torrance 90503
11	Jane S. Borthwick		19905 Entreat Ave 90503
12	John F Borthwick		19905 Entreat Ave 90503
13	Robert Ciccio		212 S. Holliston Ave R.B 90503
14	Shirley Narimah		1621 W. 184th ST Gardena 90248
15	Pamela C. Quan		20011 Tomlee Ave Torrance, CA 90503
16	SUSAN ONISHI		20032 Tomlee Ave Torrance, CA 90503
17	Minette A. Calderon		20029 Tomlee Ave Torrance 90503
18	Monique Filips		20342 Perkins Ave 90503
19	Craig Park		6603 Macafee Rd 90505
20	Tunko Morinaga		2845 Winlock Rd. 90505
21	Steven Park		4603 MACAFEE RD 90505
22	Darcy Ogata		4227 Calle Mayor, 90505
23	Steve Nagata		2522 6023 Cnd 90503
24	Rachel Noguera		2522 W. 272th ST TORRANCE
25	Sharon Csato		16919 S. Hoover St 90247

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	First Name	Last Name	Signature	Address
1	Graham	Nishida		5501 ARVADA ST. TORRANCE 90503
2	Cecilia	Raju		19915 Redbeam Ave. Torrance 90503
3	Kenneth	Holte		5505 ARVADA ST TORRANCE 90503
4	David	Holmes		5511 ARVADA ST Torrance 90503
5	Glenn	Barny		5515 ARVADA ST. Torrance 90503
6	Lisa	Barry		5515 Arvada St Torrance 90503
7	MATT	METHEGAN		52525 ARVADA ST TORRANCE 90503
8	GLENN	STELLO		5527 ARVADA ST, TORRANCE 90503
9	Byron	Richardson		5510 Arvada St, Torrance 90503
10	Judy	Vosburg		5510 Arvada St Torrance 90503
11	Samuel	McCaummon		5502 Arvada St Torrance 90503
12	JIM	SHOCKLEY		5413 Tower St 90503
13	Susan	Tatilian		5504 Arvada St 90503
14	Robert	Tatilian		5504 ARVADA ST #90503
15	DIANA	LOCK		5104 DEELANE ST, TORRANCE CA 90503
16	GEORGE	TEO		5104 DEELANE ST TORRANCE CA 90503
17	Julie	Sair		5305 Onyx St Torrance CA 90503
18	JAY	JAK		5305 ONYX ST, TORRANCE, CA 90503
19	Jeanne	Riggins		523 N. MANA #B Redondo 90277
20	VINAY	RAJU		19915 Redbeam Ave., Torrance CA 90503
21	Insuan	Chen-Park		2223 Voorhees Ave. #B Redondo Beach.
22	Mary	Wong		4804 Macaferd Rd, Torrance 90505
23	Iris	Qin		2602 Matthews Ave Redondo Beach 90278
24	Lisa	Dodge		1020 Torrance Blvd Redondo Beach 90277
25	VIVIAN	CHU		443 N. prospect Redondo Beach 90277

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First Name	Last Name	Signature	Address
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- LISA FALK Lisa Falk 120 S. Juanita Ave #5 RB 90277
- Rosemary Vullo Rosemary Vullo 4033 Via Valmonte PVE 90274
- FRANCIE HOPE Fran Hope 4907 Scott St TDA 90503
- LEE COLLIER Lee Falk 715 N. Prospect Ave 90277
- Linda Marland Linda Marland 5102 Paseo del Paven 90505
- DEWIS GEORGE Dewis George 450 N. Paulina RB 90277
- SANDRA BARTIROMO Sandra Bartiromo 68 20th St Hermosa 90254
- Hannah Davies Hannah Davies 5524 Towers St. Torrance 90503
- Tom Pelton Tom Pelton 2601 Gates Ave #A RB 90278
- Glen Thompson Glen Thompson 4322 W. 173 St Torrance 90504
- Lynnette Varner Lynnette Varner 428 N Maria RB 90277
- GREGORY VARNER Gregory M Varner 428 N Maria Ave RB 90277
- Vicki Callahan Vicki Callahan 626 So. PCH #D RB 90277
- Byron Porter Byron Porter 626 So. PCH #C RB 90277
- Joe Vullo Joe Vullo 4033 Via Valmonte PVE
- Pat Light Pat Light 602 B South Broadway, RB 90277
- FERRY MARTIN FERRY MARTIN 1234 #1122 Hermosa Beach 90254
- NOREDA MARTIN Norenda Martin 1234 11th St Hermosa Beach, CA 90254
- KARLA KEDSER Karla Kedsel 5018 Elmdale Dr, RHB, CA 90274
- De Kedsel De Kedsel 409 Via Valmonte RB 90277
- RD Whilden RD Whilden 106 S. Poinsettia Ave, Man. Beh 90266
- Nelaine Whilden Nelaine Whilden 106 S. Poinsettia Ave Man Beh 90266
- Carmy Ziel Carmy Ziel 2760 ORANGE ST Torrance CA 90503
- William Ziel William Ziel 2760 Orange St Torrance CA 90503
- Ann Dennis Ann Dennis 21075 Tomilee Ave, Torrance 90503

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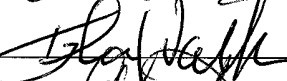

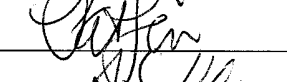
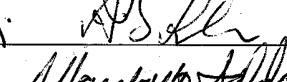

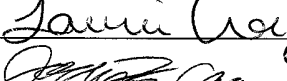


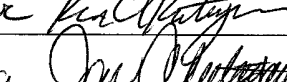
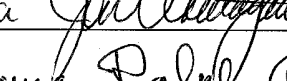
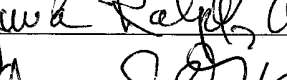
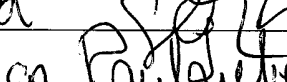
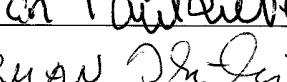
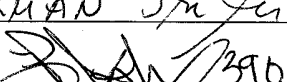
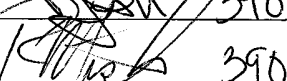
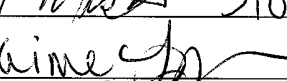
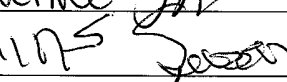
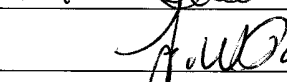
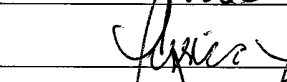

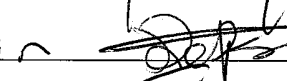

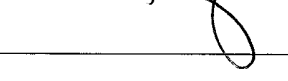
- 1 Emma LAZAVI *Emma Lazavi* 19704 RONALD AVE, TORRANCE 90503
- 2 ~~MARC~~ LAZAVI *Marc Lazavi* 19704 RONALD AVE, TORRANCE 90503
- 3 Kenny Kelso *Kenny Kelso* 19304 RONALD AVE TORRANCE
- 4 RIGER SANCHEZ *Riger Sanchez* 19202 RONALD AVE TORRANCE
- 5 Theodore A Bonger *Theodore A Bonger* 19209 Ronald Ave Torrance
- 6 Hayda Rowe *Hayda Rowe* 19215 Ronald Ave Torrance (A 90504)
- 7 Janet Smolke *Janet Smolke* 19215 Ronald Ave Torrance 90503
- 8 Dale Smolke *Dale Smolke* 19215 Ronald Ave Torrance 90503
- 9 Noel Donofrio *Noel Donofrio* 19217 Ronald Ave Torrance 90503
- 10 Debra Corwin *Debra Corwin* 4716 Butoon St Torrance 90503
- 11 Libby Stuchlipf *Libby Stuchlipf* 25117 Amic Ave #2 Torrance 90503
- 12 Elisabeth Hinchley *Elisabeth Hinchley* 3115 Broadway A RB 90277
- 13 ELLIS TORRESSI *Ellis Torressi* 100 Grand Inb 90254
- 14 ERLINDA DEZA *Erlinda Deza* 7520 Via del Monte, PUEB
- 15 Jutta Martorano *Jutta Martorano* 1606 Stanford RB
- 16 WARREN GEE 19510 DONORA AVE Warr Ave Torrance 90503
- 17 Allison Phillips ~~to WHITES~~ *Allison Phillips* 6444 E Spring Suite 877 90815
- 18 Richard W. Murphy 1722 Wallacott ST. R.B. Richard W Murphy
- 19 Celeste Townsend 509 Esplanade #F RB Celeste y Ockel
- 20 Robert C. Warrschla *Robert C. Warrschla* 626 N MAIA AVE, R.B.
- 21 Dennis Long *Dennis Long* 575 Esplanade R.B.
- 22 CARRIE WONG *Carrie Wong* 5525 LOTNA ST., TORRANCE
- 23 Jennifer Rothberg *Jennifer Rothberg* 5518 Towers St, Torrance
- 24 WALTON KRAUSE *Walton Krause* 5504 TOWERS TORR.
- 25 MAUREEN PRIOR 5414 TOWERS ST. TORRANCE 90503 *Maureen Prior*

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	First Name	Last Name	Signature	Address
1	Forest	Walker		21712 Reynolds Dr
2	Tyler	Walker		21712 REYNOLDS DR, TORRANCE
3	Emi	Munekata		5016 Lillian St. 90503
4	Pat	Lewis		5502 Laurette St Torrance 90503
5	ARRES	KHANI		5674 TOWLES ST 90503
6	Marciano	Saldana		22013 Ocean Ave, Torrance, CA 90503
7	Laurie	Craig		2205211 Lee St Torrance 90503
8	Jody	Chan		4555 Talisman St. Torrance 90503
9	Sean	Alcutagawa		1602 W 218th St Torrance, CA 90501
10	Ken	AKutagawa		1143 Stanford Ave. Redondo Beach Cal. 90278
11	Jon	AKutagawa		3909 W. 184th Pl Torrance CA
12	Ralph	AKutagawa		1143 STANFORD AVE R.B. CA
13	Stephanie	Orpilla		5650 Avix Ct. Torrance CA 90503
14	Paul	Lieberman		19815 Mildred Ave, Torrance 90503
15	ILSE-M.	LIEBERMAN		19815 MILDRED AVE, TORRANCE 90503
16	Pamela	Mish		3905 W 184th Place, Torrance 90504
17	Richard	Mish		3905 W 184th Place, Torrance 90504
18	Lindsay	Jaime		901 Heron Rd St. #53 90274
19	Susan	Collins		21521 Silver St. #313 BHB
20	Julia	Wade		8635 Somerset Blvd Paramount CA 90723
21	Jessica	Jackson		8635 Somerset Blvd Paramount CA 90723
22	James	Fiegl		1710 Esplanade RB 90277
23	Donna	Epstein		3610 West Estates Lane #E Rolling Estates, CA. 90274
24	Tim	Hogan		937 Highway Ave
25				Marina Tim BCH

PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

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First Name	Last Name	Signature	Address
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- 1 Linda Choy *Linda Choy* 19426 Redbeam Ave 90503
- 2 Steven Saber *Steven Saber* 5607 Towers St Torrance 90503
- 3 Edward Arnn *Edward J Arnn* 19432 Redbeam Ave, Torrance 90503
- 4 John Arnn *John Arnn* " " " " "
- 5 JULIAN ZAWLOCKI *J Zawlocki* 19940 RED BEAM
- 6 MARTA RUBLE *Marta T. Ruble* TORR. 90503
- 7 Donna Miodowski *Donna Miodowski* 19710 Redbeam Ave Torrance 90503
- 8 Frank & Rosalba Layaaga *Frank & Rosalba Layaaga* 19934 Redbeam Ave Torrance 90503
- 9 NEIL MINAMI *Neil Minami* 19814 Redbeam Ave Torrance CA 90503
- 10 Barbara Minami *Barbara Minami* 19814 Redbeam Ave Torrance 90503
- 11 Barbara Smith *Barbara Smith* 22334 Kathryn Ave Torrance 90505
- 12 YVONNE MINER *Yvonne Miner* 22334 KATHRYN AVE TORRANCE 90505
- 13 Theodore Sato *Theodore Sato* 19802 Redbeam Ave Torrance 90503
- 14 Arya Saffaire *Arya Saffaire* 19718 Redbeam Ave 90503
- 15 Patricia Feliciano *Patricia Feliciano* 19718 Redbeam Ave 90503
- 16 Todd Terlecki *Todd Terlecki* 19909 Redbeam Ave 90503
- 17 JOHN HERMANNE *John Hermanne* 19811 Ronald Ave 90503
- 18 Julie Hernandez *Julie Hernandez* 19811 Ronald Ave 90503
- 19 Vanessa Hernandez *Vanessa Hernandez* 19811 Ronald Ave Torrance 90503
- 20 Gerald Geier *Gerald Geier* 19711 Ronald Ave Torrance 90503
- 21 David Reiman *David Reiman* 5519 Arroyo St Torrance 90503
- 22 Mona Rusch *Mona Rusch* 19617 Ronald Ave Torrance 90503
- 23 Ashley Fontes *Ashley Fontes* 1812 Grant Ave, Redondo Beach, CA
- 24 Burt & Mary Fleming *Burt & Mary Fleming* 524 Pauline R. M 90211 90211
- 25 Nadine Gutierrez *Nadine Gutierrez* 724 N Guadalupe Ave RB 90211

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First Name	Last Name	Signature	Address
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- | | | | |
|----|-----------|-------------|--|
| 1 | Shuling | Endreac | 271 Plaza Del Amore Torrance CA 90503 |
| 2 | Jerry | Smith | 4709 Ave B Torrance |
| 3 | | | |
| 4 | INGRID | KIM | 3103 W 234 th Pl Torrance, CA 90505 |
| 5 | Andy | Irie | 21729 Barbarast. Torrance CA 90509 |
| 6 | Paula | Kozinski | 2270 West 230th Place Torrance, CA 90501 |
| 7 | Linda | Wilson-Gray | 2443 Andreo Ave Torrance 90501 |
| 8 | Shirley | Arai | 3418 W 225th St Torrance 90505 |
| 9 | Norma | Ishigo | 21209 Budding Ave, Torrance 90502 |
| 10 | DORIS S. | ENDO | 24118 ALLIENE AVE, LOMITA 90717 |
| 11 | Jolene | Ishiguro | 1330 W. 146 St., Gardena, Ca 90247 |
| 12 | Joy | Mejia | 15900 LA SALLE AVE, Gardena 90247 |
| 13 | Alice | Yuge | 18417 RAYMOND AVE., GARDENA, CA 90248 |
| 14 | NEELEY | WATKINS | 16425 TAYLOR CT, TORRANCE, CA 90504 |
| 15 | Jodi | Morimoto | 4516 Torcon St Torrance, CA 90503 |
| 16 | JENNIFER | Podoll | 3102 Dow Ave. R.B. Ca - 90278 |
| 17 | GEORGE | ALLEN | 14980 WOODLAND AVE GARDENA CA 90249 |
| 18 | Rico | Salas | " " |
| 19 | Rafael | Rodriguez | 11514 Willowbrook Ave LA 90039 |
| 20 | Harry | Fleming | 614 Beryl St Redondo Beach |
| 21 | FRANCISCO | Imonge | 610 S BR04 LWAY A Redondo Beach CA 90277 |
| 22 | MARK | KNOX | 21430 Ladeene AVE TORRANCE CA 90503 |
| 23 | KAY | KNOX | 21430 Ladeene Av Torrance 90503 |
| 24 | SARA | BURNS | 700 Esplanade #28 REDONDO BEACH CA 90277 |
| 25 | Michael | Martin | 700 Esplanade #21 Redondo Beach CA 90277 |

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First Name	Last Name	Signature	Address
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- 1 WISNUK BAMBIA [Signature] 414 N LUCIA AVE, Redondo Beach 90277
- 2 RUPA BAMBIA [Signature] 414 N Lucia Ave Rd. Beach 90277
- 3 Alexis Israel [Signature] 410 N. Lucia Ave Rd. Beach 90277
- 4 Kristopher Hamstreet [Signature] 518 N. Lucia Ave Redondo Beach 90277
- 5 HOWARD TRIPPY [Signature] 516 N LUCIA AVE REDONDO BEACH, CA 90277
- 6 Connie Trippy [Signature] 516 N Lucia Redondo Bch 90277
- 7 Avery Snyder [Signature] 509 N LUCIA AVE Redondo Beach 90277
- 8 AAAD ISRAEL [Signature] 416 N LUCIA AVE R.B 90277
- 9 Julie Magallanes [Signature] 407 N. LUCIA AVE RB 90277
- 10 Kerry McAdams [Signature] 405 N. LUCIA AVE. 90277
- 11 Danny Risto [Signature] 403 N. Lucia AVE 90277
- 12 Leslie Kinsey [Signature] 401 N Lucia 90277
- 13 Mary Watkins [Signature] 401 N LUCIA 90277
- 14 Bryan Lynch [Signature] 404 N Lucia 90277
- 15 John G Ross Jason A Ross 218 N IRENEA Unit B 90277
- 16 Cheribel Ross [Signature] 218 N Irene Unit B 90277
- 17 Michael Arakawa [Signature] 412 N. Lucia Ave R.B. CA 90277
- 18 Cheryl Tchiv [Signature] 402 N. Lucia Ave RB CA 90277
- 19 Richard James [Signature] 400 N Lucia Ave 90277
- 20 Mary Carron James [Signature] 400 N Lucia Ave RB 90277
- 21 Karen S. Rawlins [Signature] 1003 Del Amo St. RB 90277
- 22 K. Egli [Signature] 1011 Diamond St. Redondo Bch 90277
- 23 John Egli [Signature] 1011 DIAMOND ST. REDONDO BEACH, CA 90277
- 24 Wendy Bratt [Signature] 501 N LUCIA AVE. Redondo Bch, CA 90277
- 25 [Signature] 220 S BROADWAY REDONDO BEACH 90277

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	First Name	Last Name	Signature	Address
1	Randy	Quan		20011 Tonlake Ave, Torrance
2	Edmund	Rose		5631 Alrix Court, Torrance, CA
3	Judy	Garcia		2116 Wayfield Ave #A R.B. CA
4	Beth	Hilbing		2318 Marshallfield Ln A RDB CA
5	JAMES	HILBING		2318 MARSHALLFIELD LN A PB CA
6	Jay	Bichanich		20005 Tonlake Ave Torrance CA
7	Tim	Thompson		19717 Ronald Ave Torrance CA
8	Jan	Minerud		19611 Ronald Ave Torrance CA
9	RETO	FUSSAWA		19605 RONALD AVE, TORR, CA 90503
10	Nga	Nguyen		19605 Ronald Ave, 90503
11	Simon	Ma		19517 Ronald Ave Torrance
12	Ali	Khan		19317 Ronald Ave Torrance 90503
13	Kellie	Delator		2805 Armar Ln RB. CA 90708
14	Melinda	Waters		628 Ave A
15	MARK	Kuzma		524 n. Juanita ave
16	Dayna	Hebert		2807 May Ave RB
17	Scott	Brake		201 Broadway, Redondo Beach
18	Emily	Feld		201 Broadway Redondo Beach
19	Sichna	Ythuriaga		4105 Scott St.
20	ERIC	LANE		1302 AMETHYST ST.
21	SUSAN	KAT		322 MARKET ST UENICE, CA
22	Kensuke	Bravce		1418 Madrid Ave Torrance 90501
23	Katey	Tyksinski		4115 Artesia Blvd Torrance CA
24	Rebecca	Nelson		1103 Lomax Lane RB, CA
25	Christian	Lomi		2686 Clorellen St. Torrance 90505

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- 1 Marilyn J. Myraie 445 N. Paulina Ave R.B.
- 2 Raymond Stefan Raymond Stefan 443, N Paulina RB Cal.
- 3 Beverly J. Stefan Beverly J. Stefan 443 N. Paulina RB
- 4 Mark Doykos. Mark 441 N. Paulina Ave. Redondo Bch.
- 5 JONEY HOWARD ID 437 N. Paulina Ave. RB 90277
- 6 JAMES Todd James Todd 435 N. PAULINA AVE RB 90277
- 7 ALLYSON BAILEY-Todd Allyson Bailey Todd 435 N. Paulina Ave RB
- 8 Theodore Vaughan Teddy Vaughan 433 N. Paulina Avenue RB 90277
- 9 Robert V. SARKA R.V. Sarka 431 N. Paulina Ave 90277
- 10 Tania Prince 432 N. Paulina Ave. Redondo Beach CA 90277
- 11 FRANK SELTERS 427 N. PAULINA AVE RB 90277
- 12 Marty Jo McGrath 417 N. Paulina RB CA
- 13 Steven Core 418 N - Paulina Ave, RB CA
- 14 Teresa Core 418 N. Paulina Ave, RB CA
- 15 JACK KNICK-ROCKER 409 N. Paulina Ave.
- 16 Kat McLead Kathy McLead 403 N Paulina Ave
- 17 CRISTINA Smoel 401 N. PAULINA AVE.
- 18 ASHLEY LAMM AL 408 N. Paulina Ave
- 19 Ana Arango 400 N. Paulina Ave R.B. CA
- 20 Off Volo 406 N. PAULINA AVE R.B. CA
- 21 Reiko Ujiki RL 410 N Paulina Ave R.B CA
- 22 HANN Tereza 422 N Paulina Ave RB CA
- 23 GISELA Uhler 424 N. Paulina Ave.
- 24 Mindi Toback 514 N. Maria Ave RB CA 90277
- 25 Phemie L. Pavin R 434 N. Paulina Ave R.B. CA 90277

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- 1 Donna Miodovsk DMiodovsk 19710 Redbeam Ave Torrance 90503
- 2 LEANNE FISHER Leanne Fisher 5306 Calle de Ricardo Tor. 90505
- 3 Kathryn Stryker 19440 Sturges Drive, Torrance 90503
- 4 Virginia Rittersmann 19440 Sturges Drive Torrance 90503
- 5 Carl Rich Carl Rich 432 PACOS VERDES BLVD R.B. 90277
- 6 DIANA JO GIEBLER Diana J Giebler 104 So. PROSPECT Av #D, RB 90277
- 7 CLARE BROWN Clare Brown 4752 Steele St Torrance CA 90503
- 8 CAROL HOLMES Carol Holmes 4756 Steele St Torr CA 90503
- 9 ROBERT M LOURRY Robert M Lourry 2359 W. 231st St, Torrance, CA 90501
- 10 Judy Pang Judy Pang 4032 Via Gavilan PVE 90274
- 11 LIBBY PERRY Libby Perry 4812 Del Amo Blvd Apt #1 TORR CA 90503
- 12 Jack Chapman Jack Chyn 213 AVE C. RB. 90277
- 13 Albu Lantier Albu Lantier 5530 W. 190th St #108, CA, Torrance, 90503
- 14 STACI KANESHIRO Staci 106 N. PROSPECT AVE #1 REDONDO BEACH CA 90277
- 15 Tansan Canady T Canady 727 W. Crestwood San Pedro, CA 90731
- 16 Stephanie Wilhelm Stephanie 2401 Steed Court Lomita, CA 90717
- 17 Jon Mark Venturi Jon Mark 21231 Millpoint Ave Carson CA 90745
- 18 Tawana Spive Tawana Spive 3285 Skyport Dr. Torrance CA 90505
- 19 Lester Solomon Lester Solomon 175 E. Clarion Dr Carson CA 90745
- 20 Deborah Wirsich Deborah Wirsich 812 Camino Real #102 R.B. 90277
- 21 Deborah Hassan Deborah Hassan 20112 Mayfield Avenue Torrance CA
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	First Name	Last Name	Signature	Address
1	Vicki	Saber	Vicki H. Saber	5607 Towers St, Torrance
2	Albert	Dawson	Albert Dawson	5615 Towers St. Torrance
3	Dab-Weih	Duan	Dab-Weih Duan	5621 Towers St. Torrance
4	Sherry	Hsieh	Sherry Hsieh	5621 Towers St Torrance
5	JAMES K.	McDONALD	James K. McDonald	5628 Towers St Torrance 90502
6	JANIS	Vogt	Janis Vogt	5635 Towers ST. Torrance 90503
7	SCOTT	Vogt	Scott Vogt	5635 Towers St. Torrance, CA 90503
8	Robin	Archart	Robin Archart	5649 Towers St. Torrance CA 90503
9	Alan	Archart	Alan Archart	5649 Towers St., Torrance, CA 90503
10	CARL	PAQUETTE	Carl Paquette	5656 TOWERS STREET TORRANCE 90503
11	Genevieve	Paquette	Genevieve Paquette	5656 Towers Street Torrance 90503
12	Nancy	Staffieri	Nancy Staffieri	19302 Tomlee Ave Torr 90503
13	David	Staffieri	David Staffieri	19302 Tomlee Ave Torr 90503
14	ANN	CHEUNG	Ann Cheung	19301 TOMLEE AVE. TORR 90503
15	PHILIP	Wu	Philip S. Wu	19409 MILDRED AVE. TORR. 90503
16	Annie	Wu	Annie Wu	230 The Village, Unit #304, Redondo Beach 90503 90277
17	ALICE	Wu	Alice Wu	19409 MILDRED AV TORRANCE 90503
18	AUISON	WU	Auison Wu	19409 Mildred Ave. Torrance, CA 90503
19	AMOS	CHEUNG	Amos Cheung	23216 Maple Ave 90505
20	AMITA	CHEUNG	Amita Cheung	23216 Maple Ave. Torrance. 90505
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First Name	Last Name	Signature	Address
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1	James	Ecklund	20124 Wayne Ave. Torrance CA
2	Stefan	Ecklund	20124 Wayne Ave. Torrance CA
3	RICHARD	MAEDA	20029 WAYNE AVE TORRANCE CA
4	David	No	3302 Norton St. Torrance, CA
5	Courtney	Sutton	5412 Norton St. Torrance, CA 90503
6	Jason	Cain	20116 Wayne Ave Torrance CA 90503
7	South	Sharmen	20117 Wayne Ave Torrance CA 90503
8	GARY	SHARMAN	20117 WAYNE AVE TORRANCE CA 90503
9	EVINA	CHARLES	20125 Wayne Ave Torrance CA
10	Han	Lee	20121 Wayne Ave Torrance 90503
11	CHRISTOPHER	DREIKE	4602 CARMELYN ST. TORRANCE, CA 90503
12	Melanie	Dreike	4602 Carmelynn St. Torrance, CA 90503
13	Pete	Zak	20120 Wayne Ave. Torrance, CA 90503
14	Melissa	Walfinger	20120 Wayne Ave Torrance 90503
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First Name	Last Name	Signature	Address
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1	Jonathan	Lhotter	1229 Amethyst St Redondo Beach
2	Marcus	Ficht	1223 Amethyst St RB
3	Myrna	Amodeo	1223 Amethyst RB
4	Dan	Roepe	1226 Amethyst #A RB
5	Leesa	Roepe	1226 Amethyst #A RB
6	Simona	Wilson	1306 Amethyst 4 RB
7	Mike	Raza	1314 Amethyst
8	Mary	Gerrard	1316 Amethyst St RB
9			1316 Amethyst St RB
10	Rubin	Walters	1326 Amethyst St RB
11	Ed	CANCINO	1327 Amethyst St RB
12	Steve	Mayer	1321 Amethyst St #A - Redondo Beach
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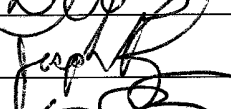

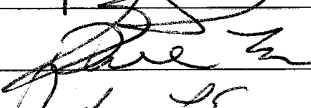
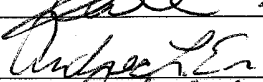

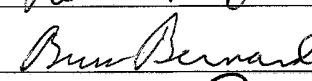
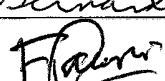
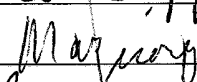
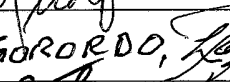

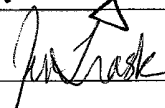
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First Name	Last Name	Signature	Address
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- 1 Delia Vechi  521 N. LUCIA AVE, REDONDO BCH 9027
- 2 Joe Ruymen  519 IV Lucia Ave Redondo Bch 9027
- 3 Erin Ruymen  519 N Lucia Ave Redondo Bch 9027
- 4 OWEN EVANS  526 N. LUCIA AVE REDONDO Bch 9027
- 5 Andrea Evans  526 N. Lucia ave RB 90277
- 6 Paul Austard  524 N Lucia Ave RB 90277
- 7 Bruce Bernard  712 Elvira Ave #B, Redondo Beach, CA 90277
- 8 Fernando Paludi  815 S. Juanita Ave RB Ca 90277
- 9 Mary Juárez  19427 Linda Dr, Tor 90503
- 10 Luis M. GORDON  2003 NELSON AVE #5, R.B. 90278
- 11 ROMINA GARISTO  1714 HARRIMAN W #1 R.B. CA 90278
- 12 Jennifer Trask  523 N Lucia ave #A RB 90277
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PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$530M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

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- Introduce legislation to change the BCHD "design build" waiver to the "design bid" protection usually afforded to citizens.
- Introduce legislation clarifying that the "project" is beyond the scope of the intent of a health district.

	First Name	Last Name	Signature	Address
1	PAUL	WRIGHT	<i>Paul Wright</i>	434 N. PROSPECT AVE.
2	Tana	Bell	<i>Tana Bell</i>	424 N. Prospect Ave.
3	Bart	Bogust	<i>Bart Bogust</i>	448 N. Prospect Ave
4	ADREW	BOGUST	<i>Andrew Bogust</i>	448 N. PROSPECT AVE.
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First Name	Last Name	Signature	Address
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1	William	Brinkley	1904 Diamond St Redondo Beach
2	Geoffrey	Gilbert	1406 Diamond St. Redondo Beach 90277
3	Philip	De Wolf	1408 Diamond St Redondo Beach 90277
4	Margaret J.	McKenzie	1408 Diamond St. Redondo Beach CA 90277
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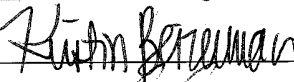
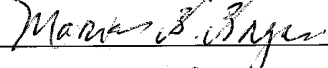
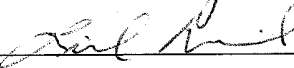
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First Name	Last Name	Signature	Address
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1	ROBERT CHRISTENSEN		449 ALTURA WAY MANHATTAN BEACH CA
2	Kristin Beizerman		2217 Mathews Ave #C Redondo Bch
3	MARI B. BRYAN		613 N Prospect Ave. R.B.
4	LINDA MARILL		426 N PROSPECT AVE RB
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First Name	Last Name	Signature	Address
1	Mary Eninger	Mary Eninger	5609 Andrews Ave. Torrance 90503
2	Joan Hardy	Joan J. Hardy	19616 Redbeam Ave. Torrance 90503
3	Janice Kroll	Don Kroll	120 34th St, Manhattan Bch, CA 90266
4	Patricia L. Brown	Patricia L. Brown	507 Cluster Ln. Redondo Bch. 90278
5	Maren Blyth	Maren Blyth	618 Longfellow Ave Hermosa Bch 90254
6	PURWADI GANI	Gani Purwadi	20014 MILDRED AVE TORRANCE CA 90503
7	CYNTHIA PURWADI	Cynthia Purwadi	20014 MILDRED AVE TORRANCE CA 90503
8	Richard Matsui	Richard Matsui	19903 Tomlee Ave Torrance, CA 90503
9	Elfreda Pok	Elfreda Pok	19936 Tomlee Ave Tor. 90503
10	MARIA FUNK	Maria Funk	5016 ONYX ST TORRANCE, CA 90503
11	LINDA CABIBBO	Linda Cabibbo	409 N. PCH #471 R.B 90277
12	Patricia Burschinger	Patricia Burschinger	411 N. Pacifica Redondo Beach 90277 CA
13	CAROL A. MCGARRY	Carol A. McGarry	523 N. PROSPECT AV. RB, 90277
14	Karen Robinson	Karen Robinson	5534 Konyo Dr. Torr. 90503
15	RAYMOND E. ROBINSON	Raymond E. Robinson	5534 KONYO DR TORR 90503
16	PATRICIA G. MILLER	Patricia G. Miller	4912 Garnet St Tor, 90503
17	BEVERLY MARTINO	Beverly Martino	20116 Sactawick Tor 90503
18	DYMPNA NAUGHTON	Dympna Naughton	125 West Beryl #30P Redondo Bch 90241
19	MARILYN WEICK	Marilyn Weick	20536 VISTA DR. TORRANCE 90503
20	Dolores J. Campos	Dolores J. Campos	20603 ENTRADERO TORR 90503
21	JULIE A. CAMPOS	Julie A. Campos	20603 Entradero Ave Torrance. 90503
22	Gayle Tons	Gayle A. Tons	19903 Redbeam Ave Torrance 90503
23	Donna Monette	Donna Monette	19929 Redbeam Ave TOR 90503
24	Julian Zawlocki	JULIAN ZAWLOCKI	19940 REDBEAM AV.
25	Marcia Gehr	MARCIA GEHR	19935 REDBEAM AVE

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First Name	Last Name	Signature	Address
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- DAVID YICK 20718 CHRISTINE AVE TORRANCE CA 90503
- Julia Asano 22912 Maple Ave #4 Torrance, CA 90505
- Bonnie Darrow 22304 Kathryn Ave Tor. Ca 90505
- Jim Darrow " " " " " "
- Judy Kato 21345 Hawthorne #417 Torrance CA 90503
- R. Brazel R. Brazel 1748 Montana Ave. Tor. CA. 90501
- Leticia Ramirez 2800 Plaza Del Arroyo #478 Ca 90503
- Susan Palmer S. Palmer 3923 W 182 St 90504
- Kumiko Toyoda 5513 Calle de Arboles 90505
- Edith M Reid 3657 W 171 St, Torrance 90504
- TAYEKO YAMASHIRO J. Y. 20607 Wood Ave. Torrance 90503
- SHARON KUMAGAI 18511 PORMAN TORRANCE 90504
- Paula J. Weiner 21506 Scannel Ave Torrance 90503
- Kajhan Yorday 3229 Racine Ave Torrance 90505
- Binh Truong 18044 Regina Ave. Tor. 90504
- TAKASHI KATO 21826 FELKER DR. TORR. 90503
- YOSHIKO KATO 20826 Felken Dr. Tor 90503
- ERIC YOSHIDA 1139 W 158TH ST. GARDENA, CA 90247
- TONT YEH 1508 Flomood Ave Torrance CA 90503
- Lisa Aoki 16630 Haas Ave. Torrance, CA 90504
- SIDNEY URATA 18623 ST ANDREWS PL TOR, CA 90504
- Leidre Yonekawa 1924 W. 233rd St. Torrance, CA 90501
- Jen Wu 18904 Palomella Ave Torrance CA 90504
- Maggie Chan 19526 Hingdale Ave. Torrance, CA 90503
- KAREN L. MIYAKO 2741 MARICOPA ST TORRANCE, CA. 90503

PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"

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First Name	Last Name	Signature	Address
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- MAY HOM May Hom 20703 Wendy Dr. Torrance CA 90503
- JUNE/JOHN HOLMAN 20725 CHRISTINE AVE Torrance, Ca. 90503
- Bonnie Stull Bonnie Stull 20719 Wendy Dr. Torrance, CA 90503
- Dorothy Klingler 20702 Wood Ave. Torrance, Ca. 90503
- Sharon Saffer 3622 W. 226 St Torrance, 90505
- Barbara Smith 20733 Christine Torrance 90503
- Nicasia Dickoff 20710 Wendy Dr Torrance 90503
- Raymond Dickoff 20710 Wendy Dr Torrance 90503
- Norman Smith 20733 Christine Ave Torrance 90503
- Adeline Maher 20724 Christine Avenue - Torrance, CA 90503
- Theresa Abbey 5536 Norton St Torrance 90503
- Dean Abbey "
- Shayn Abbey "
- Betty Abbey "
- Rita Kohn 21418 Talisman St Torrance, CA 90503
- Florence KAWAMATA 16611 ARDATH AV Torrance 90504
- Paula Neri 28302 Seamount Dr. Torrance 90875
- Lyft Lee 20827 FOND DU LAC RD Rancho R 90275
- MARGARET BALLARD 901 DEEPVAUGHN DR #107 RITE, CA 90274
- Margaret PARTSCH 2414 CRAWEN #221 TORRANCE
- Ellen Tanaka 4930 Calle de Arboles Torrance 90505
- Karen Uemura 1227 W. Bedford St Torrance, CA 90502
- Jane Lam 3101 Plaza Del Amo Ca 90503
- Sosang Noy 2267 W. 232 St Torrance Ca 90501
- Carol Hadimoti 2267 W. 232 St Torrance Ca 90501

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First Name	Last Name	Signature	Address
1	Rich Nasworthy	[Signature]	22371 Moneta Ave Carson 90745
2	Laura Cervantes	[Signature]	225 N. Lucia Ave Redondo Beach 90278
3	FUNOKEVFINLITCH	[Signature]	1737 Hickory Ave Torrance, 90503
4	ED DAVIDS	[Signature]	40 FAIRWAY DRIVE MATUNAWATTA BEACH CA 90266
5	Boa Escarcega	[Signature]	5317 W 138th PL, Hawthorne, CA
6	David Caceres	[Signature]	10412 Candlen Parke Terrace 90250
7	Mary Zangagoza	[Signature]	6015 S. Prospect Ave #12B, 90277
8	JOE LOREHAN	[Signature]	6002 3rd St. Hermosa Beach 90254
9	ARVIN COLLINS	[Signature]	1521 Silver St Hermosa Beach 90254
10	LYNN VILLORGA	[Signature]	3823 PIRATE DR RAV 90275
11	Richard Peterlin	[Signature]	22206 Dula Ave Torrance 90501
12	Jennifer Peterlin	[Signature]	22206 Dula Ave Torrance - CA 90501
13	Lira Alemi	[Signature]	1819 Morgan Ln Unit A 90278
14	Farzad Alemi	[Signature]	1819 Morgan Ln Unit A 90278
15	ALISTAIR MULLER	[Signature]	4415 HIGHLAND AVE TORR 90505
16	Christie Diaz	[Signature]	20009 Wayne Ave. Torrance, CA 90503
17	Sindy Kang	[Signature]	20013 Wayne Ave. Torrance 90503
18	ANDREA CUTH	[Signature]	20101 WAYNE AVE. TORRANCE 90503
19	Charlotte A Sappington	[Signature]	5435 Lee St Torrance, Ca 90503
20	SIARASH ETEMADI	[Signature]	10392 Hillside RC 90737. CA
21	Sarah Yamazaki	[Signature]	232 S. Helberta Ave #B RB CA 90277
22	Marcieh Raza	[Signature]	710 Camino Real / R.B. CA 90277
23	SHABAZ RAZA	[Signature]	" "
* 24	Victoria Reynolds	[Signature]	124 S. Irvine #4 Redondo Beach, CA 90277
25	Perla Welch	[Signature]	608 S. Gertruda Ave, Redondo Beach CA 90277

File PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"

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- 1 Kerri Mattson Kerri Mattson 4606 DeLane St
- 2 Don Murphy Don Murphy 19939 Tomilee Ave
- 3 CHERYL OSHIRO Cheryl Oshiro 1325 Granvia Altamira, PVE 90274
- 4 Jane Lee Jane Lee 7021 Beechfield Dr. RPV 90275
- 5 STACEY NOZAKI Stacey Nozaki 1409 VIA GABRIEL, PVE 90274
- 6 KARA KENT Kara Kent 6912 Abbottswood RPV 90275
- 7 Claire Sugiyama Claire Sugiyama 20341 Tom Lee Ave Torrance 90503
- 8 Anna Park Anna Park 28002 San Nicolas Dr RPV 90275
- 9 Frances Kobayashi Frances Kobayashi 21310 Talisman St. Torrance 90503
- 10 Angela Nishimura Angela Nishimura 29610 Stonecrest Rd RPV 90275
- 11 Maria Pawlick Maria Pawlick 2022 W. Crestwood RPV CA 90275
- 12 Tracey Loui Tracey Loui 28120 Peacock Ridge Dr. Apt 204 RPV, CA 90275
- 13 Claudia Meneses Claudia Meneses 40 Santa Rosa Pl. PHE 90274
- 14 THERESA SHIMAMOTO Theresa Shimamoto 2107 W. 176th St, TORRANCE 90504
- 15 JULIA NAKAMOTO Julia Nakamoto 20872 CHESTNUT AVE Torrance 90503
- 16 Phil Chumsido Phil Chumsido 209 N. Duane St Torrance 90277
- 17 DEREK BIRNIT Derek Birnits 18501 ASHLEY AVE Torrance CA 90504
- 18 Marquis Boochee Marquis Boochee 19309 Beckwith Ave Torrance, CA 90503
- 19 Lorraine Chan Lorraine Chan 3407 Newridge Dr. R.P.V 90275
- 20 Patricia Wilby Patricia Wilby 23102 Cataldo Ave, CARSON CA 90745
- 21 WAYNE ISHIMOTO Wayne Ishimoto 26609 ACADEMIC DR, PUP, CA 90274
- 22 Tommy Mayemura Tommy Mayemura 191 W 230th Street Torrance CA 90501
- 23 Pam Miike Pam Miike 23015 Juniper Ave Torrance CA 90505
- 24 Doris M. Nakakura Doris M. Nakakura 2025 W. 185th St Torrance 90504
- 25 Calvin Schadt Calvin Schadt 5414 W. Ima St Torrance

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First Name	Last Name	Signature	Address	
1	Kathleen	Kathleen	19502 Tomlee Torrance	90503
2	Phil	Phil	19502 Tomlee Torrance	90503
3	Jakob	Jakob	19304 Ronald Ave. Torrance	90503
4	Hailey	Hailey	19433 Tomlee Ave, Torrance	90503
5	JEFF D.	JEFF D.	19433 Tomlee Av Torrance	90503
6	Susan Y.	Susan Y.	19433 Tomlee Ave Torrance	
7	LEE	LEE	102 N. BROADWAY REDONDO	90271
8	Maria	Maria	102 N Broadway Redondo	90277
9	Jorge	Jorge	511 Camino Real R.B	90277
10	Phu	Phu	19313 Entradero Ave Torrance	90503
11	Linh	Linh	19313 Entradero Torrance	90503
12	JANICE	JANICE	19510 Tomlee Tor	
13	James	James	19510 Tomlee Ave Torr.	
14	PATRICK	PATRICK	19601 Tomlee Ave 90503	
15	Robert T	Robert T	19602 Tomlee	90503
16	MARGARET	MARGARET	19602 Tomlee	90503
17	GLENDH	GLENDH	19616 Tomlee Ave	90503
18	Frank	Frank	19616 Tomlee Ave	90503
19	Kathleen	Kathleen	19615 Tomlee Ave	90503
20	Ramona	Ramona	19402 Mildred	
21	Zak	Zak	19415 Mildred Ave	90503
22	Deborah L.	Deborah L.	21805 Marjorie Ave.	
23			21805 MARJORIE AVE	
24	ADAM	ADAM	1150 TENNYSON ST #37	90266
25	Sandra L	Sandra L	4406 W. 238th St	90505

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- 1 Glen H. Yokoe Glen H. Yokoe 19307 Tomlee Ave. Torrance CAL 90503
- 2 Nancy N. Yokoe Nancy Yokoe " " " " "
- 3 William Shanney W Shanney 19313 Tomlee Ave, Torri. 90503
- 4 Vivian Shanney V Shanney 19313 Tomlee Ave " "
- 5 EUGENE KRC Eugen Krc 19319 TOM LEE AVE, TORRANCE 90503
- 6 Sabrina Barakat Sol Bent 19319 Tomlee Avenue, Torrance 90503
- 7 ARNALDO MANGIARANO Arnaldo Mangiarano 19325 TOMLEE TORRANCE 90503
- 8 Lee MANGIARANO Lee Mangiarano 19325 Tomlee Torrance 90503
- 9 Jill Conover Jill Conover 19331 Tomlee Ave Torrance CA 90503
- 10 Sandra Schreyer Sandra Schreyer 19338 Tomlee Ave Torrance CA 90503
- 11 Anthony Skelly Anthony Skelly 19328 Tomlee Ave Torrance 90503
- 12 CAROL SKELLY Carol P. Skelly 19320 Tomlee Ave Torrance 90503
- 13 Kay Nekawatana Kay Nekawatana 19322 Tom Lee Ave Torrance 90503
- 14 S.G. SAQUE S. G. Saque 19710 ROBERT AVE, Torrance 90503
- 15 ROBERT M. SAQUE Robert M. Saque " " " " "
- 16 Carol Hales Carol Hales 19514 Mildred Ave, Torrance 90503
- 17 CLINTON HALES Clinton Hales 19514 MILDRED AVE. Torrance 90503
- 18 MICHAEL CONOVER Michael Conover 19337 TOMLEE AVE. TORRANCE 90503
- 19 YAU KWAN HO Yau Kwan Ho 19308 TOMLEE AVE Torrance 90503
- 20 ESTHER HO Esther Ho 19308 Tomlee Ave Torri. 90503
- 21 Phil Kiyokane Phil Kiyokane 5641 Towers St. Torra 90503
- 22 Barbara Kiyokane Barbara Kiyokane 5641 Towers St. Torri 90503
- 23 FRANK W. VON COELN Frank W. von Coeln 19331 TOMLEE TORR 90503
- 24 Nancy & L. von Coeln Nancy & L. von Coeln 19331 Tomlee Ave Tor. 90503
- 25 GARY SARIKISIAN Gary L. Sarikisian 19326 Tomlee Ave, Torrance, CA 90503


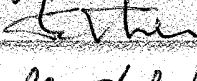

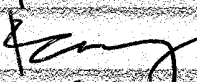
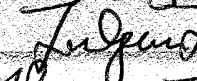
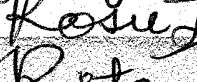
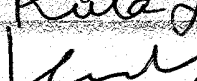

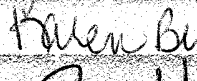


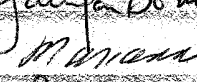



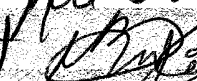

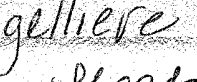





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- Kathleen Chen  19325 Tomlee Ave, Torrance, CA 90503
- Fred S. Chen  19325 Tomlee Torrance CA 90503
- ALAN H. SARKISIAN  19326 Tomlee Avenue, Torrance, CA 90503
- ROBERT LEVY  19314 Tomlee Ave, Torrance CA 90503
- Rachel Levy  19314 Tomlee Ave, Torrance CA 90503
- LuJean Levy  19314 Tomlee Ave, Torrance CA 90503
- Rosie Levy  19314 Tomlee Ave, Torrance CA 90503
- Rita Levy  20026 Tomlee Ave, Torrance CA 90503
- Leon Levy  20026 Tomlee Ave, Torrance CA 90503
- LISA BUSSEY  19219 Towers Ave, Torrance CA 90503
- Karen Bentley  5406 Arvada St. Torr. CA 90503
- BEN McARTHUR  5410 Arvada ST TORRANCE CA 90503
- DEAN MATSUMURA  5506 ARVADA ST TORRANCE CA 90503
- Jennifer Bouna  5103 Carmelynn St Torrance CA 90503
- Marianne Woods  5059 Carmelynn St Torrance CA 90503
- John Westergaard  5111 Carmelynn St. 15 11 15
- Shige Kabashima  5118 Carmelynn St. Torrance 90503
- Katherine Daniels  20117 Donora Ave Torrance 90503
- Mel Daniels  20117 Donora Ave Torrance 90503
- Nabeel Baakht  5114 Patrick St Torrance CA 90503
- Hiroshi Sugimoto  5321 Halison St Torrance CA 90502
- LES + Sharon Congelliere  5318 Halison ST, TORRANCE, CA 90503
- Leslie COPE  5418 Halison, Torrance CA 90503
- Kevin Bunn 5503 Halison St, Torrance 90503

PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

We, the undersigned registered voters in your district, are vehemently opposed to the proposed Beach Cities Health District (BCHD) plan to demolish the Beach Cities Health Center in order to build a high-density, \$530M, 420+ unit, assisted living facility over the next 15 years, and petition you to act in your constituents' interests as follows:

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First Name	Last Name	Signature	Address
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- 1 Edna montes Edna montes 504 N. Juanita Ave #A
- 2 Scott Witter 506 N. Juanita Ave #A
- 3 LAUREN WITTER 500 N. Juanita Ave
- 4 Angela Gonzalez 25835 N. Burbank
- 5 SANDRA FOLLES 515 N. Juanita Ave. R.B.
- 6 John McPhail 514 N. Juanita Ave #B R.B.
- 7 Dean Stropalski 518 N. Juanita #1 R.B.
- 8 Rosa Martinez 524 N. Juanita #19.
- 9 Yasmine Gonzalez 524 N. Juanita Ave. #2
- 10 Virginia Freschi Virginia Freschi 519 N. Juanita Ave
- 11 Dave Odoo 517 N. Juanita Ave #2
- 12 Andrea Gamble 507 N. Juanita Ave. #1
- 13 Stefanie Korn 418 N. Lucia Ave, R.B.
- 14 LASZLO GASPAR 418 N. Lucia Ave, R.B.
- 15 William Moreno 412 N. Juanita Ave. R.B.
- 16 Byron W. Filler 417 N. MARIA AVE R.B.
- 17 Michael Biedenbender 425 N. Maria Ave.
- 18 ~~David Ewell~~
- 19 David Ewell 415 N. Maria Ave.
- 20 GREG ZEIL 401 N. MARIA AVE.
- 21 DARLYN MOORE 404 N. Paulina Ave
- 22 Wayne Tomosa 402 N. Maria Ave
- 23 Karen Edmonson 408 N. Maria Ave
- 24 Cathy Cole 412 N. Maria Ave
- 25 MIKE McPhail 418 MARIA AVE

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	First Name	Last Name	Signature	Address
1	Vannesa	Naiva		8464 Zamora Ave. LA CA 90021
2	Lupe	Ruan		1015 Mahar Ave Wilmington, CA 90744
3	Silvana	De leon		108 N Prospect Redondo beach 90254 CA 90277
4	Kilana	Gaddis		867 Aubrey Ct Hermosa 90254 CA 90277
5	Hector	Jaramillo		1410 E. Denni St. 90744
6	Dennis	Higley		19716 Linda Dr, Tor 90503
7	Myra	Uyemura		2524 PLAZA DEL AMO Tor 90503
8	Katherine	Kawata		16956 S. Dalton Ave #2, Gardena, CA 90247
9	Racel	De Guzman		16821 Yukon Ave #1, Torrance CA 90503
10	GREG	MAN		5506 TOWERS ST. TORRANCE CA 90503
11	Margie	Inouye		20818 Feller Dr Torrance 90503
12	Sherilyn	Ko		2221 W 231st St Torrance 90501
13	Ramona	Carter		2306 243rd St Comita Calif 90717
14	Richard	Oswin		123 S. CATALINA AVE RB 90277
15	Andrew	Negrete		2423 Fisk Ln #10 Redondo Beach CA, 90278
16	Michael	Lau		20521 Catalina St, Torrance, CA 90502
17	Angela	Quon		6508 Centa Dr. RIV, CA 90275
18	Steven	Lin		24703 Grant Ave Unit 3, Redondo Beach CA
19	Rodney	Sugiyama		20341 Tomlee Ave Tor 90503
20	KEVIN	INOUE		20818 FELKER DR. TORRANCE, CA 90503
21	RANDOLPH	QUON		6508 CENTA DR. RIV CA 90275
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PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"

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First Name	Last Name	Signature	Address
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- 1 Ruth Albright Ruth Albright 4533 Vista Largo Torrance
- 2 Cheryl Dawson Cheryl Dawson 4719 Bulova St. Torrance 90503
- 3 JEFF DAWSON JEFF DAWSON 4719 BULOVA ST. TORRANCE 90503
- 4 LAURAD. RUBIO LAURAD. RUBIO PO BOX 6623 TORRANCE 90504
- 5 MARSHA WILSON Marsha Wilson 4702 NARROT ST. Torrance 90503
- 6 JAMES WILSON James Wilson 4702 NARROT ST TORRANCE 90503
- 7 CHRISTINE KING Christine King 4720 Bulova St. Tor 90503
- 8 Lindsey Nitale Lindsey Nitale 3415 Artega Blvd #11 Tor 90504
- 9 LUIS Vasquez-Ajmal LUIS Vasquez-Ajmal 108 Broadway RB 90277
- 10 Anita Hernandez Anita Hernandez 4018 W. 162nd St Lawndale
- 11 Debra A Sutherland Debra A Sutherland 15326 Pusch Ave Gardena
- 12 Karen Sharp Karen Sharp 3504 Blossom Ln, Redondo Beach CA 90278
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PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"

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First Name	Last Name	Signature	Address
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- 1 Gloria Andoh Gloria Andoh 2300 Maple Ave., #174 Torrance, CA 90503
- 2 Sharm Lazo-Nakamoto Sharm Lazo-Nakamoto 2232 W. 234th St. Torrance, CA 90503
- 3 Sachie Okara Sachie Okara 2415 W 236th St. Torrance 90501
- 4 Kamaliah Lewis Kamaliah Lewis 22904 Greenwood Ave. Torrance
- 5 Shirley Tanaka Shirley Tanaka 23619 Batey, H.C.
- 6 Joanne Hayduk 25034 Eschelman Lomita 90717
- 7 Janice Styp 1419 Beech Ave Torrance 90501
- 8 Bonnie Harrow 22304 Kathryn Ave. Torrance 90505
- 9 Jim Janos 22304 Kathryn Ave. Torrance 90505
- 10 Margorie Sam 2766 W. Carson St Torrance, 90503
- 11 Roberta Stevenson 22811 Pepper Tree Pl., Torrance 90501
- 12 June Ito 26827 Fono Du Lac Rd R.P.V. 90275
- 13 Ch. Shikata 901 Deeg Valley Rd #107 Redondo Beach
- 14 MAUREEN BAUMANN 901 Deeg Valley Rd #107 Redondo Beach
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First Name	Last Name	Signature	Address
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1	Helen	Shipstad	HShipstad	20415 Wayne Ave, Torrance, CA 90503
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First Name	Last Name	Signature	Address
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- 1 GARY DYO 19715 TOMLEE AVE. TORRANCE, CA 90503
- 2 Suzanne McCune Suzanne McCune 1224 S. Gertruda Ave, Redondo Bch, CA 90277
- 3 Mary Ruth Ewell Mary Ruth Ewell 415 N. Maria Ave Redondo Beach 90277-3014
- 4 Heflin Heidi Heidi Heflin 409 N. Maria Ave Redondo Beach CA 90277
- 5 ERNIE GURMAN 409 N. MARIA AVE. REDONDO BEACH CA 90277
- 6 Catherine Moloney 4510 186th St #108 RB Catherine Moloney
- 7 Albertine L. Jackson 4510 186th St. R03 R.B. CA. 90278
- 8 Sandra Delwan Sandra Delwan 14695 Stanford Ave TB 90278
- 9 Lirio Baiges Baiges 4510 186th St RB 90278
- 10 Gilbert Bertz 4494 186th St 203 RB 90278
- 11 Aggie Williams 4510 186th St. #101 Redondo Beach 90278
- 12 Betty & Valerie 4506 186th St. #108 Redondo Bch 90278
- 13 Linda Galourel 4498 186th St. #112 Redondo Beach
- 14 Judith A. Jackson 4526-186th St #108 R.B. 90278
- 15 Marie Thompson 4515 186th St #105 R.B. 90278
- 16 Betty Green 4510 186th St #103 Redondo Bch 90278
- 17 Anya Nancy Clarke Anya Nancy Clarke 224 N. Prospect Ave Redondo Beach 90277
- 18 Jean Bishop 411 N Maria RB 90277
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First Name	Last Name	Signature	Address
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1	BERNARD	DuBois	Dr (CEN)	513 N Prospect Ave
2	BOBBIE	Gates	Bobbie Gates	513 N Prospect Ave
3	Leo	Montenegro	L Montenegro	529 N. Prospect Ave
4	NANCY	ORCHARD	Nancy Orchard	617 N. PROSPECT AVE.
5	Eric	Orchard	Eric Orchard	617 N. Prospect Ave
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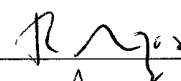
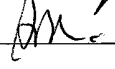
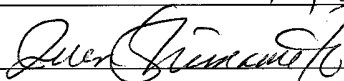


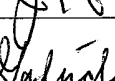
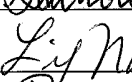
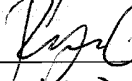

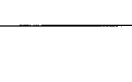
PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"

To the Honorable Albert Y. Muratsuchi, Assemblymember, 66th Assembly District, and to All Other Interested Elected Officials and Parties:

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First Name	Last Name	Signature	Address
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|----|-------------------|---|--|
| 1 | Khalid Samman |  | 5321 Wilma St. Torrance |
| 2 | Robert Lomake |  | 5110 Patrick St. Torrance 90501 |
| 3 | SALLY MATSUMOTO |  | 2256 W. 229th St. TORRANCE 90501 |
| 4 | Faye Shigeta | | 2114 W. 161st St Torrance 90504 |
| 5 | Alice Jam | | 2434 W 230th St Torrance 90504 |
| 6 | Erene Shimamoto |  | 2412 250th St LOMITA 90717 |
| 7 | Lily Toma |  | 3908 Paseo Delas Tortugas, Torrance, 90505 |
| 8 | MARCIO NAVA |  | 619 N. PROSPECT AVE RB 90277 |
| 9 | Jennifer Shigeta |  | 1404 Via Ano Palo Verde Etc CA 90274 |
| 10 | Magdalena Galindo |  | 801 Victor Ave, 90302 |
| 11 | Lily Nakatani |  | 2050 W. 184th St, Torrance 90504 |
| 12 | Ryan Colescott |  | 2419 Voorhes Ave. #A Redondo BICA |
| 13 | Diane Waters |  | 2010 Ruhland Ave #1, Redondo Beach 90278 |
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First Name	Last Name	Signature	Address
1	THOMAS MILLER	<i>Thomas Miller</i>	2733 FISKLAND, REDONDO BEACH, CA
2	THOMAS MCGARRY	<i>Thomas McGarry</i>	523 N. PROSPECT AVE R.B., CA
3	JOHN BRISCOE	<i>John Briscoe</i>	23740 HAMPTON TOWNE, CA. SATOT
4	LARRY REED	<i>Larry Reed</i>	2019 HARMON R.B. CA
5	VIRGINIA CORRAD	<i>Virginia Corrad</i>	5501 KONYA DR TORR.
6	MARILYN CONNELL	<i>Marilyn Connell</i>	160 THE VINE G+10 Redondo Beach
7	PAT REED	<i>Pat Reed</i>	23002 MADINE CIR A TORR 90505
8	MARTHA SUECH	<i>Martha Suech</i>	1705 Clark Ln #1. Redondo Bch. 90278
9	BARBARA McLEEN	<i>Barbara McLeen</i>	22935 FILLER TARRINE
10	JAMES KAVANAGH	<i>James Kavanagh</i>	124 N. P.C.H. Redondo Bch. CA. 9027
11	KEENAN CAMERON	<i>Keenan D. Cameron</i>	624 EMERALD ST. REDONDO BEACH
12	CAROL BOERS	<i>Carol Boers</i>	5335 W. 138th STREET NANTUCKET, CA 90250
13	George Floratos	<i>George Floratos</i>	5516 Norton St TORRANCE, 90503
14	Russell Miller	<i>Russell Miller</i>	2315 Ripley Ave. Redondo Beach, CA 90278
15	JERRY BAUER	<i>Jerry Bauer</i>	2702 CURTIS AVE, REDONDO BEACH CA 90278
16	Judith A Bauer	<i>Judith A Bauer</i>	2702 Curtis #B R.B 90278
17	Jamie Bauer	<i>Jamie Bauer</i>	2315 Ripley Ave, Redondo Beach, CA 90278
18	Barbara Barr	<i>Barbara Barr</i>	17038 CURIE AVE, TORRANCE, CA 90504



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First Name	Last Name	Signature	Address
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1	Wayne C. Linn	Wayne C. Linn	23223 Wade Ave, Torrance CA 90508 90505
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2	Nancy T Linn	Nancy J Linn	23223 Wade Ave, Torrance CA 90505
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3	Hans Ackermann		19908 Mildred Ave Torrance
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4	BONNIE PRICE	Bonnie Price	22008 MAKIPASA AVE TORRANCE 90502
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5	Raedel Hipolito		14771 Athel Ave Irvine, CA 92606
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* 6	ANN BROWN		22510 BIAK Court, Torrance, CA 90505
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First Name	Last Name	Signature	Address
1	Sharon Oblinger	Sharon Oblinger	2611 160th St Redondo Beach 90278
2	Lara Duke	Lara Duke	611 N Paulina RB 90278
3	EUGENE KRC	Eugene Krc	19319 TOMLEE AV. TORRANCE 90503
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First Name	Last Name	Signature	Address
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1	DAVID DUKE		611 N Paulina Ave
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PETITION TO DEMAND BEACH CITIES HEALTH DISTRICT NOT BUILD THEIR PROPOSED "HEALTHY LIVING CAMPUS"

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First Name	Last Name	Signature	Address
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1	Georgia	Capell	19320 Hingsdale - 90503
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Sign

	First Name	Last Name	Signature	Address
1	DORIS	PLIEGO	Doris P. Pliego	435 N. PROSPECT AVE Redondo Beach 90277
2	MICHAEL	PLIEGO	Michael Pliego	435 N. PROSPECT AVE, Redondo Beach 90277
3	TERRENCE	BENSON	Terrence Benson	431 N. PROSPECT AVE. REDONDO BEACH 90277
4	JEFF	PAINO	Jeff Paino	434 Paulina Ave Redondo Beach 90277
5	RALPH	MILLIKAN	R. Millikan	437 N. PROSPECT AVE RB 90277
6	KRYSTIN	MURRAY	Kristin Murray	430 N. Paulina Ave, RB 90277
7	DENNIS M.	SHINSATO	Dennis M. Shinsato	425 N. PROSPECT AVE RB 90277
8	RANDY	SHINSATO	Randy Shinsato	425 N. PROSPECT AVE. RB 90277
9	JACALYNN	SPEAR	Jacalynn Spear	412 N. Paulina Ave RB 90277
10	ART	SPEAR	Art Spear	412 N. PAULINA AVE RB 90277
11	JOSEPHINE	MILLIKEN	Josephine Milliken	437 N. PROSPECT BL. 90277
12	SUSAN	OVERTON	Susan Overton	447 N. PROSPECT R.B. 90277
13	DONALD	OVERTON	Donald Overton	447 N. PROSPECT AVE. R.B. 90277
14	HELEN	INGINO	Helen Ingino	409 N. PROSPECT AVE Red Bdr 90277
15	ROBERT	FARHA	Robert Farha	438 N. PAULINA AVE. REDONDO BEACH 90277
16	GENE	STEWART	Gene Stewart	432 N. Paulina Ave RB, CA 90277
17	BEN	CHU	Ben Chu	443 N. Prospect Ave, RB, CA 90277
18	VIVIAN	CHU	Vivian Chu	443 N. Prospect Ave, RB, CA 90277
19	LEE ANN	FARMER	Lee Ann Farmer	436 N. Paulina Ave RB CA 90277
20	IRMA M. I.	ROSALLES	Irene M. I. Rosales	423 N. Prospect Ave, RB CA 90277
21	EDWARD	ROSALLES	Edward Rosales	423 N. Prospect Ave RB CA 90277
22	OLIVER	SORIA	Oliver Soria	421 N. Prospect Ave RB CA 90277
23	JEANNE	MILLER	Jeanne Miller	2733 FISK Lane RB, CA 90278
24	EMMA	ARANDA	Emma Aranda	20808 Christine Av Torrance, 90505
25	KATHRYN	EWELL	Kathryn Ewell	415 N. Main Ave RB CA 90277

Council Meeting of
May 25, 2021

Honorable Mayor and Members
 of the City Council
 City Hall
 Torrance, California

Members of the Council:

SUBJECT: Community Development – Accept and File update regarding the Beach Cities Health District Healthy Living Campus Master Plan and Approve Comment Letter. Expenditure: None.

RECOMMENDATION

Recommendation of the Community Development Director that City Council:

1. Accept and file an update regarding the Beach Cities Health District Healthy Living Campus Master Plan; and
2. Approve City's Draft Environmental Impact Report comment letter.

FUNDING

No funding is required for this action.

BACKGROUND

In 2017, Beach Cities Health District (BCHD) began the planning process for redevelopment of the BCHD Campus located at 514 Prospect Avenue in the City of Redondo Beach, adjacent to the City of Torrance's western border. Early planning and design phases involved development of the Healthy Living Campus Master Plan (Master Plan) and a series of community meetings and outreach efforts to gather public input.

In 2019, BCHD announced a Notice of Preparation (NOP) and that an Environmental Impact Report (EIR) would be prepared in compliance with the California Environmental Quality Act, with BCHD as the Lead Agency and the cities of Redondo Beach and Torrance as Responsible Agencies. The NOP included a public review and comment period and several scoping meetings including an interagency meeting. Staff notes recommendations were made for the environmental analysis and a comment letter prepared by various multiple Torrance City departments was submitted (Attachment B).

Since its introduction, the Master Plan has been through several planning and design iterations with the current 2020 Master Plan proposing redevelopment in two phases (Phase 1 and 2) and construction activities occurring over 29 months and 28 months, respectively. Phase 1 involves a new Residential Care for the Elderly (RCFE) building measuring 203,700 square feet in floor area and reaching 103 feet in height above the campus ground level and 133.5 feet above a vacant lot along Flagler Lane. The RCFE building consists of 157 Assisted Living units and 60 Memory Care units, and features floor area dedicated to related programming and services. The RCFE building also proposes three new driveways along Flagler Lane, which are located in the City of Torrance right-of-way. Following construction of the RCFE building, the existing Beach Cities Health Center (former South Bay Hospital building) would be demolished providing space for open recreation as well as surface parking. Phase 2 is less defined than the project-level preliminary site development plan under Phase 1, and would include a Wellness Pavilion (up to 37,150 sf), an Aquatics Center (up to 31,300 sf), and a Center for Health and Fitness (up to 20,000

sf). Parking would be provided in a new parking structure measuring up to 292,500 sf with up to 2 subterranean levels and 8.5 above ground levels. Information on the BCHD Campus redevelopment is available online at www.bchdcampus.org/campus.

In March 2021, BCHD released the Draft EIR (DEIR) for the current 2020 Master Plan with a 90-day public review and comment period extending from March 10 through June 10, during which BCHD is accepting written comments. Information on the DEIR and methods to submit written and oral comments is available online at www.bchdcampus.org/eir. Staff notes upon its release announcements were also made by the Torrance City Council regarding the DEIR and public review and comment period.

SUMMARY

The BCHD DEIR identifies the potential environmental impacts associated with the 2020 Master Plan, including the construction-related impacts and long-term operational impacts after construction is completed for the Phase 1 preliminary site development plan and the more general Phase 2 development program. The DEIR also included areas of community concern that were identified during the planning and design phases through community outreach and input as well as agency and public comments letters received in response to the NOP. Redevelopment of the BCHD Campus would result in significant and unavoidable construction-related noise impacts. There would also be less than significant impacts with mitigation to multiple areas including aesthetics and visual resources, air quality, biological resources, cultural resources and tribal cultural resources, geology and soils, hazards and hazardous materials, and transportation. Additionally, there would be less than significant impacts (without mitigation) to multiple areas including energy, greenhouse gas emissions and climate change, hydrology and water quality, land use and planning, population and housing, public services, and utilities and service systems.

Since its release staff has completed interdepartmental review of the DEIR and has prepared a comment letter (Attachment A). The comment letter expresses concern with the potential significant impacts to Torrance residents living east of the BCHD Campus, and strongly urges consideration of additional alternatives and mitigation measures to lessen the potential impacts, and prevent significant and avoidable impacts. In the judgment of staff, repositioning the RCFE building further west with each floor stepping back farther from Flagler Lane as building height increases would achieve functional compatibility and consistency in scale, mass, and character with the residential neighborhood to the east. Doing so may also provide the best opportunity for mitigating significant and avoidable construction noise impacts. Staff also notes that access to Flagler Lane is prohibited per Torrance Municipal Code Section 92.30.8 and that the proposed driveways be eliminated from the design.

In addition, staff notes the environmental analysis prepared for Phase 2 is vague and found to be inconsistent throughout the DEIR, and that any future consideration for development of Phase 2 should begin with a comprehensive environmental analysis in the form of a Subsequent EIR, as it is evident Phase 2 may have significant effects not discussed in the DEIR. Staff strongly recommends that in preparation of the Subsequent EIR all stakeholders be reached and engaged, particularly those that live near the BCHD Campus. Considering the aforementioned concerns with future Phases, staff notes an Addendum is considered inappropriate and would not provide for public noticing nor a fair opportunity to receive input from Torrance residents living near the BCHD Campus.

The DEIR comment letter identifies multiple areas of the Draft EIR that require correction, further analysis and suggests modifications, where appropriate that would assist with addressing the project's significant impacts. Staff has also prepared a cover letter that may be signed by the Mayor on behalf of the City Council to convey the concerns your honorable body may have with the associated project. Lastly, staff notes public comments received with respect to the DEIR are attached to the letter to also convey community input and concerns.

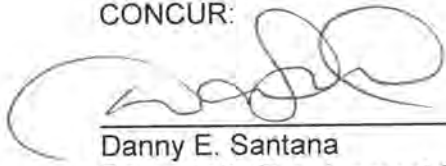
RECOMMENDATION

Recommendation of the Community Development Director that City Council accept and file an update regarding the Beach Cities Health District Healthy Living Campus Master Plan and approve the City's comment letter.

Respectfully submitted,

Danny E. Santana
Community Development Director

CONCUR:



Danny E. Santana
Community Development Director

By 

Oscar Martinez
Planning and Environmental Manager



Aram Chaparyan
City Manager

Attachment:

- A. Torrance BCHD Draft EIR Comment Letter (May 2021)
- B. Torrance BCHD Scoping Notice Comment Letter (July 2019)

DRAFT

>>MAYOR / COUNCIL LETTERHEAD<<

>>DATE<<

Nick Meisinger, Environmental Planner
Wood Environment & Infrastructure Solutions, Inc.
9177 Sky Park Court
San Diego, CA 92123

RE: Healthy Living Campus Draft Environmental Impact Report

Dear Mr. Meisinger,

On behalf of the City of Torrance, I am writing in regard to the Draft Environmental Impact Report (Draft EIR) prepared for the Beach Cities Health District (BCHD) Healthy Living Campus Master Plan (Project).

The City of Torrance appreciates being notified of the Draft EIR, and as a Responsible Agency, has prepared comments that are focused on the shortcomings of the Draft EIR, and include recommendations for additional alternatives and mitigation measures (Attachment 1).

After careful review of the Draft EIR, the City of Torrance is very concerned with the Project significant impacts to Torrance residents living east of the Project site. The City of Torrance strongly urges consideration of additional alternatives and mitigation measures to lessen the potential impacts, and altogether prevent significant and avoidable impacts. Repositioning the Residential Care for the Elderly (RCFE) building further west with each floor stepping back farther from Flagler Lane as building height increases would achieve functional compatibility and consistency in scale, mass, and character with the residential neighborhood to the east. Doing so may also provide the best opportunity for mitigating significant and avoidable construction noise impacts. Consideration that is more thoughtful should also be made regarding access to Flagler Lane, which is prohibited per Torrance Municipal Code Section 92.30.8.

In addition, the environmental analysis prepared for Phase 2 is vague and found to be inconsistent throughout the Draft EIR. Any future consideration for development of Phase 2 should begin with a comprehensive environmental analysis in the form of a Subsequent EIR, as it is evident Phase 2 may have significant effects not discussed in the Draft EIR. The City of Torrance has many mechanisms at its disposal to reach Torrance residents and businesses, and it is strongly recommended that in preparation of the Subsequent EIR all stakeholders be reached and engaged, particularly those that live near the Project site.

DRAFT

Lastly, considering the aforementioned concerns with future Phases, an Addendum is considered inappropriate and would not provide for public noticing nor a fair opportunity to receive input from Torrance residents living near the Project site.

Thank you for your attention to these comments. Also attached are comment letters received that are pertinent to the Draft EIR (Attachment 2). If there are any questions for the City of Torrance, please do not hesitate to contact Oscar Martinez, Planning and Environmental Manager of the Community Development Department, by email at OMartinez@TorranceCA.gov or by telephone at (310) 618-5990.

Sincerely,

Patrick J. Furey, Mayor
City of Torrance

cc: Tom Bakaly, BCHD CEO (sent via email to: tom.bakaly@bchd.org)

Attachments:

1. City of Torrance Comments on the Draft EIR
2. Comment Letters

City of Torrance

Comments on the Draft Environmental Impact Report (Draft EIR) prepared for the Beach Cities Health District (BCHD) Healthy Living Campus Master Plan (Project)

Executive Summary

Alternatives Analysis

Table ES-2 Identification of Environmentally Superior Alternative (also shown as Table 5.5.-5 Impact Comparison of Alternatives to the Proposed Project) does not include the impact comparison of Alternative 6 to the proposed Project. The Draft EIR should be reviewed to include Alternative 6 in the impact comparison of alternatives to the proposed Project.

Project Description

Section 2.2.2 Surrounding Land Uses

The description of zoning and land use designations surrounding the Project site is incorrect. The single-family residences east of the Project site are within the R-H/R-1 Zone (Hillside and Local Coastal Overlay Zone (Hillside Overlay) / Single Family Residential District) and have a General Plan land use designation of R-LO (Low Density Residential). Towers Elementary School is located approximately 330 feet east of the Project site and is within the P-U Zone (Public Use District). The City of Torrance would consider these uses altogether to be sensitive receptors and should be considered as such within the context of the environmental analysis.

Section 2.5.1.2 Project Architecture and Design

The Draft EIR incorrectly references Torrance Municipal Code Section 13.9.7, powers and duties of the Traffic Commission, as the sole decision-making body of City of Torrance for the proposed RCFE Building. As identified in Section 2.2.5 of the Draft EIR, the eastern portion of the Project site is located within the City of Torrance, and therefore development associated with the RCFE Building, such as the retaining walls located in the right-of-way, is subject to Torrance Municipal Code Section 92.13.12(d), which states that no fence, wall or hedge shall exceed eight feet and five feet in height, respectively. Any fence or retaining wall greater than eight feet and five feet in height, respectively, is subject to discretionary review by the Torrance Planning Commission (and Torrance City Council on appeal).

Section 2.5.1.3 Proposed Access, Circulation, and Parking

Coordination with the Torrance Fire Department and the Torrance Police Department is required to prepare an Emergency Response Plan should emergency access to the campus on Flagler Lane continue to be proposed, which is located in the City of Torrance. Flagler Lane south of Beryl Street is a local street, and adding commercial driveways on this road segment will be a violation of the City's Municipal Code and will conflict with the City's General Plan.

Section 2.5.1.6 / Section 2.5.2.4 Construction Activities

Figure 2-10 Construction Haul Routes and the proposed construction haul route for Phase II are not consistent with the Torrance General Plan Circulation & Infrastructure Element Figure CI-3 Truck Routes and Rail Lines, specifically the portion of Del Amo Boulevard between Madrona Avenue and Hawthorne Boulevard. The Draft EIR should be reviewed for consistency with the Torrance General Plan Circulation & Infrastructure Element Figure CI-3 Truck Routes and Rail Lines. In addition, as described in the Draft EIR the street names are incorrect.

Aesthetics and Visual Resources

Section 3.1.1 Flagler Lane

Description of the environmental setting along Flagler Lane is incomplete. Flagler Lane continues south of 190th Street to Beryl Street and Flagler Alley and supports the single-family residential neighborhood to the east and southeast. Flagler Lane also supports school drop-offs and pick-ups at Towers Elementary School during two periods of considerable daily use.

Section 3.1.1 Existing Public Views of the Project Site

Views of the Project site were selected without consultation from the City of Torrance. The Draft EIR must consider the potential impacts to public views that would have a direct view of the Project as result of the larger and taller buildings being proposed, specifically from locations at: (1) cul-de-sac at Tomlee Avenue facing west and southwest, (2) intersection at Towers Street and Mildred Avenue facing west, and (3) intersection at Tomlee Avenue and Mildred Avenue facing west and northwest.

Section 3.1.2 Torrance General Plan Land Use Element

Per Land Use Element Policy 2.3, the Draft EIR should consider the potential Project impacts on surrounding property, specifically the residential neighborhood to the east, and the potential impact of existing uses to the Project. Per Land Use Element Policy 2.5, the Draft EIR should also consider the potential impacts to landscape and hardscape buffers, specifically the slope between the Project site and the residential neighborhood to the east, to minimize adverse effects where appropriate. In addition, please note the Torrance General Plan was adopted in 2010, not 2005 as stated incorrectly in the Draft EIR.

Section 3.1.2 Torrance General Plan Community Resources Element

The Community Resources Element policies and objectives are incorrectly cited in the Draft EIR and not consistent with the Torrance General Plan, specifically Community Resources Element Policy 1.2 as opposed to 2.1 listed incorrectly in the Draft EIR, and Objectives 4 and 19. Per Community Resources Element Policy 4.3, the Draft EIR should consider the potential impacts to planting of new trees and the preservation of existing street trees along Flagler Lane and Flagler Alley.

Section 3.1.2 Torrance Municipal Code

The Draft EIR must include Torrance Municipal Code Section 92.30.2 to address the potential impacts on surrounding property, specifically the residential neighborhood to the east, from outside equipment and roof and wall appurtenances, such as ducts and vents, all mechanical equipment, electrical boxes, meters, pipes, transformers, air conditioners and all other equipment on the roof or walls on all Project buildings. Torrance Municipal Code Section 92.30.3 must also be included to address the potential impacts on surrounding property, specifically the residential neighborhood to the east across Flagler Lane.

Section 3.1.4 Impact/Mitigation Measure VS-1

Per Mitigation Measure VIS-1, only view of the ridgeline of the Palos Verdes hills would be achieved with a revised design. The Draft EIR should consider further reduction of the RCFE building height to preserve greater panoramic view of the Palos Verdes hills as currently viewed from the intersection of 190th Street and Flagler Lane. The analysis should consider and demonstrate with visual aids/exhibits alternative methods for mitigation including repositioning the RCFE building further west with each floor stepping back farther from Flagler Lane as building height increases to maintain an existing view corridor from the intersection of 190th Street and Flagler Lane. The visual aids/exhibits should also demonstrate the potential impacts to the existing view corridor resulting from Phase II development.

Section 3.1.4 Impact VS-2

Impact VS-2 is not consistent with the Torrance General Plan. The Draft EIR identifies the RCFE building will change the visual character of the Project site and surrounding areas, and identifies the RCFE building would be more visually prominent, substantially taller than the existing buildings onsite, and larger than buildings in the vicinity. Phase II development would include construction of additional buildings that are taller and have more massing than existing buildings in the Project vicinity. These structures would also be substantially closer to Torrance residences. The Draft EIR errors in stating the analysis of potential conflicts with the Torrance General Plan are limited to the proposed development within the City of Torrance right-of-way, and not the RCFE building and Phase II development. The Draft EIR should consider the entirety of the Project (Phase I and II) for potential conflicts with the Torrance General Plan, including Land Use Element Policies 2.3, 2.5, 3.1, and 11.1. These policies require the analysis to consider and demonstrate with visual aids/exhibits the potential Project impacts on surrounding property, specifically to the residential neighborhood to the east, and the potential impacts of these existing uses to the Project. The analysis should consider and demonstrate with visual aids/exhibits the potential impacts

to landscape and hardscape buffers, specifically the slope between the Project site and the residential neighborhood to the east, to minimize adverse effects where appropriate. The Draft EIR should also consider methods to mitigate potential conflicts with the Torrance General Plan to achieve consistency in scale, mass, and character with structures in the surrounding area, and visual and functional compatibility with the existing residential neighborhood to the east. The analysis should consider and demonstrate with visual aids/exhibits repositioning the RCFE building further west with each floor stepping back farther from Flagler Lane as building height increases.

Section 3.1.4 Impact VS-3

The Draft EIR states that exterior lighting will be directed or shielded so as not to disturb neighboring residential properties. This should include surface level parking lot lighting, as well as building or landscape lighting. Any lighted signage should not be too bright to cause a nuisance to neighboring residences. Impact VS-3 should include additional analysis to consider the potential Project impacts on surrounding property, specifically to the residential neighborhood to the east. The Draft EIR should demonstrate with visual aids/exhibits the increased lighting associated with the Project during nighttime construction and operation. The analysis should consider methods to mitigate potential impacts including a well-developed lighting plan and requirements for post-construction field measurements, and should consider repositioning the RCFE building further west with each floor stepping back farther from Flagler Lane as building height increases.

Section 3.1.1 Sensitive Uses in the Project Vicinity / Section 3.1.4 Impact VS-4

Identification of the potential impacts to existing solar collectors atop single-family residences is incomplete. Impact VS-4 should include additional analysis to consider the potential Project impacts on surrounding property, specifically to existing solar collectors atop single-family residences located in the residential neighborhood to the east. The Draft EIR should consider the potential impacts to existing solar collectors atop single-family residences near to the Project site, which are located at 5662 and 5629 Towers Street, within 180 feet and 510 feet, respectively, east of the Project site within the shade contour. The analysis should also consider the potential impacts to future solar collectors near to the Project site within the shade contour and the potential impacts to energy. The analysis should consider methods to mitigate potential impacts including requirements for post-construction field measurements, and repositioning the RCFE building further west with each floor stepping back farther from Flagler Lane as building height increases.

Biological Resources

Phase 1 Proposed Project Landscape Site Plan

Urban coyotes are present in the region and in the area of the proposed project. Urban coyotes pose a threat to domestic pets and human pet handlers. Mitigation of urban coyotes includes reducing attractive habitat, including foliage areas used for denning, birthing, and rearing. The proposed Project is situated within a known travel corridor for urban coyotes between Dominguez Park and Wilderness Park. The proposed Project includes a landscape plan (pg. 115) that calls for a landscape buffer using a shrub and groundcover plant mix (feature no. 13). The proposed Project's structure bordering Flagler Lane would provide ample shade and privacy that when combined with a groundcover plant mix on the slope, would likely attract urban coyotes for use as a denning location. This could result in an unanticipated influx of urban coyotes into the Torrance residential neighborhood and pose a threat to domestic pets and pet handlers. It is recommended that the landscape buffer along Flagler Lane not utilize a shrub and groundcover plant mix. As an alternative, it is recommended that the proposed project consider California native plant species and drought tolerant planting, planted in a wide pattern within a synthetic or natural wood chip base or similarly exposed planting plan that is not attractive habitat for urban coyotes.

Geology and Soils

Section 3.6.1 Landslide and Slope Instability / Section 3.6.4 Impact/Mitigation Measure GEO-1

The Draft EIR neglects to identify and analyze the slope bounding the Project site to the east and the series of retaining walls within the City of Torrance right-of-way along Flagler Lane and Flagler Alley. The Draft

EIR should include a slope stability analysis (i.e. global static stability, global seismic stability, and surficial stability) to consider the potential Project impacts on the slope and series retaining walls and to surrounding property. The analysis should consider methods to mitigate potential Project impacts that could cause a landslide including greater building setbacks from top of slope and new or reinforced retaining walls along the slope or regrade slope to a 2:1 (H:V) max. If slope reinforcement is found to be necessary, the analysis should include a construction cost estimate and identify which Agency (i.e. BCHD, Redondo Beach, or Torrance) will carry responsibility. The analysis should also consider and demonstrate with visual aids/exhibits repositioning the RCFE building further west with each floor stepping back farther from Flagler Lane as building height increases to minimize the potential adverse effects.

Hazards and Hazardous Materials

Section 3.8.4 Impact HAZ-5

As previously commented, coordination with the Torrance Fire Department and the Torrance Police Department is required to prepare an Emergency Response Plan should emergency access to the campus on Flagler Lane continue to be proposed, which is located in the City of Torrance.

Land Use and Planning

Section 3.10.4 Impact LU-1

Impact LU-1 is not consistent with the Torrance General Plan and conflicts with the Torrance Municipal Code. As previously mentioned, the Draft EIR identifies the RCFE building will change the visual character of the Project site and surrounding areas, and identifies the RCFE building would be more visually prominent, substantially taller than the existing buildings onsite, and larger than buildings in the vicinity. Phase II development would include construction of additional buildings that are taller and have more massing than existing buildings in the Project vicinity. The Draft EIR errors in stating the analysis of potential conflicts with the Torrance General Plan are limited to the proposed development within the City of Torrance right-of-way, and not the RCFE building and Phase II development. The Draft EIR should consider the entirety of the Project (Phase I and II) for potential conflicts with the Torrance General Plan, including Land Use Element Policies 2.3, 2.5, 3.1, and 11.1. These policies require the analysis to consider and demonstrate with visual aids/exhibits the potential Project impacts on surrounding property, specifically to the residential neighborhood to the east, and the potential impacts of these existing uses to the Project. The Draft EIR should consider additional methods to mitigate the potential Project impacts such as repositioning the RCFE building further west with each floor stepping back farther from Flagler Lane as building height increases.

The Draft EIR must include Torrance Municipal Code Section 92.30.2 to address the potential impacts on surrounding property, specifically the residential neighborhood to the east, from outside equipment and roof and wall appurtenances, such as ducts and vents, all mechanical equipment, electrical boxes, meters, pipes, transformers, air conditioners and all other equipment on the roof or walls on all Project buildings. Torrance Municipal Code Section 92.30.3 must also be included to address the potential impacts on surrounding property, specifically the residential neighborhood to the east across Flagler Lane, from the proposed exterior loading, unloading and storage areas, and trash storage areas along Flagler Lane.

As identified in Section 2.2.5 of the Draft EIR, the eastern portion of the Project site is located within the City of Torrance, and therefore development associated with the RCFE Building, such as the retaining walls located in the right-of-way, is subject to Torrance Municipal Code Section 92.13.12(d), which states that no fence, wall or hedge shall exceed eight feet and five feet in height, respectively. Any fence or retaining wall greater than eight feet and five feet in height, respectively, is subject discretionary review by the Torrance Planning Commission (and Torrance City Council on appeal).

The Draft EIR understates the conflict with access to Flagler Lane, which is prohibited per Torrance Municipal Code Section 92.30.8. The analysis should consider more carefully other Project alternatives that do not access Flagler Lane.

Noise

Construction Noise Levels / Section 3.11.5 Impact/Mitigation Measure NOI-1

Per Torrance Municipal Code Section 46.3.1 construction is prohibited on Sundays and Holidays observed by City Hall. The Draft EIR should specify in MM NOI-1 that construction is prohibited on Sundays and Holidays observed by Torrance City Hall, and that the arrival times of workers, construction vehicles and materials should adhere to the allowable hours as specified. The Draft EIR should identify which Agency (i.e. BCHD, Redondo Beach, and Torrance) will enforce construction noise violations and respond to noise complaints. The Draft EIR should also consider additional methods to mitigate significant and avoidable construction noise impacts, such as repositioning the RCFE building further west with each floor stepping back farther from Flagler Lane as building height increases. Doing so may provide the best opportunity for mitigating significant and avoidable construction noise impacts. In addition, as previously commented Figure 2-10 Construction Haul Routes and the proposed construction haul route for Phase II are not consistent with the Torrance General Plan Circulation & Infrastructure Element Figure CI-3 Truck Routes and Rail Lines, specifically the portion of Del Amo Boulevard between Madrona Avenue and Hawthorne Boulevard. The noise analysis should be reviewed for consistency with the Torrance General Plan Circulation & Infrastructure Element Figure CI-3 Truck Routes and Rail Lines.

Operational Noise Levels / Section 3.11.5 Impact/Mitigation Measure NOI-3

Per Torrance Municipal Code Section 46.7.2(c) residential and commercial noise limits are adjusted during certain noise conditions. The Draft EIR should consider these noise limit adjustments to identify potential operational noise impacts such as from mechanical equipment, outdoor events, and the proposed parking structure. The analysis should consider additional methods for mitigation such as requirements for a well-developed noise attenuation plan and post-construction field measurements, and should consider restricting amplified noise at outdoor events to be allowed 7:00am to 7:00pm Sunday through Thursday and 7:00am to 10:00pm on Friday and Saturday, and limiting the number of outdoor events altogether. The Draft EIR should also consider other methods to reducing operational noise impacts such as repositioning the RCFE building further west with each floor stepping back farther from Flagler Lane as building height increases. The Draft EIR should also consider additional methods to mitigate operation noise emitted from the proposed parking structure, such as: driving surfaces should be covered with material that reduces noise from tires (screeching); and the parking structure exterior should be lined with screening materials (e.g. screen wall with planters) to reduce noise emitted from car alarms, doors closing, and radios. An acoustical consultant should be required to recommend mitigation measures to lessen the effects of noise from the structure.

Transportation

Access to Flagler Lane / Torrance Municipal Code Section 92.30.8

Eliminate the proposed driveways on Flagler Lane from the design (i.e. implement Alternative 3). Reflect this change throughout the entire EIR and all appendices. Per Torrance Municipal Code Section 92.30.8, “no vehicular access shall be permitted to a local street from a commercially or industrially zoned through lot which also has frontage on a major or secondary street. In no case shall a commercial or industrial lot be developed in such a manner that traffic from the commercial or industrial uses on it will be channeled onto any residential streets.” The Draft EIR (p. RG-18) implies this provision does not apply to the Project because it is not a land use within the City of Torrance. The City maintains its authority to apply the Torrance Municipal Code to a road within its right-of-way. Flagler Lane south of Beryl Street is a local street, and adding commercial driveways on this road segment will be a violation of the City’s Municipal Code and will conflict with the City’s General Plan.

Also, clearly state that the City’s trial implementation of a one-way traffic restriction on Flagler Lane is not related to the proposed development and should not be construed as a mitigation for any cut-through traffic that the proposed development will introduce.

BCHD Bike Path Project

Emphasize that the BCHD Bike Path Project is independent of the proposed Project, and is already funded through a Measure M Metro Sustainability Implementation Plan (MSIP) grant, and will be implemented regardless of this Project's approval provided all necessary environmental clearances and approvals are secured from the Cities of Redondo Beach and Torrance.

Construction Haul Routes (Draft EIR p. 2-42)

As previously commented, Figure 2-10 Construction Haul Routes and the proposed construction haul route for Phase II is not consistent with the Torrance General Plan Circulation & Infrastructure Element Figure CI-3 Truck Routes and Rail Lines, specifically the portion of Del Amo Boulevard between Madrona Avenue and Hawthorne Boulevard. The transportation analysis must be reviewed for consistency with the Torrance General Plan Circulation & Infrastructure Element Figure CI-3 Truck Routes and Rail Lines. The construction haul routes must avoid Torrance streets to the maximum extent possible and Torrance local collector streets entirely.

Vehicular Site Access (Appendix p. J-7)

Remove the driveway on Flagler Lane. Revise the project trip distribution to eliminate all project trips assigned to Flagler Lane.

City of Torrance Standards for Intersection Operational Evaluation (Appendix p. J-16)

Make the thresholds consistent with those provided by the City of Torrance in its July 29, 2019 comment letter (Appendix p. A-164).

Existing Roadway Facilities (Appendix p. J-18)

Provide additional information that Flagler Lane south of Beryl Street is a local street.

Public Services

As previously commented, coordination with the Torrance Fire Department and the Torrance Police Department is required to prepare an Emergency Response Plan should emergency access to the campus on Flagler Lane continue to be proposed, which is located in the City of Torrance. Flagler Lane south of Beryl Street is a local street, and adding commercial driveways on this road segment will be a violation of the City's Municipal Code and will conflict with the City's General Plan.

Alternatives

Section 5.5.3 Alternative 3 – Revised Access and Circulation

As previously commented, clearly state that the City's trial implementation of a one-way traffic restriction on Flagler Lane is not related to the proposed development and should not be construed as a mitigation for any cut-through traffic that the proposed development will introduce.

Also, the Draft EIR should consider repositioning the RCFE building further west with each floor stepping back farther from Flagler Lane as building height increases. Doing so may provide the best opportunity for mitigating the potential impacts, and altogether prevent significant and avoidable impacts.

Section 5.5.6 Alternative 6 - Reduced Height Alternative

The Draft EIR should include visual aids/exhibits a three-dimensional model of Alternative 6 to demonstrate the reduced height alternative. As previously commented, the Draft EIR should consider repositioning the RCFE building further west with each floor stepping back farther from Flagler Lane as building height increases. In addition, eliminating the proposed driveways on Flagler Lane from the design. Doing so may provide the best opportunity for mitigating the potential impacts, and when combined, may prevent significant and avoidable impacts.

Section 5.6 Identification of Environmentally Superior Alternative

Table 5.5.-5 Impact Comparison of Alternatives to the Proposed Project (also shown as Table ES-2 Identification of Environmentally Superior Alternative) does not include the impact comparison of Alternative 6 to the proposed Project. The Draft EIR should be reviewed to include Alternative 6 in the impact comparison of alternatives to the proposed Project.

Council Meeting of
May 25, 2021

Honorable Mayor and Members
 of the City Council
 City Hall
 Torrance, California

Members of the Council:

SUBJECT: Community Development – Accept and File update regarding the Beach Cities Health District Healthy Living Campus Master Plan and Approve Comment Letter. Expenditure: None.

RECOMMENDATION

Recommendation of the Community Development Director that City Council:

1. Accept and file an update regarding the Beach Cities Health District Healthy Living Campus Master Plan; and
2. Approve City's Draft Environmental Impact Report comment letter.

FUNDING

No funding is required for this action.

BACKGROUND

In 2017, Beach Cities Health District (BCHD) began the planning process for redevelopment of the BCHD Campus located at 514 Prospect Avenue in the City of Redondo Beach, adjacent to the City of Torrance's western border. Early planning and design phases involved development of the Healthy Living Campus Master Plan (Master Plan) and a series of community meetings and outreach efforts to gather public input.

In 2019, BCHD announced a Notice of Preparation (NOP) and that an Environmental Impact Report (EIR) would be prepared in compliance with the California Environmental Quality Act, with BCHD as the Lead Agency and the cities of Redondo Beach and Torrance as Responsible Agencies. The NOP included a public review and comment period and several scoping meetings including an interagency meeting. Staff notes recommendations were made for the environmental analysis and a comment letter prepared by various multiple Torrance City departments was submitted (Attachment B).

Since its introduction, the Master Plan has been through several planning and design iterations with the current 2020 Master Plan proposing redevelopment in two phases (Phase 1 and 2) and construction activities occurring over 29 months and 28 months, respectively. Phase 1 involves a new Residential Care for the Elderly (RCFE) building measuring 203,700 square feet in floor area and reaching 103 feet in height above the campus ground level and 133.5 feet above a vacant lot along Flagler Lane. The RCFE building consists of 157 Assisted Living units and 60 Memory Care units, and features floor area dedicated to related programming and services. The RCFE building also proposes three new driveways along Flagler Lane, which are located in the City of Torrance right-of-way. Following construction of the RCFE building, the existing Beach Cities Health Center (former South Bay Hospital building) would be demolished providing space for open recreation as well as surface parking. Phase 2 is less defined than the project-level preliminary site development plan under Phase 1, and would include a Wellness Pavilion (up to 37,150 sf), an Aquatics Center (up to 31,300 sf), and a Center for Health and Fitness (up to 20,000

sf). Parking would be provided in a new parking structure measuring up to 292,500 sf with up to 2 subterranean levels and 8.5 above ground levels. Information on the BCHD Campus redevelopment is available online at www.bchdcampus.org/campus.

In March 2021, BCHD released the Draft EIR (DEIR) for the current 2020 Master Plan with a 90-day public review and comment period extending from March 10 through June 10, during which BCHD is accepting written comments. Information on the DEIR and methods to submit written and oral comments is available online at www.bchdcampus.org/eir. Staff notes upon its release announcements were also made by the Torrance City Council regarding the DEIR and public review and comment period.

SUMMARY

The BCHD DEIR identifies the potential environmental impacts associated with the 2020 Master Plan, including the construction-related impacts and long-term operational impacts after construction is completed for the Phase 1 preliminary site development plan and the more general Phase 2 development program. The DEIR also included areas of community concern that were identified during the planning and design phases through community outreach and input as well as agency and public comments letters received in response to the NOP. Redevelopment of the BCHD Campus would result in significant and unavoidable construction-related noise impacts. There would also be less than significant impacts with mitigation to multiple areas including aesthetics and visual resources, air quality, biological resources, cultural resources and tribal cultural resources, geology and soils, hazards and hazardous materials, and transportation. Additionally, there would be less than significant impacts (without mitigation) to multiple areas including energy, greenhouse gas emissions and climate change, hydrology and water quality, land use and planning, population and housing, public services, and utilities and service systems.

Since its release staff has completed interdepartmental review of the DEIR and has prepared a comment letter (Attachment A). The comment letter expresses concern with the potential significant impacts to Torrance residents living east of the BCHD Campus, and strongly urges consideration of additional alternatives and mitigation measures to lessen the potential impacts, and prevent significant and avoidable impacts. In the judgment of staff, repositioning the RCFE building further west with each floor stepping back farther from Flagler Lane as building height increases would achieve functional compatibility and consistency in scale, mass, and character with the residential neighborhood to the east. Doing so may also provide the best opportunity for mitigating significant and avoidable construction noise impacts. Staff also notes that access to Flagler Lane is prohibited per Torrance Municipal Code Section 92.30.8 and that the proposed driveways be eliminated from the design.

In addition, staff notes the environmental analysis prepared for Phase 2 is vague and found to be inconsistent throughout the DEIR, and that any future consideration for development of Phase 2 should begin with a comprehensive environmental analysis in the form of a Subsequent EIR, as it is evident Phase 2 may have significant effects not discussed in the DEIR. Staff strongly recommends that in preparation of the Subsequent EIR all stakeholders be reached and engaged, particularly those that live near the BCHD Campus. Considering the aforementioned concerns with future Phases, staff notes an Addendum is considered inappropriate and would not provide for public noticing nor a fair opportunity to receive input from Torrance residents living near the BCHD Campus.

The DEIR comment letter identifies multiple areas of the Draft EIR that require correction, further analysis and suggests modifications, where appropriate that would assist with addressing the project's significant impacts. Staff has also prepared a cover letter that may be signed by the Mayor on behalf of the City Council to convey the concerns your honorable body may have with the associated project. Lastly, staff notes public comments received with respect to the DEIR are attached to the letter to also convey community input and concerns.

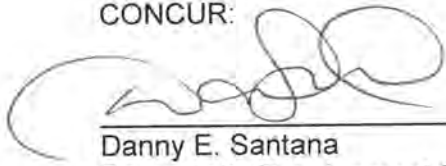
RECOMMENDATION

Recommendation of the Community Development Director that City Council accept and file an update regarding the Beach Cities Health District Healthy Living Campus Master Plan and approve the City's comment letter.


Respectfully submitted,

Danny E. Santana
Community Development Director

CONCUR:



Danny E. Santana
Community Development Director

By 

Oscar Martinez
Planning and Environmental Manager



Aram Chaparyan
City Manager

Attachment:

- A. Torrance BCHD Draft EIR Comment Letter (May 2021)
- B. Torrance BCHD Scoping Notice Comment Letter (July 2019)

DRAFT

>>MAYOR / COUNCIL LETTERHEAD<<

>>DATE<<

Nick Meisinger, Environmental Planner
Wood Environment & Infrastructure Solutions, Inc.
9177 Sky Park Court
San Diego, CA 92123

RE: Healthy Living Campus Draft Environmental Impact Report

Dear Mr. Meisinger,

On behalf of the City of Torrance, I am writing in regard to the Draft Environmental Impact Report (Draft EIR) prepared for the Beach Cities Health District (BCHD) Healthy Living Campus Master Plan (Project).

The City of Torrance appreciates being notified of the Draft EIR, and as a Responsible Agency, has prepared comments that are focused on the shortcomings of the Draft EIR, and include recommendations for additional alternatives and mitigation measures (Attachment 1).

After careful review of the Draft EIR, the City of Torrance is very concerned with the Project significant impacts to Torrance residents living east of the Project site. The City of Torrance strongly urges consideration of additional alternatives and mitigation measures to lessen the potential impacts, and altogether prevent significant and avoidable impacts. Repositioning the Residential Care for the Elderly (RCFE) building further west with each floor stepping back farther from Flagler Lane as building height increases would achieve functional compatibility and consistency in scale, mass, and character with the residential neighborhood to the east. Doing so may also provide the best opportunity for mitigating significant and avoidable construction noise impacts. Consideration that is more thoughtful should also be made regarding access to Flagler Lane, which is prohibited per Torrance Municipal Code Section 92.30.8.

In addition, the environmental analysis prepared for Phase 2 is vague and found to be inconsistent throughout the Draft EIR. Any future consideration for development of Phase 2 should begin with a comprehensive environmental analysis in the form of a Subsequent EIR, as it is evident Phase 2 may have significant effects not discussed in the Draft EIR. The City of Torrance has many mechanisms at its disposal to reach Torrance residents and businesses, and it is strongly recommended that in preparation of the Subsequent EIR all stakeholders be reached and engaged, particularly those that live near the Project site.

DRAFT

Lastly, considering the aforementioned concerns with future Phases, an Addendum is considered inappropriate and would not provide for public noticing nor a fair opportunity to receive input from Torrance residents living near the Project site.

Thank you for your attention to these comments. Also attached are comment letters received that are pertinent to the Draft EIR (Attachment 2). If there are any questions for the City of Torrance, please do not hesitate to contact Oscar Martinez, Planning and Environmental Manager of the Community Development Department, by email at OMartinez@TorranceCA.gov or by telephone at (310) 618-5990.

Sincerely,

Patrick J. Furey, Mayor
City of Torrance

cc: Tom Bakaly, BCHD CEO (sent via email to: tom.bakaly@bchd.org)

Attachments:

1. City of Torrance Comments on the Draft EIR
2. Comment Letters

City of Torrance

Comments on the Draft Environmental Impact Report (Draft EIR) prepared for the Beach Cities Health District (BCHD) Healthy Living Campus Master Plan (Project)

Executive Summary

Alternatives Analysis

Table ES-2 Identification of Environmentally Superior Alternative (also shown as Table 5.5.-5 Impact Comparison of Alternatives to the Proposed Project) does not include the impact comparison of Alternative 6 to the proposed Project. The Draft EIR should be reviewed to include Alternative 6 in the impact comparison of alternatives to the proposed Project.

Project Description

Section 2.2.2 Surrounding Land Uses

The description of zoning and land use designations surrounding the Project site is incorrect. The single-family residences east of the Project site are within the R-H/R-1 Zone (Hillside and Local Coastal Overlay Zone (Hillside Overlay) / Single Family Residential District) and have a General Plan land use designation of R-LO (Low Density Residential). Towers Elementary School is located approximately 330 feet east of the Project site and is within the P-U Zone (Public Use District). The City of Torrance would consider these uses altogether to be sensitive receptors and should be considered as such within the context of the environmental analysis.

Section 2.5.1.2 Project Architecture and Design

The Draft EIR incorrectly references Torrance Municipal Code Section 13.9.7, powers and duties of the Traffic Commission, as the sole decision-making body of City of Torrance for the proposed RCFE Building. As identified in Section 2.2.5 of the Draft EIR, the eastern portion of the Project site is located within the City of Torrance, and therefore development associated with the RCFE Building, such as the retaining walls located in the right-of-way, is subject to Torrance Municipal Code Section 92.13.12(d), which states that no fence, wall or hedge shall exceed eight feet and five feet in height, respectively. Any fence or retaining wall greater than eight feet and five feet in height, respectively, is subject to discretionary review by the Torrance Planning Commission (and Torrance City Council on appeal).

Section 2.5.1.3 Proposed Access, Circulation, and Parking

Coordination with the Torrance Fire Department and the Torrance Police Department is required to prepare an Emergency Response Plan should emergency access to the campus on Flagler Lane continue to be proposed, which is located in the City of Torrance. Flagler Lane south of Beryl Street is a local street, and adding commercial driveways on this road segment will be a violation of the City's Municipal Code and will conflict with the City's General Plan.

Section 2.5.1.6 / Section 2.5.2.4 Construction Activities

Figure 2-10 Construction Haul Routes and the proposed construction haul route for Phase II are not consistent with the Torrance General Plan Circulation & Infrastructure Element Figure CI-3 Truck Routes and Rail Lines, specifically the portion of Del Amo Boulevard between Madrona Avenue and Hawthorne Boulevard. The Draft EIR should be reviewed for consistency with the Torrance General Plan Circulation & Infrastructure Element Figure CI-3 Truck Routes and Rail Lines. In addition, as described in the Draft EIR the street names are incorrect.

Aesthetics and Visual Resources

Section 3.1.1 Flagler Lane

Description of the environmental setting along Flagler Lane is incomplete. Flagler Lane continues south of 190th Street to Beryl Street and Flagler Alley and supports the single-family residential neighborhood to the east and southeast. Flagler Lane also supports school drop-offs and pick-ups at Towers Elementary School during two periods of considerable daily use.

Section 3.1.1 Existing Public Views of the Project Site

Views of the Project site were selected without consultation from the City of Torrance. The Draft EIR must consider the potential impacts to public views that would have a direct view of the Project as result of the larger and taller buildings being proposed, specifically from locations at: (1) cul-de-sac at Tomlee Avenue facing west and southwest, (2) intersection at Towers Street and Mildred Avenue facing west, and (3) intersection at Tomlee Avenue and Mildred Avenue facing west and northwest.

Section 3.1.2 Torrance General Plan Land Use Element

Per Land Use Element Policy 2.3, the Draft EIR should consider the potential Project impacts on surrounding property, specifically the residential neighborhood to the east, and the potential impact of existing uses to the Project. Per Land Use Element Policy 2.5, the Draft EIR should also consider the potential impacts to landscape and hardscape buffers, specifically the slope between the Project site and the residential neighborhood to the east, to minimize adverse effects where appropriate. In addition, please note the Torrance General Plan was adopted in 2010, not 2005 as stated incorrectly in the Draft EIR.

Section 3.1.2 Torrance General Plan Community Resources Element

The Community Resources Element policies and objectives are incorrectly cited in the Draft EIR and not consistent with the Torrance General Plan, specifically Community Resources Element Policy 1.2 as opposed to 2.1 listed incorrectly in the Draft EIR, and Objectives 4 and 19. Per Community Resources Element Policy 4.3, the Draft EIR should consider the potential impacts to planting of new trees and the preservation of existing street trees along Flagler Lane and Flagler Alley.

Section 3.1.2 Torrance Municipal Code

The Draft EIR must include Torrance Municipal Code Section 92.30.2 to address the potential impacts on surrounding property, specifically the residential neighborhood to the east, from outside equipment and roof and wall appurtenances, such as ducts and vents, all mechanical equipment, electrical boxes, meters, pipes, transformers, air conditioners and all other equipment on the roof or walls on all Project buildings. Torrance Municipal Code Section 92.30.3 must also be included to address the potential impacts on surrounding property, specifically the residential neighborhood to the east across Flagler Lane.

Section 3.1.4 Impact/Mitigation Measure VS-1

Per Mitigation Measure VIS-1, only view of the ridgeline of the Palos Verdes hills would be achieved with a revised design. The Draft EIR should consider further reduction of the RCFE building height to preserve greater panoramic view of the Palos Verdes hills as currently viewed from the intersection of 190th Street and Flagler Lane. The analysis should consider and demonstrate with visual aids/exhibits alternative methods for mitigation including repositioning the RCFE building further west with each floor stepping back farther from Flagler Lane as building height increases to maintain an existing view corridor from the intersection of 190th Street and Flagler Lane. The visual aids/exhibits should also demonstrate the potential impacts to the existing view corridor resulting from Phase II development.

Section 3.1.4 Impact VS-2

Impact VS-2 is not consistent with the Torrance General Plan. The Draft EIR identifies the RCFE building will change the visual character of the Project site and surrounding areas, and identifies the RCFE building would be more visually prominent, substantially taller than the existing buildings onsite, and larger than buildings in the vicinity. Phase II development would include construction of additional buildings that are taller and have more massing than existing buildings in the Project vicinity. These structures would also be substantially closer to Torrance residences. The Draft EIR errors in stating the analysis of potential conflicts with the Torrance General Plan are limited to the proposed development within the City of Torrance right-of-way, and not the RCFE building and Phase II development. The Draft EIR should consider the entirety of the Project (Phase I and II) for potential conflicts with the Torrance General Plan, including Land Use Element Policies 2.3, 2.5, 3.1, and 11.1. These policies require the analysis to consider and demonstrate with visual aids/exhibits the potential Project impacts on surrounding property, specifically to the residential neighborhood to the east, and the potential impacts of these existing uses to the Project. The analysis should consider and demonstrate with visual aids/exhibits the potential impacts

to landscape and hardscape buffers, specifically the slope between the Project site and the residential neighborhood to the east, to minimize adverse effects where appropriate. The Draft EIR should also consider methods to mitigate potential conflicts with the Torrance General Plan to achieve consistency in scale, mass, and character with structures in the surrounding area, and visual and functional compatibility with the existing residential neighborhood to the east. The analysis should consider and demonstrate with visual aids/exhibits repositioning the RCFE building further west with each floor stepping back farther from Flagler Lane as building height increases.

Section 3.1.4 Impact VS-3

The Draft EIR states that exterior lighting will be directed or shielded so as not to disturb neighboring residential properties. This should include surface level parking lot lighting, as well as building or landscape lighting. Any lighted signage should not be too bright to cause a nuisance to neighboring residences. Impact VS-3 should include additional analysis to consider the potential Project impacts on surrounding property, specifically to the residential neighborhood to the east. The Draft EIR should demonstrate with visual aids/exhibits the increased lighting associated with the Project during nighttime construction and operation. The analysis should consider methods to mitigate potential impacts including a well-developed lighting plan and requirements for post-construction field measurements, and should consider repositioning the RCFE building further west with each floor stepping back farther from Flagler Lane as building height increases.

Section 3.1.1 Sensitive Uses in the Project Vicinity / Section 3.1.4 Impact VS-4

Identification of the potential impacts to existing solar collectors atop single-family residences is incomplete. Impact VS-4 should include additional analysis to consider the potential Project impacts on surrounding property, specifically to existing solar collectors atop single-family residences located in the residential neighborhood to the east. The Draft EIR should consider the potential impacts to existing solar collectors atop single-family residences near to the Project site, which are located at 5662 and 5629 Towers Street, within 180 feet and 510 feet, respectively, east of the Project site within the shade contour. The analysis should also consider the potential impacts to future solar collectors near to the Project site within the shade contour and the potential impacts to energy. The analysis should consider methods to mitigate potential impacts including requirements for post-construction field measurements, and repositioning the RCFE building further west with each floor stepping back farther from Flagler Lane as building height increases.

Biological Resources

Phase 1 Proposed Project Landscape Site Plan

Urban coyotes are present in the region and in the area of the proposed project. Urban coyotes pose a threat to domestic pets and human pet handlers. Mitigation of urban coyotes includes reducing attractive habitat, including foliage areas used for denning, birthing, and rearing. The proposed Project is situated within a known travel corridor for urban coyotes between Dominguez Park and Wilderness Park. The proposed Project includes a landscape plan (pg. 115) that calls for a landscape buffer using a shrub and groundcover plant mix (feature no. 13). The proposed Project's structure bordering Flagler Lane would provide ample shade and privacy that when combined with a groundcover plant mix on the slope, would likely attract urban coyotes for use as a denning location. This could result in an unanticipated influx of urban coyotes into the Torrance residential neighborhood and pose a threat to domestic pets and pet handlers. It is recommended that the landscape buffer along Flagler Lane not utilize a shrub and groundcover plant mix. As an alternative, it is recommended that the proposed project consider California native plant species and drought tolerant planting, planted in a wide pattern within a synthetic or natural wood chip base or similarly exposed planting plan that is not attractive habitat for urban coyotes.

Geology and Soils

Section 3.6.1 Landslide and Slope Instability / Section 3.6.4 Impact/Mitigation Measure GEO-1

The Draft EIR neglects to identify and analyze the slope bounding the Project site to the east and the series of retaining walls within the City of Torrance right-of-way along Flagler Lane and Flagler Alley. The Draft

EIR should include a slope stability analysis (i.e. global static stability, global seismic stability, and surficial stability) to consider the potential Project impacts on the slope and series retaining walls and to surrounding property. The analysis should consider methods to mitigate potential Project impacts that could cause a landslide including greater building setbacks from top of slope and new or reinforced retaining walls along the slope or regrade slope to a 2:1 (H:V) max. If slope reinforcement is found to be necessary, the analysis should include a construction cost estimate and identify which Agency (i.e. BCHD, Redondo Beach, or Torrance) will carry responsibility. The analysis should also consider and demonstrate with visual aids/exhibits repositioning the RCFE building further west with each floor stepping back farther from Flagler Lane as building height increases to minimize the potential adverse effects.

Hazards and Hazardous Materials

Section 3.8.4 Impact HAZ-5

As previously commented, coordination with the Torrance Fire Department and the Torrance Police Department is required to prepare an Emergency Response Plan should emergency access to the campus on Flagler Lane continue to be proposed, which is located in the City of Torrance.

Land Use and Planning

Section 3.10.4 Impact LU-1

Impact LU-1 is not consistent with the Torrance General Plan and conflicts with the Torrance Municipal Code. As previously mentioned, the Draft EIR identifies the RCFE building will change the visual character of the Project site and surrounding areas, and identifies the RCFE building would be more visually prominent, substantially taller than the existing buildings onsite, and larger than buildings in the vicinity. Phase II development would include construction of additional buildings that are taller and have more massing than existing buildings in the Project vicinity. The Draft EIR errors in stating the analysis of potential conflicts with the Torrance General Plan are limited to the proposed development within the City of Torrance right-of-way, and not the RCFE building and Phase II development. The Draft EIR should consider the entirety of the Project (Phase I and II) for potential conflicts with the Torrance General Plan, including Land Use Element Policies 2.3, 2.5, 3.1, and 11.1. These policies require the analysis to consider and demonstrate with visual aids/exhibits the potential Project impacts on surrounding property, specifically to the residential neighborhood to the east, and the potential impacts of these existing uses to the Project. The Draft EIR should consider additional methods to mitigate the potential Project impacts such as repositioning the RCFE building further west with each floor stepping back farther from Flagler Lane as building height increases.

The Draft EIR must include Torrance Municipal Code Section 92.30.2 to address the potential impacts on surrounding property, specifically the residential neighborhood to the east, from outside equipment and roof and wall appurtenances, such as ducts and vents, all mechanical equipment, electrical boxes, meters, pipes, transformers, air conditioners and all other equipment on the roof or walls on all Project buildings. Torrance Municipal Code Section 92.30.3 must also be included to address the potential impacts on surrounding property, specifically the residential neighborhood to the east across Flagler Lane, from the proposed exterior loading, unloading and storage areas, and trash storage areas along Flagler Lane.

As identified in Section 2.2.5 of the Draft EIR, the eastern portion of the Project site is located within the City of Torrance, and therefore development associated with the RCFE Building, such as the retaining walls located in the right-of-way, is subject to Torrance Municipal Code Section 92.13.12(d), which states that no fence, wall or hedge shall exceed eight feet and five feet in height, respectively. Any fence or retaining wall greater than eight feet and five feet in height, respectively, is subject discretionary review by the Torrance Planning Commission (and Torrance City Council on appeal).

The Draft EIR understates the conflict with access to Flagler Lane, which is prohibited per Torrance Municipal Code Section 92.30.8. The analysis should consider more carefully other Project alternatives that do not access Flagler Lane.

Noise

Construction Noise Levels / Section 3.11.5 Impact/Mitigation Measure NOI-1

Per Torrance Municipal Code Section 46.3.1 construction is prohibited on Sundays and Holidays observed by City Hall. The Draft EIR should specify in MM NOI-1 that construction is prohibited on Sundays and Holidays observed by Torrance City Hall, and that the arrival times of workers, construction vehicles and materials should adhere to the allowable hours as specified. The Draft EIR should identify which Agency (i.e. BCHD, Redondo Beach, and Torrance) will enforce construction noise violations and respond to noise complaints. The Draft EIR should also consider additional methods to mitigate significant and avoidable construction noise impacts, such as repositioning the RCFE building further west with each floor stepping back farther from Flagler Lane as building height increases. Doing so may provide the best opportunity for mitigating significant and avoidable construction noise impacts. In addition, as previously commented Figure 2-10 Construction Haul Routes and the proposed construction haul route for Phase II are not consistent with the Torrance General Plan Circulation & Infrastructure Element Figure CI-3 Truck Routes and Rail Lines, specifically the portion of Del Amo Boulevard between Madrona Avenue and Hawthorne Boulevard. The noise analysis should be reviewed for consistency with the Torrance General Plan Circulation & Infrastructure Element Figure CI-3 Truck Routes and Rail Lines.

Operational Noise Levels / Section 3.11.5 Impact/Mitigation Measure NOI-3

Per Torrance Municipal Code Section 46.7.2(c) residential and commercial noise limits are adjusted during certain noise conditions. The Draft EIR should consider these noise limit adjustments to identify potential operational noise impacts such as from mechanical equipment, outdoor events, and the proposed parking structure. The analysis should consider additional methods for mitigation such as requirements for a well-developed noise attenuation plan and post-construction field measurements, and should consider restricting amplified noise at outdoor events to be allowed 7:00am to 7:00pm Sunday through Thursday and 7:00am to 10:00pm on Friday and Saturday, and limiting the number of outdoor events altogether. The Draft EIR should also consider other methods to reducing operational noise impacts such as repositioning the RCFE building further west with each floor stepping back farther from Flagler Lane as building height increases. The Draft EIR should also consider additional methods to mitigate operation noise emitted from the proposed parking structure, such as: driving surfaces should be covered with material that reduces noise from tires (screeching); and the parking structure exterior should be lined with screening materials (e.g. screen wall with planters) to reduce noise emitted from car alarms, doors closing, and radios. An acoustical consultant should be required to recommend mitigation measures to lessen the effects of noise from the structure.

Transportation

Access to Flagler Lane / Torrance Municipal Code Section 92.30.8

Eliminate the proposed driveways on Flagler Lane from the design (i.e. implement Alternative 3). Reflect this change throughout the entire EIR and all appendices. Per Torrance Municipal Code Section 92.30.8, “no vehicular access shall be permitted to a local street from a commercially or industrially zoned through lot which also has frontage on a major or secondary street. In no case shall a commercial or industrial lot be developed in such a manner that traffic from the commercial or industrial uses on it will be channeled onto any residential streets.” The Draft EIR (p. RG-18) implies this provision does not apply to the Project because it is not a land use within the City of Torrance. The City maintains its authority to apply the Torrance Municipal Code to a road within its right-of-way. Flagler Lane south of Beryl Street is a local street, and adding commercial driveways on this road segment will be a violation of the City’s Municipal Code and will conflict with the City’s General Plan.

Also, clearly state that the City’s trial implementation of a one-way traffic restriction on Flagler Lane is not related to the proposed development and should not be construed as a mitigation for any cut-through traffic that the proposed development will introduce.

BCHD Bike Path Project

Emphasize that the BCHD Bike Path Project is independent of the proposed Project, and is already funded through a Measure M Metro Sustainability Implementation Plan (MSIP) grant, and will be implemented regardless of this Project's approval provided all necessary environmental clearances and approvals are secured from the Cities of Redondo Beach and Torrance.

Construction Haul Routes (Draft EIR p. 2-42)

As previously commented, Figure 2-10 Construction Haul Routes and the proposed construction haul route for Phase II is not consistent with the Torrance General Plan Circulation & Infrastructure Element Figure CI-3 Truck Routes and Rail Lines, specifically the portion of Del Amo Boulevard between Madrona Avenue and Hawthorne Boulevard. The transportation analysis must be reviewed for consistency with the Torrance General Plan Circulation & Infrastructure Element Figure CI-3 Truck Routes and Rail Lines. The construction haul routes must avoid Torrance streets to the maximum extent possible and Torrance local collector streets entirely.

Vehicular Site Access (Appendix p. J-7)

Remove the driveway on Flagler Lane. Revise the project trip distribution to eliminate all project trips assigned to Flagler Lane.

City of Torrance Standards for Intersection Operational Evaluation (Appendix p. J-16)

Make the thresholds consistent with those provided by the City of Torrance in its July 29, 2019 comment letter (Appendix p. A-164).

Existing Roadway Facilities (Appendix p. J-18)

Provide additional information that Flagler Lane south of Beryl Street is a local street.

Public Services

As previously commented, coordination with the Torrance Fire Department and the Torrance Police Department is required to prepare an Emergency Response Plan should emergency access to the campus on Flagler Lane continue to be proposed, which is located in the City of Torrance. Flagler Lane south of Beryl Street is a local street, and adding commercial driveways on this road segment will be a violation of the City's Municipal Code and will conflict with the City's General Plan.

Alternatives

Section 5.5.3 Alternative 3 – Revised Access and Circulation

As previously commented, clearly state that the City's trial implementation of a one-way traffic restriction on Flagler Lane is not related to the proposed development and should not be construed as a mitigation for any cut-through traffic that the proposed development will introduce.

Also, the Draft EIR should consider repositioning the RCFE building further west with each floor stepping back farther from Flagler Lane as building height increases. Doing so may provide the best opportunity for mitigating the potential impacts, and altogether prevent significant and avoidable impacts.

Section 5.5.6 Alternative 6 - Reduced Height Alternative

The Draft EIR should include visual aids/exhibits a three-dimensional model of Alternative 6 to demonstrate the reduced height alternative. As previously commented, the Draft EIR should consider repositioning the RCFE building further west with each floor stepping back farther from Flagler Lane as building height increases. In addition, eliminating the proposed driveways on Flagler Lane from the design. Doing so may provide the best opportunity for mitigating the potential impacts, and when combined, may prevent significant and avoidable impacts.

Section 5.6 Identification of Environmentally Superior Alternative

Table 5.5.-5 Impact Comparison of Alternatives to the Proposed Project (also shown as Table ES-2 Identification of Environmentally Superior Alternative) does not include the impact comparison of Alternative 6 to the proposed Project. The Draft EIR should be reviewed to include Alternative 6 in the impact comparison of alternatives to the proposed Project.

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:51 PM
To: Meisinger, Nick
Subject: Fw: Beach Cities Health District Healthy Living Campus Project, DEIR No. 2019060258
AKA HLC Draft Environmental Impact Report ("DEIR")
Attachments: Phase 2 Data Flaws in the DEIR.docx

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: B W <brianjwolfson@gmail.com>
Sent: Thursday, June 10, 2021 11:05 AM
To: EIR <eir@bchd.org>
Cc: Bill.brand@redondo.org <Bill.brand@redondo.org>; todd.loewenstein@redondo.org <todd.loewenstein@redondo.org>; nils.nehrenheim@redondo.org <nils.nehrenheim@redondo.org>; christian.horvath@redondo.org <christian.horvath@redondo.org>; laura.emdee@redondo.org <laura.emdee@redondo.org>; zein.obaji@redondo.org <zein.obaji@redondo.org>; eleanor.manzano@redondo.org <eleanor.manzano@redondo.org>; joe.hoefgen@redondo.org <joe.hoefgen@redondo.org>; PFurey@TorranceCA.Gov <PFurey@torranceca.gov>; GChen@TorranceCA.gov <GChen@torranceca.gov>; MGriffiths@TorranceCA.Gov <MGriffiths@torranceca.gov>; AMattucci@torranceca.gov <AMattucci@torranceca.gov>; HAshcraft@TorranceCA.Gov <HAshcraft@torranceca.gov>; SKalani@TorranceCA.Gov <SKalani@torranceca.gov>; CityClerk@torranceca.gov <CityClerk@torranceca.gov>
Subject: Beach Cities Health District Healthy Living Campus Project, DEIR No. 2019060258 AKA HLC Draft Environmental Impact Report ("DEIR")

Dear Mr. Meisinger:

In addition to other comments I have filed, enclosed are some additional public comments regarding why I find the DEIR inadequate and incomplete, and lacking sufficient mitigations to ensure the environmental safety of Torrance and Redondo Beach residents who will suffer most if this project is approved.

Upon receipt, I would greatly appreciate it if you would confirm receiving the attached public comments as I have not heard back from you regarding the previous public comments I have submitted to you.

Thank you,

Brian olfson

City of Torrance

Nick Meisinger re: Healthy Living Campus Wood Environment & Infrastructure
Solutions, Inc.
9177 Sky Park Ct.

San Diego, CA 92123

Regarding: Beach Cities Health District Healthy Living Campus Project, DEIR No.
2019060258
AKA HLC Draft Environmental Impact Report ("DEIR")

Dear Mr. Meisinger:

BW3-1

In addition to other comments I have filed, enclosed are some additional public comments regarding why I find the DEIR inadequate and incomplete, and lacking sufficient mitigations to ensure the environmental safety of Torrance and Redondo Beach residents who will suffer most if this project is approved.

BW3-2

CEQA Regulation(s): Section 15126 states in part: "Significant effects of the project on the environment shall be clearly identified and described." Section 15123 states in part: "an EIR shall identify areas of controversy known to the lead agency, including issues raised by public agencies as well as interested members of the public." CEQA Reference(s): Sections 15126.2(b) states in part: "In addition to building code compliance, other relevant considerations may include, among others, the project's size, location, orientation, equipment use and any renewable energy features that could be incorporated into the project."

Section 15092, subsection (b)(2)(A) states in part: “A public agency shall not decide to approve or carry out a project for which an EIR was prepared unless... 2) the agency has... eliminated or substantially lessened all significant effects on the environment where feasible.” Additionally, 1. Designation of an environmental impact as significant does not excuse the EIR’s failure to reasonably describe the magnitude of the impact. 2. An EIR’s designation of a particular adverse environmental effect as “significant” does not excuse the EIR’s failure to reasonably describe the magnitude of the impact.

I am greatly concerned that this is the case with the traffic and greenhouse gas analysis as presented in section 3.14, page 39, BCHS Project DEIR. I am alarmed that there is a rush to approve the Project but hopeful the BCHD Board of Directors, together with Wood Environment & Infrastructure Solutions and the team of consultants including Fehr and Peers, who prepared the DEIR will withdraw the DEIR or recirculate it after the flawed data is corrected.

As noted in section 3.14, page 39 the DEIR states the Phase two Aquatic Center trip generation estimates were not completed by the team hired to conduct the analysis but instead, the team used preliminary findings. In a recent court case [Ref: <https://www.rmmenvirolaw.com/sierra-club-v-county-of-fresno>] the EIR was deemed insufficient because it identified significant air quality impacts but failed to gather accurate data, creating a serious flaw in the mitigation measures.

DEIR page 757 (3.14-39) states in part: “Trip generation estimates for new uses were based on available programming information provided by BCHD. ITE does

BW3-2
(cont.)

not provide a trip generation rate for aquatic centers such as the one proposed as part of the Phase 2 development program. Therefore, BCHD hired Ballard King & Associates to prepare a market feasibility study, which includes preliminary findings of the market assessment used by Fehr & Peers to estimate potential trip generation (see Appendix J).” [Appendix J-Non-CEQA Intersection Operational Evaluation.pdf \(bchdfiles.com\)](#)

This section of the Phase 2 analysis in the DEIR and the supporting documentation is a bag of hot potatoes. It is hard to ascertain accurately who ended up holding it, but the story goes something like the following: i. Fehr & Peers was given the responsibility by BCHD to estimate Phase 2 potential trip generation. ii. However, ITE, the original traffic analysis contractor, did not provide a trip generation rate for aquatic centers such as the one proposed as part of the Phase 2 development program. This was required and had to be done. As DEIR page 854 (5-8) states:

“...following the development under Phase 2, the proposed project would result in an increase in daily trip generation associated with the Aquatics Center ...” iii So, as DEIR page 757 (3.14-39) states: “BCHD then hired Ballard King & Associates to prepare a market feasibility study which included preliminary findings of a market assessment.” The firm’s profile [Ref: <https://ballardking.com/firm-profile/>] states: “Ballard King offers a broad range of services that can be integrated into a design team or contracted independently. Some of our services include feasibility studies, operations analysis, maintenance cost estimates, revenue projections, staffing levels, budgeting, marketing plans, and third-party design review. Additionally, we perform audits for existing facilities as well as recreation master plans.” In response to the BCHD request for proposals for the Aquatic Center

BW3-2
(cont.)

BW3-2
(cont.)

feasibility assessment, Ballard King stated on its website, “The scope of worked included: market assessment, public participation, facility recommendations, and operational planning.” iv. Just to be clear, Ballard King was not hired to conduct an engineering-based traffic analysis. They do not claim to be qualified to do so! The methodology used by Ballard King is stated clearly in DEIR Appendix J – Appendix

BW3-3

C: pages 67-8 (J-66-7). v. Evidently, the plan was for Ballard King to use data provided by the South Bay Aquatics Center (SBAQ), located in Redondo Beach, in conjunction with their market assessment to develop aquatic center trip generation estimates. However, SBAQ had not been operating with regular class schedules recently due to COVID-19. Vehicle counts were unable to be collected. No reliable data was available for validating the trip generation estimates. DEIR Appendix C of Appendix J, page 41 (J-40) includes the memorandum prepared by SBAQ that states this fact. On DEIR Appendix C of Appendix J, page 67 (J-66) Ballard King states that there was not a sufficient sample size that could be used as “reliable” counts. vi. Evidently, in BCHD’s rush to get the DEIR published rapidly, no matter what, Ballard King was then directed to use another engineering light-weight, the National Sporting Goods Association (NSGA) [Ref:

BW3-4

<https://www.nsga.org/research/nsga-research-offerings>] The NSGA routinely approximates the number of people in a geographic area who might participate in recreational activities like swimming, be it in a pool or the ocean.

The NSGA conducts annual surveys of how Americans spend their leisure time. In particular, they collect data by age range (7 and up), median household income, and region of the country. Using the age distribution of the primary service area,

BW3-4
(cont.)

combined with median household income, region of the country, and national average, Ballard King produces a participation percentage unique to the characteristics of the primary service area. An explanation of the methodology used by the NSGA to generate their 2017 data set [Ref: <https://www.nsga.org/globalassets/products/product-images/single-sport-participation-2017-edition---example.pdf>] states: "An online panel maintained by Survey Sampling International (SSI) was used. The panel is balanced on a number of characteristics determined to be key indicators of general purchase behavior, including household size and composition, household income, age of household head, region, and market size. Due to the online methodology African Americans and Hispanics are somewhat underrepresented in the sample." The NSGA information made no claims it could be used to determine the transportation impacts of the Aquatic Center's GHG emissions. For the BCHD service area used by NSGA, this equates to an average of 16.6% of the beach city population that participate in swimming. The NSGA does not further define swimming, nor do they define if this is pool use, ocean, lake, etc. Ballard King takes a 16.6% figure provided by NSGA and applies it to the population of the primary service area that is age 7 and up. It turns out that within the primary service area 86,145 individuals, age 7 and up, participate in swimming." Such an approach as the one described here does not produce the factual data CEQA requires for analysis. The regional data is not a specific factual survey of Beach city households. The Aquatic Center trip generation table is not representative of the methodology used by Fehr & Peers.

Where are the local data sets showing NSGA conducted a data-based study on the Project area? BCHD has not eliminated or substantially lessened all significant effects on the environment because it has not provided the information required to determine a believable mitigation measure. Fehr & Peers, by their own admission, make it abundantly clear that the data was not available to them and that they can't provide the CEQA required level analysis that must be made to justify the determination that an environmental impact with or without a mitigation is less than significant. vii. As a result, the traffic estimates in the DEIR for Phase 2 are general, low-quality estimates – certainly not sufficient for the purposes of CEQA.

BW3-4
(cont.)

An EIR cannot merely lie behind the excuse that data is not available. It must be provided, and the appropriate analyses then made. As things stand now, BCHD has not eliminated or substantially lessened significant effects on the environment where feasible because it has not provided the information required to determine a feasible mitigation measure. [see: DEIR Traffic Mitigations]

Conclusion: The EIR must provide analyses with enough substance to access accurately the impact of the HLC on Traffic Impacts and GHG emissions. The DEIR Transportation/Traffic Analysis is Deficient. The explanation of traffic metrics and their justifications is inadequate. The traffic analysis for the EIR must be redone along with all other sections that are affected by the unreliable, unsubstantiated data.

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:56 PM
To: Meisinger, Nick
Subject: Fw: BCHD EIR comments

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Carl Paquette <cdp56c@verizon.net>
Sent: Thursday, June 10, 2021 4:30 PM
To: EIR <eir@bchd.org>; Communications <Communications@bchd.org>; Bruce Steele <litespeedmtb1@verizon.net>; Ann Cheung <acheungbiz@gmail.com>; GChen@torranceca.gov <GChen@TorranceCA.Gov>
Subject: BCHD EIR comments

After browsing the 971 pages of the EIR draft, I would like to submit a few comments:

- CP-1 | 1. I was under the impression that the driveway on Flagler Lane had been deleted from the plan. We do not need any more traffic in our neighborhood.
- CP-2 | 2. I see a lot of "Less than significant" and "Not anticipated to be significant" impacts. A lot of little things add up. A pound of feathers weighs as much as a pound of lead.
- CP-3 | 3. Increase in population in Redondo Beach and Torrance well within forecasted population growth for the region and would not induce substantial population growth. So I guess the required employee increase would be living outside the area. Makes sense, our grandchildren had to move to other states because they could not afford the housing here. If my wife was not an original owner, I doubt we could have afforded to live here.
- CP-3 | 4. As far as traffic mitigation . . . according to page ES-38 you are going to encourage employees to ride their bicycles to work. Wow, the 110 and 405 freeways are probably going to be jammed with two-wheelers if the employees are not going to contribute significantly to the population growth here.
- CP-4 | 5. The new plan calls for the 7-story building. I am not an environmental expert but I anticipate more of a shadowing effect, more of a breeze blocking effect and more of a general view-obstructing effect than the study reflects. Could this be some of the "Not anticipated to be significant" impacts?

Respectfully submitted,

Carl Paquette
cdp56c@verizon.net
5656 Towers Street
Torrance, CA 90503

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:42 PM
To: Meisinger, Nick
Subject: Fw: comment on BCHD environmental impact report

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Cecilia Raju <cecchang@gmail.com>
Sent: Wednesday, June 9, 2021 1:01 PM
To: EIR <eir@bchd.org>
Subject: comment on BCHD environmental impact report

Dear Nick Meisinger and the board of BCHD,

CR-1 Where do I start? There are so many reasons that I, and my fellow neighbors, are concerned about this massive project. Let's start off with the air quality/pollution effects. With the size and depth of excavation needed to accommodate the subterranean parking, as well as the volume of demolition of existing buildings, how can you know, with any certainty, what sort of particulates and toxic chemicals may be unearthed as a result? There is also an admittance that a list of mitigation measures will need to be enacted in order to allow for the air quality impact to fall to less than significant. How are we to know that that extensive mitigation list will not only be followed, but followed consistently? Who will enforce that? The city? Not to mention that adding all those mitigation factors adds time (and also a LOT of water) which prolongs the construction period and cost. Why wouldn't there be an incentive on BCHD's part to overlook, or simply not follow through, with those mitigation efforts? Even in the best case scenario where those mitigation factors are enacted, undoubtedly there will be an increase in air pollution from the norm, which is not justifiable, in my opinion, when the results of that increase may lead to a decrease in quality of life for the most vulnerable - the young and the elderly. As the EIR has noted, there are several schools within close proximity of the construction site. As well as a few parks. The closest school (Towers Elementary) being a mere 350 feet away and downwind of the construction site. This is unacceptable. The EIR states that all the air particulates and emissions will be below threshold levels. Does the report also take into consideration that many construction vehicles will be in the area contributing to the air pollution? Just because the projected levels (which I have my doubts about) are below the city/county threshold, that does not mean that years on end of said acceptable level will not cause harm to vulnerable populations, namely children.

CR-2 Even if the increased particulates in the air does not do enough harm, the constant noise definitely will. The EIR has stated that the noise cannot be mitigated. How are these children expected to learn and play in an environment filled with dusty air and constant noise? How are the teachers supposed to teach children, who by now have mostly fallen behind due to a lost year from the pandemic, supposed to teach with that added stress? What about all those people who now work from home?

CR-3 The congestion that will inevitably result from the scope and duration of this project cannot be downplayed. The EIR states that initially there will be a net negative amount of vehicular trips made daily due to there not being a campus, so to speak, to visit, and that the amount of trucks to the construction site will be less than the average amount of cars to that site. So you are replacing a greater volume of cars with a smaller volume of trucks. I do not feel that is any sort of a net improvement. Especially when you consider that the immediate streets surrounding the campus are small streets and not meant to accommodate heavy-duty trucks. Lots of cars in the area are passing through, not visiting the campus. The long-term effects, as stated in the EIR cannot be determined to be less than significant. I can state with a

CR-3 (cont.) | good amount of certainty, that traffic and congestion following this project will increase significantly. It does not take any sort of fancy analysis to come to that conclusion.

CR-4 | We, in the surrounding neighborhood, are asked to put up with dirty air and constant noise and also an increase in traffic and congestion, just so that this monster of a campus with an unneeded high-end assisted living facility can be built to generate revenue for BCHD? How is that not detrimental to our well-being? Not to mention that there are uncertainties regarding future phases of this project that have not been ironed out. I implore you to think of how much damage will be done by this project and how many ordinary lives you will be adversely affecting. There must be another way to accomplish economic viability without causing harm to the neighborhood. Please rethink this project for the sake of the many families here and their young children.

Thank you for your time,
Cecilia Raju

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 2:00 PM
To: Meisinger, Nick
Subject: Fw: BCHD EIR COMMENTS

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Geoff Gilbert <geoffgilbert2248@aol.com>
Sent: Thursday, June 10, 2021 4:55 PM
To: EIR <eir@bchd.org>
Subject: Fwd: BCHD EIR COMMENTS

To BCHD:

Diamond St. cul de sac omitted from DEIR

BCHD borders omit Diamond St. cul de sac

There is no mention in the DEIR of the visual and aesthetic impact, the environmental impact or of any mitigation for the residents of the Diamond Street cul de sac. This property is on BCHD's southeast border, 50 feet away from the Project.

The DEIR is incomplete and inaccurate rate in describing the southeast border of the Project. The property that is directly adjacent to the BCHD Project southeast border is commonly referred to as the "Diamond St. cul de sac". It consists of a residential block of single family homes with addresses from 1400 to 1410 Diamond in Redondo Beach.

This omission can result to not fully comprehending and analyzing the impact of the Project on the residents of the **Diamond St. cul de sac**. Being in such close proximity, these residents are most vulnerable to the effects the BCHD Project. Throughout the DEIR, this property is omitted, and there doesn't appear to be any mitigation offered.

CG-1 Description of Diamond cul de sac and "green buffer" hillside:

The Diamond Street cul de sac is a residential one way street, with single family homes on one side. A 4 foot wide sidewalk borders the homes. The other side of the street is a hillside which is BCHD property. Both the cul de sac street and the hillside provide a buffer between the residential neighborhood and the BCHD. The BCHD and the residents of the Diamond St. cul de sac, referred to this hillside as a "green buffer" (or "green space" and "green zone"). It is partially landscaped with trees and is maintained by BCHD. This green buffer currently helps to mitigate the visual and aesthetic impact of the current BCHD buildings and parking. It also acts as a barrier for some of the noise. It is much appreciated by the residents which helps to maintain the character of the neighborhood. This green buffer has been in existence since the homes on the Diamond St. cul de sac were developed. For most of that almost 56 years of time, there was no fencing separating the Diamond St. cul de sac from the green buffer one and the area was used as a playground by the area children.

Description of Diamond St. as given in DEIR is not the portion that borders BCHD

The description of the southeast border given in the DEIR does not mention the Diamond St. cul de sac at all. It portrays

both in the photo and written description, a different section of Diamond Street on the *opposite* side of Prospect, further away from the Project which does not border on it directly. **It is very different in character and kind than the Diamond Street cul de sac.** It is a two way street with a third, turning lane. There are single family homes, multi- family homes and a high school. It is not a quiet, cul de sac street. There is no hillside or “green buffer”. It is not directly adjacent to BCHD.

Also, the DEIR description given of Diamond St. the other side of Prospect is inaccurate.

The DEIR states that there are “several schools” on Diamond where there is only one, Redondo Union High. Here is the description of Diamond St. quoted from the DEIR:

“To the southeast, the Project site is bounded by Diamond Street, a three-lane roadway with one lane in each direction and a center left-turn lane. Diamond Street includes approximately 5-foot- wide pedestrian sidewalks lined with mature eucalyptus (Eucalyptus spp.) and palm trees. Diamond Street supports single-family residential, low-density multi-family residential, and several schools, including the Redondo Beach Learning Academy, Redondo Union High School, and Redondo Beach High School. Due to the rolling topography and large street trees, intermittent views of the open sky and Pacific Ocean are visible from Diamond Street.”

In fact, Redondo Union High School is the only school on Diamond. There is no Redondo High School. The Redondo Beach Learning Academy is on Del Amo Blvd. not Diamond. It is a small private school with approximately 7 students. By omitting the Diamond St. cul de sac, the DEIR completely ignores the residents closest to the borders of the BCHD campus.

Visual and Aesthetic Impacts

Another property on the same side of the BCHD as the Diamond cul de sac, is “Flagler Alley”. Where Diamond Street cul de sac ends, Flagler Alley begins. This is a bicycle and pedestrian paved path which is extensively used by school children going to Redondo Union High, Perras Middle and Beryl Elementary Schools (all in the Redondo Unified School District). There are 2 clear photographs and a detailed description given of Flagler Alley and the views. It is referenced throughout the DEIR.

While the views and description of Flagler Alley are discussed in section 3.1, there are no such photos or description of the Diamond Street cul de sac. **There is nothing to show the visual and aesthetic impact in section 3.1. for the Diamond St cul de sac.**

Hillside feature not referenced with regard Diamond cul de sac

The hillside is a feature that runs along the Diamond cul de sac and Flagler Alley, providing the green buffer between BCHD and the residential areas. Part of the hillside is between BCHD’s property and the Diamond St. Cul de sac. The hillside along Flagler Alley is within Torrance’s jurisdiction and is maintained by Torrance. **The hillside, the “green buffer”, between BCHD and the Diamond cul de sac street is not mentioned in 3.1.**

Representative views do not include Diamond cul de sac

The representative views selected to show the Project from the east, skip over and ignore the Diamond St. cul de sac. The DEIR shows residential homes to the east as being in Torrance. There is a reference to Diamond Street as public land but no acknowledgement in 3.1 that there are residential homes in Redondo Beach directly adjacent to BCHD on the southeast side. The Diamond St. cul de sac residents are the closest to the BCHD campus and are currently much more affected by the BCHD. They would be much more impacted by the Project than those on Tomlee Street but are not part of the DEIR.

Aesthetics not addressed

The failure to define the Diamond cul de sac as part of the southeastern border of the Project have resulted in a lack of consideration and mitigation throughout the DEIR for those families that reside there.

The aesthetics and visual impact has not been addressed for a relatively quiet, strictly single family residential, one way cul de sac street directly across from the BCHD Project.

Visual and aesthetic impact from Electrical Substation and Removal of 20 trees

There was a request for public records on the proposed 4kV Electrical Substation that is shown as being built on the current "green buffer" hillside between BCHD and Diamond cul de sac residential homes. The response is that there are no additional records. There is no detail about this substation. This substation is clearly illustrated in the "Rendering" of the Campus in the BCHD EIR web page. The substation appears to cover a significant if not most of the green buffer area, yet there are no specifications of this electric yard except that "an additional 20 trees" are to be removed to accommodate its construction. This will effectively remove all of the trees in the green buffer between the Campus and the Diamond St. cul de sac destroy the natural buffer now enjoyed by the residents. There is no mitigation provided in the DEIR to the tree removal or the restoration of the green buffer zone.

The residents will have nothing separating them from the much larger and higher buildings proposed in the new campus, which negatively affects their daily and nightly views from their front yards.

From 3.3.4 of the DEIR "Biological Resources and mitigation measures"

"Additionally, construction under Phase 1 would require removal of an additional 20 landscaped trees along Diamond Street to provide space for the SCE Substation Yard."

The visual and aesthetic impact of removing trees on this hillside would severely impact the "green buffer". Trees would be needed more than ever if the Project is approved. If 20 trees are removed, the current hillside would be effectively be bare. Not only will this ruin the present visual and aesthetic impact afforded by the green buffer, it will seriously impact the value of the residential property.

Environmental impact of the Electric Substation to the Residents is not addressed in the DEIR

The DEIR does not address the environmental impact to the (Diamond St. cul de sac) residents for this substation in sections 3.2, 3.11, and 3.8.

Unaddressed HAZARDS from the SCE Substation Electric Yard

The residents' homes are within 50' of this substation. There are concerns about EMF, cancer and noise but there is no mention of this in the DEIR. There is nothing indicating and effect on noise and air quality.

Unaddressed Noise Impact:

The DEIR does not address or offer mitigation or consideration of any possible NOISE impact from the loss of the green buffer space trees and foliage.

Certainly this natural sound barrier deadens the sound from campus vehicles, people, and day to day operations. This subject is not in the DEIR with respects to the green buffer zone or the SCE Substation.

Light Pollution

Light pollution caused by the taller buildings, parking structure is not properly addressed in the DEIR. It certainly is not covered in the loss of and additional 20 trees

in the green buffer zone for the construction of the SCE Substation. Directional lights are supposed to mitigate light pollution however complaints by Diamond St. cul de sac residents

of light pollution shining in bedrooms windows have never been mitigated with these measures to the satisfaction of the residents.

Potential Toxic Water and Mud Runoff and Fugitive Dust:

Due to the 60+ years of commercial site use, medical hazardous waste, and the known toxic dry cleaning fluid in the soil, the Diamond St. cul de sac neighbors are in the path

of toxic potential mud and water flows during construction. Once BCHD disturbs the trees and ground cover, Diamond cul de sac will receive water flows, mud flows, and

blowing dust. Because of the known carcinogens in the soil this is a very serious health hazard to the adjacent residents and a much greater level of mitigation and active management than proposed in the DEIR must be considered. As a health district, BCHD cannot put the health of adjacent residents at such high cancer and other risks.

Biological Resources Environmental Risks:

3.3.4 of the DEIR "Biological Resources and mitigation measures did not include or address the biological impact that potential toxic water and mud runoff will have

CG-11 (cont.) with the street drainage running to the ocean from the end of the Diamond St. cul de sac. This is a potential major pollution risk to all ocean wildlife and to humans how use the beaches or fish the ocean waters.

Summary

CG-12 The Diamond Street cul sac residential area is not defined as being on the southeast border the BCHD Project, nor included in the DEIR. Analysis of the visual, aesthetic, and environment impacts are incomplete for these residents. The DEIR does not address specific impacts or mitigation for these Redondo residents who live closest to the BCHD Project. As a result the DEIR is incomplete and therefor flawed.

The residents of the Diamond St cul de sac, respectfully request that BCHD, "put us back on the map", and conscientiously analyze and mitigate the Project impacts on your closest of neighbors as well as the ocean wildlife.

Sincerely,
Charlene Gilbert
1406 Diamond St.
Redondo beach

June 6, 2021

DEIR

Re: Proposed BCHD Expansion Project

Dear DEIR Representative:

My name is Chiaki Imai. I have been a resident and home owner of West Torrance for 26 years. I am strongly opposed to BCHD project following reasons:

- CI-1 | 1) Noise...the project will last for 5 years. During this long duration, all nearby residents will have to endure the loud construction noise at their homes which will cause great discomfort and health related problems like excessive stress.
- CI-2 | 2) Air Quality...many residents don't have air conditioning in my neighborhood, so this means that people will open their windows to catch the ocean breeze, however contaminated air and dust from the BCHD construction site will enter their homes and cause health problems like allergies. Also, residents are will not able to comfortably walk thru the neighborhood and children will not play outside in order to avoid the polluted air during the 5 years of construction.
- CI-3 | 3) Traffic...we already see increased traffic throughout the city, but once the project starts many huge trucks will be traveling through the neighborhood streets where schools are located nearby. This is not safe at all, especially for the school children.
- CI-4 | 4) Project Size...the building is huge and it does not fit the neighborhood decorum at all especially since it will cause many negative impacts to my local living area.

BCHD's project will not serve the community because this place is only for someone who can afford to pay such a high price to live.

- CI-5 | If it is not for the benefit of the local community, then why must so many residents have to endure the hardships from this project for such a long time during construction and afterwards.

We need to save our neighborhood and protect our health and that is why I am strongly opposed to the BCHD project.

Thanks for your time and consideration.

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:37 PM
To: Meisinger, Nick
Subject: Fw: BCHD Project

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Chikako Kashino <chako1@aol.com>
Sent: Monday, June 7, 2021 10:02 PM
To: EIR <eir@bchd.org>
Subject: BCHD Project

Hi there:

CK-1 I'm writing to express my opposition to the BCHD project. I love my quiet North Redondo neighborhood, and don't want to deal with noises, traffic, and pollution for over 5 years. I have asthma, so breathing polluted air is the last thing I want to do.

Chikako Kashino
509 Cluster Lane
Redondo Beach, CA 90278

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:25 PM
To: Meisinger, Nick
Subject: Fw: Public Comment to BCHD DEIR

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Kristine Sullivan <kristysullivan9@icloud.com>
Sent: Wednesday, June 2, 2021 1:53 PM
To: EIR <eir@bchd.org>
Subject: Public Comment to BCHD DEIR

To whom it may concern,

My husband and I are life long residents in the West Torrance area. We were raised here and have owned a home here going on 27 years. We are appalled that the BCHD project is even being considered. Torrance has always been a city to be proud of and one that listens to its residents.

Some concerns are as follow:

- CKS-1 Air Contamination 3.8 Hazard and Hazardous Materials - There are 11 schools within 300ft. to .5 miles of this site. Many more school aged children are being found to have breathing conditions like Asthma and the dust and contaminants from this site will effect the Air Quality S 3.2.1.5 for all the children and those with respiratory ailments. Many homes in the West Torrance neighborhoods are owned by senior citizens who are more susceptible to respiratory illness. We know that Asbestos has lead to many types of Cancer. All of the toxins will be spread with the wonderful ocean breezes we get.
- CKS-2 3.11 Noise - Again, with all the schools being so close by, the noise will make it much harder to hear in class and be distracting to so many students. The residents all around the area will have constant noise with no relief. Many with Autism have sensitivity to loud noises that will effect them.
- CKS-3 3.14 Transportation - We live off of Anza near Halison and during the school year cannot even get off of our street to get to work. There are back ups at the lights on Halison, Del Amo, Entradero (South and North lights) and 190th to name a few. These backups also occur at school dismissal times and rush hour times. To add big construction trucks and lane closers would be a nightmare. It is already hard to get anywhere in Torrance and the surrounding cities.
- CKS-4 This BCHD proposal is a massive building that does not fit in with the community that surrounds it. It will be a nightmare to all of us that live around it and it will effect our quality of life! We encourage the City of Torrance to listen to its constituents and not big business.

Sincerely,

Chris and Kristy Sullivan
5013 Deelane St.
Torrance, 90503

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:17 PM
To: Meisinger, Nick
Subject: Fw: Chris Tuxford- Redondo Beach

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Charlie Velasquez <Charlie.Velasquez@bchd.org>
Sent: Wednesday, April 28, 2021 1:14 PM
To: EIR <eir@bchd.org>
Cc: Cristan Higa <Cristan.Higa@bchd.org>; Dan Smith <Dan.Smith@bchd.org>
Subject: Chris Tuxford- Redondo Beach

Name: Chris Tuxford
Date: April 22, 2021
Time: 9:00am
Fielded call by: Charlie Velasquez

Summarized comment:

No one can afford to go to those things. They want to stay in their homes. They got home care where nurses come and take care of you. Building a senior care is ridiculous. It's a waste of time and money. It is way too big of a project. If you do your homework, the USA is a corporation owned by England's central bank. The Vatican gave it to England and they turned it into a corporation. They want to keep the population in centrally controlled areas. The bill R10 – people want to control the population of the world.

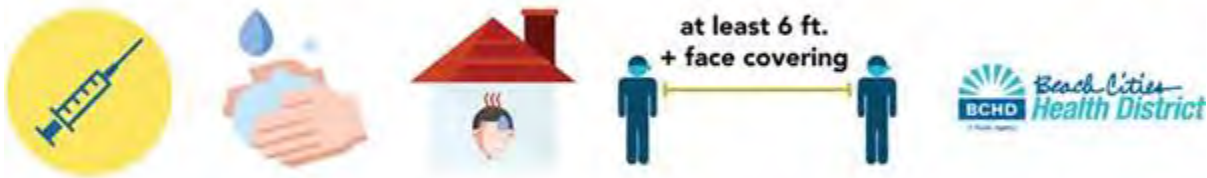
CT-1

Against building this project. Keep it the size that it is. Unless you make it back into a hospital. Am against having any adult living there. It does not make sense. My dad did not want to go there. Grandmother lasted only a week in a place similar and wanted to go back home. Senior care is just a money grab. Video on Youtube called "Plandemic" – in it, which they took off after a day, exposed what they were doing. Bill Gates had a patent on COVID.

No reason to build a senior care. Does not serve as a community service, especially after the pandemic. It's a big waste of money. Keep it as is. Or turn it back into a hospital and add medical services.

Best Regards,
Charlie Velasquez
Executive Assistant to the CEO
Beach Cities Health District
Ph: 310 374-3426, x 213
Fax: 310-376-4738
www.bchd.org
www.facebook.com/beachcitieshealth

Protect Yourself and Others from COVID-19 and the Flu



Get your COVID-19 and flu vaccine, wash your hands frequently, self-isolate if you are sick, practice physical distancing and wear a cloth face covering

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Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:15 PM
To: Meisinger, Nick
Subject: Fw: BCHD

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From: Colleen Otash <co1@roadrunner.com>
Sent: Wednesday, May 26, 2021 5:27 PM
To: EIR <eir@bchd.org>
Subject: BCHD

The project has many good benefits to the community however I think it should be no higher than four stories of housing units and would suggest either extending it longer on the east side or making it wider. I know that would temporarily eliminate the Center for Health&Fitness, but maybe that building could be built first before the housing units.

CO-1 We are looking at a long term project and I think the change would help to appease the community and to provide a better visual impact.

There was a suggestion of putting a garden and plants on top of the housing building or providing a garden for the residents somewhere on the property. I think that would be in alignment with the BCHD's health emphasis.

Respectfully,

Colleen

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 11:31 AM
To: Meisinger, Nick
Subject: Fw: Healthy Living Campus Draft EIR Now Available

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Conna C <gandolfcnc@hotmail.com>
Sent: Wednesday, March 10, 2021 9:08 PM
To: EIR <eir@bchd.org>
Subject: Re: Healthy Living Campus Draft EIR Now Available

CC-1 Thank you for providing the environmental impact report. Having been born and raised in Redondo Beach I have a longtimer's memory of plans like this. The plans of promises for the seniors ousted from their homes to create The Villages ... once built totally outside the budget of those displaced from their homes. The trickster bogus waivers for the condos along Esplanade.

Your report does not properly represent how this project will change the area negatively. It totally under-estimates the traffic.

CC-2 I am strongly opposed.

Dr. Conna Condon

From: Beach Cities Health District <communications@bchd.org>
Sent: Wednesday, March 10, 2021 3:09 PM
To: gandolfcnc@hotmail.com <gandolfcnc@hotmail.com>
Subject: Healthy Living Campus Draft EIR Now Available



March 10, 2021

The Draft Environmental Impact Report (EIR) for the proposed Healthy Living Campus on Beach Cities Health District's property at 514 N. Prospect Ave. is now available. BCHD has extended the requisite 45-day public review and comment period to 90 days, extending from March 10 through June 10.

Official public comments about the technical sufficiency of the Draft EIR impact analysis, mitigation measures, and alternatives will be accepted until June 10, 2021 at 5 p.m.

[View the Draft Environmental Impact Report](#)

How to Comment on the Draft Environmental Impact Report

90-Day Public Review and Comment Period: March 10 - June 10, 2021

There are a variety of ways to submit written or oral public comments.

Website: bchdcampus.org/eir

Email: EIR@bchd.org

Mail: Nick Meisinger re: Healthy Living Campus
Wood Environment & Infrastructure Solutions, Inc.
9177 Sky Park Ct.
San Diego, CA 92123

Provide oral comments during one of these public opportunities:

Wed., March 24, 6:30 p.m.

Tues., April 13, 6:30 – 8 p.m.

Sat., April 17, Noon – 1:30 p.m.

Public comments at the March 24 meeting will begin following the Draft EIR presentation by Wood Environment at the regularly scheduled BCHD Board of Directors meeting.

For more information on how to submit a comment or join a meeting, visit bchdcampus.org/eir



Draft Environmental Impact Report Videos

The following videos provide a brief overview on a variety of topics in the Draft Environmental Impact Report by Nick Meisinger, NEPA/CEQA Project Manager from Wood Environment & Infrastructures Inc.



**Healthy Living Campus
Project Plan**



**Aesthetic & Visual
Resources Section 3.1**



**Construction Emissions Air
Quality Section 3.2**



Noise Section 3.11



About the Environmental Impact Report

In 1970, the California Environmental Quality Act (CEQA) became state law. CEQA requires state and local agencies within California to analyze proposed construction projects and provide an Environmental Impact Report (EIR) detailing potential environmental impacts and outlining measures to avoid or mitigate those impacts, if feasible.

What is the purpose on an EIR?

An EIR is for project decision-makers and the public to understand environmental impacts of a proposed project and review plans to mitigate those impacts. [Learn More.](#)



bchdcampus.org



Beach Cities Health District | 514 N. Prospect Ave., 1st Floor, Redondo Beach, CA 90277

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Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:17 PM
To: Meisinger, Nick
Subject: Fw: \$1.8M contract to CAIN Brothers up for approval - Tonight - 4/28 BCHD Board Meeting

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Catherine Bem <Catherine.Bem@bchd.org>
Sent: Wednesday, April 28, 2021 4:13 PM
To: Dan Smith <Dan.Smith@bchd.org>; Cristan Higa <Cristan.Higa@bchd.org>; Charlie Velasquez <Charlie.Velasquez@bchd.org>; EIR <eir@bchd.org>
Subject: FW: \$1.8M contract to CAIN Brothers up for approval - Tonight - 4/28 BCHD Board Meeting

From: Dan Rogers <dan90503@gmail.com>
Sent: Wednesday, April 28, 2021 3:39 PM
To: Communications <Communications@bchd.org>
Subject: \$1.8M contract to CAIN Brothers up for approval - Tonight - 4/28 BCHD Board Meeting

DR-1 | I live near Beryl and Redbeam. A project like this would severely impact the traffic and congestion in our community. We have been residents of Torrance for more than 10 years. We are completely against this project and we would like the board to know that.

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:39 PM
To: Meisinger, Nick
Subject: Fw: Healthy Living Campus Project- Opposition

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Dana Grollman <dana.grollman@yahoo.com>
Sent: Tuesday, June 8, 2021 1:00 PM
To: EIR <eir@bchd.org>
Subject: Healthy Living Campus Project- Opposition

Hello,

My name is Dana Grollman and my family has lived in Redondo Beach for over 19 years on Ripley and Cluster. I've been reading and trying to understand the scope of the HLC project and am opposed to the:

- DG-1 - Scope and height of the buildings. They will dramatically change the views for residents in the area and affect their resale value. This includes the Senior Care facility.
- DG-2 - I'm very concerned about the Phase 2 parking structure and how it will fit in, look and the traffic it will create.
- DG-3 - The corner of Flagler and Beryl is very congested as it stands now, especially when schools are in session. The addition of trucks and increased construction traffic to this corner for years will greatly negatively impact all residents who are getting their kids to school.
- DG-4 - The noise level and pollution will be high for this project. We just saw the end to the third round of "Fixes" to 190th street and Dominguez Park by So Cal Gas. I cannot tell you the frustration it brought me. The sounds carried far on a daily basis which I believe lasts years if you total up the number of days they worked on this. I can hear it perfectly from my home on Ripley. It seemed to be never ending.
- DG-5 - Soil contamination
- DG-6 - I don't believe the BCHD which is a public company that exists from taxpayer dollars should be working with or "gifting" a lease to an assisted living project. They will be using our funds to help establish an assisted living home that their study said 80% of potential residents would not be from the Beach Cities. This seems to be out of the scope.
- DG-7 I oppose this project.

Dana Grollman

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:51 PM
To: Meisinger, Nick
Subject: Fw: Public Comments to the BCHD draft EIR
Attachments: Dean Francois Comments.pdf

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Dean Francois <deanfrancois@gmail.com>
Sent: Thursday, June 10, 2021 10:16 AM
To: EIR <eir@bchd.org>
Subject: Public Comments to the BCHD draft EIR

Dean Francois - Comments for the Draft EIR

BCHD Healthy Living Campus and Senior Luxury Housing Complex

I am the political director of the Palos Verdes South Bay Executive Management Committee of the Sierra Club. I worked on the comments that the Sierra Club provided and approved by our Management Committee. I am a former Redondo Beach Public Works and Preservation Commissioner, former President of the Redondo Beach Historical Society and a current member of the Hermosa Beach Historical Society.

DF-1

This project has serious environmental problems if it ever will be built in this community. These concerns have been provided by Redondo and Torrance City Councils and the Sierra Club faulting Air Quality, Energy, Biological, and Greenhouse sections. It makes more sense to retrofit existing buildings to create better revenue for the BCHD. The DEIR failed to adequately consider these alternatives. My comments show that the proposed project will bring in far less income than retrofitting the buildings and therefore a retrofit will best meet the objectives of the BCHD.

Typically, public EIR input is directed to a public agency. BCHD is a Public Agency, and it is the Lead Agency and Certifier/Approver of its own EIR. They cite "overriding considerations" to unmitigatable hazards, which are already included in a budgeted line item in BCHD EIR financials. This is a highly unusual relationship for a creditable avenue for public input.

The district has strayed far beyond its mission. The project is a "gift" of public land with environmental consequences in a very long-term lease (likely ~50 to 100-years) to private developers.

I am expanding comments to cover in more detail certain flaws that I see in this DEIR.

2.4.3 Project objectives

DF-2

The main purpose of the campus is to generate revenue so that the BCHD can fund community health programs. The objectives of the project go further, embracing building a "center of excellence and redeveloping the project into a modern campus". This project may conflict with the overall BCHD objective of generating sufficient "revenue through mission derived services to address community health needs". The reason the project may conflict with that is because the district could be so leveraged to the investors (a 20-80 split) they

DF-2 (cont.) may not realize sufficient revenue (only 20%) when the project is completed. Furthermore by including into the project objective building a center and creating a modern campus, the DEIR is not able to easily select other alternatives that may generate more revenue without building a campus. DEIR objectives are too restrictive that it rules out better alternatives that meet the objectives of the district.

4.2 reasons the project is being proposed notwithstanding its significant and unavoidable impacts

DF-3 DEIR is faulty in that it states that the proposed project would address escalating building maintenance costs which would exceed revenue within the next three years. But they have provided no financial information regarding this determination. With a remodel of the building these maintenance costs would be eliminated. DEIR is faulty and that it eliminated that alternative without justification.

5.0 ALTERNATIVES

5.2 PROJECT OBJECTIVES

DF-4 As stated above, the main purpose of the campus is to generate revenue so that the BCHD can fund community health programs. The objectives of the project go further embracing “building a center of excellence” and redeveloping the project into a “modern campus”. This project may conflict with the overall BCHD objective of generating sufficient revenue through mission derived services to address community health needs. The reason the project may conflict with that is because the district could be so leveraged to the investors they may not realize sufficient revenue when the project is completed. (80-20 split). Furthermore, by adding into the project objective building a center and creating a modern campus, the DEIR is not able to select other alternatives that may generate more revenue without building a campus. DEIR objectives are too restrictive that it rules out better alternatives that meet the objectives of the district.

5.4 ALTERNATIVES CONSIDERED BUT REJECTED FROM FURTHER ANALYSIS

The DEIR rejected for further review the alternative “Upgrade the Beach Cities Health Center (No Seismic Retrofit).

This is a major fault of this DEIR. This could be considered the most environmentally sensitive alternative and could be selected as the best course of action. It was simply rejected because it states it does not meet the project objectives, but this is faulty logic. As stated above, the objectives were worded so that it would automatically reject this alternative. And the alternative including seismic retrofit was not considered.

DF-5 BCHD has relied on the existing campus to provide income to meet all of the objectives and needs of the BCHD. Existing campus brings in the revenue it needs. There is no explanation as to how suddenly it does not, how much revenue would be increased by the project, and what investment could be done to the existing campus to generate more income to meet its needs.

Currently BCHD receives \$10M in rent. A remodel or a complete retrofit would cost well under \$50M. The rent would certainly be more like \$20M after the remodel. This would pay back the investment in 3 years and create the best income and return on investment for the district to provide its health services and its objectives.

The complete proposed project would cost over \$500M. It is unreasonable to expect that rental income could ever come close to what is needed in order to meet the district objectives. This is lacking in the analysis. In fact, BCHD plans a 20/80 business partnership where they retain only 20% interest. This implies that the

DF-5 (cont.) investors would have control over its uses and control leaving the elected Board and the taxpayers with little or no environmental control. And could imply that BCHD would only gain 20% on any income. This would not meet the project objectives.

5.5 ALTERNATIVES ANALYSIS

5.5.1 Alternative 1 – No Project Alternative (Demolish and Replace with Limited Open Space)

DEIR is required to analyze a No Project Alternative or “Do Nothing” alternative.

DF-6 A Do Nothing alternative would mean leaving all the existing buildings and grounds in place, just as they are. Instead, the DEIR incorrectly labeled the “Do Nothing” alternative as an alternative that included demolishing the existing buildings.

DEIR incorrectly justified that the demo would have to occur since the buildings would deteriorate. DEIR failed to provide any evidence that this would have to occur and made too many assumptions. DEIR failed to consider a remodel and/or retrofit. This conveniently was done so that the No project alternative which is required to be analyzed would be rejected.

The DEIR must analyze a “Do Nothing” alternative which includes keeping the buildings intact.

Summary:

DF-7 A complete analysis should be done for 2 alternatives: 1) remodel and 2) remodel to include retrofit. Either of these would be environmentally friendly alternatives. And, the required No Project Alternative analysis needs to be revised so that it is not a demolition, but a remodel of the buildings.

What I have shown with the financial implications is that the BCHD will best meet its objectives to create revenue streams for its programs by remodel and retrofit its existing buildings. The DEIR must analyze these alternatives and choose the best one for the district and the taxpayers.

--
Dean Francois
1-310-938-2191

<https://www.dean4council.com/>

FB page:
<https://www.facebook.com/Dean-For-Council-110844084377707/>

Public Comments to BCHD DEIR, BCHD Board, City of Redondo Beach Council Body, City Clerks of Redondo Beach and Torrance, Redondo Beach Community Development Director

communications@bchd.org, EIR@bchd.org,
eleanor.manzano@redondo.org, cityclerk@torranceca.gov,
bill.brand@redondo.org, nils.nehrenheim@redondo.org,
todd.loewenstein@redondo.org, christian.horvath@redondo.org,
zo@obagi4redondo.com, laura.emdee@redondo.org,
brandy.forbes@redondo.org

DV-1

The DEIR should disclose any conflict of interest that individuals may have between BCHD and the Wood Company. This should also apply between BCHD and those contracted to produce this document including: Wood Environmental & Infrastructure Solutions, Inc., iLanco Environmental, LLC (Air Quality and greenhouse Gas [GHG] Emissions), Fehr & Peers (Transportation), and VIZf/x (Aesthetics and Architectural Services). This would disqualify their use in the DEIR and deem it null and void.

DV-2

We the undersigned, [the authors of this document] also support all other public comments **opposed** to this BCHD DEIR that have been received in the Cities of Torrance, Redondo Beach, the BCHD, RBUSD, TUSD and any other Responsible Agencies that are in file in opposition to the BCHD DEIR.

The public comments, below are in response to the BCHD DEIR, and we are requesting that they become part of the public records of the Cities or entities that have received them.

REDONDO BEACH CITY RESIDENT COMMENTS

DV-3

The DEIR states that the Beach Cities Health Center “have seismic-related structural deficiencies” due to the year it was built. The Beach Cities Advanced Imaging building “to a lesser extent”. The DEIR also states that these buildings require annual maintenance and in the near future the costs according to the DEIR will exceed “the annual operations revenues. If prolonged this operational deficit would lead to a reduction in BCHD programs and ultimately lead to insolvency.”

What the DEIR **ignored** that the existing buildings can be retrofitted, as per Nabih Youssef Associates report, besides that the campus maintenance is a strong bias in favor of 100% demolition and the construction of a new project that will alter the quality of life, because of the scale of overdevelopment density and building mass that does not belong of the site [land] or in the surrounding community.

DV-4

The justification for the BCHD proposed project is to avoid bankruptcy or become insolvent that will force them to eliminate or reduce programs that help the tax payers. BCHD, for years, has been duplicating programs that already exist in the nearby hospitals or communities. **The new proposed project [and its financing], will for sure, will send BCHD in bankruptcy. (The ROI [Return on Investment] cannot be justified long term.)**

Health Cities Districts have been eliminated in many communities [around the State]. The ones that remain are basically hospitals: which **is not the case** for BCHD.

The DEIR has clearly described the 2 Phases proposed for this development and exposed the intention of those responsible for the idea: To **BUILD a Residential Care Facility for the Elderly** [RCFE], and **hide it under** that [slogan] of a **Healthy Living Campus**.

DV-5

Phase 1: The amount of square footage dedicated to **RCFE** [is] 203,700 sf and [plus] 14,000 sf for **PACE** with a total of **217,000** sf versus 6,270 sf for **Community Services** and 9,100 **Youth Wellness Center** with a total of **15,370** sf. This disproportion in the amount of sf of the buildings sizes is sending a very clear message that the new development has only one goal to build a **RCFE** that is not part of the mission for which BCHD was created. In addition, the zoning designation, does not allow for **RCFE** either.

PACE should **not be included**, as part of the proposed project, because the beaches cities are **already served** by the **LA Coast PACE** as its name emphasizes. Consequently is a redundant or **duplication of services** [Confirmed by phone 800-734-8041 June 7, 2021]

DV-6

Phase 2: This would provide a Wellness Pavilion of up to **37,150** sf, an Aquatic Center of up to **31,300** sf, and up to **20,000** sf of space for the Center for Health and Fitness (CHF) relocated back to the campus with a total build of **88,450** sf. Parking is provided in a parking structure that the sf will not be related with the healthy campus.

The Phase 2 per the DEIR is a, a-**"long range development program"** and is **"less defined"** than Phase 1.

DV-6
Cont.

That statement is a clear indication that the **Phase 2** that really **responds** to **BCHD's mission and a Healthy Living Campus**, and must be the **first** [part of phase] of any **development proposed, but instead** the **program is "less defined" and it is not clear when, or it will ever be built. [Funding could run out or proposed revenues fall short forcing abandonment. No funding guaranteed is mentioned in the DEIR.]**

DV-7

The BCHD campus is located in **Redondo Beach** and is zoned **Public Community Facility (P-CF)** under the Redondo Beach General Plan and the Redondo Beach Zoning Ordinance. Permitted land use designation is clearly stated: A land that has that use designation has permitted: parks and recreation and public open space, governmental administrative and maintenance facilities, police, fire, cultural (e.g., libraries, museums performing and visual arts, etc.), educational as schools, human health, human services, public utility easements, and other public uses. It is **does not** included **RCFE**.

DV-8

The vacant **Flagler lot**, which was **bought** by the BCHD, is zoned **Commercial (C-2)** under both the Redondo Beach General Plan and Zoning Ordinance. Part of this lot is located in the City of Torrance under their jurisdiction, regulations and their General Plan and Zoning Code.

The vacant Flagler Lot deserves separated comments because the petroleum pumps on it were working for years around the clock 24/7.

The **Flagler** Lot was **acquired** by the BCHD, with **tax payer** money (about 27% of its cost), when the oil wells were deserted.

It has **not been proved or provided to** the public that BCHD **prior** to the purchase of that lot knew about the condition of the soil. [I have requested that information from them since 2017 without success].

This information must be documented by the **seller**, and in the hands of BCHD proving that the orphaned wells in the site have been **properly plugged** and **cleaned up, prior** the purchase of that lot. If not, and the oil wells are a **threat** to the **residents [health, safety, and welfare] who** live nearby a liability be in the hands of BCHD.

BCHD has **never informed** to the **public**, which entity [**buyer or seller**] will take the **responsibility** if something is **wrong** with the existing **oil wells**. It will be a very **costly legacy** in addition **more tax payer money** which will be needed to resolve the matter. **BCHD** one more time **is not representing here the reason for what it was created**.

See the pertinent information from the ESA section of the DEIR page 3.8-6, 3.8-13, 3.8-14.

The BCHD purchased the property after the oil well(s) were shut down. Where are these reports and the communications with CALGEM (CaGeologic Energy Management Division) showing the abandoned well(s) are safe and the property usable? The DEIR states that a summary was prepared and sent to CALGEM. As today, there is NO RECORD of this in CALGEM records (per geologist, Andrew.Lush@conservation.ca.gov as of 06/07/2021) the issue is mentioned extensively in 3.8-26-24 and is identified in the DEIR as MM HAZ-3.

DV-8
Cont.

As stated above, the City of Torrance has jurisdiction in 25% of the property and their zoning regulations (S.3.4, S.3.5, S.4) do not include and abandoned well(s). How do the residents of Redondo Beach know if this property is SAFE to use? The DEIR does not show this. This opens the BCHD and the City of Redondo Beach to lawsuits if the parcel is utilized and the capped well(s) leaks or worse.

DV-9

Other **Hazards** to mention in the vicinity is the now closed Dry Cleaners in the shopping plaza directly north of the project which outgassed PCE (tetrachloroethylene). This is left to phase 2 developments and not fully addressed. The DEIR nebulously states two Federal studies that say most problematic for PCES is inside. Yet, a single google search states: can occur “**from** occupational or environmental contamination or use of consumer products that use PCE. The most prevalent route of exposure is by inhalation and is readily absorbed through the lungs.” (turi.org). It can be very harmful to your lungs, skin and health. Who will protect the public from this chemical which is known to penetrate the body easily via air, water, and soil contamination? The DEIR never directly addressed the issue.

BCHD Mission

DV-10

BCHD has an existing range of health programs, community services and various partnership programs including group meetings and a diversity of health classes. Those services are **similar** to ones that are provided by the **Torrance Memorial, Providence** Hospitals and **LA Coast PACE**. For example: the Center for Health and Fitness [CHF] provides programs and services similar to many other places all over the beach cities health district and beyond.

BCHD's website under "**About us/ Mission**" presents and promotes: "To enhance community health through partnerships, programs and services for people who live and work in Hermosa, Manhattan and Redondo Beach."

"Vision: A healthy beach community. Health Priorities 2019-2022: Nutrition and exercise. Social-Emotional Health: Substance Use, cognitive health."

As its website is indicating **BCHD** is **only** about **wellness**, which is the only **reason** that it **exists**. BCHD must focus only on that big task, the wellbeing of the residents of the South Bay, not to **incursion** into the **adventures** a **real estate developer**. It was never the purpose for which it was created and its **tax payer money in its** budget is intended for.

DV-10
Cont.

The **RCFE** does **not belong** on the BCHD site not only because the **Zoning** does not permit it, but also because the BCHD **Mission**. These types of **facilities** are found **adjacent** to **hospitals**: e.g. Torrance Memorial, Providence, and Cedar Sinai to name. Those hospitals are actually surrounded by many types of supporting facilities and are continuing to see more being built. The patients have immediate attention when needed and the ambulances are not crossing all over the cities continuously. Ambulance noise will not impact the residential communities and elementary schools nearby. In summation, **the DEIR doesn't** address the long standing issues and complaints of ambulance noise attributed to this site by the local residents. Hence, the Zoning smartly prohibits those uses now sought by the developers.

DEIR Table 3.11-2. indicates the Emergency Medical Services [EMS] calls for the existing Campus, where Silverado is located, as a tenant; inaccurately states a reduction in the numbers of trips by the Redondo Beach first responders during the period of 2015 to July 2019.

The **RCFE** proposed project is really the only reason for this **fake Healthy Living Campus**; deceiving the naïve and innocent. What follows is only educative or anecdotal because there should be **no time wasted in evaluating a proposed project that doesn't belong on that site, when the environmental impacts scream overdevelopment and the zoning even says it is not allowed.**

DV-10
Cont.

How many more burdens does the City of Redondo Beach and Torrance have to identify to clearly **show it's** incompatible with the surrounding community?

For example, one negative economic impact to the City of Redondo Beach is the current location where the BCHD is seated.

BCHD Healthy Living Campus has introduced to the Science a totally new and revolutionary concept that has left the entire scientific world stupefied: **The concentration of 200 residents into a small area will make them the receipts of improvements to their health and the health of the adjacent communities?** It is an offense to the intelligence of our community and its residents.

More offensive is the aggravation that the **design** of the **RCFE** proposed **building** is **obsolete before the DEIR was written**. The impact of the pandemic has affected the future of the design of these types of facilities with new trends, innovations, codes, and standards of care.

Flexibility, decentralized spaces that are smaller in size, multiple small house models, instead that poly centralized spaces together, which is the notion to living small is gaining popularity working for both assisted living and independent living. This model is family approach, people lives in smaller group of settings of 7 maximum 12 and the care is tailored around their natural rhythm.

DV-11

New approaches are already, being implemented, with a **great success** utilizing **outdoor environment**, decentralized spaces with **smaller sizes and capacities**, including more amenities meeting pandemic protocols, small group of settings, and **greater emphasis on outdoor rooms** that are an extension of interior amenities. This proves that, the changes to residential care facilities have advanced successfully in a direction that is **contrary to the proposed design which lacks the adequate direct outdoor** connection, the solace to survive emotionally, and so one not found in the concentration and proposed design of this project. **This alone is another reason to stop the project.**

See the list of the undersigned on next page 10 of 10

We the residents agree with the above comments:

Delia A. Vechi-Redondo Beach

Melanie Cohen-Redondo Beach

Mary Ruth Ewell-Redondo Beach

Barbara Epstein-Redondo Beach

Jo Hrzina-Redondo Beach

Sheila Lamb-Redondo Beach

Marie Scott-Redondo Beach

Nancy Clarke-Redondo Beach

Rich Crisa-Redondo Beach

Bonnie Price-Torrance

Reggie Wong-South Bay Resident

Al Wong-Torrance

Joan Davidson-Palos Verdes

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:57 PM
To: Meisinger, Nick
Subject: Fw: BCHD's massive project

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: diane hayashi <diane_hayashi@yahoo.com>
Sent: Thursday, June 10, 2021 4:35 PM
To: EIR <eir@bchd.org>
Subject: Fw: BCHD's massive project

To Nick Meisinger

As a lifetime resident of Torrance, I enjoy my panoramic views of the PV Peninsula everyday. It's a huge part of Redondo Beach's attraction. When I heard about the BCHD's massive project, I could not believe it.

Aesthetics and Visual Resources

RCFE is clearly Incompatible with surrounding neighborhoods. Its placement on the extreme perimeter of the property, combined with the proposed scale and mass causes the most damage to surrounding neighborhoods.

DH1-1 Violates General Plan land use policies for cities of Torrance and Redondo Beach municipal code to be "compatible in scale, mass, and character with surrounding neighborhoods".

Single family homes surround the site as close as 80 ft. from proposed structures to the East, West, and South with up to a 30 ft. height limit. To the North by Residential RMD and Light Commercial C-2, both with 30-foot height limits. RCFE is built out to the edge of the property on a 30 ft. bluff, with properties to the East situated another 60 ft. below grade. It will:

- Cause significant damage to blue sky views and major privacy issues.
- Subject residents to significant glare and night-time lighting of the 24/7 operations facility. DEIR provides no substantive analysis of impact.
- Create shadow effects that are significant to Torrance homes to East, Towers Elementary school and Redondo Beach homes to the North.

It would ruin not only the surrounding neighborhoods but all of the South Bay permanently.

DH1-2 Please address the following policy violations in the General Plan for both cities below.

Torrance General Plan Policy LU.2.1. “Require that new development be visually and functionally compatible with existing residential neighborhoods...”

DH1-2
(cont.) Torrance General Plan Policy LU.3.1. “Require new development to be consistent in scale, mass and character with structures in the surrounding area”

Redondo Beach General Plan Policy 1.46.4. “... ensure that public buildings and sites are designed to be compatible in scale, mass, character, and architecture with the existing buildings and pertinent design characteristics prescribed by this Plan for the district or neighborhood in which they are located.”

Thank you,
Diane Hayashi
310.819.5330

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:58 PM
To: Meisinger, Nick
Subject: Fw: Reject Project

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: diane hayashi <diane_hayashi@yahoo.com>
Sent: Thursday, June 10, 2021 4:42 PM
To: EIR <eir@bchd.org>
Subject: Reject Project

- To Nick Meisinger

Noise

The DEIR section on noise states in part:

“Prolonged exposure to high levels of noise is known to have several adverse effects on people, including hearing loss, communication interference, sleep interference, physiological responses, and annoyance (Federal Interagency Committee on Urban Noise [FICUN] 1980).” [Ref: DEIR Sec. 3.1 Noise]

The impacts will be greatest throughout the areas surrounding the 11-acre site. “...significant and unavoidable noise impacts would occur through implementation of proposed construction.” [Ref: DEIR p.3.11-35]

The hazards of noise to all residents/sensitive receptors including the public at large include:

- Surrounding residents to the South, North, West and East of the site,
- Tenants of Silverado who are on-site throughout the entire construction period
- Towers Elementary School with 600+ 4-10 year old students, staff, and visitors
- Adjacent businesses, workers and the public
- Medical offices onsite employing health care workers, doctors and others, serving the public

The operational noise levels for anticipated events on-site is not sufficiently discussed or analyzed.

DH2-1
(cont.)

The study of noise is deficient, the data was based on modeling averages and not intermittent noise. The effects of the noise disruptions as well as ground vibrations caused by truck traffic and construction on student performance in classrooms was never studied.

Viable mitigations to noise were not considered in the DEIR, such as for structure to be significantly set back to the center of site as well as reduce the height structure to no more than 30 ft., the maximum height of potentially viable noise barriers.

- Thanks so much,
- Diane Hayashi

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:56 PM
To: Meisinger, Nick
Subject: Fw: Ed Arnn Comments on BCHD Draft EIR
Attachments: Ed Arnn Comments on BCHD Draft EIR.docx

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Ed Arnn <edarnn@earthlink.net>
Sent: Thursday, June 10, 2021 3:41 PM
To: EIR <eir@bchd.org>
Cc: tozenne@gmail.com <tozenne@gmail.com>; CityClerk@torranceca.gov <CityClerk@torranceca.gov>; Eleanor.Manzano@redondo.org <Eleanor.Manzano@redondo.org>; Bruce Steele <litespeedmtb1@verizon.net>
Subject: Ed Arnn Comments on BCHD Draft EIR

To Whom it may Concern,

Please find my comments on the 2021 BCHD Draft Environmental Impact Report.

Edward Arnn

Comments on BCHD's Draft EIR

Ed Arnn
Torrance

EA-1

I made a late start reading the Environmental Impact Report, being daunted by the 972-page pdf file **BCHD_DEIR_For Print**. My hope that the Readers Guide would be an easier introduction were frustrated by an opaque, graphics-free jumble of text. When I went back to the DEIR I was pleasantly surprised to see that it included graphics that helped find context and paragraph titles that aid a quick scan of the document to find sections of special interest. However, I found that, in many ways, the DEIR was as opaque and convoluted as the Readers Guide. There are many inconsistencies between the text, summary tables and graphics, leaving the reader unsure of the proposed project.

My comment on several areas of great interest to me follow. I am a resident of Torrance who has lived here for 40 years living about 740 feet east of the BCHD eastern property line. My sympathy goes out to members of our community living on Tomlee who are much closer to the proposed RCFE residential building.

Some Key inputs from 2019 Notice of Project

The DEIR cites a list of community inputs from a series of NOP meetings held in 2019. Some were properly addressed but others seem to have been ignored completely, in particular Aesthetics and Visual Resources. Here are some issues of interest listed on pages 1-14 thru 1-16 (pdf 114-116).

EA-2

- Potential construction-related air quality and noise impacts to on-site and adjacent sensitive receptors, including but not limit to: on-site residents of the Silverado Beach Cities Memory Care Community; off-site residents along North Prospect Avenue, Beryl Street, and Flagler Lane; nearby parks (e.g., Dominguez Park); and schools (e.g., Towers Elementary School) (see Sections 3.2, *Air Quality*, and Section 3.11, *Noise*).
- Potential impacts related to fugitive dust emissions and human health risk during construction activities, particularly within the adjacent residential neighborhoods (see Section 3.2, *Air Quality*).
- Potential construction-related impacts on pedestrian and bicycle safety, especially as it relates to truck traffic within the vicinity of nearby residential neighborhoods, parks, and schools (see Section 3.14, *Transportation*).
- Building height compatibility (e.g., bulk, mass, and scale) and potential impacts to the existing public views and shade/shadows, particularly within the adjacent residential neighborhoods (see Section 3.1, *Aesthetics and Visual Resources*).

The inclusion of a preliminary Construction Management Plan in the 2021 DEIR cleared a lot of concerns arising from uncertainties, and allows more focused and constructive feedback. Likewise, inclusion of an Air Quality Management Plan starting on page 3.2-10 (pdf page 312) goes a long way in demonstrating serious mitigations are planned. On the other hand, the planned Outbound Haul Route on Beryl Street

EA-2 (cont.) takes thousands of trucks past the entrance to Towers Elementary School and may represent a hazard that requires mitigating actions, which I did not see in the DEIR.

EA-3 In contrast, the response to criticism of the aesthetic impact of the out-sized RCCE building atop the 30-foot hill on Flagler Lane seems to have been completely ignored, if not maliciously aggravated in the revised BCHD plan. This will get much discussion below.

Aesthetics and Visual Resources

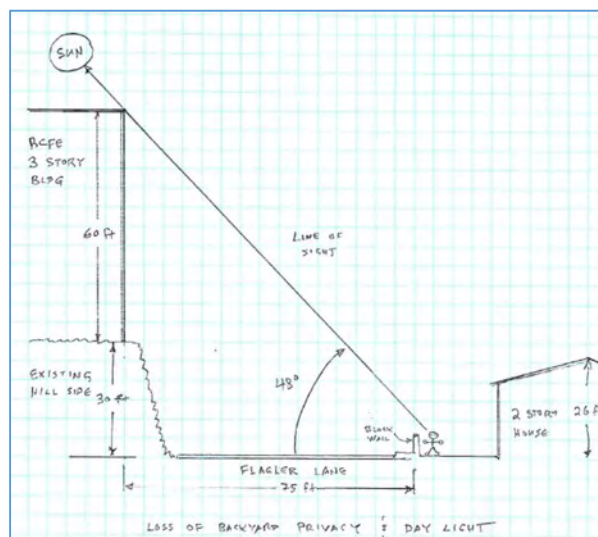
I made comments and provided analysis of the drastic changes to the visual environment for the residents living along Tomlee in the northern corner of our low-density housing development. This was documented in a Word Document ***BCHD EIR Scoping Comments_ELA*** submitted to Mr. Nick Meisinger, NEPA/CEQA Project Manager in 2019. I note that the Torrance City Council in their May 25, 2021 review of the DEIR also cite the severe aesthetic impact of the proposed looming RCCE building. They recommend setting the RCCE back from the eastern edge of the BCHD land and stepping each floor back further to provide a compatible visual environment. While administration, taxation and funding stop at political boundaries, the physical impacts to the environment continue across any such artificial constructs. In particular, being 30 or more feet lower than the Project Site and down wind (sea breeze) places most of the environmental impact in the adjacent Torrance neighborhood.

As I pointed out in my 2019 comments:

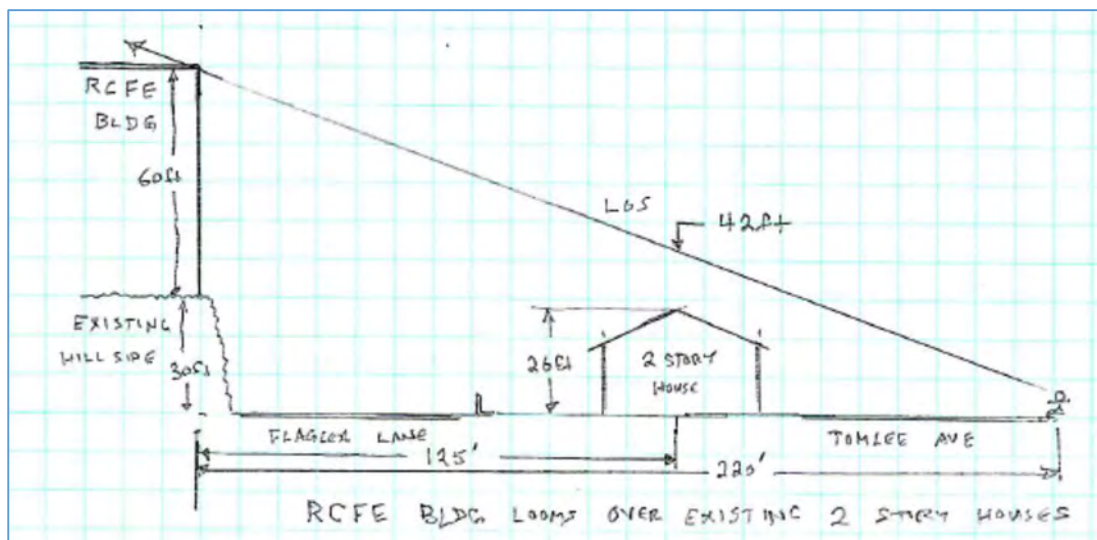
“If I were one of the residents living just across Flagler on Tomlee Avenue, I believe I would feel the privacy of my back yard had been violated, much of my daylight had been taken away, my wonderful sea breeze blocked and the beauty of my site destroyed by the huge building towering over the houses. Much of the email I have read supports this view. There is clearly serious environmental impact assessment work to be done.”

EA-4

I suggested in my letter of transmittal that it was time to stop and walk around the BCHD project grounds and try to grasp the likely impact to residents on all sides of the land. The hope was that a better balance of interests between the BCHD and their neighboring residents could be found. I included some sketches to show my analysis of the visual impact of the 60 foot tall RCCE building proposed in 2019.



Loss of Privacy and View of Sky for Tomlee Residents



RCFE Towering over Roof Lines as Seen from Tomlee Sidewalk

These hand analyses of the visual impact of the then-proposed 60-foot (four story) RCFE were offered as a first step toward making the impact clear to those who would be affected. It was hoped that a more acceptable plan would be forthcoming and that the EIR team would use their superior, computer-aided, tools to provide rendered views to the community for comment.

EA-4
(cont.)

The new 2021 proposed BCHD Project Plan dismissed this input and instead increased the height of the RCFE to 103 feet and did not set the building back from the edge of the hill side overlooking Flagler Lane. A minor effort was put into analysis of Alternative 6- Reduced Height Alternative which kicked this approach off the table as possibly not being financially feasible.

5.5.6 Alternative 6 – Reduced Height Alternative

As described in Section 3.1, *Aesthetics and Visual Resources*, the proposed Project would result in potentially significant impacts related to interruption of views of the ridgeline of the Palos Verdes hills from the highpoint at 190th Street & Flagler Street (i.e., Representative View 6). MM VIS-1 would require a reduction in the height of the RCFE Building such that it would no longer interrupt the ridgeline of the Palos Verdes hills. Therefore, impacts to this scenic vista would be *less than significant with mitigation*. However, the financial feasibility of implementing MM VIS-1 is not certain at this time. A reduction in floor height would remove programmable revenue-generating space in the RCFE Building. Additionally, excavation to recess the building further below the ground surface would be costly.

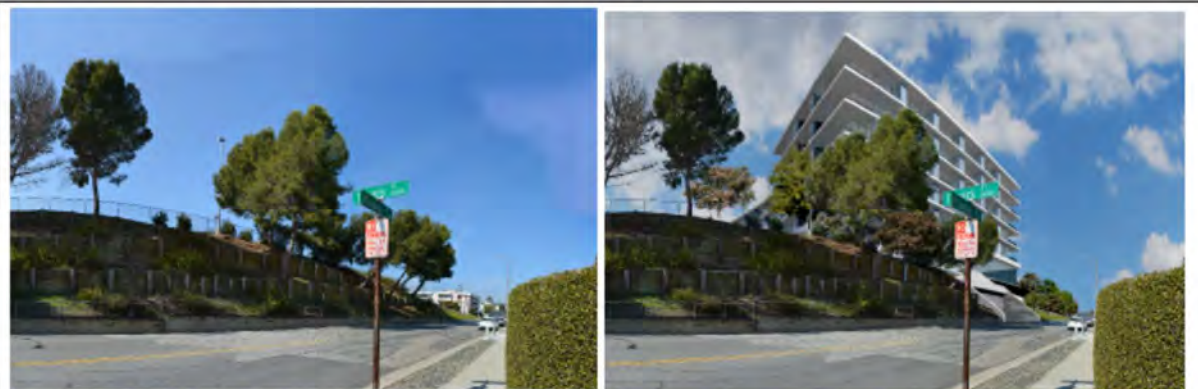
Note that the cited Aesthetic impact is for an interruption of the sightline to the Palos Verde hills as seen from the highpoint at 190th Street and Flagler Lane (some 1,500 feet distant from the RCFE) while it is silent about the effect on the Tomlee residents and public passersby only 80 to 250 distant.

The total dismissal of the significance of the Aesthetic and Visual Resources impacts of the size and siting of the RCFE is justified by the CEQA case law found on page 3.1-29 (pdf page 227):

CEQA case law has established that only public views, not private views, need be analyzed under CEQA. For example, in *Association for Protection etc. Values v. City of Ukiah* (1991) 2 Cal. App. 4th 720, the court determined that “we must differentiate between adverse impacts upon particular persons and adverse impacts upon the environment of persons in general. As recognized by the court in *Topanga Beach Renters Assn. v. Department of General Services* (1976) 58 Cal.App.3d 188, “[all] government activity has some direct or indirect adverse effect on some persons. The issue is not whether [the project] will adversely affect particular persons but whether [the project] will adversely affect the environment of persons in general.” Similarly, in *Mira Mar Mobile Community v. City of Oceanside* (2004) 119 Cal. App.4th 477, the court upheld an EIR’s determination that impacts on public views would be significant, but impacts on private were not significant. Additionally, in 2018, Appendix G of the CEQA Guidelines was updated to clarify that impacts to public (not private) views may be significant under CEQA. As such, effects on private views are not considered under CEQA (Public Resources Code [PRC] Section 21082.2).

3.1 AESTHETICS AND VISUAL RESOURCES

Representative View 2: Flagler Lane & Towers Street Intersection (Facing West)



Representative View 2: Views along Flagler Lane at Towers Street are characterized by the retaining walls and large mature trees that support the steep slope along the eastern perimeter of the campus. While the existing Project site is barely visible, the view along Flagler Lane is influenced by the open sky above the slope. The Project would substantially reduce access to open sky from this view, and would change the visual character of this view from the residences in this West Torrance neighborhood as well as travelers along Flagler Lane and Towers Street. Source: VIZfx 2021.

The Elephant in the Living Room

This amazing graphic is found on page 3.1-43 (pdf page 241). The EIR team has done what was requested and provided an image to help understand the visual impact of the new 2021 BCHD Project Plan. The change to the Aesthetics and visual resources could hardly be considered “less than significant.” This is the monstrosity that the low-density housing residents in Torrance adjacent to Flagler Land would have to accept.

The EIR team likewise provided a graphic illustrating the dramatic change in the view from the multi-family residences located on Beryl Street opposite the Vons shopping center in Redondo Beach. It is an equally breath-taking alteration of the visual environment. Currently the view to the south is mainly a tree lined hillside with a few parked cars showing through. After the proposed RCFE is built, the view will

be a towering structure which fills up to 90 degrees of the residents' field of view, again hardly "less than significant."

3.1 AESTHETICS AND VISUAL RESOURCES

Representative View 3: Flagler Lane & Beryl Street Intersection (Facing Southwest)



Representative View 3: Views of the Project site from this location are characterized by the vacant Flagler Lot in the foreground, which is currently covered with gravel and weedy vegetation and is leased as a staging area for construction equipment. The proposed RCFE Building would rise up to 133.5 feet above Flagler Lot and would be more visually prominent from this location given its location along the northern perimeter of the BCHD campus. Source: VIZfix 2021.



View from multi-family Residences on Beryl Street in Redondo Beach

In the face of the above visualizations of the impact of the proposed RCFE building *the Summary of Impacts on Visual Character* on page 3.1-54 (pdf page 252) goes on to say it "would not degrade the visual character of the Project site and vicinity." This may be one of the best examples ever of disingenuous writing.

EA-4
(cont.)

campus. The proposed RCFE Building would be most visually prominent from Flagler Lane near Towers Street (Representative View 2) and Beryl Street (Representative View 3), and along Beryl Street in front of the Redondo Village Shopping Center (Representative View 4). From Representative Views 2, 3, and 4, the proposed RCFE Building would be substantially taller and would have substantially more massing than buildings in the vicinity, thereby reducing the view of open sky above. However, although the proposed RCFE Building would change the visual character of the Project site and surrounding areas from these locations, the Phase 1 preliminary site development plan would meet the development standards described in the Redondo Beach and Torrance General plans and municipal codes and would not degrade the visual character of the Project site and vicinity. The proposed Project includes many attributes that would improve the

EA-5

It includes a further assertion that is misleading and incorrect which suggests that the RCFE would not be visible from Tomlee Avenue due to intervening structures. The figure on page 3 of these comments shows that even with the lower 60-foot RCFE proposed in 2019, the building would tower above the roof lines when viewed from the east sidewalk on Tomlee. With the new 103-foot height, the LOS would cross the roof line at 93 feet above ground, clearing the roof crest by 67 feet. Not only is the RCFE visible from the public area, it also looms high above this low-density residential area.

The development of the proposed RCFE Building and subsequent demolition of the Beach Cities Health Center would result in a change in the existing views across the site. Views of the Project site would not change substantially from locations where intervening structures would obstruct the RCFE Building, such as along Tomlee Avenue (Representative View 1). Additionally,

EA-6

In setting the stage for the assessment of Impacts to Visual Character, the DEIR sites the existence of 4-story multi-family residential buildings between Beryl Street and Agate Street. The region bounded by Beryl and Agate is over the crest of the hill at Beryl Heights Elementary School on land sloping down to PCH. Any such structure would have no line of sight to the vicinity of the Project and therefore would be irrelevant. In fact, I drove through the region bounded by Beryl and Agate three times and could not find a 4-story multi-family residential building. I did find a 3-story multi-family building.

In summary, the visual character in the vicinity of the Project site is dominated by single-family and

segments of Berman Street (west of Avila Prospect Avenue), which varies in elevation.

multi-family residential buildings, scattered with schools, parks, neighborhood-serving commercial uses (e.g., restaurants, grocery stores, etc.), and surface parking lots. Taller buildings near the Project include 4-story multi-family residential buildings between Beryl Street and Agate Street. These structures generally extend up to 52 feet in height. Additionally, street trees along

EA-7

Although the legal requirements of the CEQA may allow the BCHD Project to turn attention away from visual impacts, the local ordinances in Redondo Beach and Torrance include provisions to assure developments are visually and functionally compatible with existing residential neighborhoods.

City of Redondo Beach Local Policies and Regulations (page 3.1-21)

Redondo Beach General Plan Land Use Element

Goal 1N: Ensure a high quality of the City's built environment, architecture, landscape, and public open spaces and sidewalks.

Policy 1.46.4 Establish standards for the City and coordinate with other public agencies to ensure that public buildings and sites are designed to be compatible in scale, mass, character, and architecture with the existing buildings and pertinent design characteristics prescribed by this Plan for the district or neighborhood in which they are located.

Policy 1.46.5 Require, where the City has jurisdiction, that public sites be designed to incorporate landscaped setbacks, walls, and other appropriate elements to mitigate operational and visual impacts on adjacent land uses.

City of Torrance Local Plans and Regulations

Torrance General Plan Land Use Element

The eastern portion of the Project site is located within the City of Torrance right-of-way that extends approximately 26-feet from the edge of the paved Flagler Lane. Many goals and policies within the Torrance General Plan Land Use Element relate to aesthetics, visual character, and visual quality (City of Torrance 2005). The most pertinent goals and policies are provided below. Consistency with these goals and policies is analyzed in Section 3.10, *Land Use and Planning*.

Policy LU.2.1 Require that new development be visually and functionally compatible with existing residential neighborhoods and industrial and commercial areas.

Policy LU.2.2 Encourage the transition of incompatible, ineffective, and/or undesirable land uses to land uses that are compatible and consistent with the character of existing neighborhoods.

Policy LU.3.1 Require new development to be consistent in scale, mass and character with structures in the surrounding area. For distinct neighborhoods and districts, consider developing design guidelines that suit their unique characteristics. Create guidelines that offer a wide spectrum of choices and that respect the right to develop within the context of existing regulations.

Air Quality

During the 2019 NOP scoping meetings the issue of control of air pollution, especially dust from the pulverizing of the concrete from the Beach Cities Health Center (hospital building), was highlighted. Since the initial plan in 2019 had little detail of the construction phase, a solid plan with mitigation measures was requested as a part of the EIR. This assessment was to consider the strong and persistent sea breeze the Beryl Heights and West Torrance communities experience. This westerly flow pushes most of the airborne pollutants during construction into Torrance, not Redondo Beach.

The DEIR is very much improved in its discussion of air quality issues and planned mitigations, particularly to control fugitive dust, as the following excerpts show:

As described in Impact AQ-2 below, peak daily criteria pollutant emissions from construction of the proposed Project would not exceed the SCAQMD's mass daily significance thresholds for construction. Unmitigated localized construction emissions from the proposed Project would exceed SCAQMD's LSTs for PM₁₀ and PM_{2.5} (fugitive dust). However, implementation of MM AQ-1 includes watering of exposed soil surfaces three times daily, which would achieve a fugitive dust reduction of 74 percent, and prohibiting demolition when wind speed is greater than 25 mph, which would achieve a fugitive dust reduction of 98 percent. Implementation of MM AQ-1 would reduce on-site construction emissions for PM₁₀ and PM_{2.5} below the SCAQMD's LSTs.

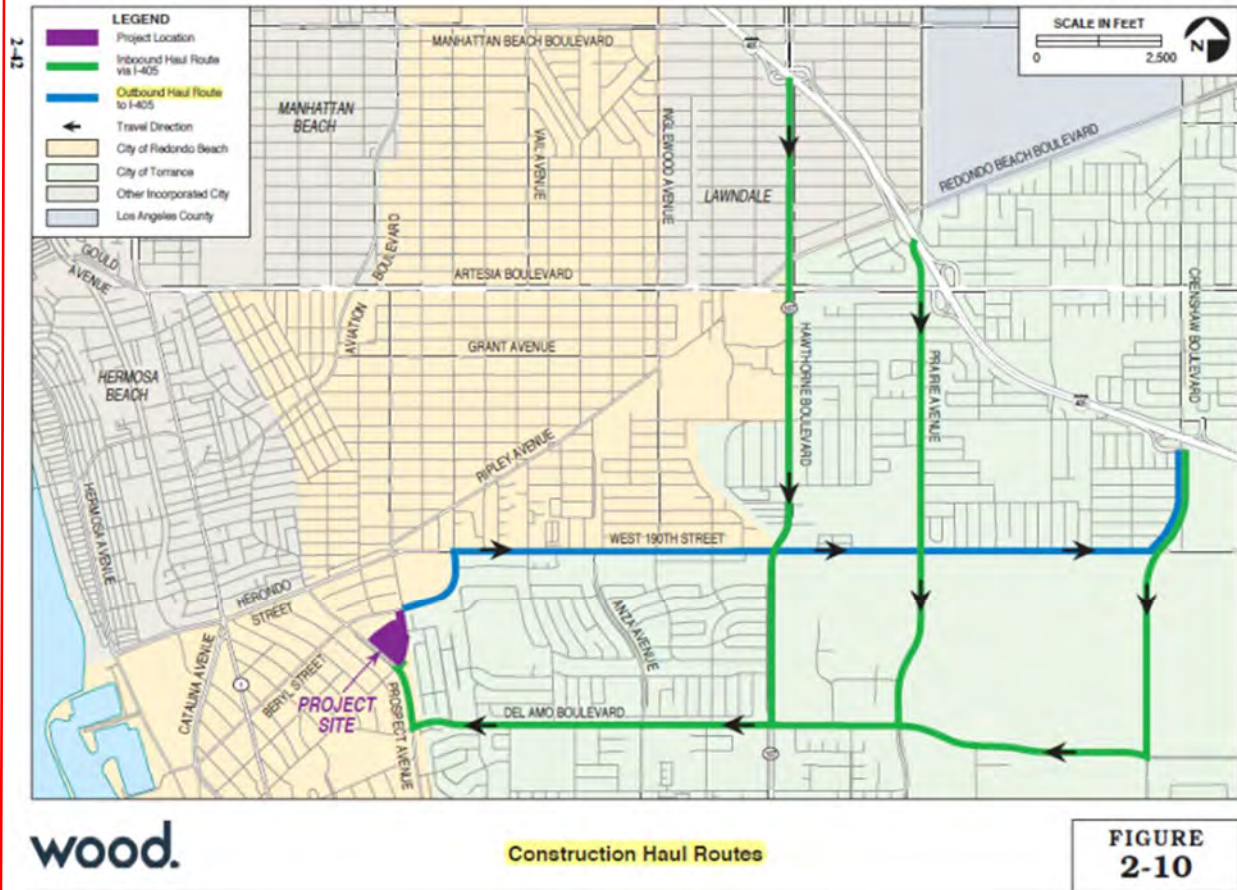
- *All construction activities that are capable of generating fugitive dust are required to implement dust control measures during each phase of construction to reduce the amount of particulate matter entrained in the ambient air. These measures include the following:*
 - *Quick replacement of ground cover in disturbed areas.*
 - *Watering of exposed surfaces three times daily.*
 - *Watering of all unpaved haul roads three times daily.*
 - *Covering all stock piles with tarp.*
 - *Post signs on-site limiting traffic to 15 miles per hour (mph) or less on unpaved roads.*
 - *Prohibit demolition when wind speed is greater than 25 mph.*
 - *Sweep streets adjacent to the project site at the end of the day if visible soil material is carried over to adjacent roads.*
 - *Cover or have water applied to the exposed surface of all trucks hauling dirt, sand, soil, or other loose materials prior to leaving the site to prevent dust from impacting the surrounding areas.*
 - *Install wheel washers where vehicles enter and exit unpaved roads onto paved roads to wash off trucks and any equipment leaving the site each trip.*

Although the above list of mitigations goes a long way in answering the concern, I believe they may not be enough to prevent large amount of fugitive dust from escaping the concrete pulverization of the obsolete hospital building. Watering the exposed surfaces three times a day may be too little. Additional mitigations to consider might include a small, portable enclosure to be placed over the current pulverization work area to trap the dust as it moves down wind.

Construction Traffic

The inclusion of a preliminary Construction Management Plan starting on page 2-40 (pdf page 158) in the 2021 DEIR cleared a lot of concerns arising from uncertainties, and allows more focused and constructive feedback. However, the planned Outbound Haul Route on Beryl Street takes thousands of

trucks past the entrance to Towers Elementary School and may represent a hazard that requires mitigating actions, which I did not see in the DEIR.



EA-9
(cont.)

Trucks leaving the site will use Beryl to reach 190th Street. This takes them by Towers Elementary School as the road bends to the north. This means that covering and wetting down the loads will be vital to keep airborne pollutants under control. An even more significant issue in my mind is the possibility of a runaway truck due to brake failure on the descending hill. At least twice a school day the area outside the parking lot gate is loaded with cars, parents and children either arriving at school or leaving for home. Under such conditions an out-of-control heavy hauling truck could precipitate a horrible accident.

Truck Haul Trips (Phase 1)	
Asphalt Export	575
Soil Export	1250
Concrete Import	1162
Demolition Export	2000
Soil Import	875
Total Trips	5862

EA-9
(cont.)

I surveyed the Beryl downgrade that starts at the intersection with Flagler Lane and found it to be approximately a 9% grade, not real steep, but a challenge to a heavily loaded haulage truck. Using the accounting of truck trips during Phase 1 construction above, I compute a total of 5,862 heavy trucks will pass this way. If the trucks have a brake dispatch reliability of 0.9999 (one in 10,000 failure rate), I compute the probability of at least one runaway truck during the total Phase 1 period is 0.44. A serious risk with this probability of occurrence would need remedial action.

I think the 0.9999 reliability assumption is a reasonable starting point for investigating the threat. I do not know what a reasonable number would be based on statistical data from hauling trucks. The EIR process should take this on as a task to get a more fact-based number for a proper risk assessment.

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 11:40 AM
To: Meisinger, Nick
Subject: Fw: Public Comments to be Read into the Record

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Elisa Nye <elisanye@gmail.com>
Sent: Wednesday, March 24, 2021 5:01 PM
To: Communications <Communications@bchd.org>
Subject: Public Comments to be Read into the Record

To whom it may concern:

I would like to voice my concerns about the upcoming plans for the "Healthy Living Campus" that is being discussed in tonight's meeting.

EN-1 I live in the neighborhood near the campus and am very concerned about the plans that are being considered for the following reasons:

- The traffic and congestion is already considerable at 'normal' rush hour time on Prospect Avenue. I commute to work going right by the campus and am very concerned that getting in and out of the neighborhood is going to become very difficult during & after this is built.
- Many of my family's doctors are currently located on the BCHD campus. Displacing them will make it much more difficult for us to access our regular health care.
- The current plans for the indoor aquatic center are a joke and will not address the needs of our community. We need proper outdoor swimming pools that can support lessons, swim teams and rehabilitation. We do not need an aquatic amusement park.
- My daughter goes to elementary school right over the hill and will soon be attending middle school down the road from campus. I am very concerned about the environmental impacts of this massive construction project going on as she goes to school.

EN-5 I strongly urge the board to take a hard look at this project and develop something that is the right size & scale for the community.

Thank you,
Elisa Nye
North Juanita Avenue

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:35 PM
To: Meisinger, Nick
Subject: Fw: BCHD construction opposition

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Lis Schneider <lis3111940@gmail.com>
Sent: Sunday, June 6, 2021 7:54 PM
To: EIR <eir@bchd.org>
Subject: BCHD construction opposition

Dear BCHD committee,

ES-1 | My husband and I are 45-year residents of Torrance and have finally come to the point of being able to enjoy our years in a nice and safe neighborhood. To now hear of an unneeded and extensive demolition and development project directly above us?

As an elderly woman with COPD and breathing problems already, I feel this will have a serious impact on my health and the health of my surrounding friends, neighbors, and children!

ES-2 | I need and would like to know how many people within a 1-mile radius of this project have: 1) COPD 2) asthma 3) Emphysema 4) any lung-related conditions? How can there be a guarantee that the hazards of this project will not impact and/or make these conditions worse?

Seriously Concerned and OPPOSED,
Elisabeth Schneider

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:02 PM
To: Meisinger, Nick
Subject: Fw: BCHD Massive Commercial long term(years) Project!!

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Frank Briganti <fjbriganti@aol.com>
Sent: Saturday, May 22, 2021 2:31 PM
To: EIR <eir@bchd.org>
Subject: BCHD Massive Commercial long term(years) Project!!

For The Public Record.

- FB1-1| 1. I oppose the BCHD Project totally. noted previously in drafts to BCHD!!
 - FB1-2| 2. West Torrance residents (200+ Homes) were excluded regarding the Project and its Harm. (EPD, Medical, Noise, Dust, Exhaust, Toxins (medical), etc)
 - FB1-3| 3. Towers School was ignored. (regarding all in #2 plus)
 - FB1-4| 4. West Torrance traffic (massive construction trucks, Safety, Noise, etc)
Truck routes will impact West Torr neighborhoods and Towers, West Hi, etc)
 - FB1-5| 5. Failure to note Completion & Financial Bonds (for all companies involved with Project!!)
 - FB1-6| 6. * Extremely high massive Buildings (Commercial adjacent to Residential areas)
Extreme window glare (day (and large lighting illumination evening into neighborhood!)
 - FB1-7| 7. Rodent infestation (health, sanitation) from Project into West Torr neighborhood)
 - FB1-8| 8.. Too many dangerous and safety problems to address all here!!
- Thanks Dr. Frank Briganti. West Torrance May 22, 2021

Sent from my iPad

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:44 PM
To: Meisinger, Nick
Subject: Fw: BCHD Massive Commercial Long Term(10+yr) Project!

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Frank Briganti <fjbriganti@aol.com>
Sent: Wednesday, June 9, 2021 2:38 PM
To: EIR <eir@bchd.org>
Subject: BCHD Massive Commercial Long Term(10+yr) Project!

This is for the Public Record!

- FB2-1 | 1 I oppose the Project the whole Project. For numerous reasons items addressed previously .
- FB2-2 | 2. West Torrance Residents were not considered how it was going to affect them(200+) homes.
- FB2-3 | 3.Noise, dust.Toxins(demolition medical buildings-mold, asbestos, lead, mercury,medical specimens (surgery, labs etc) will blow and settle on the homes below the Project.(Tomlee Towers,Mildred,+++) **Not Considered**
- FB2-4 | The above will directly affect Towers school and playgrounds directly in the wind 5to 13. Mph daily. ** noise , truck fumes , toxins also adjacent to Flagler/Beryl streets!!
- FB2-4 | 4. Massive 130+ ft high is a Commercial structure in a Residential area!!
- FB2-5 | Overhangs -will emit strong window glare below and in the evenings strong illumination from light to residents below..***Not Considered***
- FB2-5 | 5.Traffic NO Truck routes for existing the Project!! All are not truck routes in the City of Torrance. Danger Safety issues in residential areas.
- FB2-5 | ** Numerous truck /construction equipment will delay Emergency Response(Fire, RDPD , Paramedic, ambulance response times.
- FB2-6 | Red Fire Dept station is too far removed from Site!!
- FB2-6 | 6..This a Commercial (Silverado \$\$\$\$)Project under the disguise as medical)
- FB2-7 | No problem reducing the size of massive Project.
- FB2-8 | A. Delete Silverado large expansion and reduce time frame to 1 yr only.
- FB2-9 | 7. No completion and financial Bonds Noted!!
- FB2-10 | 8. Not Noted working times.7 days -day and nights??
- FB2-11 | 9. Not considered Health affects on West Torrance residents(sinus, allergies,eyes, nose, hearing, etc. plus psychological affects.

Thanks Dr. Briganti. Tomlee Ave. Torrance,CA. June 9,2021

Sent from my iPad

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:53 PM
To: Meisinger, Nick
Subject: Fw: Public Comments to the BCHD DEIR

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Frank von Coelln <von@earthlink.net>
Sent: Thursday, June 10, 2021 2:34 PM
To: EIR <eir@bchd.org>
Subject: Public Comments to the BCHD DEIR

To Nick Meisinger,

FVC-1 My residence on Tomlee is one of the homes that is within 80 ft. from the proposed structures that will loom over Flagler Lane. I am an original owner of our residence of over 52 years. My wife and I are in our 70's now and hope to spend our final years in the home where we raised our family. The threat of overdevelopment of the BCHD campus that will cast an afternoon and even shadow on my home is incredulous, as is the invasion of our privacy by dozens of windows peering into my backyard from the assisted living apartments. Redondo Beach residents didn't want the BCHD campus in their backyard at Diamond Lane and now, with the redesign, you are hearing the same from Torrance residents.

FVC-2 The proposed redesign will:

- Cause significant damage to blue sky views and major privacy issues.
- Subject residents to significant glare and night-time lighting of the 24/7 operations facility. DEIR provides no substantive analysis of impact.
- Create shadow effects that are significant to Torrance homes to East, Towers Elementary school and Redondo Beach homes to the North.

FVC-3 Key viewing locations (KVLs) are flawed and deceptive. Main KVL from 190th and Flagler used to justify mitigation of reduction of 20 ft. height is flawed.

- Viewing location is deceptive, one of the few viewing locations where the project site appears to be lower than street level, rather than elevated 30 ft. above street level to the East.
- View of PV Ridgeline from this viewing location is not representative of views Not the highpoint as stated.

FVC-4 RCFE is clearly Incompatible with surrounding neighborhoods. Its placement on the extreme perimeter of the property, combined with the proposed scale and mass causes the most damage to surrounding neighborhoods.
Violates General Plan land use policies for cities of Torrance and Redondo Beach municipal code to be “compatible in scale, mass, and character with surrounding neighborhoods.”

FVC-5 Please don't cause me to suffer the indignity of having to leave my residence for all of the reasons above and countless others that your concerned neighbors are respectfully submitting.

Respectfully,
Frank Von Coelln

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:08 PM
To: Meisinger, Nick
Subject: Fw: benefit

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

-----Original Message-----

From: Fred Fasen <fredfasen@me.com>
Sent: Monday, April 12, 2021 10:20 PM
To: Communications <Communications@bchd.org>
Subject: Re: benefit

FF1-1 I would just like to know how will the building of such a pro profit structure benefits the citizens and residents of the 3 beach cities anymore than it already does? I would like to know when the tax payers gave the Board BCHD the freedom to give away OUR property?

FF1-2 Based on the EIR and noise abatement or noise suppression will not be successful because they will be driving the shoring beams very deep and the pounding will create too much vibration for the surrounding structures and above noise levels stated in the EIR.

FF1-3 Please come up with new and improved BCHD for the taxpayers

Sent from my iPhone

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:16 PM
To: Meisinger, Nick
Subject: Fw: Re:EIR

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Fred fasen <fredfasen@me.com>
Sent: Wednesday, May 26, 2021 9:37 PM
To: EIR <eir@bchd.org>
Subject: Re:EIR

FF2-1 The report keeps getting larger and larger instead of smaller and shorter. When the citizens didn't approve of the original plan, it was stated that it would be downsized and smaller footprint,, no it's the size of the Staple Center!

FF2-2 The noise and traffic and pollution is too much for this small city

FF2-3 I have to say No Way to this proposal

Fred Fasen
Redondo beach

Sent from my iPhone

Sent from my iPhone

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:34 PM
To: Meisinger, Nick
Subject: Fw: BCHD

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Gary Dyo <garysdyo@yahoo.com>
Sent: Sunday, June 6, 2021 4:20 PM
To: EIR <eir@bchd.org>
Subject: BCHD

To Whom it May Concern:

- GD-1** | I am OPPOSED to BCHD's (Un) Healthy Living Campus and 5 years of ACTIVE demolition and construction. These THREE things must be STOPPED:
- GD-2** | 1) TALLER-the facility towers 103 ft. tall and 133ft. over homes. Will block sunlight and views from all directions.
- GD-3** | 2) HAZARDOUS-Homes and schools are from 80 feet to a few 100 feet away.
- GD-4** | 3) TRAFFIC/CONGESTION- 10,000 heavy haul truck trips coming into my neighborhood.
- GD-5** | The BCHD project must not commence for the reasons above.

Sincerely,

Gary Dyo
garysdyo@yahoo.com

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:51 PM
To: Meisinger, Nick
Subject: Fw: BCHD proposed building project on Prospect

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: gtafremow@verizon.net <gtafremow@verizon.net>
Sent: Thursday, June 10, 2021 11:54 AM
To: cityclerk@redondo.org <cityclerk@redondo.org>; cityclerk@torranceca.gov <cityclerk@torranceca.gov>; citycouncil@hermosabeach.gov <citycouncil@hermosabeach.gov>; cityclerk@citymb.info <cityclerk@citymb.info>; skeller@rbusd.org <skeller@rbusd.org>; superintendent@tusd.org <superintendent@tusd.org>; stowe.tim@tusd.org <stowe.tim@tusd.org>; rbpta@rbusd.org <rbpta@rbusd.org>; torranceptas@gmail.com <torranceptas@gmail.com>; Communications <Communications@bchd.org>; EIR <eir@bchd.org>; pnovak@lalafo.org <pnovak@lalafo.org>; GChen@TorranceCA.Gov <GChen@TorranceCA.Gov>
Cc: TRAO90503@gmail.com <TRAO90503@gmail.com>; 'LINDA Zelik' <linzelik@gmail.com>; plafremow@verizon.net <plafremow@verizon.net>
Subject: BCHD proposed building project on Prospect

To whom it may concern,

We are 25-year residents of north west Torrance and live less than 2 blocks from the proposed building site.

GPA-1 Our neighbors have been actively involved for years and frequently voiced our opinions against this terrible travesty at both the in-person and zoom meetings. Unfortunately, all of our very valid concerns not only have fallen on deaf ears, but the project's proposed square footage and height keeps mushrooming, getting more absurd each year. Tragically, the adverse consequences for the community are much worse now than even when originally proposed.

We are vehemently opposed to this ill-advised monstrosity for many reasons:

GPA-2 ***Health hazards.** The demolition and construction for 5-10 years will result in fallout from the airborne contaminants including concrete dust, asbestos, lead, PCB's & probable mold, among others. These contaminants will certainly be detrimental to the local residents, particularly school children, seniors and persons with asthma. It is not hard to anticipate many **expensive lawsuits** from this. Within a one-mile perimeter there are five schools whose students will be adversely affected, Towers Elementary, Parras Middle School, Beryl Heights, West High and Redondo High. Most especially Towers as their playground is less than 100 feet away! Have you considered that the **children will not be able to play outside for well over five years?** Have you even cleared this with the respective school boards?

GPA-3 ***Illegal Zoning.** This 11-acre plot of land was never intended for a **commercial, for-profit business**. This was always intended to be for the use of, and the betterment of, the local residents. This high-priced business venture to house rich senior citizens **absolutely does not qualify!** Therefore, you are **breaking the longstanding laws and codes** put in place to protect local citizens.

GPA-4 ***Traffic/Safety Issues.** The streets around Prospect, Beryl, Flagler and Del Amo (which surround a large strip mall) are already extremely congested. This project would not only double the traffic congestion but would cause severe safety issues for the children attending the five schools mentioned above. Children cross these surrounding streets by foot, on bikes and on skateboards. Again, our children should not be subject to these life and death dangers that this project will create. If you don't care about children's lives, do you at least care about the lawsuits that will result?

GPA-5 ***Quality of Life for Redondo and Torrance residents.** This mammoth project does **not fit** into this residential community! Building something the size of The Staples Center in a residential area is detrimental to our quality of life in many respects. One of which is that it will block sunlight and ocean breeze for the nearby residents. Not to mention, our property values have decreased because this over-building plan **might** go to fruition.

GPA-6 **I implore you, please DO NOT go forward with this proposed project!** Certainly, you can find other, more community friendly uses for this land.

George and Pam Afremow
19412 Linda Dr., Torrance

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 11:32 AM
To: Meisinger, Nick
Subject: Fw: stop the steal ! (and I don't mean the 2020 election)

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Stephen Parker <sparker100@verizon.net>
Sent: Sunday, March 14, 2021 4:58 PM
To: EIR <eir@bchd.org>
Subject: stop the steal ! (and I don't mean the 2020 election)

Dear BCHD Board

Let's start with this. Don't build the \$374 million, 253000 square foot monstrosity

I don't care if the architect had designed the Lincoln Memorial

This community does not need this

GP1-1 I speak for my wife and brothers and myself.

You receive \$4 million a year in tax revenue.

Don't waste it on this

Tom Blakey, don't wrap it around with crap about "a sense of place" this sounds more like the PR crap that was used to promote The Point in El Segundo.

Youth Counseling we need more of I agree but this area of over the top white entitlement and over the top white privilege (and I am white) needs low-income housing for seniors of all colors or affordable housing for all lower-income member of our

GP1-2 South Bay Community.

And then you have a shameful Gaul to consider a \$12,000 monthly rent to seniors who live there

Healthy needs include healthy eating, weight loss getting off prescription drugs, unhealthy addictions to social media, and other social services for the South Bay Community

Not everyone who lives here is in the top 1% or even the top 10% of income earners

Enough has already been stolen from the US Treasury giving these high earning income groups tax breaks from Donald J. Trump and his band of Republican thieves

And the greatest beneficiaries during the pandemic have certainly these income groups

GP1-3 So this is not the best use of the money you propose if you really intend to serve a diverse cross-section of the South Bay

In 2020 I voted for "new blood" to be on the board.

Too many have been there too long and should be termed out if those rules were in place

I VOTE ALONG WITH MY WIFE AND BROTHERS WHO GREW UP IN HERMOSA BEACH AND WE SAW THE CLOSING OF THE SOUTH BAY HOSPITAL.

YOU NEED TO COME UP WITH A BETTER USE OF THE USE OF OUR HARD EARNED AND PROVIDED FUNDS

ANSWER MY LETTER PLEASE
THANK YOU FOR THE FORUM

GEORGE PARKER

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:29 PM
To: Meisinger, Nick
Subject: Fw: Public Comment to BCHD DEIR
Attachments: BCHD May Board Report Shows EIR Self-Approval Moved up to August.pdf

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Glen and Nancy Yokoe <ninjabytes@hotmail.com>
Sent: Friday, June 4, 2021 10:11 AM
To: CityClerk@Redondo.org <CityClerk@Redondo.org>; cityclerk@torranceca.gov <cityclerk@torranceca.gov>; citycouncil@hermosabeach.gov <citycouncil@hermosabeach.gov>; cityclerk@citymb.info <cityclerk@citymb.info>; skeller@rbusd.org <skeller@rbusd.org>; superintendent@tusd.org <superintendent@tusd.org>; stowe.tim@tusd.org <stowe.tim@tusd.org>; rbpta@rbusd.org <rbpta@rbusd.org>; torranceptas@gmail.com <torranceptas@gmail.com>; Communications <Communications@bchd.org>; EIR <eir@bchd.org>; pnovak@lalafco.org <pnovak@lalafco.org>; pnovak@lalafco.org <pnovak@lalafco.org>; CityClerk@Redondo.org <CityClerk@Redondo.org>
Subject: Public Comment to BCHD DEIR

Ladies and Gentlemen,

GNY1-1 Speaking for my family and hundreds of concerned neighbors, including the elderly, developing pre-school and school-aged children, we oppose the proposed BCHD HLC project.

GNY1-2 The traffic nightmares and dangers, increased noise, dust, and 24-7 air pollution(irritants and confirmed carcinogens)occurring over 5+ years will harm our community to benefit a private money-making enterprise of an oversized, incompatibly designed and placed assisted living facility looming over our homes in west Torrance.

The HLC is dubiously speeding forward by BCHD and most of its Board of Directors, ignoring and defying an overwhelming opposition to it by the surrounding and nearby citizenry, who disapprove of it for a myriad of good reasons.

GNY1-3 The attached BCHD DEIR deficiencies noted are extensive and are rife with misrepresentations, inaccuracies, and omissions. These are well pointed out and documented by the City of Torrance Community Development Department, whose letter to Mr. Nick Meisinger, Environmental Planner, Wood Environment & Infrastructure Solutions, Inc., regarding the DEIR has been approved by the Torrance City Council. Councilmembers, at their May 25th meeting voiced similar concerns of the residents being negatively affected in our neighborhood.

This project is an affront to the legitimate health and well-being concerns of affected families young and old who have chosen this area of the south bay for its clean air, top schools, and like-minded safety and health-conscious neighbors and leaders.

Respectfully,

Glen and Nancy Yokoe
Residing on Tomlee Ave, north cul de sac

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:52 PM
To: Meisinger, Nick
Subject: Fw: Public Comment to BCHD HLC

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Glen and Nancy Yokoe <ninjabytes@hotmail.com>
Sent: Thursday, June 10, 2021 1:33 PM
To: EIR <eir@bchd.org>
Subject: Public Comment to BCHD HLC

To Whom It May Concern,

Again, we are stating our opposition to the massive HLC and its adverse effects on the surrounding residents in Redondo Beach and Torrance. It has been shown through signed petitions, written input, and attendance at BCHD BoD meetings that the vast majority of the citizenry has a myriad of grave concerns over this project.

The DIER has many flaws and deficiencies in that it makes assumptions, omits data, minimizes dangers and is lacking in analysis including Land Use, Aesthetics, Transportation Hazards, Noise, Air Quality, and Hazardous/Toxic materials. Additionally, Phase 2 descriptions are vague and lack proper visualizations.

Some problems, though certainly not all, include the following:

1. The HLC structures, placed at the extreme perimeter of the BCHD property are incompatible with adjacent communities and violate General Land Use policies.
2. Demolishing the 514 building exposes residents, including children in nearby schools and the elderly to lead, mold, asbestos, silicates and other irritants and or carcinogens.
3. Excavation and trenching of >31,000 cubic yards of soil containing significant amounts of PCE, as already found and documented in 29 of 30 samples, and is particularly high in the northeast vacant lot along Flagler Lane, will release enormous amounts into and on to surrounding neighborhoods and during heavy truck transport of it on our streets.
4. Air Quality on site problems exceed SCAQMD standards. Concrete grinding at site produces unmitigable air pollution as wind speeds in this area are high and variable on a 24/7 basis.
5. Significant Vibrations and Noise can't be mitigated. Noise will exceed FTA thresholds adversely affecting hearing, sleep interference, physiological response, annoyance, and overall wellbeing.

GN Y2-8 The BCHD HLC is an Unhealthy affront to the like-minded citizens who chose a healthy environment here in West Torrance and Redondo Beach to raise their families, work hard, sacrifice and put their resources into an exemplary community in which to live their lives.

Respectfully,
Glen and Nancy Yokoe
West Torrance, Pacific South Bay residents

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:58 PM
To: Meisinger, Nick
Subject: Fw: Public Comments to the DEIR

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Grace DuVall <gduvall@outlook.com>
Sent: Thursday, June 10, 2021 4:43 PM
To: EIR <eir@bchd.org>
Subject: Public Comments to the DEIR

GDV-1 | As a lifetime resident of Torrance, I am extremely concerned about the BCHD project. There are so many health issues that would impact students at Towers and all the surrounding schools and homes. The DEIR downplays significant impacts.

GDV-2 | The massive assisted living facility is completely Incompatible with surrounding neighborhoods in scale, mass and character. the very things that both Torrance and Redondo Beach municipal code clearly states it violates.

GDV-3 | Please provide more details on the health impacts of noise, air quality and hazardous materials. The DEIR was deficient in providing the full scope of health impacts on our community.

Thank you,

Grace DuVall

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:07 PM
To: Meisinger, Nick
Subject: Fw: NO to the BCHD Development

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Greg Podegracz <gregpode@gmail.com>
Sent: Tuesday, April 13, 2021 8:32 AM
To: Communications <Communications@bchd.org>; EIR <eir@bchd.org>
Subject: NO to the BCHD Development

- I am a resident on Paulina Avenue and have owned the house since 1976.
- GP2-1 I am asking that this project at the BCHD site be cancelled due the impact it will have on the surrounding neighborhood.
- GP2-2 This project is TOO BIG and TOO INTRUSIVE on our neighborhood.
- GP2-3 There are plenty of areas around the South Bay that could be torn down and have a project like this built.
- GP2-3 OR wait till the power plant is torn down and use the area where the power lines are to make a project like this.
- GP2-4 I will do whatever I need to do to see that this MONSTROCITY of a building does not go in and ruin this neighborhood.
- There are other options.

Greg Podegracz

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:59 PM
To: Meisinger, Nick
Subject: Fw: BCHD HLC DEIR comment

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Hamant and Robin Patel <hamrobpatel@gmail.com>
Sent: Monday, May 17, 2021 12:07 PM
To: EIR <eir@bchd.org>
Subject: BCHD HLC DEIR comment

To BCHD/Wood Environmental and Infrastructure Solutions, Inc:

The CEQA states that Economic, social, and particularly housing factors shall be considered by public agencies together with technological and environmental factors in deciding whether changes in a project are feasible to reduce or avoid the significant effects on the environment identified in the EIR. If information on these factors is not contained in the EIR, the information must be added to the record in some other manner to allow the agency to consider the factors in reaching a decision on the project.

Economic fairness for the BCHD project can be defined as when the affected city residents (Redondo Beach, Manhattan Beach, Hermosa Beach, and Torrance) and BCHD/Developer equally benefit from the project's success. This means that all opportunity and prosperity are shared and inequities between the different groups are reduced. Meeting this objective requires all parties to acknowledge a number of instances of unfairness – from the disruption of daily lives for the construction and operation of the new facilities, lack of access to future residents (affordability), use of city resources (money) for potential gain of a private sector to project justification.

HRP-1 Per a 2019 article in the Daily Breeze, the health district was formed in 1960 to fund a then-rural hospital. Currently the BCHD is focused on preventative health with approximately 40 programs. The district received about \$3.7 million 2019 property tax revenues from the cities of Redondo Beach, Manhattan Beach and Hermosa Beach which accounts for 26% of its revenue. The balance of funds is generated through leases, partnerships and fees. BCHD will be partnering with an external party for the construction and operation of the facilities.

New development under Phase 1 would include a 203,700-square-foot (sf) Residential Care for the Elderly (RCFE) Building with 157 new Assisted Living units, 60 Memory Care units (replacing the existing Silverado Beach Cities Memory Care Community located within Beach Cities Health Center), 14,000 sf of space for the Program of All-Inclusive Care for the Elderly (PACE), 6,270 sf of space for Community Services, and a 9,100-sf Youth Wellness Center. Following the construction of the RCFE Building, the existing 158,000-sf Beach Cities Health Center would be demolished providing space for approximately 114,830 sf of open space as well as an approximately 40,725-sf surface parking lot with 86 (including accessible parking spaces and electric vehicle [EV] charging stations). Two of six project objectives are to address the growing need for assisted living with on-site facilities and to create a modern campus with public open space and facilities designed to meet the future health needs of residents. The DEIR states that the proposed RCFE growth of 177 residents is an increase of 1% of the relative populations of Redondo Beach and Torrance. The DEIR states that the new Assisted Living units are a primary objective of the project. The DEIR does not provide sufficient analysis to support whether the new residents will be from the supporting cities (Redondo Beach, Hermosa Beach, Manhattan Beach) and whether the residents of those cities will be able to afford the monthly rent. Additional analysis is needed to justify the cost of the facility to the residents of the supporting cities.

- HRP-2 | The proposed Project is projected to generate short-term employment opportunities during construction, which would draw workers from the existing regional workforce. Clarification is needed to define “existing regional force” and whether this regional workforce would benefit the supporting cities.
- HRP-3 | The DEIR also states that Phase 1 and Phase 2 of the proposed Project are expected to employ approximately 170 full-time equivalent employees drawn mostly from the existing regional workforce. The proposed Project is not expected to substantially affect long-term employment opportunities. The DEIR establishes that there will not be an economic labor benefit to the supporting cities.
- HRP-4 | The DEIR Section the economic feasibility of the project. Additional analysis/information is required:
1. Include analysis of Redondo Beach, Hermosa Beach, and Manhattan Beach that justifies the need for a new facility. The following should be included:
 - a. Analysis on existing assisted living facilities in Redondo Beach, Hermosa Beach, Manhattan Beach and Torrance. The analysis should include how many beds are available, the occupancy rate, and the projection of beds required in the future.
 - b. Current and projected age demographics of the 3 beach cities
 - c. Current and projected median income of the targeted residents of the BCHD Healthy Living Center
 - d. Projection of the cost to live in the BCHD Healthy Living Center and occupancy requirements to support the costs
 - e. Financial cost comparison between the proposed units and the BCHD’s current facility (Silverado)
 2. Include financial analysis for when the beach cities will recover their investment (bond) from the venture and how the partnership arrangement will function.
- Adequate information to justify the use of the publicly funded health district assets for this project is incomplete and needs to be addressed.

Thank you.
Robin Patel

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:13 PM
To: Meisinger, Nick
Subject: Fw: Public comments to BCHD DEIR

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: jack holman <jackholman310@gmail.com>
Sent: Tuesday, May 25, 2021 5:29 PM
To: EIR <eir@bchd.org>
Subject: Public comments to BCHD DEIR

Hello again,

JH-1

I know, I misspelled Beryl to Berle. Figures.

But please don't think that lessens my objection to the BCHD building project. Not on your life.

Regards,

Jack Holman
19414

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:26 PM
To: Meisinger, Nick
Subject: Fw: Public Comment -BCHD proposed project

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Jacqueline Caro <pegasusbluesky@yahoo.com>
Sent: Wednesday, June 2, 2021 5:44 PM
To: EIR <eir@bchd.org>
Subject: Public Comment -BCHD proposed project

June 2, 2021

Comments on BCHD DEIR:

The DEIR is over 900 pages long. It is difficult to go through, not only because of length but page numbers do not correlate with the pdf numbers of the scanned report. For example, their page number can indicate 3.2-51, but to see this page I would need to go to page 320.

I know the public comment was extended, but during this period public school transitioned from zoom school to a combination of in person instruction. This created added difficulties for parents who work from home due to the pandemic to also manage a new schedule and yet find the time to read a 900+ page document.

Phase 1 –This all takes place near Flagler & Beryl. It will affect Torrance residents east of the BCHD property & Towers Elementary & Redondo residents north on Beryl & N. Prospect.

Noise – (Pg. 32-35) is unavoidable according to the report. Demolish old BCHD hospital on site. Hours of Construction for 2 years & 5 months, 6 days a week. Monday – Friday 7:30AM – 6PM & Sat. 9AM – 5PM. This time frame is only if construction runs on time without delays. Most of construction is to take place near Beryl & Flagler. Please give a time frame if construction has delays due to weather, etc.

The constant noise would interfere with Tower's Elementary School's teacher's ability to educate their students. Have you contacted the school and parents? They must be notified to address such a huge project. The noise would also interfere with people who work remotely from home.

Energy -

The report states the removal of 20 trees located on Diamond to make room for a SCE substation & substation generator yard large enough to provide power to Phase 1 & 2. The report directs the reader to Fig. 2-5 & 2-7. Could you provide the measurements of the substation and generator?

The current trees act as a "green barrier" for the homes on Diamond. It is dangerous to put this generator across the street from the residential homes on Diamond and N. Prospect. It could affect the mental well-being of the residents subjected to the constant noise of a generator. Please state how loud the generator will be and the impact of this noise to the residents of Redondo Beach and Torrance.

Flagler Lane – The project proposes to dig a 26 ft. deep excavation of the hill (Flagler & Beryl) to create a subterranean service area & loading dock. Pg. 375. This street is also used by parents who drop off and pick up their children at Towers Elementary. It can become quite busy. It's not safe to put a loading dock which would be used by delivery trucks on Flagler Lane. This street leads into a residential neighborhood. Please include a traffic study for Towers Elementary and Beryl Elementary traffic and how it impacts the intersection of Flagler Ln. and Beryl St.

Truck Haul Route with hazardous waste covered to go down Beryl (right past Towers Elementary) to 190th & use Crenshaw Blvd. to get to the 405 freeway. Your diagram on pg. 160 for truck haul route does not identify Beryl. Can you add the name of Beryl to Fig. 2-10? Could you also notify Towers Elementary school and parents?

Hazardous Waste – You have identified asbestos, PCB's which have no taste or smell and particulate matter all of which can be inhaled. The at- risk groups for this are: the elderly and young children. The proposed project is near Towers Elementary and Dominguez Park that features a playground, Little league baseball field and dog park. It's not healthy for these groups to be exposed to carcinogens.

Air Quality – (Pg. 263) You explain the susceptible groups affected by air pollution are; children, the elderly, athletes and people with cardiovascular and chronic respiratory diseases. The report does identify all the numerous public parks and schools nearby. However, the report fails to identify the high school track teams which use Del Amo to run westward to

JE1-8 (cont.) practice, as well as many other surface streets in the area. Some physical education classes have also used Sunnyglen park. Have you notified the high school athletics department?

JE1-9 **Population & Housing** – You have stated that the proposed project will create 170 new jobs. Can you clarify if they will be part-time or full-time employees? Their assigned hours will affect traffic.

JE1-10 **Incorrect** – Pg. 234 describes the Providence Little Company of Mary building as a 4-story building. It is 3 stories. (You correctly identify this on pg. 127.) The Beach Cities Health Center is described as 5 stories, but please clarify the building is 4 stories above ground. There is a small area that sits atop this building, but does not extend to the entire length of the building. Can you clarify this?

JE1-11 **Shade** – Pg. 270, 271 -The report explains that the shade of the 6 story (203,000 sq. ft.) building will affect the north east portion of the BCHD property. This affects the Redondo neighborhood across from Vons, the Torrance neighborhood and Towers Elementary. The school playground has been used afterschool for sports practice. Please include how the shade would affect afterschool practice. Can you also state how this shade will affect homeowners who have invested money to install solar panels to generate electricity.

JE1-12 **Aesthetics** – Pg. 263 The report states that the proposed construction is compatible with the character of the Torrance & Redondo neighborhood. The report acknowledges that the BDHD property is in a R-1 neighborhood in Redondo & Torrance. Multi-units on Beryl & Prospect in Redondo. The Vons shopping center consists of 1- story Store fronts. The RCFE building would be taller than the Torrance Memorial Hospital (pg. 232) which is located on Lomita Blvd. The Golden West Tower in Torrance is located 3 miles away from this project. The Delphi Apartments in Redondo is located 2.6 miles from this project. Neither building is located within multiple public schools, parks and residential homes. The BCHD property is uniquely located is within public schools, parks and residential homes. The report states the project is consistent with the character of the neighborhood. (pg.263) I disagree. This proposed project would greatly affect the aesthetics of this residential neighborhood.

JE1-13 You also provide a list of trees to be considered to replace removed trees. (pg.225) Most of the trees listed are slow growth trees and on average only grow to 25 feet. This would not mitigate the RCFE building with a height of 103 feet, 133.5 feet from Flagler. Please include heights and growth rates of any foliage/trees to be planted at the proposed project.

JE1-14 **Phase 2 - Shade** – The 8 ½ story parking structure would create shade for the Torrance neighborhood to the east and Redondo residents. This is not addressed in the report. Please include how homeowner's solar panels would be affected by the shade caused by the parking structure. Also, please include diagrams of the shade from the proposed parking structure to demonstrate effect on surrounding neighborhoods.

JE1-15 **Transportation** – (pg. 735) The report states the project will add 376 net daily VMT, but does not address drivers who speed through a solid red light at the intersections. Recently, I have witnessed this on the intersections of N. Prospect & Del Amo & Wayne Ave. & Del Amo during non-peak times. This reckless driving behavior has been happening for the past 4 years. I'm concerned for the safety of the pedestrians, athletes and safe drivers. The traffic studies only count vehicles, but don't monitor dangerous drivers. I'm concerned about my safety and others as additional cars are added. Could you do a study on drivers who run through a solid red light on Prospect & Del Amo? It just happens very often.

JE1-16 **Alternative Option** - The report gave 6 alternatives for this project. I would like to see a 7th Alternative which would address the financial shortfall of BCHD. For example, the passage of a bond or a slight membership increase for classes offered.

JE1-17 Overall, the developers of the past showed respect to their residential neighbors in Torrance and Redondo Beach. It's evident by the current green space on Diamond, Flagler & N. Prospect, the central location of the power generator and the building height.

In Torrance, the Oakmont assisted living facility has only 2 stories. Likewise, the Kensington in Redondo Beach cooperated with the community and stands at only 2 stories. The Providence Outpatient & Imaging center in Torrance worked with the community to build a 3- story facility. I would hope that Beach Cities Health District could do the same. The proposed Phase 1 development primarily benefits the privately owned assisted living facility to be built at 203,700 square-feet. It does not fit with the aesthetics of the surrounding residential neighborhoods and schools.

Jackie Ecklund
Torrance Resident

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:50 PM
To: Meisinger, Nick
Subject: Fw: Public Comment DEIR

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: James Ecklund <james.ecklund@yahoo.com>
Sent: Wednesday, June 9, 2021 8:22 PM
To: EIR <eir@bchd.org>
Subject: Public Comment DEIR

JE2-1 The proposed site power demand is alarming and unreasonable considering that in 1958 the building had far less efficient fixtures and amenities. The estimated load of 1,144,345 kWh for phase 1 and 4,989,622 kWh for phase 2 combined will be more than twice the original building's consumption. Consider more efficient appliances and recalculate this estimate while sharing the details of solar panels, solar water heating, etc. to reduce the load drawn from the power grid.

JE2-2 Clearly explain the use of the generator to be located on this property which will be much closer to residents than the existing generator. Will it be run only during power outages or will be used to reduce the peak demand at the site or only during SCE's requested load reduction when power demand exceeds state supply. This must be disclosed in the EIR. Noise from the generator operation was not considered.

JE2-3 Update table 3.5-1 to include 2018 electricity consumption for Redondo Beach. If LA county data is available for 2018 then it's deceptive to use 2010 data for Torrance and Redondo Beach. The proposed parking garage alone is estimating more electricity demand than the existing facility. This is wasteful and makes no sense considering current technology in 2021.

JE2-4 Overall the Draft EIR is misleading (estimated energy demand does not consider sustainability features), confusing (electrical yard is figure 8 or 15 depending on the diagram) , and contains non-pertinent information (California's electricity generation data). It's clear to me this report is meant to confuse the public and is a poor representation of Beach City Health Districts best effort to be forthcoming and transparent with this project.

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:50 PM
To: Meisinger, Nick
Subject: Fw: Public Comments to the BCHD DEIR
Attachments: Imai_C_Concerns_2021_06_01.pdf; Bichanich_J_Concerns_2021_06_08.pdf

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Jay Bichanich <jdbastro@verizon.net>
Sent: Wednesday, June 9, 2021 9:47 PM
To: EIR <eir@bchd.org>
Subject: Public Comments to the BCHD DEIR

Please see the attached letters.

Thanks.

-Jay Bichanich

Torrance Homeowner and Resident

June 9, 2021

DEIR

Re: Proposed BCHD Expansion Project

Dear DEIR Representative:

I am a 25 year resident and homeowner on Tomlee Ave near the site of the proposed BCHD project. I have the following concerns regarding this development project. My concerns are as follows:

- JB1-1 | 1) During general construction, there will be many heavy trucks traveling around the neighborhood presumably using Del Amo Blvd and Prospect Ave. The persistent noise from these heavy vehicles will be a continuing irritant to nearby residents over extended periods (months / years) for the duration of the construction project which will last for 5 years.
- JB1-2 | 2) If it is completed, the population of over 300 tenants will result in increased ambulance visits with persistent sirens blaring, increased tenant visitor traffic, and in general increased traffic and congestion on neighboring streets. The added noise will substantially reduce the tranquility of my own neighborhood. The added traffic congestion will make entering and leaving my neighborhood more difficult.
- JB1-3 | 3) Property values will drop considerably during construction according to a local real estate agent. This will be due to the noise from heavy vehicles in the area, additional pollution from vehicles and legacy building demolition. Why do our property values have to be suppressed for over a decade? After construction, the increased traffic on Flagler Ln, Towers St, Redbeam Ave will permanently suppress home values on / near those residential streets.
- JB1-4 | 4) The final layout of the BCHD project looks massive. It appears overly grandiose and large compared to structures immediately surrounding it, including nearby apartment buildings and the many single family homes in the immediate area. The grand scale doesn't 'fit' the neighborhood.

Please do not proceed with this large construction project. Thanks for your time.

Sincerely,

Jay Bichanich

Torrance Homeowner and Resident

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:32 PM
To: Meisinger, Nick
Subject: Fw: Over sized senior husing

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Jaysen Surber <jaysen.surber@gmail.com>
Sent: Friday, June 4, 2021 7:31 PM
To: EIR <eir@bchd.org>
Subject: Over sized senior husing

JS1-1 | My name is jaysen surber and live in North Redondo, life long resident and i oppose the plan for prospect and beryl...

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 11:32 AM
To: Meisinger, Nick
Subject: Fw: eir comment regarding pool

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Jeff Widmann <jmwidmann@gmail.com>
Sent: Sunday, March 21, 2021 11:07 AM
To: EIR <eir@bchd.org>
Subject: eir comment regarding pool

JW-1 | First, and to empathize, this must be very challenging for your team trying to bring all of these disparaging parties together to form a greaat package! Good luck with it.

My only comment is regarding the pool. I swim at redondo high (when it was open) as it is the only 25 yard pool in south redondo.

My wife and twins also. Even though the hours were limited for lap swimming, i cherished the time in the pool.

JW-2 | To spend all that money and not have a 25 yard long multi lane pool seems ridiculous. Especially since this is a swimming and water mecca.

The leisure pool is fine also and all that goes with it. But please do not sacrifice the 25 yard pool in the process. Like the article in easy reader stated, it only takes 6000 sq ft to make a regulation pool. You will make thousands of people very happy in the end and I will be there. If there is no 25 yard pool I will not be using the facility.

JW-3 | All else in the report is great to me. Anyway, thats my two cents. Thanks for likstening.

jeff and thom, ella and emily widmann
414 sierra vista drive
redondo beach, 90277
310 947 4904

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:07 PM
To: Meisinger, Nick
Subject: Fw: BCHD

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Jennifer Sams <ajsams@verizon.net>
Sent: Tuesday, April 13, 2021 3:25 PM
To: Communications <Communications@bchd.org>; EIR <eir@bchd.org>
Subject: BCHD

JS2-1 To Whom it May Concern, I am extremely opposed to the overdevelopment that BCHD wants to put on the vacant lot on the corner of Flagler and Beryl. What they have dreamed up is too large in scope that encroaches on a quiet, safe residential neighborhood. My parents brought me home from the hospital when I was born, and I lived out my childhood in this house on 19331 Tomlee Ave. This part of Torrance is so quant and desirable that I have chosen to raise my family in Torrance. I now take care of my elderly parents as they live out their sunset years in that house. They never left because of the quiet and the neighborhood friends.

JS2-2 My parents and I are extremely worried about the noise, traffic, pollution, and loss of privacy for the years that it will take to build this monstrosity. Not to mention, that afterwards their backyard and home will be exposed to all the windows of the hundreds of assisted living units that can then look down onto them. The building JS2-3 itself is so large that my parents' house and those on the street will forever be in shadow. No longer will they be able to have a garden that needs sun. As a teacher, I worry about all the traffic and construction for the next JS2-4 5-10 years that will be up and down Towers and Beryl. The pollution will cause issues for student health, and with constant construction, students will have trouble hearing. Their learning will be impacted.

JS2-5 Why is this necessary for Redondo, Hermosa, and Manhattan? This doesn't benefit anyone living in Torrance, yet you are building it in our back yard. Why don't you find some of your own land, or better yet, encroach upon your own homes and build what you want in your backyard. This would make logical sense.

JS2-6 Please listen to us. Don't overdevelop that corner.

Sincerely, Jennifer Sams

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 11:49 AM
To: Meisinger, Nick
Subject: Fw: Absolutely Not - Healthy Living Campus

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Jim Mooney <wsuucclajim@msn.com>
Sent: Tuesday, March 30, 2021 3:34 PM
To: EIR <eir@bchd.org>
Subject: Absolutely Not - Healthy Living Campus

We live just North of the proposed expansion of the BCHD site off Prospect Blvd. Prospect Blvd is a two lane road just north of the site which is already overwhelmed with PCH-diverted traffic, especially during rush hours.

JM-1 | Already the intersections of Beryl and Prospect and Del Amo and Prospect are overcrowded, also especially during commuting times. I have seen many accidents during normal times on Prospect including school children not able to cross streets safely.

JM-2 | We do not need more congestion and density to our already crowded beach community.

JM-3 | A mammoth development like this will create 15 years of construction and environmental harm and when finished will forever create an environmentally irresponsible footprint in an area that is already overbuilt.

What are we leaving for the next generation? More overbuilt communities with massive, intolerable traffic situations.

JM-4 | There are many other less crowded areas to put this type of development in Southern California. Please don't burden us with this and stop the plans right now.

Sincerely,

Jim Mooney
1022 Fourth Street
Hermosa Beach, CA 90254

This message may contain confidential and privileged information. If it has been sent to you in error, please advise sender of the error and immediately delete this message. Thank you for your cooperation.

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:50 PM
To: Meisinger, Nick
Subject: Fw: Objection to the Assisted Living Facility Project

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Jingyi Li <jingyi36@hotmail.com>
Sent: Wednesday, June 9, 2021 9:29 PM
To: EIR <eir@bchd.org>
Subject: Objection to the Assisted Living Facility Project

JL-1 I strongly object to the proposed project of the Assisted Living Facility at Prospect Ave and Beryl St.

JL-2 There are many schools for children of all ages just a few hundred feet away from the site, plus even more residential neighborhoods. The construction will be hazardous for the children and families. The long years of dusty air is unhealthy to breathe in.

JL-3 The buildings will block sunlight and views for each and every house from all directions.

JL-4 The traffic and congestion caused by the project will make everyone's commute substantially longer and more difficult.

JL-5 We love the facilities at the location the way they are. We frequent many of them, if not all. We shop at Von's and Dollar Tree, eat at Top Wok, take our children to My Gym, and visit our doctors in the medical buildings. They have been a part of our lives for a long long time. Please, don't take them away!!!

JL-6 No Assisted Living Facility at this location please!!!

Thanks,
Jingyi

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 2:01 PM
To: Meisinger, Nick
Subject: Fw: DEIR Comments for BCHD SCH No. 201 9060258
Attachments: Davidson BCHD additional comments .docx

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Joan Davidson <j135cooper@yahoo.com>
Sent: Thursday, June 10, 2021 5:58 PM
To: EIR <eir@bchd.org>
Subject: Fw: DEIR Comments for BCHD SCH No. 201 9060258

Please advise if this came through to you at 3:40 pm today.
Thank you
Joan Davidson

----- Forwarded Message -----

From: Joan Davidson <j135cooper@yahoo.com>
To: eir@bchd.org <eir@bchd.org>
Cc: CityClerk@TorranceCA.gov <cityclerk@torranceca.gov>; CityClerk@redondo.org <cityclerk@redondo.org>
Sent: Thursday, June 10, 2021, 3:40:04 PM PDT
Subject: Re: DEIR Comments for BCHD SCH No. 201 9060258

To Whom it May Concern

Please see additional comments for the:

**BCHD Healthy Living Campus Master Plan
State Clearinghouse No. 2019060258**

Thank you
Joan Davidson
1525 Via Arco
Palos Verdes, CA
90274

On Thursday, June 10, 2021, 1:38:43 PM PDT, Joan Davidson <j135cooper@yahoo.com> wrote:

To Whom it May Concern,

Please find attached my comments for the BCHD [Healthy Living Campus Draft Environmental Impact Report \(Draft EIR\)](#)

Thank you
Joan Davidson
1525 Via Arco
Palos Verdes Estates, CA 90274

**BCHD Healthy Living Campus Master Plan
State Clearinghouse No. 2019060258
DEIR Comments**


Appendix B

“• **Terrain Elevation** - The Project site is located on a small hill. Depending on the location, the difference in elevation between the Project site and surrounding receptors varies from 30 to 100 feet. SCAQMD recommends that if all receptor elevations are lower than the base elevation of the source, dispersion modeling should assume the non-default, flat terrain option. Per SCAQMD’s conservative guidance, all sources and receptors were modeled at zero elevation.”

- **DEIR failed to use the AERMAP (below) for terrain data preprocessor.** The terrain is very different with sensitive receptors located in several directions and terrains surrounding the BCHD producing different outcomes. AQMD requires “Nearby terrain and elevation considerations, such as elevation data sets and the resolution used, coordinate system, datum, complex terrain, etc.” **DEIR failed to do so.**

JD1-1

AQMD: “Elevations

The AERMOD modeling system includes [AERMAP](#) , which is a terrain data processor. Terrain data, available from the United States Geological Survey (USGS), is used by AERMAP to produce terrain base elevations for each receptor and source and a hill height scale value for each receptor. AERMAP must be used to develop the terrain data required for AERMOD.”

- **“Meteorology** - The Hawthorne Airport, California meteorological dataset (Station ID 3167) was used in dispersion modeling. The dataset was processed and prepared by the SCAQMD (SCAQMD 2020b) and captures localized wind patterns. [Figure 1](#) shows the wind rose diagram for the Hawthorne meteorological station showing that west and west-southwest winds prevail in the region. The most recent 5 years of available meteorological data were modeled (i.e., 2012 through 2016).”

DEIR fails to use a meteorological station within 2019-2021, using instead 2012-2016 which fails to identify valid wind conditions. High winds within that time were not included in the DEIR. And Hawthorne Airport station does not best represent the high winds at BCHD.

JD1-2

AQMD: “The meteorological station that best represents the facility’s meteorological conditions (such as prevailing winds), terrain, and surrounding land use should be used in all modeling analyses. This means that the closest meteorological station to the facility is not always the most representative meteorologically.

All technical justification used in choosing the appropriate meteorological station for dispersion modeling and health risk assessments should be included in the report submitted with the analysis and all electronic modeling files.”

Margallo, Sydney

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 2:01 PM
To: Meisinger, Nick
Subject: Fw: BCHD DEIR COMMENTS
Attachments: Davidson BCHD DEIR Comments.pdf; BCHD DEIR NOISE comments .pdf; Davidson BCHD additional comments .docx

CAUTION: Externally sourced email. Please do not click on links/attachments unless you know the link is safe.

From: Joan Davidson <j1135cooper@yahoo.com>
Sent: Monday, June 14, 2021 1:38 PM
To: EIR <eir@bchd.org>
Subject: 012 DEIR, , E4

To Whom it May Concern- today I sent out two emails to comment on the DEIR.

But only received one confirmation of receipt.
Can you please advise that you have received both emails.

At two different times today.
Thanks so much,
Joan Davidson
1525 Via Arco
Palos Verdes, CA 90274

Comments sent in two separate emails:

DEIR Comments for BCHD SCH No. 201 90602584
Yahoo/Sent

•

Joan Davidson <j135cooper@yahoo.com>
To: eir@bchd.org
Cc: CityClerk@TorranceCA.gov, CityClerk@redondo.org
Thu, Jun 10 at 1:38 PM
To Whom it May Concern,

Please find attached my comments for the BCHD Healthy Living Campus Draft Environmental Impact Report (Draft EIR)

Thank you
Joan Davidson
1525 Via Arco
Palos Verdes Estates, CA 90274

EMAIL 2 SENT AT 3:40PM - DID YOU RECEIVE IT?

Joan Davidson <j135cooper@yahoo.com>
To:eir@bchd.org
Cc:CityClerk@TorranceCA.gov, CityClerk@redondo.org
Thu, Jun 10 at 3:40 PM
To Whom it May Concern
Please see additional comments for the:

**BCHD Healthy Living Campus Master Plan
State Clearinghouse No. 2019060258**

Thank you
Joan Davidson
1525 Via Arco
Palos Verdes, CA
90274

BCHD Healthy Living Campus Master Plan
State Clearinghouse No. 2019060258
DEIR Comments

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D1+C()-(!FGFG!<(01). !- .% (- !4+2() J!**4.1 Subsurface Conditions** !Z) 14+2R % () !R % !+1. !
(+, 14+. () (2!3!%+A!1*!./ (!&1) 3-7- !, 16 0' (. (2! !1%46 %8 46 !2(0. / !1*!XG_ * (. !&7- !24) 3-7!./ 3!
%- (-- 6 (+. #9' (% (!0) 1C3(!./ (!-14), (!1*!./ (!01+2!1+!./ (!D\ 5 !-3 (!%+2!5 HI<!3+C(-. 3% 3!+!1*!

JD2-2

!
!

X# #! Hazards and Hazardous Materials - DEIR!
2(.()6 3(!3!./ (!, 1+. 3+4 (2!-14), (!1!./ (!/ 3. 1)3 %!01+2 !%+2 !3!3 !R % !%+4)%!
0/(+16 (+1+!5 H!<!%3! 1!%+!A8(!%*(, .- !./ (!7(1'173 !-.%33A!1!./ (!=D\ 5 !-3 (!3!./ (!
R % ()!-14), (!3 !-.3'!0)(- (+.#!

5 H!<!%3!- !.1!2(03 . !%+A!7)14+2R % ()!-14), (-ER / (. / () !+4)%'A!1, , 4))3+7!1)!, %4- (2!&A!
6 %+_6 %2(!, 1+233!+-E. / %!, %4- (2!./ (!*1)6 ()!01+2E%+2!./ (!*4.4)(! (** , .- !+!./ (!
&4323+7E3-Y-.%33A!(** , .- !401+!./ (!/ (%CA!, 1+-.)4, .3!+!1)!%AQ-.1)A!&4323+7!1!& (!
, 16 0'(. (2#!

5 H!<!%3!- !.1!2(. ()6 3(!%+!A-3 !1!, 1+. (+. - !1!./ (!/ %3!214- !R % . (- ! (* !&A!./ (!01+2E
01--33(!- (R %7(!R % . (- ! (* !&A!./ (!01+2E%+2!7(1'173 !3-4(- !)(' % (2!1!./ (- (!
, 3, 46 - .%+, (- #\$/ (!5 H!<!%3!- !.1!, 1+-32()!%+2!3-C(-.3%(!./ (!7(1'173 !1)!(+C3!+6 (+. %!
3-4(- !1 %2!7% (+. !%+2E5 16 3+74(8!9%: !%+2*3'E%+2!1!1)(, % . !, 1+-.)4, .3!+!3-4(- !./ %!
, %4- (! (..'3+7!%+2!,)% : - !%+2!1./ ()!-.%33A!3-4(- #5 H!<!%3!- !.1!%+!A8(! (** , .- !401+!./ (!
5 16 3+74(8!9%: !%+2*3'(2!% (% !R / () (!401+!%4/ 3. 1)3 %!&4323+7!3 !1, % (2!%+2!%)(%2A!
-4**)3+7!*)16 !,)% : - !%+2!- (..' (6 (+. #a)16 !%+!%)3%!0()-0(, .3(!./ (- (!0)10().3 - !% (!
) (' % (2!3+!35 (!%+2!4- (!1!./ (!C% %+. !%+2-#V+2!./ (!)(%!01--33A!1!./ (!=D\ 5 !-3 (!
01+2!& (3+7!4- (2!1)!./ (!- % (!- (R %7(!R % . (- #

5 H!<!%3!- !.1!22)(-- !./ (!- (..'3+7!1!./ (!%+2!2!7% (+. !% !./ (!5 16 3+74(8!9%: !%+2!
01. (+. 3%!1!%*(, . !./ (!=D\ 5 !-3 (!3!, 1+233!+-!% (!240'3 % (2!% !=D\ 5 !

In the Daily Breeze, Kristin Agostoni, 9/20/2017, article notes: ‘The Redondo Beach museum located at the Dominguez Park sits on solid ground, but a back room added 14 years ago rests on infill material that apparently isn’t stable enough; a gaping crack runs from the cottage’s rooftop and down its eaves and siding.’ “Obviously that area was a landfill, and over time there’s been some settling,” said Cornerstone Construction’s Vic Braden, a Redondo Beach resident.”

!

5 H!<!%3!- !.1!3-C(-.3%(!./ (!01. (+. 3%!1)!./ (!- % (!3+-.%33A!% !./ (!=D\ 5 !24(!.1!1)6 () !4-%7(!
35 0% .- !3, '423+7!%01+2#

3.8-4: Hazards and Hazardous Materials:

DEIR!
Lane adjacent to BCHD and effects on the BCHD site.

\$/ 3 !5 16 3+74(8!9%: !; < (21+21! = (% / !5 46 0?!%+2*3'!10()% (2!*)16 " LGM.1!" LQNE24)3+7!R / 3 / !
.35 (!3!%, (0. (2!K3().E)(-32(+. 3%SR % . (#5!9' (% (!+1. (!./ % !3().E)(-32(+. 3%YR % . (-!2(*3+ (2!

JD2-3 (cont.) &A!/(!-.%2%2-!%!/ %! 35 (ER/3/!6 (%!-!3!6 1-!3 ('A!& !, 1+- 2() (2!/%8%214-!R %.(!&A!
1.12%AY !-.%2%2-#!

3.8-4J Hazards and Hazardous Materials: DEIR fails! 1!23, 4--!/(!9DH!% !% , % , 3+17(+!R 3/!13!
3+/%%3+!(^01-4)(!3+!, 46 4' % 3(! (^01-4)(-!)16 !%&81)+(!.1^3+!)16 !, 1+- .)4, .3+!1C()!/(!Q
A(%!0()3!2!%2!/(!/46 %!/(%./ ! (** , .-#!

5 H!<!%3-! 1!3+, '42(!/(!, % , ()-!%-1, 3% (2!R 3/!9DH!3+/%%3+!(^01-4)(-!-4, /!% !6 4'.3D'(!
6 A('16 %& 3+7!1+(!1*!/(!6 1)(!-()3!4-!, % , ()-!%2!/(!21, .1);-?R/1!/%C(!%)(%2A!&(+!
237+1-(2!R 3/!%2B1)!0%-(2!%R %A!R 3/!1**3(-!%!/3!, %6 04-#!

5 H!<!%3-! 1!3+, '42(!% !% %A-3 !1*!1+7_ ()6 ! (^01-4)(!.1!9DH!%2!, 1+- (@A(+, (-!1!/46 %!
/(%./ !% !2(-,)3& 2!8('1R J!!

[U]1+7 .()6 ! (^01-4)(! (#!#3+!, 1+*3+ (2!-0% (-?!, %!) (-4'.!3+!+ (4)1'173 %!35 0% .-!3+, '423+7!
35 0%& (2!, 17+33C(!%2!6 1.1) !+ (4)18/ %C3!)% !0() *1)6 % , (!% !R (' !% !%2C()- (! (** , .-!3+!/(!
: 3+(A! 3C()E35 6 4+ (!A- (6 !%2!/(6 %1'173 !A- (6 E%2!1+!2(C('106 (+. !%2!)(0)124, .3+!
;[#!#!+C3!1+6 (+.%9)1. (, .3+!V7(+, A!b PH9Vc!FG' Q35!!

DEIR fails to adequately analyze the human health effects of Benzene!*14+2!3+!/(!13-!%2!
(** , .-!%2 fails to conduct a comprehensive human health study!1*!/(!%&81)+(! (** , .-!1*!/(!
=(+8(+ (!: +1R +!1!& !R 3/3+!/(!13-!3+!/(!2%#!

JD2-4

K!+!, 1+.)% .! (^01-4)(!.1!9DH!3+!4+, 1+*3+ (2!-0% (-!0)(- (+. -!C()A! 35 3 (2!)3: !73C(+!3-!)%03!
C1'%33%3+!;3! #E(C%01)%3+!1)!230()-%!3!C%01)!*1)6 ?!V-!2(-,)3& 2!3+!*4)./()!2(.%3& '1R !
%49/(!!!HPV!d!3+, '423+7!13!-%6 0'3+7!%2!3+211)!%6 &3 +. !%&!@%3A! (-3+7!d!R %!, 1+24, .(2!
% !/(!9)1T, .!3(!.1!2(.)6 3+!/(! (^.(+. !1*9DH!, 1+. %6 3+ %3+!% !R (' !% !/(!01. (+. 3%!*)!
(^01-4)(!.1!4+-%!(! (C('-!1*9DH!R 3/3+!, 1+*3+ (2!-0% (-!;3! #E&4323+7-?1+!/(!, %6 04-#K!

5 H!<!%3-! 1!, 1+24, .!%4/46 %!/(%./ !, 16 0)(/ (+3C(!/(%./!-42A!1+!/(! (** , .-!1*!6 4'.3D'(!
(^01-4)(!.1!/(!, % , 3+17(+-!14+2!%!/ (!3(E(3/()!3+!13!C%01)-!1)!./)147/!%&81)+(!
(^01-4)(-#!

3.8.4 DEIR FAILS! 1! (^0'2+!/(!0)(- (+, (!1*9DH!% !&1)3+7-!%)1--!/(!entire!=D\ 5 !P3(#\$(/ (!
5 H!<!. % (-!/(!*)6 ()!2)A!, ' (% ()-!% !" FxF!a'7'()!K!3!4-0(, .(2!1!& !%4-14), (!1*!
. (.)% /'1)1(. / A(+ (!9DH?!-13!, 1+. %6 3+ %3+!% !/(!9)1T, .!3(!%2!/(!+ (3/ &1)3+7!0)10().3-!
;D1+C()- (!D1+-4'. %!- !FGFG?35!!**DEIR fails!** 1! (^0'2+!/(!/3/! (C('-!1*9DH!*14+2!%1-13!&1)3+7-!
%)1--!/(! (+.3(!3(#5 H!<!%3-! 1!3+C(-.3% (!./)147/!%4, 16 0)(/ (+3C(! (01). !8A!R/3/!/(!
9DH!.)%C(' (2!1!=1)3+7-!-D" _FGE=D" _XGE=DF _OE=DF _"OE=DF!1, % (2!% !. 35 (-!16 (!QGG!*.!1)!
6 1)(!*)16 !/(!, ' (% ()-!%1+7!%1. / ()!-.) ((.E%2!e f \$!1+!/(!-D\ 5!3(#5 H!<!aV!U!R.1!
2(.)6 3+!/(!0)(- (+, (!1*9DH!%2B1)!1. / ()!, % , 3+17(+-!1)!, 1+- .34(+. -!1*, 1+, ()+!3+!-1)3+7-!
-1!%4!%R %A!*16 !/(!% (7(2!, %4- (!1*!/(!9DH#!. !21(-!+1. !- (6 !01-- 3& (!/%9DH!.)%C(' (2!1!
%4!)16 !3-Y-14), (!% !/(!2)A!, ' (% ()-#!*!3!3!1E!/(!0' (% (!0)1C3(! (-3+7!1*!/(!1. / ()!

JD2-4 (cont.) -3(-B.1)(-E/16(-I3!/(I% (I0)1^3 3A!1I0)1C(!/(I5H<I-%(6(+.-!1*2)A!, '(% ()!
, 1+. % 3% 3!+- !%)1-- !=D\ 5 #!

3.8.5 Hazards and Hazardous Materials - DEIR States!!

KV*()IR / 3 / I3 IR % I3-4(2!K, 16 0'(. (2_ % (!, '1-(2S!2(-37+% 3!+!&A!./ (!U1- IV+7('(-!
<g h D=I1+!f , .1&()!" EFG" F!;D1+C()-(!D1+-4'. %+- !FG" L 7\$!<g h D=I23!+1. I3-4(!%
2(. ()6 3% 3!+!1*!./ (I-3(!*1)!) (-3(+. 3%!04)01- (-#!!

5 H<!*3- !.1I0)1C3(IR / 1!6 %2(!/(!2(. ()6 3% 3!+!./ 3 !=D\ 5 !%(%1+I-3(!R % !%3 I-3(!*1)!
/46 %+/ %3% 3!+IR 3/14.!, 1+- (@4(+, (!.1/46 %+/ (%./#!

D1+C()-(<(01). IFG" LEOX#F !-%(-!KV"!./)((I-3(-!%(!, 1+- 3() (2! (+C3 1+6 (+. %!, 1+, ()+-#!
Thereafter, the DEIR fails to adequately investigate and has not completed comprehensive human health reports to determine the effects of all three sites on human health##!+!%223 3!+E
./ (!D1+C()-(<(01). IFG" L !-%(-!OX#F !K01-- 3(I-13!%2I-13!C%01)!3 0% .-S!%2!5 H<!*3- !.1!
%2(@4%('A!3C(-.37%(!/(!2(. ()6 3% 3!+!./ %!/(!, 16 0) (/ (+3C(!/ (%./ !) (01). !%2! (** , .-1+!
/46 %+/ (%./ !*1)!) (-3(+. 3%!33+7#!

D1+C()-(<(01). IFG" LEOX#F !-%(-!K01+, ()+!*1)!0% .!3 0% .-!*16 IR ('I3- .%'% 3!+!%2!+ ((2!
*1)!) (%2%21+6 (+. !*1)!*4.4) (!2(C('106 (+. !%(!%, 1+, ()+#!

DEIR fails to, 1+24, .!%2(@4% (!, 16 0) (/ (+3C(!/46 %+/ (%./ I3C(-.37% 3!+!1!2(. ()6 3(!/ (!
-3(I3 I-%(!*1)!/46 %+/ (%./ !%2!) (-3(+. 3%!33+7!%) (7%2- !.1!/(!*1)6 ()IR ('I3- .%'% 3!+!%2!
%2%21+6 (+. #!

JD2-5

Converse Report Page 63 states!KV'./147/!**Converse was not able to locate any records describing the completed soil-excitation activities and confirmation soil samplingE./ (I59g !**
.)%+-*() (2!/(!, % (!.1!/(<g h D=IR / 3 / I3-4(2!di, % (_'1-(2i !2(-37+% 3!+!*1)!./ (!U[P\$!, % (!
3!W' A!FG" OF\$!**DEIR fails to locate the records and to adequately complete a comprehensive investigation!**1!2(. ()6 3(!/ (I-3(I3 I-%(!*1)!/46 %+/ (%./ !%2!) (-3(+. 3%!33+7#\$/ (<g h D=!
23!+1. I3-4(!%]-%(!*1)!) (-3(+. 3%!33+7!21, 46 (+. #!

!

DEIR fails to mitigate the Converse Report reporting of the detection of PCE across the BCHD site in almost every location.

- ! D1+C()-(<(01). !-%(-!"PCE detected in 29 of the 30 soil-vapor samples at a maximum concentration of 2,290 ug/m³ in sample BC14-15."
- ! 5 H<!*3- !.1I3, '42(!6 337% 3!+!6 (%4) (-!*1)!9DH!%3&1)+(!, 1+. % 3% 3!+!%2!
, 46 4'%3C(! (** , .-E(-0(, 3%A!1+!, / 32) (+!%2! (+33C(!) (, (0.1) -#!
- ! 5 H<!*3- !.1I3C(-.37%(!%2! (^0'%2+IR / A!./ (!=D\ 5 !P3(!*14+2!/ 37/!(C('-!%)1-- !/ (!
(+. 3(!=D\ 5 I-3(#!

3.8-26: Hazards and Hazardous Materials- Soil Contamination

•! KZ)14+2!23.4)&3+7!% .333 -!;(#7#(^, %C%3+!E.)(+, / 3+7E%+2!7)%23+7!24)3+7!9/%(!" !
%+2!9/%(!F!R 14'2!23.4)&!9DH, 1+. %6 3+(2!-13- E&(73+3+7!R 3/!/(! (^, %C%3+!1*!/(!
-4&())%+(%! (C ' -!1*!/(! <DaH!=4323+7!1!%2(0./ !1*!FQ*((.!24)3+7!9/%(!" #P36 3%!'AE
7)%23+7!R 3/3+!/(!C% %+. !a'%'()!U1 !R 14'2!%-1!(+, 14+. ()!9DH, 1+. %6 3+(2!-13-#\$/ (!
-13!-% 0' (-!1+!/(!C% %+. !a'%'()!U1 !;3# #E=D "M%+2!D "Oj!)(*)!1!a374)(!X# " ?!/%2!
./(!7)(%!, 1+, (+.)% 3+-!1*!9DH!1+!/(!9)1T, .!-3 (!;D1+C)-(!D1+-4' .%+.- !FGFGj! ((!
V00(+23!Z ?#54)3+7!9/%(!F!(^, %C%3+!1*!)!/(!-4&())%+(%! (C ' -!1*!/(!O)101-(2!
0%: 3+7!-.)4.)4)(E-)C3 (!% (%E%+2!1./ ()!)(+, / 3+7!%+2!7)%23+7!% .333 -!24)3+7!9/%(!
F!R 14'2!(+, 14+. ()!9DH, 1+. %6 3+(2!-13-#53.4)&%, (!1*!& +8(+ (, 1+. %6 3+(2!-13!
14'2!1, , 4)!24)3+7!9/%(!" !R 3/!/(!)(6 1C%!1*!/(! (^3.3+7!+1)./(!)+!-4)*% (!O%: 3+7!1!
%+2!-4&- (@! (+. ! (^, %C%3+!%+2!1+-)4. .3!+% .333 -!%-1, 3% (2!R 3/!/(!O)101-(2!
<DaH!=4323+7!53.4)&%, (!1*!, /'1)1*!1)6 !, 1+, (+.)% 3+-!1, 14'2!1, , 4)!24)3+7!9/%(!F!
R/(+!2(6 1'33!+!1*!/(! (^3.3+7!O%: 3+7!-.)4.)4)(!%+2!O1. (+. 3%'A!/(!=(%/ !D33 -!
V2C%+, (2!16 %73+7!=4323+7!% !R (" !% !-4&- (@! (+. ! (^, %C%3+!-E7)%23+7!%+2!1, 1+-)4. .3!+!
% .333 -#5!!
!

3.8.38 DEIR States:!KR 3'!R 1): !R 3/!/(!%7(+, 3 -!%+2!1./ ()!04&3 ! (+.33 -!1!%22)(--!/(- (!
-% 0'3+7!)(-4' -!%+2!32(+.3%A!/(!)(-O1+- 32(!O%!.A#U1+7. ()6 !, ' (%+_40!1*!9DH!&A!
./(!)(-O1+- 32(!O%!.A!R 3'!1, , 4)!% !%4- (0%%(!)(6 (23%3!+!O)1T, .S!

JD2-5
(cont.)

5 HI<!%3-!1!%22)(--!6 33%3!+!& *!)(!/(!5 HI<!3!%00)1C(2#That is NOT mitigation!-3, (!3!3!
+1. !3-%3(2!& *!)(!, 1+-)4. .3!+#\$/ (!DEIR fails to provide the exact methods to do so BEFORE!
./(!, 1+-)4. .3!+!1*!./ 3!O)1T, .#!!

V3&1)+(!, 1+. %6 3%3!+!R 3'!1, , 4)!R 3/!/(!-3+33%+. !2373+7!E4+(%). / 3+7!1*!, 1+. %6 3+(2!
-13-#\$/ (!O)1T, .!R 14'2!)(% (!%4-3+33%+. !/%8%2!1!/(!O4&3 !1)!/(! (+C3!+6 (+. !/)147/!
(%1+!%&A!1*)(- ((%&(!40- (.!%+2!%, 32(+. !, 1+233!+- !3-C1'C3+7!/(!)(' (% (!1*!/%8%214-!
6 % ()3%-!3-!1!/(! (+C3!+6 (+. #!

\$/ (!O)1T, .!R 14'2!(6 3!/%8%214-!(6 3-3!+-!1)!/%+2' (!/%8%214-!1)!% 4. ('A!/%8%214-!
6 % ()3%-E-4&- %+, (-E1)!R %. (!R 3/3+!%GF O_6 3(!)%23-!1*!%+(!^3.3+7!1)!O)101-(2!-, / 11'!/%!
R/(+!%&1)+(!R 3'!)/(!)(% (+!/(!/46 %!/(!%./ !%+2!R (' *% (!1*!/(! (+.3(!, 16 6 4+3A#!!

k(.!/(!5 HI<!%3-!1!@%+.3%A!/(!23 - (!%+2!1./ ()!%&1)+(!, 1+. %6 3%3!+!% !/(!*14)!-, / 11'-!
R 3/3+!! !6 3(!1*!/(!D\ 5#!

5 HI<!aVIUP.1!3+C(-.37% (!%+2!6 33% (!/(!9DH!*14+2!%)1--!/(! (+.3(!D\ 5#5 HI<!%3-!1!2(%!
R 3/!/(!3+/%%3!+!1*!9DH!%, 46 4'%3(! (** (, -.!1!-, / 11'-E)(-32(+. -!%+2!1+-3(!O()-1+-#!

V3&1)+(!O% .3 4'%(!6 %.()!1)!- (+33(!)(, (0.1)-!%+2!PCE AIRBORNE IS A DANGER and is not
addressed in the DEIR. !

3.9 HYDROLOGY AND WATER QUALITY !

X#_"" !5 Hl<!.%(-J!

K\$/ (!C% %+. la'%7' ()!U1 l3 l4+0%C(2ER / 3 / !%'1R - !.1)6 R % ()!1l3+*3.)% (l3+.1!./ (!7)14+2#la%3-!
.1l2(. ()6 3+ (!/ 1R !./ (l3+*3.)% 3l+!R 14'2!)(% / !QGG!*(. m%R %A!% !=D!" !%+2 !=D!F !&1)3+7-#!

5 Hl<!*%3-!1!, 1+24, .!%, 16 0)(/ (+ - 3(!-42A1*!./ (!R % ()!%& (!./ % l3 !./ (**!top level of
groundwater**!5 Hl<!*%3-!1!-42A!(*, .- !1*!./ (!-4)*% (!R % ()!% !%+!(^01-(2!0% . l1*!./ (!R % ()!
. %& (!%+2!, 1+- @4 (+, (- !1*!./ (!0)1T, .!, 1+-.)4, . 3l+!E)4+ _1**!%+2!*4.4)(!4- (!1*!-3 (#!

5 Hl<!*%3-!1!%+A8 (!/ (!(*, .- !1*, 1+-.)4, . 3l+!E)4+ !1**!%+2!*4.4)(!4- (!1*!=D\ 5 !1+!./ (!
, 1+. %6 3+% 3l+!1*!./ (!7)14+2R % ()#!

D4))(+. !7)14+2R % ()!, 1+. %6 3+%+.-!, 1+- .34 (+.- !1*, 1+, ()+!% (!\$5 PE\$DHE9DHE0 (), /'1)(E
+3)% (E3!+E6 %7%+ (- !%+2!, /'1)3(#5 Hl<!*%3-!1!%+A8 (l3!./ (!0)1T, .!, (*, .- !1+!./ (!Z %7 (!
%@43 ()!R 3/ !+1)./ ()+!&14+2%A1*!./ (!Z %2 (+%@43 ()!401+!R / 3 / l3!-3-!% (!-3+*3 %+. #

5 Hl<!*%3-!1!3(+.3*A!(*, .- !1*!./ (!0)1T, .!401+!./ (!Z %7 (!%+2B1)!Z %2 (+%@43 ()!1*!%+AB%!
)(' (% (- !1*\$5 PE\$DHE9DHE1)!1./ ()!, 1+- .34 (+.- !1*, 1+, ()+!1+!./ (!%@43 ()- !%+2B1)!7)14+2R % ()!
%+2!7)14+2R % ()!R ("- l3+!./ (!% (%B) (73l+#!

JD2-6

5 Hl<!*%3-!1!3(+.3*A!./ (!g (''!l5 !n!NFO!P.% (!n!MP" Mg G` HGX!"1, % (2!%1+7!e 1#9)1-0(, .!
VC (+4(!%2% (+. !1!./ (!D\ 5 !P3 (#g % ()!P4)*% (!H (C% 3l+!3+!% (- !2%+/- 1R - l3!%!" M# G!*. #
%+2!*%3-!1!, 16 0)(/ (+ - 3('A!%+A8 (!/ (!(*, .- !1*!./ (!, 1+-.)4, . 3l+!E2 373+7E%+2!
, 1+. %6 3+% 3l+!1+!./ (!g (''!%+2!g % ()!P4)*% (!R % ()- l3+!./ (!% (%B) (73l+!%+2!%+AB%!((*, .- !1+!
/46 %+!/(%./ #!

U1*A!H+73+ ()3+7!" LLN! (.. ()!1!<g h D=-.% (- l3+!./ (!Z (1!\$)% : ()< (01).!./ % !./ (!KZ)14+2R % ()!
' (C' - !& (+ (% / !./ (!0)1T, .!-3 (!%00 (%!1!C%A!*)16 !%00)1^3 % ('A!_O!1!" FG!*(. !> PU\$!g /3 /!
_1+*3 .- !R 3/ !./ (!5 Hl<!.% (6 (+.- !1+!R % ()!(C' - !-.% (!1*5 Hl<!& (, %4- (!7)14+2R % ()!R % !+1.!
(+, 14+. () (2!% !%6 %3 46 !&1)3+7!2 (0. / !1*!Q' #O!*(. !;5 Hl<!X#_"" F?!

\$/ (!U1*A!H+73+ ()3+7!" LLN! (.. ()!%-1!-.% (- !./ % !./ (!2 (. (, . 3l+!3 3- !KR () (!/ 37/ ()!./ %+!
%, (0. %& (!D1+.)% .1) < @43 (2!U(C' - !;D<5 U?% !./ (!3 (#B!!

DEIR fails to include the CRDL detection limits acceptable in 1997 vs. 2021#!Z (1!\$)% : ()J!!

! Sample Analysis

! The following constituents in Table 4 had been detected in 1990 and 1991 in: (a) soil samples during drilling for upgradient and down gradient wells (column one), (b) in groundwater during conduct of the SWAT monitoring (column two), and (c) were not detected but their detection limits were **higher** than acceptable Contractor Required Detection Levels (CRDL) at the time (column 3).

JD2-6
(cont.)

K\$/(!D1'46 +X!(C ('-I3, '42(2 o3+A'D/'1)2(. " F 23 /'1)(. /% (D%&1+ S(.)% /'1)2(=(+8(+(. ^ R % !- . % (2!% !*14+2!3+!U1 *AlH+73+ () 3+7!)(01). #!5 Hl<!%B- !.1!3+, '42(!./ (! , 1+-. %6 3+%3!+!%+A-3 !3+!./ (!3+C(-.37%3!+!% !3!(** , .- !*4.4)(!D\ 5 !/ 46 %+/ (%./ !4- (#! 5 Hl<!%B- !.1!2(. () 6 3+ (B%+A-3 !./ (! (** , .- !1*!./ (!%223 3!+%!, %, 3+17(+- !3+.1!./ (!R % ()-# 5 Hl<!%B- !.1!1, 16 0'(. (!%, 16 0)(/ (+ - 3(! (- . 3+7!%+2!%+A-3 !1*!./ (! (** , .- !1+!./ (!: +1R +! , 1+- .34(+- .!1*, 1+, () +!% !./ (!D\ 5 !-3 (E(** , .- !1*!./ (!, 1+- .)4, .3!+!%+2!*4.4)(!4- (E%+2!+1R +! , %, 3+17(+- !*14+2!1+!-3 (!3+.1!./ (!R % ()-ER / (. / ()!7)14+2R % ()!1)R % ()-!1*!./ (! +3 (2!P.%(-# \$12%A!./ (- (!, %, 3+17(+- !1+!./ (!D\ 5 !-3 (!% (!9DHE\$DHE=(+8(+ (!1+!-3 (E%+2!+1!/ 46 %+/ (%./ ! , 16 0)(/ (+ - 3(! (- . 3+7E%+A-3 E%+2!6 337%3!+!3 !3+, '42(2!3+!./ (!5 Hl<#!

JD2-7

K\$/(!.1017)%0/ A!1*!./ (!9)1T(, . !-3 (!3!)(' % 3('A!%ER 3/ !7(+. ' (!-10(- !C%&A3-7!*)16 ! %00)1^36 % ('A! " M! !1" Q!*(. !> PU%+2!-4)*% (!7)%23 +. - !.1!./ (!+1). / (% . #\$(/ !C% %+. la'%7'()! '1. !/ % !%+!%00)1^36 % (!F!" !7)%23 +. !R 3/ !-4)*% (! (' C% 3!+- !'103-7! !1R %2- !./ (! (% . ()+!01). 3!+! 1*!./ (!-3 (#!!5 Hl<!%B- !.1!3+C(-.37% (!R / A!=DF !&1)3+7!14+2!9DH!-1!*% !%R %A!*)16 !, ' (%+ ()-#!

JD2-8

K<4+1***)16 !./ (!D\ 5 !, %6 04- !- / ((!*1R - !.1R %2- !./ (!0()36 (. ()-!1*!./ (!, %6 04- !R / () (!3 !3 ! , 1+C(A(2! !.1!./ (! (^33+7!6 4+3 30% !- .1)6 R % ()!2)%2%7(!-A. (6 - ER / () (% !)4+1***)16 !./ (! C% %+. la'%7'()!U1 !3 !3+*3.)% (2!3+.1!./ (!4+0% C(2!7)14+2!1)!*1R - !.1R %2- !./ (! (% . !R / () (!3 ! 23, / %7(- !.1!, 4)&2)%2-S!DEIR fails!.1!3+C(-.37% (!./ (! (** , . !1+!./ (!1, (%+ !%+2!R % () !R %A- !3- ! ./ (!) (73!+#!

!

DEIR - APPENDIX B <https://www.bchdfiles.com/docs/hlc/Appendix%20B-HHRA%20and%20CalEEMod%20AQ%20Calculation%20Results.pdf>

HUMAN HEALTH RISK ASSESSMENT AND CALEEMOD AIR QUALITY CALCULATION RESULTS

\$1jle 3: !> (33-7() !%+2!5 %&Z 3%eg 112!H+C3)1+6 (+. !p !!+*)% .)4, .4)(!P1'4. 3!+- El+, #!

a)16 J!U1)%&Z)%+1C-: AE3J%, 1!H+C3)1+6 (+. %EUU

B-2:

JD2-9

KStudents at the Towers and Beryl Elementary schools were considered, but since these receptors would be located much further away from the property %&2!R 14'2!(^0()3+ , (! 36 0% .- !6 4, / !1R ()!./ %&+ (%&A!)(- 2(+. 3% !%+2!1+-3 (!) (, (0.1) - Ehealth impacts at these receptors were not quantified#K!

DEIR fails to ensure the human health risks of thousands of school children in the four public schools by NOT quantifying the affects of airborne pollution failing upon them for six years.

Pollutant Emissions

JD2-10

B-3: DEIR fails to adequately investigate and create conclusions on human health safety
9> !" G! 1!) (0' % (!9> !F#D!H^01-4) (-J!q S!0% .3 4' % (!6 % . () !1 *! " G!6 3) 1+- !3+ !236 (. () !1) !-6 %' () !
;9> " G? !be used as a surrogate for the TAC DPM!R / (+!(C%4% 3+7! / (% . / !) 3 : - !% -1, 3% (2!R 3 / !
5 9> !;f H\ \ V!FG" O?S#!

DEIR FAILS to conduct a comprehensive human health investigation of the health effects upon Sensitive Receptors” in this attempt to conceal the dire consequence of the exposure to Sensitive Receptors:

K=(, %4- (!diesel exhaust is the dominant pollutant associated with construction of the proposed Project and diesel emissions from onsite construction emissions would be emitted in closest proximity to receptorsE+1+ 23 - ('!(6 3- 31+- !;3#E. 3(!R (%)E&) % (!R (%)E7% 1'3+ (!
(6 0' 1A((!C / 3' (! ^ / %4- . ?!%+2!23 - ('!.) 4, : ! (6 3- 31+- ER / 3 / !R 14'2!1, , 4) !*4) . / () !*) 16 !
) (, (0.1) - !%+2!R 14'2!8(!-0) (%2!%) 1-- !%R 3(!+ (. R 1) : !1 *!-4) *% (!- .) (. - !%+2! / 3 / R %A- ER 14'2!
/ %C(!%+ (7' 33(!, 1+ .) 34. 31+ !. 1! / (% . / !) 3 : - Eand therefore were not analyzed in this HRA.”

JD2-11

DEIR FAILS to conduct an adequate Human Health Risk Assessment for Sensitive Receptors. DEIR is a total failure to ensure the human health risks for children at four local schools.

Medical journals and studies agree that diesel exhaust pollution significantly effects children’s health with premature deaths, asthma attacks, underdeveloped lungs. Etc.

DEIR fails to complete the comprehensive studies of this project on sensitive receptors and fails to quantify diesel emissions in the schools in proximity to the BCHD.

http://www.aqmd.gov/docs/default-source/planning/air-quality-guidance/school_guidance.pdf

Pollutants of Concern/AQMD:

K5 3 - (' !0% .3 4' % (!6 % . () !3 !. / (!. 1^3 !%) !, 1+ . %6 3+ % . !1 *!0) 35 %A!, 1+ , () + !3 !. / (!South Coast Air Basin!; PDV= ?#V223 31+ %' AE4+2 () <4' (!XG" E. / (!PDVh > 5 !. % (- !3+ C(+. 1) A!1 *! . 1^3 ! (6 3- 31+- E%+2! % - (-- (- !* (- !8% (2!1+ !. / (! (6 3- 31+- !1 *!FX\ \ V9- JS!

<http://www.rampasthma.org/uploads/RAMPasthmaDieselWeb.pdf>

JD2-12

KXEOGG!0) (6 %4) (!2 (% / - ! (% / !A(%) !% !R (' ' !% !. / 14- %+2- !1 *! / 1-03 % !%26 3- 31+- E% . / 6 %d% . % : - ! %+2!1. / () ! (-03 %1) A!- A6 0.16 - E%+2!1- . !R 1) : 2% A- !!

D/ 32) (+! (^01- (2! . 1! / 3 / ! (C (' - !1 *!23 - (' !01" 4. %+ . - !% (!*3C (!. 35 (- !6 1) (!3 (' A! . / %+ !1. / () !
 , / 32) (+! . 1! / %C(!4+2 () 2(C (' !0(2! 4+7- # " " S!

<https://www.epa.gov/dera/learn-about-impacts-diesel-exhaust-and-diesel-emissions-reduction-act-dera>

“Human Health!!H^01-4)(!.1!23 - ('!(^/%4-.!, %!%(%2!.1!-()3!4-!/(%. /!, 1+233!+-!3 (!%./ 6 %d %!2!)(-03%1)A!3'+(--(-!%+2!, %!R 1)-(+!(^3.3+7!/(%!.!%+2!'4+7!23 (%(E(-0(, 3%'A!3+!, /32)(+! %!2!./ (('2()'A#5!!

JD2-12
(cont.)

!
/...0-JBBR R R #/(74%23%# 16 B(+C31+6 (+.BFG" `B+1CB"MB23 -(' 01"4.3!+ -.4+.- ,/32)(+- '4+7 7)1R./ '1+21+ -.42A-/1R-!

K91"4.3!+!*16 !23 - ('!(/3'(-!3!-.4+.3+7!/(!7)1R./ !1*, /32)(+Y!4+7-E'(%C3+7!/(6 !2%6 %7(2! *1)!3(E%46 %1)!-.42A!/% !*14+2#5!

!

(Prepared for Joan Davidson)

3.11 NOISE

Due to the complexity of the Project configuration, a three-dimensional (3D) airborne noise analysis should be done to completely assess the impact of Project generated noise on the neighboring residential properties. The Project noise environment cannot be adequately analyzed nor be accurately assessed using standard and commonly used engineering methods for noise assessment as presented in the Project DEIR. I recommend that an acoustical physicist perform a 1/3-octave band 3D acoustical analysis of the proposed BCHD Project using 3D SoundPLAN. I also recommend that the responsible party contact Hans Forschner at NavCon Engineering in Fullerton, CA to perform this analysis. The 3D analysis will more accurately assess the impact of the proposed Project on the ambient noise level in the existing residential areas that surround the Project Site.

Currently, the best available 3D model is SoundPLAN, the international standard, which was one of the very first noise modeling software packages on the market available beginning in 1986. It has become a very popular 3D noise assessment model worldwide. The primary use for SoundPLAN is the prediction of noise in the environment.

JD2-13

Noise emitted by various sources propagates and disperses over a given (complex) terrain in accordance to the laws of physics. Worldwide, many governments and engineering associations felt the need to create a 3D model based on the principles of acoustics so that different engineers assessing the same scenario would get reasonably similar answers.

When the first standards were introduced, computers were not available for everyday noise calculations, so the equations were simplified for hand calculations. Some of these standards, designed 30 years ago, are still in use today. Over time, generations of researchers have measured noise and developed different interpretations of cause and effect, so the equations are becoming more complex to better represent the complex nature of sound propagation in the environment.

The calculations have become so complicated and time consuming that the use of computers is paramount and absolutely required. Hand calculations and rough estimates with spreadsheets containing endless tables of data are a thing of the past and have questionable accuracy in many complex environmental applications. Because of this problem the old approach can generate predictions that can cause the planning engineer to arrive at the wrong conclusions.

SoundPLAN software solves complex problems automatically to free the consulting engineers mind so he can solve the creative part of noise planning. It was developed by a team of engineers, geographers, physicists and computer science specialists at SoundPLAN GmbH in Backnang, Germany which is an engineering company primarily focused on noise control and

software development. SoundPLAN treats the full 3D physics of sound propagation and includes treatments for edge diffraction, surface reflection, and surface absorption effects and then makes high-resolution 1/3-octave band noise propagation predictions. Trusting routine tasks to the software allows one to concentrate on a plan and efficiently enables one to present their findings to municipalities, environmental administrations, and private and government bodies from research to planning.

The end-products of the high-resolution 1/3-octave band 3D SoundPLAN noise propagation predictions are detailed noise intensity contour maps that provide the reviewer and city planners with easily assimilated graphically presented noise content. This provides the reviewer with a comprehensive pictorial view of the effects of noise propagation on sensitive receptors generated by large projects during construction and during operation after completion. For this Project, in particular, it will show the effect of disturbing noise on neighboring residential, commercial, and community properties.

The roadway traffic noise predictions are made by the Federal Highway Administration Traffic Noise Model (FHWA TNM) version 2.5. which is built into SoundPLAN.

SoundPLAN should utilize a physical (geometric) description of major neighboring roadways and those neighboring roadways that Project vehicles will use. Vehicular traffic on these roadways is the primary continuous ambient (exterior) noise source for this Property.

JD2-13
(cont.)

Hourly traffic counts measured by the City of Torrance and the City of Redondo Beach for these roadways should be used in the analysis.

The developer should clearly identify the excavation and construction equipment that will be used including and their typical sound levels (dBA) 50 feet from the source: air compressors, backhoes, compactors, concrete mixers, concrete pumps, concrete vibrators, mobile cranes, bulldozers, generators, grader, impact wrenches, jack-hammers, loaders, pavers, pneumatic tools, pumps, rollers, saws, trucks, etc. Identify the sources of the data documented.

Also, carefully estimate the number of truckloads (and truck weights) of soil and other heavy materials that will be transported to and from the Project Site using the neighboring roadways.

A 1/3-octave band 3D environmental noise propagation analysis is also required for the completed Project since it has the following features:

- 1.! Immense Project size and scale --- large buildings having many large noise reflecting surfaces
- 2.! Multiple traffic corridors between buildings --- noise channeling between buildings
- 3.! Noise diffraction (bending) around building's vertical and horizontal edges
- 4.! Project's physical complexity --- very high large irregularly shaped buildings
- 5.! Multi-level parking structure with many noise radiation perimeter openings and reverberant interior surfaces
- 6.! Complex distribution of many potential onsite disturbing noise sources including many rooftop HVAC units that might require noise barriers

7.1 Frequent ambulance activity

The surrounding communities could respond depending upon the extent to which Project generated noise exceeds the ambient sound level. Typical response is described in the textbook "Engineering Noise Control --- Theory and Practice", 2nd Edition, by D.A. Bias and C.H. Hansen, E & FN Spon Publishers, 1996:

"Estimated public reaction to noise when the adjusted measured noise level exceeds the acceptable noise level:

Excess Noise Level Above Acceptable, dBA	Public Reaction	Expression of Public Reactions in a Residential Situation
0 – 5	Marginal	From no observed reaction to sporadic complaints
5 – 10	Little	From sporadic complaints to widespread complaints
10 – 15	Medium	From sporadic and widespread complaints to threats of community action
15 – 20	Strong	From widespread complaints to threats of community action
20 – 25	Very strong	From threats of community action to vigorous community action
25 and over	Extreme	Immediate direct community and personal action"

The 'acceptable noise' in this discussion can be considered to be the 'ambient traffic noise'. These guidelines provide an estimate of public reaction to noise exceeding the background acceptable level which in this case is assumed to be the ambient noise level.

It is very important to thoroughly investigate the propagation and impact of airborne and ground-transmitted noise from the proposed Project during excavation and construction on the surrounding community. It should also be followed by a thorough investigation of the impact of airborne noise generated by the completed Project on the surrounding community.

Sincerely,

Dave Brent, Acoustical Consultant, INCE

Reliant Environmental Acoustics, LLC

3614 Eleda Drive

Torrance, CA 90505

310-375-5546

BCHD Healthy Living Campus Master Plan
State Clearinghouse No. 2019060258
DEIR Comments


Appendix B

“• **Terrain Elevation** - T⁺e Úkoḡ t s te s lo ateo ō a small + ll. De₂ ē ō ḡ ō t⁺e lo at ō , t⁺e ō ffekeḡ e ~ elevat ō etŌeeḡ t⁺e Úkoḡ t s te ā ō sukkoḡ ō ḡ ke e₂ toks vakēs fkom 30 to 100 feet. ! " # \$ D ke ommeḡ ō s t⁺at f all ke e₂ tok elevat ō s ake loŌekt⁺ā t⁺e ase elevat ō of t⁺e souk e, ō s₂ eks ō moḡelḡ ḡ s⁺oul ō assume t⁺e ō -ŋefault, flat tekkaḡ ō t ō . Ūek ! " # \$ D% ō sekvat ve gu ōā e, all souk es ā ō ke e₂ toks Ōeke moḡeleŋ at &eko elevat ō .' ”

- **DEIR failed to use the AERMAP (below) for terrain data preprocessor.** T⁺e tekkaḡ s vek(ō ffekeḡ t Ō t⁺ sē s t ve ke e₂ toks lo ateo ~ seveka ō ke t ō s ā ō tekkaḡ s sukkoḡ ō ḡ t⁺e) ! * D₂ kono ~ ḡ ō ffekeḡ t out omes. " # \$ D ke+u kes , Nearby terrain and elevation considerations, such as elevation data sets and the resolution used, coordinate system, datum, complex terrain, etc.” **DEIR failed to do so.**

JD2-16

AQMD: “Elevations

T⁺e "- . \$ / D moḡelḡ ḡ s(stem ~ luno s "- . \$ " Ū  , Ō⁺ + s a tekkaḡ ŋata₂ ko essok. Tekkaḡ ŋata, ava la le fkom t⁺e Ō⁺ teŋ tates 1eolog al ukve(20 1 3 s useŋ ("- . \$ " Ū to₂ kono e tekkaḡ ase elevat ō s fokea + ke e₂ tokaḡ ō souk e ā ŋa + ll⁺e ḡ t s ale value fokea + ke e₂ tok "- . \$ " Ū must e useŋ to ŋevelo₂ t⁺e tekkaḡ ŋata ke+u keŋ fok "- . \$ / D.' ”

- **“Meteorology** - T⁺e * aŌt⁺oḡ e " k₂ oḡt, ! al foḡ a meteokolog al ŋataset 2 tat ō 4D 31563Ōas useŋ ō s₂ eks ō moḡelḡ ḡ. T⁺e ŋataset Ōas₂ ko essen ā ŋ₂ ke₂ akeŋ (t⁺e ! " # \$ D 2 ! " # \$ D 70703aḡ ŋ a₂ tuks lo al &eo Ō⁺ ŋ₂ atteḡ s. [8 guke 1](#) s⁺oŌs t⁺e Ō⁺ ŋ kose ŋ agkam fok t⁺e * aŌt⁺oḡ e meteokolog al stat ō s⁺oŌ⁺ ḡ t⁺at Ōest ā ŋ Ōest-sout⁺ Ōest Ō⁺ ŋ s₂ keva l ~ t⁺e keg ō . T⁺e most ke ē t 9 (eaks of ava la le meteokolog al ŋata Ōeke moḡeleŋ 2.e., 7017 t⁺koug⁺ 70153' ”

DEIR fails to use a meteorological station within 2019-2021, using instead 2012-2016 which fails to identify valid wind conditions. High winds within that time were not included in the DEIR. And Hawthorne Airport station does not best represent the high winds at BCHD.

AQMD: “The meteorological station that best represents the facility’s meteorological conditions (such as prevailing winds), terrain, and surrounding land use should be used in all modeling analyses. This means that the closest meteorological station to the facility is not always the most representative meteorologically.

All technical justification used in choosing the appropriate meteorological station for dispersion modeling and health risk assessments should be included in the report submitted with the analysis and all electronic modeling files.”

JD2-17

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 11:40 AM
To: Meisinger, Nick
Subject: Fw: Oppose BCHD project

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: R Crisa <dr_cr@msn.com>
Sent: Wednesday, March 24, 2021 5:13 PM
To: Communications <Communications@bchd.org>
Subject: Oppose BCHD project

JHRC-1

We oppose the massive BCHD project for many reasons, such as.....it will expose thousands of residents of Redondo Beach, Torrance & surrounding areas, the public, a nearby schools to 5 active years of demolition & construction, cancer-causing pollution, constant noise levels, & daily disruption for neighborhoods. Also,surrounding major thuroghfares such as 190th St and Prospect Ave will be disrupted and severely damaged by constant heavily loaded trucks.

We stand opposed to the project.
Josephine Hrzina & Richard Crisa.
Redondo Beach homeowners

Sent from my iPhone

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:50 PM
To: Meisinger, Nick
Subject: Fw: Public Comments to the BCHD DEIR

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Josey Vanderpas <jrvvanderpas@gmail.com>
Sent: Wednesday, June 9, 2021 10:22 PM
To: EIR <eir@bchd.org>
Subject: Public Comments to the BCHD DEIR

JV-1 I am in opposition of this development. The constant noise this project will create would be harmful to residents, those
JV-2 of us who suffer from tinnitus would have an increase in our tinnitus and create unbearable discomfort resulting in
anxiety. Another concern I have the excavation would raise dust and hazards material for all to breathe. Again creating
serious health problems. The idea of 5yr. Construction with these issues is unconscionable.
Josey Vanderpas Torrance resident

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:34 PM
To: Meisinger, Nick
Subject: Fw: NO to your Assisted living facility project

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Joyce Choi <jchoi021978@gmail.com>
Sent: Sunday, June 6, 2021 4:50 PM
To: EIR <eir@bchd.org>
Subject: NO to your Assisted living facility project

JC-1 | Hi, I am a resident of the Pacific South Bay neighborhood. I'm opposed to your proposal to build the assisted living facility and don't agree with the environmental impact report nor your proposed timing of the project. Dust, pollution and trucks to haul away debris and bring your construction materials (excluding your construction staff vehicles????), will plague our streets of additional truck noise, congestion and toxic fumes! I have a child at Towers. What will you do if an agent you failed to consider brings terminal illness or permanent complications to any one of my family members?

Do not build your structure.

Thank you!
Joyce Choi

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 2:02 PM
To: Meisinger, Nick
Subject: Fw: Public Comments to BCHD DEIR

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Joyce Stauffer <jostauffer@verizon.net>
Sent: Thursday, May 27, 2021 7:21 AM
To: EIR <eir@bchd.org>
Cc: cityclerk@redondo.org <cityclerk@redondo.org>; cityclerk@torranceca.gov <cityclerk@torranceca.gov>; citycouncil@hermosabeach.gov <citycouncil@hermosabeach.gov>; cityclerk@citymb.info <cityclerk@citymb.info>; skeller@rbusd.org <skeller@rbusd.org>; superintendent@tusd.org <superintendent@tusd.org>; stowe.tim@tusd.org <stowe.tim@tusd.org>; rbpta@rbusd.org <rbpta@rbusd.org>; torranceptas@gmail.com <torranceptas@gmail.com>; Communications <Communications@bchd.org>; pnovak@lalafco.org <pnovak@lalafco.org>
Subject: Public Comments to BCHD DEIR

As long-time residents of Torrance, we strongly oppose the massive plans to redevelop the South Bay Hospital site for the following reasons:

5+ years of construction = PERMANENT damage to our community and quality of life.

MASSIVE

CLEARLY INCOMPATIBLE WITH SURROUNDING NEIGHBORHOODS

- BCHD proposed buildings are wholly incompatible with the surrounding neighborhoods, and disruptive for the location. Completed construction is 300% larger than currently exists.
 - Though BCHD claims the revised version of the campus is "smaller" the Phase 1 design is actually TALLER (6 stories vs. 4 and 103 ft. tall vs. 60 ft.
 - The massive luxury Assisted Living Facility (RCFE) would be the TALLEST building in all three of the beach cities (save two condos built in the early 1970s in Redondo Beach). It's on a HIGHLY visible elevated site rising 30 ft. above street level. The massive facility is 103 ft. tall and sits 133.5 ft. above homes.
- The proposed 6-story, city blocks-long assisted living building and 8-story parking garage will block views, reduce sunlight, cast long shadows and impact the privacy of surrounding homes in all directions.
- The 11-acre construction site sits on a bluff, 30 ft. above street level, and another 30 ft. above homes to the east.

NOISE CANNOT BE MITIGATED

- Per the DEIR: CONSTRUCTION NOISE CANNOT BE MITIGATED – EXCEEDS Federal Transit Administration (FTA) THRESHOLD for the entire 5+ years of construction. Impact is Significant.
 - "The construction noise levels would **exceed Federal Transit Administration (FTA) thresholds and this impact would remain significant and unavoidable** during both Phase 1 and Phase 2 of the proposed Project.

- From the DEIR: "Construction-related noise would be significant. Construction activities associated with proposed Project... would result in a temporary, but prolonged increase in noise levels at the following noise-sensitive residential areas:
 3. Beryl Street between North Prospect and Flagler Lane
 4. Flagler Lane and Flagler Alley between Beryl Street and North Prospect Avenue
 5. Diamond Street between Flagler Alley and North Prospect Avenue
 6. North Prospect Avenue between Diamond Street and Beryl Street."

- More than 60 hours of construction per week. 6 days a week of construction; (7:30 a.m. to 6:00 p.m. Monday through Friday; and 9:00 a.m. to 5:00 p.m. on Saturdays)

TRAFFIC

- Increased traffic, congestion and safety issues will overwhelm nearby neighborhood streets with nearly **10,000 heavy haul trips** planned during construction, not counting worker trips.
- **Heavy haul truck route** - Hawthorne Blvd in Torrance to Del Amo Blvd to N. Prospect on to the site past homes and West High School. Heavy haul truck egress is from Flagler site to Beryl, directly behind Towers Elementary to 190th; directly on busy school drop-off and pick-up zone.
- All major surrounding thoroughfares and intersections in the cities of Redondo Beach and Torrance will be impacted.

HAZARDS

- The proposed project will expose thousands of residents, the public, and nearby schools to a minimum of 5 ACTIVE years of demolition and construction, hazardous cancer-causing pollutants, noise, vibration, and daily disruptions.
 - Towers Elementary school with 600+ school children aged 4-10, teachers and staff is located just 350 ft. downwind from the demolition and construction site
 - Beryl Heights Elementary school with 450+ school children is ~900 ft. away
 - Redondo Union and West High schools with over 5,000 students combined are 0.3 and 0.7 miles away.
- Hazardous VOCs (volatile organic compounds) and carcinogens were found on the site. According to the [Phase II Environmental Assessment Report](#) by Converse Consultants dated 2/26/20. PCE (perchloroethylene) was detected in 29 of 30 samples, with findings of levels in amounts up to 150 times the allowable residential screening level.

POOR USE OF TAXPAYER FUNDS

- **The BCHD project would be the ONLY neighborhood incompatible use of a P-CF zoned site in Redondo Beach.** All other 6 P-CF zoned parcels besides BCHD are 2 stories or less: Andrews Park, North Branch Library, Grant Fire Station, Broadway Fire Station, Beryl Maintenance Yard/Police Range, etc.
- Land zoned P-CF should not be used for private developers. RCFEs are commercial enterprises that belong in commercial/residential zones.
- The public health district has strayed far beyond its mission, now planning to "gift" public land in a very long-term lease (likely ~50 to 100-years) to private developers for it's massive \$374M assisted living project.
- BCHD plans a 20/80 business partnership where they retain only 20% interest.
- BCHD is using \$7.6M of taxpayer money for HLC Pre-development planning

- JS3-7 • According to the Market Feasibility Study performed by their consultants MDS
 - 80% of target renters are from outside the Beach Cities
 - Only 9% of the target renters live in Redondo Beach,
- JS3-8 • Redondo Beach public services such as Fire Department/Paramedics will be excessively taxed with the 24/7 operation of the proposed 325-bed assisted living and 400+ PACE program.
- JS3-9 • BCHD refuses to take responsible actions that any public entity is required to do - live within their means and reduce expenses when necessary
- JS3-10 • South Bay Hospital - the only construction ever voter-approved on the site, was sized exclusively for the Beach Cities.

BCHD - MISSION CREEP and NON-TRANSPARENCY

- JS3-11 • BCHD is the BOTH the Lead Agency and Certifier/Approver of its own EIR. They can cite “overriding considerations” to un-mitigatable hazards, which are already included in a budgeted line item in BCHD EIR financials.
- JS3-12 • Rather than going for a public vote for a bond to finance a retrofit of the building, as is common for public agencies, BCHD has chosen to avoid going to the taxpayer/owners and chose "development" over this option, as Bakaly stated in the Dec. 2020 Board meeting.
- JS3-13 • BCHD's perceived "moneymaker" - the massive luxury RCFE is built in Phase 1. Phase 2 is the "Community" portion of the project is not funded.
- JS3-13 • BCHD's seismic consultants clearly stated that there is no legal obligation to retrofit the 514 hospital building and that it can likely be used until 2040. Ultimately, retrofitting and remodeling the building is clearly a responsible choice.

Joyce & John Stauffer
 19411 Linda Drive
 Torrance, CA 90503

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:53 PM
To: Meisinger, Nick
Subject: Fw: YOUR OUTRAGEOUS AND FLAWED PROPOSAL TO BUILD THE UGLY BUILDING ON PUBLIC LAND

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: beachjazz14@aol.com <beachjazz14@aol.com>
Sent: Thursday, June 10, 2021 2:07 PM
To: EIR <eir@bchd.org>
Subject: YOUR OUTRAGEOUS AND FLAWED PROPOSAL TO BUILD THE UGLY BUILDING ON PUBLIC LAND

As a voter and long resident of Redondo Beach of 19 years, I find it shocking that you think you can bamboozled "the people" with your outrageous, flawed plan.

JB2-1 Your ugly high rise that will house people at a monthly fee of at least \$12,500 will exclude the local residents for assisted living. If you really cared about the locals, you would listen to their ideas, their input, and objections. It is hard to believe you are a "LOCAL" that cares about the common folk,

JB2-2 Your aesthetics, air emissions, noise, recreation and traffic impacts are significant. Can you imagine what the people living in the condos, homes, and school will have to go through? No, of course not, Tom. You are hoping to get another salary increase, Everyone knows the scam you pulled with the DEIR, how it was defective, and must be fixed. The public and voters need input. One of my neighbors suggested you hand your palm out since you refuse to be civil and to listen to the locals.

Disgusted with you and your horrible plan. IT MUST BE STOPPED!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!11

Judith Bunch

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:49 PM
To: Meisinger, Nick
Subject: Fw: Public Comments to the BCHD DEIR

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Judith Scott <jscott006@socal.rr.com>
Sent: Wednesday, June 9, 2021 4:49 PM
To: EIR <eir@bchd.org>
Subject: Public Comments to the BCHD DEIR

Dear Reader,

JS4-1

I am a 40-year Torrance resident and am very concerned about the proposed Beach Cities Health District Healthy Living Campus construction project. The current DEIR is deficient in numerous ways. The project is based on outdated assumptions (pre-COVID) about the profitability of its planned for-profit assisted living facility. Such an investment will put at risk the financial health of community programs that BCHD currently provides.

JS4-2

Furthermore, the enormity of the campus plan totally rides roughshod over the surrounding neighboring communities in terms of aesthetics and expected heavy truck traffic, as well as fugitive dust and noise pollution during the lengthy construction period. The DEIR needs to be re-drafted to take adequate account of the extensive community concerns.

Your truly,

Judith Scott
19510 Linda Drive
Torrance, CA 90503

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:25 PM
To: Meisinger, Nick
Subject: Fw: BCHD

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Judith Kamp <judith.k.kamp@gmail.com>
Sent: Wednesday, June 2, 2021 5:20 PM
To: EIR <eir@bchd.org>
Subject: BCHD

JK-1 | Please do not pass the new development BCHD is proposing in Redondo Beach! It is unnecessary and a waste of taxpayer money. It will also cause physical harm to people living in the surrounding area and traffic congestion there.

Thank you,
Judy Kamp

Sent from my iPhone

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:52 PM
To: Meisinger, Nick
Subject: Fw: Comments on DEIR
Attachments: BCHD HLC does not meet objectives.pdf; DEIRComments.pdf; Comments of Cain Bros.pdf; BCHD does not meet project pillars.pdf

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Kenneth Yano <ksyano@verizon.net>
Sent: Thursday, June 10, 2021 1:06 PM
To: EIR <eir@bchd.org>
Subject: Comments on DEIR

Please find enclosed four documents commenting on the DEIR.

Ken Yano
Torrance

Why doesn't the proposed Project does not meet the six general objective outlined in the DEIR?

The DEIR for the BCHD Healthy Living Campus (HLC) states that the proposed project must meet six general objectives developed by BCHD. One of these objectives is:

“Generate sufficient revenue through mission-derived services to replace revenues that will be lost from discontinued use of the former South Bay Hospital Building and support current levels of programs and services.” (page ES-3 of DEIR)

The interpretation of this objective is that the proposed project should generate the revenue currently generated by Building 514, the former South Bay Hospital. Since any alternatives considered must meet this objective to be considered so should the proposed project, the HLC. In fact, alternatives have been dismissed in the DEIR because they did not meet this objective. So the question becomes:

Does the proposed plan for the HLC meet the objective?

BCHD has never shown any financial plan to verify that the proposal meets the revenue requirement. So this poses another question:

Shouldn't BCHD present a detailed financial assessment of the HLC to assure it meets the revenue objective?

KY1-1

The answers to these questions must be presented before the DEIR is approved. If the HLC does not meet the revenue objective, it should be dismissed immediately.

We will show in the following discussion that the proposed HLC does not meet this revenue objective and should be eliminated.

The income from Building 514, after subtracting expenses, is roughly \$2M per year. To get this return from the HLC, the Joint Venture must make \$10M after taxes, since the BCHD portion of profits is 20%. Since the JV is a commercial venture subject to state and federal taxes, taxes of about \$3M must be paid. This means the HLC must generate a before-tax profit of \$13M.

What must HLC earn to generate a profit of \$13M? Under generally accepted accounting principles (GAAP) that a commercial enterprise must follow, interest, depreciation, and amortization must also be subtracted from earnings to get profit.

Interest of the loan (stated in the Cain Brothers Financial Analysis of the HLC) is about \$7M per year. Depreciation, based on a \$230M building cost and a 39-year straight-line method gives a value of about \$6M per year. If we add these to the profit before taxes, we get a value of earnings before interest, taxes, depreciation, and amortization (EBITDA) of \$26M.

EBIDTA is the difference between total sales and cost of sales. Cain Brothers, in their presentation, claimed that the cost of sales for assisted-living operations historically ran about two-thirds of sales. Applying this ratio of sales and cost of sales gives a sales requirement of \$78M per year. This is the amount of gross revenue that the HLC must take in each year to meet the objective of replacing Building 514 income.

So to achieve the \$10M after-tax JV profit to replace the Building 514 profit, the HLC must receive roughly \$78M in patient revenue (gross income). What does this mean? There are 60 memory care units with two patients per unit, and 160 assisted-living units with one patient per unit. This gives a total patient load of 280. If we assume that each patient pays the same, we get that each patient must pay about \$280K per year, or \$23K per month.

The proposed rate structure calls for \$10K per month for memory-care patients and about \$12K per month for assisted-living patients. At 100 percent occupancy, this only gives \$37M per year. So this scenario does not come close to meeting the objective of replacing the Building 514 income.

HLC does not replace the revenue from Building 514 and therefore does not meet the revenue objective

Based on the statement in the DEIR that an alternative that does not meet the stated objectives should be dismissed, the proposed HLC must be dismissed.

To verify our conclusion, we can work the problem in reverse. In this example, we start with gross income per year of \$37M based on 100 percent occupancy with the proposed patient rates. Using the ratio of cost of sales to sales of two thirds, we get EBITDA of \$12.3M. After subtracting interest (\$7M) and depreciation (\$6M), we get a net loss of \$0.7M for the operation. This verifies that the proposed HLC does not meet the general objective of replacing the income from Building 514.

According to the DEIR, HLC does not meet the general objectives put forth by BCHD and must be dismissed as an alternative

KY1-2

PM2.5

KY1-3

During the project is the density of PM2.5 particles being measured at the job site and in the surrounding community? In particular, sites such as Sunnyglen Park, Dominguez Park, and Towers Elementary School need to be monitored as these particles are deleterious to the health of all people, but particularly deleterious to youngsters. Can you provide a map of all locations that will monitor PM2.5 during construction?

If excessive levels of PM2.5 are generated during construction, what is the proposed remedy? Will construction be stopped until the source is identified and a remedy implemented?

Will there be a way for the public to monitor these levels (through the internet, for example) in real time?

Shade

KY1-4

The description of the shade cast by the building is vague and qualitative in the DEIR. For example, it seems unreasonable that the building will not cast shade until 4 pm in the winter when sunset is around 4:45 pm. Are you providing topographic-contour shade maps for the surrounding area for the following dates: February 4, March 21, May 6, June 21, and Dec 21? These maps need to show the edge of the shadow at ground level for hours of the day that the shadow infringes on residential property near the proposed building and will verify the shade impingement times.

Will the construction contractor provide a frame outlining the proposed building prior to construction? This is required in Torrance for any hillside property and houses on Tomlee Avenue are considered hillside property.

Noise

KY1-5

How will noise be measured at the job site? Will there be noise-monitoring systems in the surrounding neighborhoods? If so where? If not, why not? Will these measurements be available for real-time monitoring so that noise levels that exceed safe levels can be stopped immediately? Who will be available to register noise complaints from the neighborhood? How will you assure that timely response is made to complaints?

Excessive noise over prolonged periods has been shown to increase stress levels and blood pressure of people subjected to this noise. Will anything be done to mitigate the problem for the people who have these health issues? How will the

noise levels affect the residents of Silverado memory care that is located at the job site?

KY1-5
(cont.)

What are the expected levels of noise generation by the equipment used on the site? Please include all pieces of machinery capable of generating over 70 dB of noise, their expected frequency of use, and whether multiple pieces will be in use simultaneously.

Since you don't expect to provide a sound suppression wall that is much more than 20 ft high, how will the noise made at higher elevations be suppressed?

Traffic

KY1-6

It appears that all construction traffic will leave the job site and travel down Beryl Street to 190th Street. This passes right by Towers Elementary School. Have you considered the traffic congestion at the entrance to Towers Elementary at times of drop-off and pick-up? Have you considered the danger to children exiting and entering cars parked on Beryl by large construction vehicles?

Pollution

KY1-7

The presence of perchloroethane in the ground of the job site is of particular concern. How will you prevent the perchloroethane from being emitted into the air when the construction disturbs the ground? How are you monitoring the levels of hydrocarbon pollutants during construction at the job site? Have you considered what level of hydrocarbon pollutants can leach out of the soil and get trapped in the building (HLC)? What about the trucks that take contaminated soil away from the job site? How are these monitored? Tarps are not hermetic containment and leakage is inevitable. What level of pollution will escape during transit?

Comments on Cain Brothers “Financial Analysis” of the HLC

KY1-8 In the DEIR, there are no references to either the cost of building the project or the expected revenue. Wood Environmental stated that finances are not a consideration. But in the DEIR, various alternatives are dismissed because they do not meet one of the six objectives. Two of these objectives, however, relate directly to financial impact. It is ironic that the proposed HLC does not meet these two objectives in that it will not provide sufficient profit to fund BCHD projects in the future. In fact, the assisted living and memory care units will not provide any profit for possibly longer than ten years. Thus the finances of the assisted living and memory care units must be considered to determine if this project meets the stated objectives. If they do not, this project needs to be eliminated from consideration as required by the DEIR.

In 2020 BCHD commissioned a financial analysis of the HLC by Cain Bros. Cain concluded that a six-story version of the HLC was profitable and met BCHD objectives, while a five-story was not. But Cain’s analysis contained several significant errors.

First Error

Cain never calculated the expected profit from HLC, but only presented a cash flow analysis. They neglected the depreciation of the building that must be subtracted from cash flow to get to profit. A building such as proposed can be considered a medical facility with a depreciation basis of 39 years, straight line. Using a value of \$230M for the building gives depreciation of \$5.9M per year. This figure must be subtracted from the net revenues to get to profit. By taking depreciation into account, we will see that the project is not profitable for a number of years.

KY1-9 Figure 1 shows the chart presented on page 9 in “The Healthy Living Campus” on June 16, 2020 by Cain Brothers. The data presented in line 7, labeled “cash flow to equity” in this chart, do not represent profit, as building depreciation is not included. The chart purports to show an Internal Rate of Return of 11.5%. However, this figure is achieved by adding cash flow of \$213.5M to the 10th year (labeled “Terminal Value” in line 8). This is presumed to be the sum of the cash flows for an undetermined number of years, certainly not the cash flow only in year 10. If one uses an Excel spreadsheet to calculate the 10-year IRR from the values in the line labeled “cash flow to equity”, the IRR is -1%. This is not a good investment for any potential partner. The addition of the “Terminal Value” of \$213.5M can be considered a fraudulent attempt to put a more positive spin on an investment that is not good.

The real measure of business performance is profitability. Generally accepted accounting principles (GAAP) tell us that profit is derived from net earnings after subtracting interest, depreciation, taxes, and amortization. Since amortization is not applicable and taxes are due only when profits are made, we will just adjust the values from Figure 1 by subtracting building depreciation of \$5.9M per year.

AL / MC Unit Mix, Financing, and Operations Projections Summary

AL / MC 10-Year Financial Projections and Internal Rate of Return – However, if a JV investor's investment was estimated at 76% of required equity contribution (e.g. \$50.0 Million of \$65.4 Million total for 6-story scenario) for 80% ownership in the JV, then the IRR for the Investor increases to 11.5%.

Scenario: 6 Story Example Calculation Assuming 80% Ownership

Assumptions											
Revenue Growth	4.00%										
Expense Growth	3.50%										
CapEx Growth	3.50%										
TV EBITDA Multiple	13.0										
	Inception	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
	Construction	Construction	Fill	Stabilized	Stabilized	Stabilized	Stabilized	Stabilized	Stabilized	Stabilized	Stabilized
Total Revenue	0	0	0	32,738,356	34,047,890	35,409,805	36,826,198	38,299,245	39,831,215	41,424,464	43,081,442
Operating Expenses	0	0	0	20,952,548	21,688,887	22,444,893	23,230,464	24,043,530	24,885,054	25,756,031	26,657,492
Operating Income (w/o debt)	0	0	0	11,785,808	12,359,003	12,964,913	13,595,734	14,255,715	14,946,161	15,668,433	16,423,951
Capital Expenditures	0	0	0	(362,272)	(385,651)	(409,499)	(423,832)	(430,666)	(454,019)	(469,910)	(486,357)
Working Capital Line	0	(40,000)	(80,000)	(120,000)	(120,000)	(2,520,000)	0	0	0	0	0
Debt Service	0	0	0	(7,277,367)	(7,277,654)	(7,279,574)	(7,278,934)	(7,279,734)	(7,277,814)	(7,277,174)	(7,277,654)
Cash Flow to Equity	(50,000,000)	(40,000)	(80,000)	4,008,149	4,568,698	2,755,840	5,892,968	6,537,316	7,214,329	7,921,350	8,659,941
Terminal Value											213,511,359
Debt Repayment											(131,792,000)
Total Cash Flow to Equity	(50,000,000)	(40,000)	(80,000)	4,008,149	4,568,698	2,755,840	5,892,968	6,537,316	7,214,329	7,921,350	90,379,300
Equity IRR: 6 Story		11.5%									

Scenario	Project IRR	JV Investor IRR @ 80% Ownership	JV Investor IRR @ 75% Ownership
5 Story	9.9%	9.8%	9.0%
6 Story	10.9%	11.5%	10.6%

Cain Brothers
Equity Capital Markets Group

¹ For Inception through Year 3, annual inflation for Revenues, Expenses, and CapEx growth was assumed to be 3.00%. Inflation escalation as outlined in the Assumptions table begins from Year 3 to Year 4.
² The project will have Revenues and Expenses during the fill period in Year 2 even though these are not reflected in the projections. Operating losses during this period will be covered by the \$3MM Working Capital Line.

9

KY1-9
(cont.)

Figure 1. Reproduction of chart presented in “Healthy Living Campus: Evaluation of Development Strategy: Review of MDS Market Study”, page 9, presented by Cain Bros. to BCHD on June 12, 2020. Figure (seventh line) shows “cash flow to equity”, not profit for HLC.

In Figure 1 note that the sum of the first ten years of cash flow does not exceed the initial cash investment of \$50M. This means that after ten years, the joint venture will not have recovered the initial investment.

Figure 2 shows the effect of depreciation on profit. All the numbers are duplicated from Figure 1, but look different because they are shown in millions of dollars. Subtracting the \$5.9M depreciation from the cash flow leads to the results shown in the line “Net Profit”. Note that profit is negative until year 6. The line below that gives the cumulative profit for the project. This shows a loss until the tenth year. Thus, BCHD would not receive any money from the joint venture until year 10 in this scenario. In that year they could expect to receive about 50K. This is far short of the \$2M income from Building 514 that would be lost starting in year 4. The difference between the Building 514 income and the joint venture is a loss for BCHD over 10 years of \$13.5 M. Note that Figure 2 duplicates the assumptions made by Cain. We will show later that other errors show up that must be corrected.

KY1-9
(cont.)

	Start	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10
Total Revenue				32.74	34.05	35.41	36.83	38.30	39.83	41.42	43.08
Oper. Expenses				20.95	21.69	22.44	23.23	24.04	24.88	25.76	26.66
Oper. Income				11.79	12.36	12.97	13.60	14.26	14.95	15.67	16.42
Cap. Expend.				-0.38	-0.40	-0.41	-0.42	-0.44	-0.45	-0.47	-0.49
Working Capital		-0.04	-0.08	-0.12	-0.12	-2.52					
Debt Service				-7.28	-7.28	-7.28	-7.28	-7.28	-7.28	-7.28	-7.28
Cash Flow	-50.00	-0.04	-0.08	4.01	4.57	2.76	5.90	6.54	7.22	7.92	8.66
Bldg Deprec.				-5.90	-5.90	-5.90	-5.90	-5.90	-5.90	-5.90	-5.90
Net Profit		-0.04	-0.08	-1.89	-1.33	-3.14	0.00	0.64	1.32	2.03	2.76
Cum Profit		-0.04	-0.12	-2.01	-3.34	-6.48	-6.48	-5.83	-4.51	-2.49	0.27
10 year IRR=	-1%										

Figure 2. This is Figure 1 data, but replicated in terms of millions of dollars. “Bldg Deprec”. is shown in the line below “Cash Flow” (8th data line). The line shown in Figure 1 labeled “terminal value” is not included. Note that net profit does not turn positive until year 7. All data are the same as in Cain’s chart (figure 1), except for the added depreciation. The 10 year IRR is calculated to be the same as in Figure 1, -1%.

Second Error

KY1-10

The scenario outlined by Cain (Figure 1) says that income from the HLC starts in year 3. Furthermore, the income stated in Fig. 1 in year 3 is based on operation at full capacity. We know that the construction of the building is projected to be 29 months. Cain stated in a briefing that full occupancy would not be reached until 22 months after opening, or 51 months after start. So it is unlikely that full income can be achieved in year 3 since the operation does not hit full income until after year 5.

Figure 3 shows a scenario where income in year 4 is reduced to 70% of full income. Income in year 3, which is, at best, a partial year of occupancy, is assumed to be zero, i.e., no income, no loss. Again the project does not return a profit until year 6, but the early losses mean that the project does not realize net profit until about year 12. Note that the 10-year IRR worsens to negative 3 percent. This approximation represents a better attempt at modeling that presented in Figure 1.

KY1-10
(cont.)

	Start	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10
Total Rev.					22.92	35.41	36.83	38.30	39.83	41.42	43.08
Oper. Exp.					15.18	22.45	23.23	24.04	24.89	25.76	26.66
Oper. Inc.					7.74	12.97	13.60	14.26	14.95	15.67	16.42
Cap. Exp.					-0.38	-0.40	-0.41	-0.42	-0.44	-0.45	-0.47
Working Cap.		-0.04	-0.08	-0.12	-0.12	-2.52					
Debt Service					-7.28	-7.28	-7.28	-7.28	-7.28	-7.28	-7.28
Cash Flow	-50.00	-0.04	-0.08	-0.50	-0.05	2.76	5.90	6.54	7.22	7.92	9.15
Bldg Depr.				-5.90	-5.90	-5.90	-5.90	-5.90	-5.90	-5.90	-5.90
Net Profit		-0.04	-0.08	-6.40	-5.95	-3.14	0.00	0.64	1.32	2.02	3.25
Cum Profit		-0.04	-0.12	-6.52	-12.47	-15.61	-15.61	-14.97	-13.65	-11.62	-8.37
10 year IRR=	-3%										

Figure 3. Similar to Fig. 2 but with reduced revenue in years 3 and 4. This represents the 29 month construction schedule and the 22 month build-up to full occupancy. Profitability for the project does not occur until about year 12. The project loses over \$8M over the first ten years. 10-year IRR worsens to -3%. The capital expenditure line is also moved out to account for the later start.

The ten-year IRR falls to -3%. This makes the investment unattractive to any partner.

Third Error

KY1-11

Cain did not include any consideration for loan payments during the construction period. A construction period of 29 months means that interest of about \$18M will accrue before the start of operation. Either this amount needs to be paid as regular mortgage payments, or an agreement with the lender may be made to add these payments to the loan principal. The former increases the cash requirement for the project and decreases the return of the investment. The latter increases the debt service by more than \$2M per year. Neither of these is beneficial to an investor.

Figure 4 shows the effect of paying off the loan during the construction period. Figure 5 shows the effect of deferring the loan payments with the net result of a higher mortgage payment after operation starts.

	Start	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10
Total Rev.					22.92	35.41	36.83	38.30	39.83	41.42	43.08
Oper. Exp.					15.18	22.45	23.23	24.04	24.89	25.76	26.66
Oper. Inc.					7.74	12.97	13.60	14.26	14.95	15.67	16.42
Cap. Exp.					-0.38	-0.40	-0.41	-0.42	-0.44	-0.45	-0.47
Working Cap.		-0.04	-0.08	-0.12	-0.12	-2.52					
Debt Service		-7.28	-7.28	-7.28	-7.28	-7.28	-7.28	-7.28	-7.28	-7.28	-7.28
Cash Flow	-50.00	-7.32	-7.36	-7.78	-0.05	2.76	5.90	6.54	7.22	7.92	9.15
Bldg Depr.				-5.90	-5.90	-5.90	-5.90	-5.90	-5.90	-5.90	-5.90
Net Profit		-7.32	-7.36	-13.68	-5.95	-3.14	0.00	0.64	1.32	2.02	3.25
Cum Profit		-7.32	-14.67	-28.35	-34.30	-37.44	-37.44	-36.80	-35.48	-33.45	-30.20
10 year IRR=	-8%										

Figure 4. This shows the effect of loan payments during the construction period. Note that the project will not reach profitability until well after year 10. Over 10 years the project losses are over \$30M. The IRR worsens to -8 percent.

KY1-11
(cont.)

	Start	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10
Total Rev.					22.92	35.41	36.83	38.30	39.83	41.42	43.08
Oper. Exp.					15.18	22.45	23.23	24.04	24.89	25.76	26.66
Oper. Inc.					7.74	12.97	13.60	14.26	14.95	15.67	16.42
Cap. Exp.					-0.38	-0.40	-0.41	-0.42	-0.44	-0.45	-0.47
Working Cap.		-0.04	-0.08	-0.12	-0.12	-2.52					
Debt Service					-10.17	-10.17	-10.17	-10.17	-10.17	-10.17	-10.17
Cash Flow	-50.00	-0.04	-0.08	-0.50	-2.95	-0.13	3.00	3.65	4.32	5.03	6.25
Bldg Depr.				-5.90	-5.90	-5.90	-5.90	-5.90	-5.90	-5.90	-5.90
Net Profit		-0.04	-0.08	-6.40	-8.85	-6.03	-2.89	-2.25	-1.57	-0.87	0.36
Cum Profit		-0.04	-0.12	-6.52	-15.36	-21.40	-24.29	-26.54	-28.11	-28.98	-28.63
10 year IRR=	-10%										

Figure 5. Deferred debt payments until year 4 results in higher debt payments over life of loan. 10 year IRR worsens to -10 percent. The project loses about \$29M over ten years.

Fourth Error

Cain used an escalation factor in room rate of 4% per year and an escalation factor of 3.5% per year in the calculations. The room rate escalation is about twice the inflation rate. Given that their room rates are higher than prevailing rates in the area, their assumptions of 95% occupancy are optimistic. Lower occupancy rates will mean lower profits (or higher losses).

KY1-12

	Start	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10
Total Rev.					22.92	33.39	34.06	34.74	35.44	36.15	36.87
Oper. Exp.					15.18	22.12	22.56	23.01	23.47	23.94	24.42
Oper. Inc.					7.74	11.27	11.50	11.73	11.96	12.20	12.45
Cap. Exp.					-0.38	-0.40	-0.41	-0.42	-0.44	-0.45	-0.47
Working Cap.		-0.04	-0.08	-0.12	-0.12	-2.52					
Debt Service					-10.17	-10.17	-10.17	-10.17	-10.17	-10.17	-10.17
Cash Flow	-50.00	-0.04	-0.08	-0.50	-2.95	-1.83	0.90	1.12	1.34	1.56	2.28
Bldg Depr.				-5.90	-5.90	-5.90	-5.90	-5.90	-5.90	-5.90	-5.90
Net Profit		-0.04	-0.08	-6.40	-8.85	-7.72	-4.99	-4.78	-4.56	-4.33	-3.62
Cum Profit		-0.04	-0.12	-6.52	-15.36	-23.09	-28.08	-32.86	-37.41	-41.75	-45.37
10 year IRR=	###										

Figure 6. The effect of using a room rate and operating expense escalation factor of 2% per year is shown. This represents a more realistic representation of room rates. Project does not reach profitability in ten years. Note that the cumulative profit after ten years is \$-45M, worse by \$-17M than a 4% per year escalation. IRR is meaningless because there is too little positive cash flow in 10 years.

Fifth error

KY1-13

There is no contingency for cost overruns and schedule slippage. Because these are hard to predict, many projects keep a reserve on hand. There may be a small reserve of less than \$3M included in Cain's model. But BCHD has no track record for successfully managing projects to cost and schedule. In fact, as an organization with a budget of less than \$15M per year, there is no infrastructure to manage a \$250M project. Since projects of this nature can overrun by more than 50%, and have

schedule stretches of 50% or more. The hit on profit is large. For a \$50M overrun (about 20%) The hit on profit is about \$1.5M per year. This will only make a bad situation worse.

KY1-13
(cont.)

There needs to be an analysis of what the impact to the project would be if these overruns happened. For example, would the overrun be funded by the joint venture, or only by the commercial partner? Would BCHD be required to fund 20% of the overrun? If the overrun was \$100M, does BCHD have the \$20M on hand to fund the overrun?

Schedule slips further erode profit potential by slipping the date that full operation is achieved. Probabilities for these occurring need to be assessed and full contingency plans developed.

Summary

The errors made by Cain were all made to boost the attractiveness of the HLC. But as we have shown in the charts above, more reasonable assumptions show that the project is a loser, financially. But is it realistic that an assisted living center shows losses for such a long period.

KY1-14

The answer lies in BCHD's own experience with assisted living. In 1999, BCHD bought 80% ownership in the Sunrise Hermosa Beach assisted living center. The business had been open since around 1985. Details of the finances prior to 1997 are unavailable. A public records request was made to get the annual reports of Sunrise Hermosa Beach. This request was denied by BCHD citing the proprietary nature of that business. The only inkling about the profitability of Sunrise Hermosa Beach is from a chart presented at a BCHD Study Session on March 27, 2019.

Figure 7 shows the income from Sunrise to BCHD. The straight horizontal line from years 1997 to 2001 is the income from the lease of the land from BCHD, not operational profit. Sunrise leased the land from BCHD at a rate of around \$200K per year, that corresponds to the straight line in the first years of income.

This indicates that the facility was probably not profitable before 1997. But since we were denied access to that data, we can only speculate about this. Is BCHD willing to open the books on Sunrise Hermosa Beach to show what the profit performance was for the first twelve years of operation?

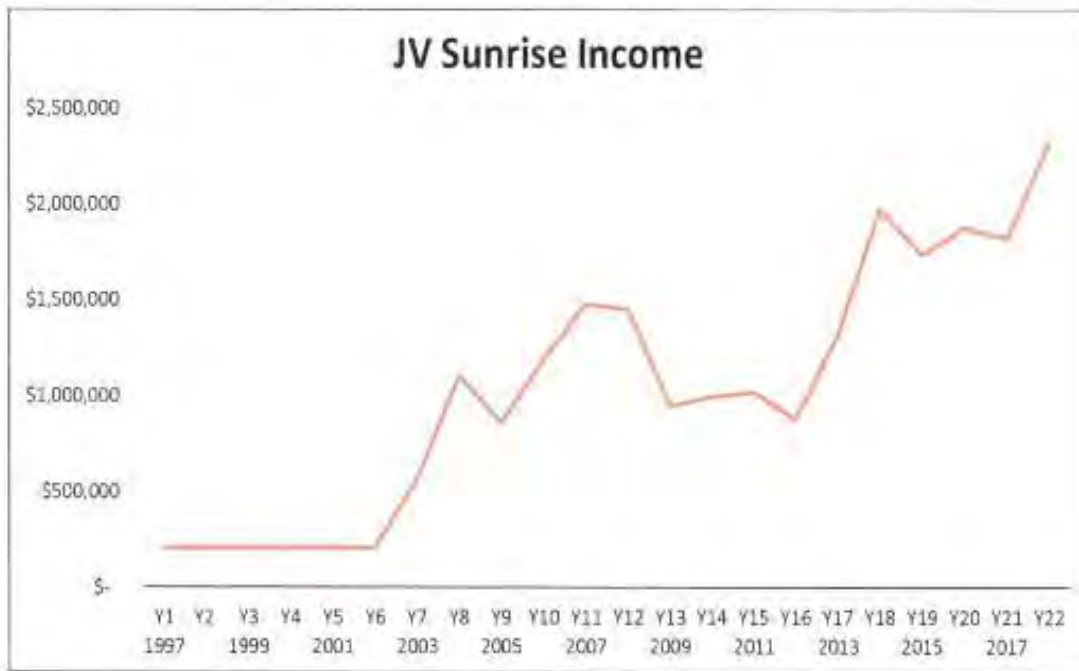


Figure 7. Sunrise Hermosa Beach Income to BCHD. The operation is not profitable until 2003 as \$204K of income is from the lease of the land to Sunrise. This figure was presented at a BCHD Study Session, March 27, 2019, page 9.

KY1-14
(cont.)

So the operation of an assisted-living center that doesn't show regular profit for 17 years is established. The results shown in the spreadsheets, Figures 2-6, are likely a more realistic model of the finances of the HLC than the model presented by Cain.

If Cain disputes the models shown above, they should put forth their revised model that corrects the errors pointed out above.

The reluctance of BCHD to present the financial case for their project is worrisome. First, they have not said anything about their partner, although they have had at least two years to find one. Although they recently commissioned Cain Brothers to seek a partner, they have never presented a financial plan with any substance nor has any partner agreed to their terms. BCHD insists that they will maintain the leadership role in the joint venture. It is highly unlikely, however, that any profit-making enterprise with 80 percent stake would agree to this since it is their capital at risk.

Insistence on leadership with a weak (20%) position, could make it untenable for any partner. Giving up on leadership to get a partner to agree would mean that BCHD could not control the direction to benefit the South Bay community.

Why doesn't the HLC meet the "Project Pillars" BCHD developed for the DEIR?

KY1-15 It does not appear that BCHD has shown how the HLC meets these "project pillars". First, under Health, the pillar states: "Leverage the campus to expand community health services". Since BCHD has not presented a financial plan that shows that the HLC actually will make money, how can they conclude that they meet this project pillar?

Second, under Community, the pillar states: "Grow a continuum of programs, services, and facilities to help older adults age in their community". Does this pillar refer to all older adults in the community, or does it refer only to those who can afford the astronomical rates proposed for the HLC?

Figure 1 shows data taken from a MDS Research Center in Ft. Worth, Texas report titled Updated Capture Rate/Demand analysis for new assisted living in Redondo Beach, California, Study Update" dated May, 2019. This report was commissioned by BCHD, so BCHD should be fully aware of its findings.

KY1-16

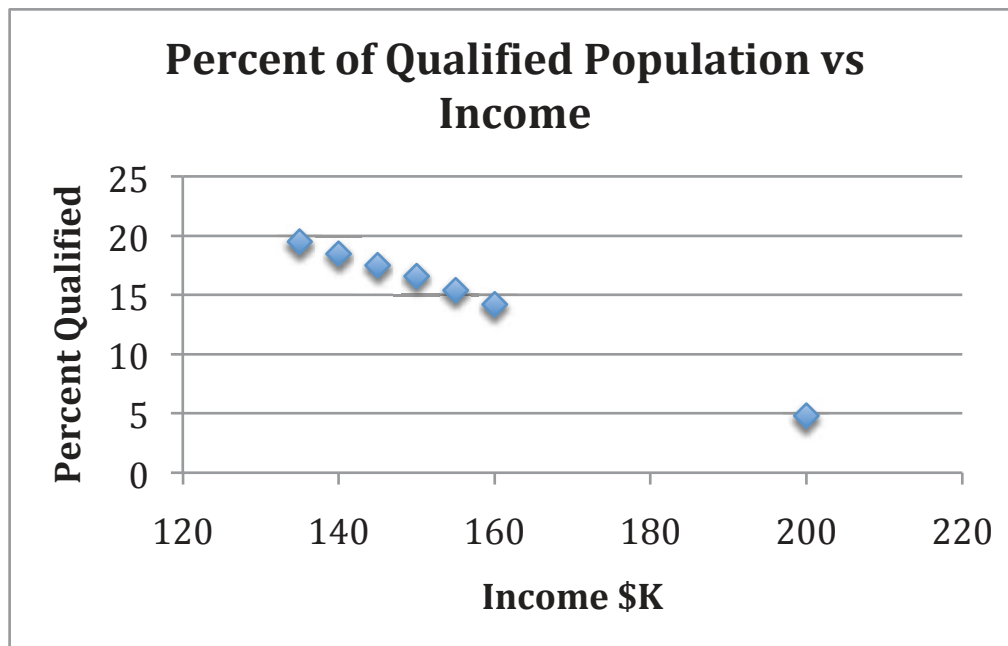


Figure 1. Annual income required to afford assisted living as function of the room rate. These are discrete data points taken from the MDS report. Note that at a rate of \$12.5K per month, the annual income required is over \$200K.

The question then becomes, how many people in the Beach Communities can qualify to stay in the HLC? Figure 2 shows the percent of the population with income greater than a specified income level. The greater than \$200K yearly income level

has a population of about 5%. Thus, 95% of adults in the Beach Community will not be able to afford the HLC.

How does this help the great majority of older adults in Manhattan Beach, Hermosa Beach, and Redondo Beach age in their community?



KY1-16
(cont.)

Figure 2. Percent of qualified population versus Income. \$200K income is needed to afford the \$12K per month rate of the HLC. This means that 95% of the population does not qualify.

If you multiply the percentage of people in the over 75 age group (in 2019 about 5600), by the percentage in this age group who need assisted living care (32%), by the percentage who can afford it (5%), you get a total of about 90 people living in the three beach cities who qualify for living in the HLC. Since the HLC can house 320 in assisted living, about 70 percent of the residents will be from outside the three beach cities.

Ninety people is the addressable market. Many of these will choose other alternatives. Because they are in a high income group, these adults will have many more options available than adults in lower income groups.

Why is BCHD building the HLC to address such a small population of Beach City residents?

KY1-16
(cont.)

People from outside the beach cities do not support BCHD with property taxes.
Housing people with little ties to the community seems wrong.

So why are you taking on this tremendous risk?

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:40 PM
To: Meisinger, Nick
Subject: Fw: Torrance Redondo Against Overdevelopment

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: kevork Ajamian <k_ajamian@yahoo.com>
Sent: Tuesday, June 8, 2021 10:59 PM
To: EIR <eir@bchd.org>
Subject: Torrance Redondo Against Overdevelopment

KA-1 I live on prospect ave for 41 year, across street from Vons store,. I am against this overdevelopment for the following reasons:

1) we have enough traffic to deal with currently, this overdevelopment make nightmarish

KA-2 2) there is a nearby school and park, which makes it unsafe for the kids walking around surrounding streets.

KA-3 3) we don't want more pollution in the area. we want clean air to breath.

KA-4 4) all city counsel members needs listen to the local community voices against this overdevelopment.

KA-5 5) we don't want to trade tax dollars in exchange for our safety, and clean environment.

Thank you

Kevin

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:34 PM
To: Meisinger, Nick
Subject: Fw: NO to your Assisted living facility project.

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Yoon, K. M. <kmyoon@yahoo.com>
Sent: Sunday, June 6, 2021 4:33 PM
To: EIR <eir@bchd.org>
Subject: NO to your Assisted living facility project.

Hello,

KY2-1 | I'm writing this email in opposition of your proposal to build the assisted living facility. Your environmental impact report is unsurprisingly geared and biased to move this project forward. It is not possible to mitigate noise, dust and pollution to homes in the vicinity to an acceptable level (I reside in the Pacific South Bay neighborhood directly below this proposed abomination). You will, in addition, bring polluting agents in trucks and those trucks themselves will add pollutants to our air.

KY2-2 | Furthermore, my child will be attending Towers elementary all throughout your proposed construction time-exposed to everything you disclose and unknowns that may become more evident in years to come. You will be responsible for any adverse aftermath.

KY2-3 | Timing of your project, you understate the amount of time to completion and paint a rosy more palatable timeframe to move this project forward. It is more likely than not you will extend this project many more years and residents will have no other choice but to live daily life accommodating your timing. None of these is acceptable.

KY2-4 | This proposed structure will be an eyesore and doesn't blend with the surrounding area. If anything, bulldoze your current property and replace with a park.

Thank you!
Kyung

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:06 PM
To: Meisinger, Nick
Subject: Fw: Opinions

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From: L M <smyrlpups3@msn.com>
Sent: Friday, April 9, 2021 5:34 PM
To: EIR <eir@bchd.org>
Subject: Opinions

- LM-1 I read the EIR report & it was a lot to digest. Overall, I think this project is too big, too tall, & too intrusive in a residential neighborhood with small streets
- LM-2 leading to it. The large scale project doesn't seem to align with BCHD's philosophy about Healthy Living. A big project like this seems more appropriate to be near the Galleria Mall, business park, or another already busy area.
The long term disruption to residents & home owners already living nearby seems excessive & wrong.
This seems more like a project from greedy contractors/ developers who squeeze-in as large of a building or buildings as possible... the "McMansions" on smaller lots phenomenon.
- LM-3 This feels like a BCHD is doing over-building "McMansion style" by building too tall & adding too many units, & going overboard in a quiet residential community!
- We call it Project Dinosaur because its just too big & doesn't fit in with the community & will be a long term disruption.
- Please reconsider & scale down this project to something more reasonable & fitting for the community.

Sincerely,
L Mooney

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:09 PM
To: Meisinger, Nick
Subject: Fw: comments on HLC DEIR --NO to project

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Lara Duke <larajs@yahoo.com>
Sent: Tuesday, April 13, 2021 6:11 PM
To: Communications <Communications@bchd.org>; EIR <eir@bchd.org>
Subject: comments on HLC DEIR --NO to project

Regarding BCHD Healthy Living Plan

LD1-1 Even if this development were needed, it should be on an RH zone--residential high density, not a Public zone. The majority of this plan would not be for community public use—it'd be a for-profit business on public-designated land, and that's wrong. It would threaten the health of the residents and the neighborhoods themselves. The board members already
LD1-2 know this, but don't care given they've ignored the residents and increased the size and scale of the project since 2019.
LD1-3 With schools and homes in every direction, the fallout from this massive development would include-- impossible traffic, destruction of property values, and loss of neighborhood character.

LD1-4 The DEIR asserts there would be no or only minimal adverse effects caused by this project. They end a lot of these points with "...and would not substantially," fill in the blank, "...obscure views of the open sky above, negatively impact traffic, interfere with the neighborhood character." How can anyone with a straight face make such statements when you're wanting to put a giant residential commercial building in the middle of a sleepy neighborhood?

LD1-5 The Planning Commission and City Council of Redondo Beach need to know that their review is critical to this project and they need to hear from residents. Their review should be easy in recognizing it should not be allowed, but they need to hear from you! Them signing off on this project would be an abdication of their duties if they deem this a suitable project for the area. It is a behemoth structure in a residential neighborhood—completely out of character to surrounding structures. BCHD isn't listening, so we must encourage our city representatives that this RCFE (Residential Care Facility for the Elderly) should not be allowed at this site.

Thank you.
Lara Duke
Redondo Beach

Meisinger, Nick

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:10 PM
To: Meisinger, Nick
Subject: Fw: No to HLC

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: larajs <larajs@yahoo.com>
Sent: Saturday, April 17, 2021 12:04 PM
To: EIR <eir@bchd.org>
Subject: No to HLC

Regarding BCHD Healthy Living Plan

LD1-1 Even if this development were needed, it should be on an RH zone--residential high density, not a Public zone. The majority of this plan would not be for community public use—it'd be a for-profit business on public-designated land, and that's wrong. It would threaten the health of the residents and the neighborhoods themselves. The board members already

LD1-2 know this, but don't care given they've ignored the residents and increased the size and scale of the project since 2019.

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LD1-5 The Planning Commission and City Council of Redondo Beach need to know that their review is critical to this project and they need to hear from residents. Their review should be easy in recognizing it should not be allowed, but they need to hear from you! Them signing off on this project would be an abdication of their duties if they deem this a suitable project for the area. It is a behemoth structure in a residential neighborhood—completely out of character to surrounding structures. BCHD isn't listening, so we must encourage our city representatives that this RCFE (Residential Care Facility for the Elderly) should not be allowed at this site.

Thank you.
Lara Duke
Redondo Beach

[310-529-9599](tel:310-529-9599)

Sent via the Samsung Galaxy Note9, an AT&T 5G Evolution capable smartphone

DEIR and BCHD Healthy Living Plan,

LD3-1 BCHD CEO Tom Bakaly asserts that the HLC plan does not require a vote of the people. It will need a CUP (conditional use permit) authorized by the Planning Commission and the City Council. So, yes it will get a vote of the people since the commission and council are made up of people acting as the public's designees in such matters. They will vote yes or no to approve a CUP. In laymen's terms this means RCFEs are not allowed on public zoned land, so if you want it there, an exception from these two groups must be approved for the project to move forward. Bakaly implies that since the Silverado Memory Care got a CUP, then the HLC plan should also. Yet, the plan on the table is a monstrous, for-profit private entity (though claimed to be a "public-private" partnership). It's presented as necessary in a city with senior housing options in every direction. It's the antithesis to what should be granted an exception on a publicly-zoned area, in the middle of a quiet residential neighborhood. Further, presenting it as a savior to the city for help with RHNA numbers is a farce, since the private operator has yet to be determined, so how would we know they'll be fine with 10% below market rate units?

LD3-3 Even if this development were needed, it should be on an RH zone--residential high density, not a Public zone, as this site is designated. The majority of this plan would not be for community public use—it'd be a for-profit business on public-designated land, and that's wrong. It would threaten the health of the residents and the neighborhoods themselves. The board members already know this, but don't care given they've ignored the residents and increased the size and scale of the project since 2019. With schools and homes in every direction, the fallout from this massive development would include-- impossible traffic, destruction of property values, and loss of neighborhood character.

LD2-6 The DEIR asserts there would be no or only minimal adverse effects caused by this project. They end a lot of these points with "...and would not substantially," fill in the blank, "...obscure views of the open sky above, negatively impact traffic, interfere with the neighborhood character." How can anyone make such statements when at issue is putting a giant residential commercial building in the middle of a sleepy neighborhood?

LD3-7 The Planning Commission and City Council of Redondo Beach need to be reminded that their review is critical to this project and they need to hear from residents. Their review should be easy in recognizing the spirit of this public zone allows for open space and recreational facilities, period. This fact is especially critical since Redondo Beach suffers a density crisis as it is, and faces more with the possibility of state density bills passing in the future. Our city planning commission and city council have the control and will see that a privately run, massive and unnecessary structure in a public zone, warrants a sound denial for a CUP.

Thank you,
Lara Duke
Redondo Beach

LD2-8 Below shows the singular allowable uses (P for permitted) on P-CF property. That is: Parks, parkettes, open space, recreational facilities, beaches and coastal bluff. ALL other uses require an exception (C for conditional) requiring a CUP from the city reps.

Use Classifications	P-CIV	P-RVP	P-GP	P-ROW	P-CF
Public and Other Uses					
Parks, parkettes, open space, recreational facilities, beaches, and coastal bluffs	P	P	P	P	P
Public buildings in parks, recreation areas, open space areas, and beaches	C	C	C	C	C
Adult education centers	—	—	—	—	C
Agricultural and horticultural uses	C	—	—	C	C
Child day care centers	C	—	—	—	C
Community centers	C	—	—	—	C
Cultural institutions	C	—	—	—	C
Government maintenance facilities	C	—	—	—	C
Government offices	C	—	—	—	C
Public gymnasiums and athletic clubs	C	—	—	—	C
Hospitals	—	—	—	—	C
Medical offices and health-related facilities	—	—	—	—	C
Nurseries, wholesale and retail	C	—	—	C	C
Performance art facilities	C	—	—	—	C

Use Classifications	P-CIV	P-RVP	P-GP	P-ROW	P-CF
Parking lots	C	C	—	C	C
Public safety facilities	C	—	—	—	C
Public utility facilities	C	C	C	C	C
Residential care facilities	—	—	—	—	C
Railroad uses	—	—	—	P	—
Schools, public and private	—	—	—	—	C
Accessory uses/structures	P	P	—	P	P



Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:15 PM
To: Meisinger, Nick
Subject: Fw:

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From: marinafinearts@aol.com <marinafinearts@aol.com>
Sent: Wednesday, May 26, 2021 5:17 PM
To: EIR <eir@bchd.org>
Subject:

LW-1 | Myself, Laura Woolsey, and my husband Michael have live on Tomlee Ave behind the hospital for 30+ years. The size and scope of the proposed development are way too large !!!! We strongly oppose any development there unless it is on the Prospect side of the property. I do not want the development to impact the Torrance side of the property !!
Laura Woolsey

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:56 PM
To: Meisinger, Nick
Subject: Fw: Comments on the DEIR for the BCHD RCFE
Attachments: DRAFT ENVIRONMENTAL IMPACT REPORT.docx

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Laura Zahn <myhomecastle@yahoo.com>
Sent: Thursday, June 10, 2021 3:51 PM
To: EIR <eir@bchd.org>
Subject: Comments on the DEIR for the BCHD RCFE

Please see attached comments on this proposed project.

Laura D. Zahn

**DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) FOR BEACH CITIES
HEALTH DISTRICT (BCHD) RESIDENTIAL CARE FACILITY FOR THE
ELDERLY (RCFE)**

Beginning with the design and development process, of BCHD, RCFE, there have been numerous and valid “CONCERNS” brought forward.

Too tall, too big, too much construction noise, too much construction traffic, too many environmental hazards, too much pollution exposure to the surrounding neighborhoods and communities, too many resources of the City of Redondo Beach going to support the completed projected, too expensive for local folks to live there, too outside of the zoned purpose for the land, too much overreach on the part of the BCHD which only INCLUDES the three ORIGINAL cities of Manhattan Beach, Hermosa Beach, and Redondo Beach, too costly for the three Beach Cities tax base monies for the SMALL return of use by a fractional percentage of the three cities residents.

My “CONCERNS” ARE ABOUT THE PEOPLE WHO WILL ACTUALLY LIVE ON-SITE (IF THIS EVER GETS BUILT) As, a side note... I have worked in Elder Care for 12 years. I have worked at High End Facilities and State Ran Facilities. I have worked with the largest Privately Held Elder Care Company in the world and I have worked with the largest Franchised Elder Care Company in the world, along with smaller independent companies, and private duty families.

HERE ARE MY REAL LIFE “CONCERNS” THAT I HAVE EXPERIENCED BEING “ON-STAFF” AT AN RCFE.

LAURA D. ZAHN

COMMUNIAL CO-HABITATION “CONCERNS”

**(NO ONE TALKS ABOUT WHILE LIVING IN A
RESIDENTENTIAL CARE FACILITY FOR THE ELDERLY)**

INTERPERSONAL CONCERNS

Shared Rooms... IN THEORY

Two nice well behaved friendly elderly people...

- 1) Who sleep on the SAME schedule.**
- 2) Who like the SAME room temperature**
- 3) Who have the SAME physical capabilities (NO assistance
Needed to move about the room, use the bathroom, dress)**
- 4) Who like the SAME TV shows, the SAME music at the SAME
volume**
- 5) Who wear the SAME amount of clothes (tops/bottoms/under
Wear/shoes/pajamas)**
- 6) Who have the SAME nice well behaved friendly family and
Friends visit them**
- 7) Who share the SAME taste in foods, smells, snacking sounds,
Snacking noise, snacking time lines.**

Shared Rooms... IN REALITY

- 1) One person LIKES to go to bed really late and snores**
- 2) One person LIKES the room HOT/COLD**
- 3) One person LIKES to /Expects you to HELP THEM**
- 4) One person LIKES Reality TV/Game Shows/Talent Shows/
Dr. Phill/Judge Judy type drama shows REALLY LOUD**
- 5) One person LIKES to not have too many or NO clothes on**
- 6) One person LIKES their LOUD, RUDE, SKETCHY family/friends**
- 7) One person LIKES heavily seasoned snacks, crunchy/messy
Snacks/snacks early in the morning/late at night**

BUILDING "CONCERNS"

ELEVATORS...

Elevators are "Temperamental" electronic things... sometimes the doors open, sometimes they do not. Sometimes the doors close, sometimes they do not. Sometimes you actually reach the floor you intended...sometimes you do not.

AND IN AN EARTHQUAKE NO MATTER HOW SMALL...THEY WILL NOT OPERATE AT ALL!!!

Could you or your loved one quickly walk DOWN 6 flights of stairs in a panic high-stress situation? Five flights of stairs, four flights of stairs, three flights of stairs, two flights of stairs. AND EACH FLIGHT YOU GO DOWN DOUBLES THE VOLUME OF RESIDENTS TRYING TO EXIT THE BUILDING.

Getting OFF on the wrong floor is easy to do on a crowded elevator where you cannot see or reach the buttons, you are trying to jockey for a position ON the elevator, you are jockeying to get OFF the elevator. Would you or your loved one know what to do or to find your way back to your room IF you accidentally got on the wrong floor?

LDZ-4
(cont.)

Elevators get crowded AT meal times. Elevators get crowded when Paramedics/First Responders are on the elevators with their Gurney's and their Emergency gear/bags. Elevators get crowded with Cleaning Crews and their equipment. Elevators get crowded with Maintenance Staff and their equipment. Elevators get crowded with residents moving IN and Out. Elevators get crowded with residents using walkers, wheelchairs, power chairs.

IN A PANDEMIC... Elevator use may be severally reduced or entirely restricted. REMEMBER RCFE ARE NOT RESORTS OR HOTELS!!! THERE IS NO ROOM SERVICE FOR MEALS. (OR AT LEAST MEALS AT THE TIME OF DAY THAT MOST PEOPLE ARE ACCOSTUMED TO EATING THEM) RCFE do not have enough staff to cook/serve/and clean up food delivered to each residential room. Could you or your loved one COPE with eating breakfast at lunch time and lunch at dinner time or the other way around? REMEMBER RCFE OPERATE ON A REGULATED ROUTINE TO SAVE ON PAYROLL, PROFIT OVER PEOPLE IN REAL-TIME.

LDZ-5

EVEN THOUGH YOU AND YOUR LOVED ONE ARE PAYING TOP DOLLAR FOR LIVING IN A HIGH END RCFE... ALL THE WORKING STAFF (KITCHEN CREWS/CLEANING CREWS/MAINTENANCE CREWS/ ROOM ATTENDANT STAFF/TRANSPORTATION STAFF ARE ALL EARNING MINIMUM WAGE OR SLIGHTLY BETTER).

LDZ-6 **HALLWAYS...** Also get crowded with the **SAME** users... First Responders/Cleaning Crews/Maintenance Crews/Move Ins- Move Outs/ Residents using walkers/wheelchairs/Power chairs.

FIRE...

Hook and Ladder trucks only reach as high as 7 stories. This facility would only be 6 stories. However... Could you or loved one climb **DOWN** 6 stories on a swaying ladder while the wind is blowing, smoke and flames are billowing, sirens are screeching, residents are screaming, water is spraying... In your pajamas, your day clothes, no clothes... 5 stories down, 4 stories down, three stories down two stories down?

LDZ-7 **NO** city/County can provide enough First Responders to safely escort each individual resident down a ladder, down multiple flights of stairs, out to a safe area.

This will not be the **ONLY** RCFE in Redondo Beach, First Responders will be needed to respond to **EACH** Facility with only a **LIMITED** amount of trained personnel. Could you or your loved **COPE** with being **“ON YOUR OWN FOR AN EXTENDED PERIOD OF TIME”** IN A **DIRE EMERGENCY** OR **PERHAPS NEVER HAVE ANY ATTENDING FIRST RESPONDERS ARRIVE AT ALL???**

DINING HALL...

In the dining hall could you or your loved one **“DEFEND”** your meal from being pilfered by a **MORE MENTALLY ALERT** or **MENTALLY ALTERED** table mate or wandering resident?

LDZ-8 Could you or your loved one **COPE** with residents getting sick (throwing up/throwing food/) in the dining hall? Could you or your loved one **Cope** with cutting up your food, feeding yourself, drinking, and enjoying your meal?

MISCELANEOUS DAILY THINGS...

Could you or your loved one COPE with having windows that do not open to let the natural breezes in?

Could you or your loved one COPE with not having a patio or porch to sit in the sun/outside on?

Could you or your loved one COPE with NEVER BEING ALONE EVER AGAIN?

Could you or your loved one COPE with getting woken up at 5 AM for a shower and then dressed and put back to bed to be awoken again around 7 AM to eat Breakfast in the Dining Hall?

REMEMBER RCFE ARE NOT RESORTS. ATTENDING STAFF HAVE 8 RESIDENTS TO WAKE UP/ SHOWER/ DRESS AND MOVE TO THE DINING HALL BY 7 AM. SOMEONE HAS TO BE FIRST AND SOMEONE HAS TO BE LAST. FIFTEEN MINUTES IS ALL YOU OR YOUR LOVED ONE GETS.

LDZ-8
(cont.)

ALL FACILITIES "SAY" THEY PROVIDE ONE-ON-ONE ATTENTION...YEAH... ONLY FOR A FEW MINUTES AT A TIME OR AFEW MINUTS A DAY! PROFIT OVER PEOPLE IN REAL-TIME!

Could you or your loved one COPE with Paramedics/First Responders entering your shared room at ALL hours of the day to attend to your roommate? Usually a minimum of 5- responders in gear, with LOTS of equipment.

Could you or your loved one COPE with Paramedics/First Responders with Gurney's and Responders rushing down the hall at all hours day or night, or entering the dining hall while you are trying to eat, or the TV room while you are trying to relax.

Could you or your loved one COPE with watching someone you "KNOW" die In front of you? Fall and bust their head open in front of you? Break a bone or multiple bones in a fall in front of or near you?

You or your loved one may be a “fall risk”. A facility staffer is NOT allowed to prevent or try to prevent you from falling. (Insurance Policies prevent this, due to “injury to the staff). They can however provide assistance once you have fallen... to the ground, out of the chair, off the bed.

The facility MAY have on “staff” A Music person, A Craft person, An exercise person, An Activities person... ALL of whom will have calendars FULL of daily activities that will RARELY be implemented, due to low attendance, low participation, low attention spans, not enough staff to physically move the residents to and from these activities.

LDZ-8
(cont.)

Could you or your loved one COPE with NOT being allowed to take a nap in the TV room, the game room, or wherever they sit you down? It “LOOKS” bad if any potential resident and their family come to view the facility to have residents sleeping in chairs around the building.

Could you or your loved one COPE with being MOVED every two hours? From your room TO the Dining Room, TO the bathroom, TO the TV room, TO the game/activity/music room, TO the Dining room for a morning snack, TO the bathroom again, TO the patio, TO the Dining Room for a late afternoon snack, TO the bathroom, TO the dining room for dinner. Remember EACH staff person has to move 8 residents throughout the day EVERY two hours.

Could you or your loved one COPE with a combative roommate or a wandering resident? BY LAW AN RCFE CAN NOT RESTRAIN A RESIDENT NO MATTER HOW ALTERED THEIR MENTAL STATE IS. An RCFE cannot “drug” a resident either, to “calm them down. An RCFE can only administer what that resident’s Dr. has prescribed.

Could you or your loved one COPE with your own natural progressive mental and physical decline? Do you have family or friends that could “understand” the changes going on with you or your loved one? If another resident physically injured you or your loved one, do you TRUST the RCFE to tell you the truth as to what actually happened?

I UNDERSTAND THAT MOST OF YOU READING THIS HAVE NEVER EVEN THOUGHT OF SCENARIOS SUCH AS THESE. TRUST ME I HAVE SEEN THEM. (ALL BUT THE NATURAL DISASTERS. HOWEVER I DID CARRY A THREE YEAR OLD DOWN 9 FLIGHTS OF STAIRS IN A HIGH RISE BUILDING WHEN AN EARTHQUAKE SHUT DOWN THE ELEVATOR. MY FRIEND WHO I WAS VISITING WITH AT THE TIME WHO IS A PARAPLEGIC HAD TO BE LEFT IN HER APARTMENT ALONG WITH HER CAREGIVER. THANKFULLY THERE WAS NO MAJOR DAMAGE FROM THE EARTHQUAKE. BUT WHAT A HORRIBLE ORDEAL FOR MY FRIEND WHO HAD NO WAY TO ESCAPE IF THE EARTHQUAKE WAS ANY MORE SEVERE.

MY “RECOMMENDATIONS” DO NOT BUILD RCFE HIGHER THAN THREE STORIES (PREFERABLY ONLY TWO STORIES) PAY YOUR STAFF WELL. DO NOT OVER WORK THEM. 4 RESIDENTS TO A STAFF PERSON WOULD MAKE EVERYONE’S DAY A LOT MORE ENJOYABLE. MAKE ALL THE ROOMS SINGLE OCCUPANCY ROOMS. PROVIDE PLENTY OF OUT DOOR TIME AND OUTDOOR SPACES. HAVE SMALLER EATING/DINING ROOMS THAT ARE NOT AS NOISY OR CONFUSING. KEEP HALLWAY MOVEMENT OF STAFF TO A MINIMUM (CLEANING CREWS/MAINTENANCE CREWS) TO CUT DOWN ON THE NOISE AND ‘BUSYNESS’ OF THE HALLS. HIRE PEOPLE THAT TRULY HAVE A PASSION FOR WORKING WITH THE ELDERLY. NOT JUST NEEDING A JOB. HIRE STAFF THAT HAVE BEEN TRAINED IN THE VARIOUS “CONDITIONS” THAT ELDERLY PEOPLE MAY BE EXHIBITING OR EXPERIENCING. HIRE STAFF THAT CAN COPE WITH ALL THAT THEY

LDZ-9
(cont.)

**WILL BE EXPOSED TO IN ANY GIVEN DAY...DEATH/INJURY/ABUSIVE
RESIDENTS/ANSWERING DETAILED QUESTIONS ABOUT “WHAT
HAPPENED” TO MR. /MRS. XXXX IF A FACILITY OR POLICE REPORT
WILL NEED TO BE MADE.**

LAURA D. ZAHN

310-693-3317

myhomecastle@yahoo.com

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 11:33 AM
To: Meisinger, Nick
Subject: Fw: Healthy Living Campus pool

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Leanne Clifton <hermosa5us@yahoo.com>
Sent: Wednesday, March 24, 2021 1:21 PM
To: EIR <eir@bchd.org>
Subject: Healthy Living Campus pool

LAC-1 The entire project does seem to be a bit too large. My main concern is the idea of doing a leisure pool. That is not in keeping with your supposed purpose, which I thought was community health. Floating around in a pool or lazy river with slides etc., is so not improving your health. It is pure and simple entertainment. I do think an Olympic pool would be wonderful. There are many sports teams and activities, school, club, adult education, that need an Olympic size pool. My grandson has played water polo for the last seven years. The club teams and high schools are always scrambling to find a place to practice and to play games because there are so many others are all trying to use the limited pool space.

LAC-2 A leisure pool will not work for this huge number of people. What a shame it would be to put all that money into a pool that excludes those that want to exercise and to stay fit. All in the name building something to make our lives healthy. Government run projects really shouldn't stretch their mission to this extent. An Olympic pool can easily be used by the general free swim public. Assign a free swim time each day and during the summer and there you go. The reverse is not so. People that need an Olympic pool cannot use a leisure pool.

Thank you, Leanne and Andy Clifton

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:36 PM
To: Meisinger, Nick
Subject: Fw: BCHD Project

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: lh@leannehill.com <lh@leannehill.com>
Sent: Monday, June 7, 2021 3:19 PM
To: EIR <eir@bchd.org>
Subject: BCHD Project

To whom it should concerned,

LHPQ-1 We own and live on Cluster Lane and 190th Street (22 years) We have seen many changes, some good for our neighborhood and some not. We endured the construction of the state-of-the-art gas lines running though the dog park at the end of cluster. This project was originally a one-year project, three years later we still deal with continued construction, traffic disruptions, noise, and a lot of dust!. We have a lovely facility up the street called The Silverado

LHPQ-2 which has houses friends and loved ones alike. The proposed assisted living facility currently starts at \$ 10K per month, per person. Only the affluent will be able to afford living in this new facility. I want to express my opposition to this enormous, oversized overcharged facility. It will block out air space, cause traffic problems, create pollution, dust, all lasting 5 plus years!. This will not benefit residence in these neighborhoods. For those of us that are long term residence

LHPQ-3 who have spent hour upon hours working toward a community we can all enjoy. This proposed plan is not taking our quality of life into consideration.

Lastly, what about the thousands of Torrance and Redondo Beach residents this will impact negatively. 5 years of not enjoying quite time in your yards with friends and family without day in and day out noise, dust, not to mention the harmful emissions spewing into the air for 5 years.

LHPQ-4 It seems to me this is just a money maker for the owner/builder and the city at the expense of throwing its residents under the bus.

LHPQ-5 I am vehemently opposed to this project.

Leanne Hill and Peter Quelch

Meisinger, Nick

From: EIR <eir@bchd.org>
Sent: Monday, July 12, 2021 3:23 PM
To: Meisinger, Nick
Subject: Fw: BCHD proposed building project on Prospect

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: LINDA Zelik <linzelik@gmail.com>
Sent: Sunday, June 6, 2021 9:05 PM
To: cityclerk@redondo.org <cityclerk@redondo.org>; cityclerk@torranceca.gov <cityclerk@torranceca.gov>; citycouncil@hermosabeach.gov <citycouncil@hermosabeach.gov>; cityclerk@citymb.info <cityclerk@citymb.info>; skeller@rbusd.org <skeller@rbusd.org>; superintendent@tUSD.org <superintendent@tUSD.org>; stowe.tim@tUSD.org <stowe.tim@tUSD.org>; rbpta@rbusd.org <rbpta@rbusd.org>; torranceptas@gmail.com <torranceptas@gmail.com>; Communications <Communications@bchd.org>; EIR <eir@bchd.org>; pnovak@lalafo.org <pnovak@lalafo.org>; GChen@TorranceCA.Gov <GChen@TorranceCA.Gov>
Cc: TRAO90503@gmail.com <TRAO90503@gmail.com>
Subject: BCHD proposed building project on Prospect

To whom it may concern;

I am a 36 year resident of north west Torrance and live less than 2 blocks from the proposed building site.

My husband and I, as well as our neighbors, have been actively involved for years and frequently voiced our opinions against this terrible travesty at both the in-person and zoom meetings.

LJZ-1 Unfortunately all of our very valid concerns not only have fallen on deaf ears, but the project's proposed square footage and height keeps mushrooming, getting more absurd each year.

Tragically, the adverse consequences for the community are much worse now than even when originally proposed.

We are vehemently opposed to this ill-advised monstrosity for many reasons:

LJZ-2 ***Health hazards.** The demolition and construction for 5-10 years will result in fallout from the airborne contaminants including concrete dust, asbestos, lead, PCB's & probable mold, among others.

These contaminants will certainly be detrimental to the local residents, particularly school children, seniors and persons with asthma. It is not hard to anticipate many **expensive lawsuits** from this.

LJZ-2
(Cont.)

Within a one mile perimeter there are five schools whose students will be adversely affected, Towers Elementary, Parras Middle School, Beryl Heights, West High and Redondo High. Most especially Towers as their playground is less than 100 feet away! Have you considered that the **children will not be able to play outside for well over five years?** Have you even cleared this with the respective school boards?

LJZ-3

***Illegal Zoning.** This 11 acre plot of land was never intended for a **commercial, for-profit business.** This was always intended to be for the use of, and the betterment of, the local residents. This high priced business venture to house rich senior citizens **absolutely does not qualify!** Therefore you are **breaking the longstanding laws and codes** put in place to protect local citizens.

LJZ-4

***Traffic/Safety Issues.** The streets around Prospect, Beryl, Flagler and Del Amo (which surround a large strip mall) are already extremely congested. This project would not only double the traffic congestion but would cause severe safety issues for the children attending the five schools mentioned above. Children cross these surrounding streets by foot, on bikes and on skateboards. Again, our children should not be subject to these life and death dangers that this project will create. If you don't care about children's lives, do you at least care about the lawsuits that will result?

LJZ-5

***Quality of Life for Redondo and Torrance residents.** This mammoth project does **not fit** into this residential community! Building something the size of The Staples Center in a residential area is detrimental to our quality of life in many respects. One of which is that it will block sunlight and ocean breeze for the nearby residents. Not to mention, our property values have decreased because this over-building plan **might** go to fruition.

LJZ-6

I implore you, please DO NOT go forward with this proposed project! Certainly you can find other, more community friendly uses for this land.

Linda and Joe Zelik
19405 Linda Dr., Torrance

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:44 PM
To: Meisinger, Nick
Subject: Fw: Objections to the BCHD project

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Linda Kranz <linda.kranz5@gmail.com>
Sent: Wednesday, June 9, 2021 4:11 PM
To: EIR <eir@bchd.org>
Cc: Residents Against Overdevelopment <trao90503@gmail.com>
Subject: Objections to the BCHD project

Attention: BCHD project

I am writing to you today in regards to the BCHD project. I have many concerns about the proposed project and the effects on our community in West Torrance.

LK-1

We have been residents of West Torrance since 1998 but my husband and I have been lifelong residents of the South Bay. Our attraction to the neighborhood was the close-knit community it provides to our family. We are very fortunate to know all our neighbors and consider many of them to be like family. Both of our children attended Towers Elementary, Bert Lynn, and West High school. They were both fortunate to be able to walk home from school, play sports and participate in many activities at school. With the proposed BCHD project, there are many aspects of the development that will put the health and safety of our community at risk.

The proximity to Towers Elementary, including the BCHD access to Flagler Lane, Flagler Alley and all associated land within the city of Torrance, poses a great threat to the safety of all the school children who regularly walk/bike to school with the increase in traffic, many of the vehicles will be large construction or commercial vehicles. Not only is this a great safety risk, the increase in traffic in the area will also impact access to the shopping center, dog park, and neighborhood.

LK-2

The environmental issues are a huge concern. We love the ocean breeze here but with the possibility of construction particulates flowing into our neighborhood, especially so close to an elementary school, the hazards for unhealthy air quality is alarming. We have long been concerned about air quality issues because of the refinery and have an air quality monitor tied to the AQMD site on our street, this construction will heighten the concerns for unhealthy particulates. We walk our dog to Entradero Park every morning and have enjoyed the wildlife there since the water restoration project. We are also concerned with the noise pollution as well.

LK-3

LK-4

Please don't let the environmental impacts of the BCHD project risk harm to the local wildlife. It's hard enough we are witnessing historic climate change crises around our state affecting our health but this is something that we have control over in our own backyard.

LK-5

Another concern is the level of noise caused by the construction. Noise travels in this neighborhood. I can hear fog horns from the harbor which is much further. I regularly enjoyed hearing the West High band practicing out on the Fred Peterson field. I can't imagine listening to construction noise, daily, for years!

LK-6

This project is out-of-scope for this quaint neighborhood, too large, too costly, with little value-added to our quality of life in this community.

LK-7

I fully oppose the BCHD overdevelopment, especially the BCHD access to Flagler Lane, Flagler Alley and all associated land within the city of Torrance.

Please feel free to contact me for any follow-up questions.

Thank you,
Linda Kranz
19312 Hinsdale Ave.
Torrance, CA 90503

File: DEIR objections

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 11:42 AM
To: Meisinger, Nick
Subject: Fw: Public Comments to be read into the record

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Lisa Youngworth <lisa_youngworth@hotmail.com>
Sent: Wednesday, March 24, 2021 3:50 PM
To: Communications <Communications@bchd.org>
Subject: Public Comments to be read into the record

LY-1 I oppose the healthy live in campus project. There are traffic, safety, health and environmental hazards. There is a lack of transparency with the public. It's too tall and too dense for a residential neighborhood. It's a poor use of taxpayer funds.

Sincerely,
Lisa Youngworth

LY-2 PS I totally agree with the details in this attached link and couldn't have stated it better myself. No need to reinvent the wheel.
<https://www.traonews.org/why-oppose>

Sent from my iPhone

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:27 PM
To: Meisinger, Nick
Subject: Fw: Public Comment to the BCHD HLC DEIR
Attachments: HardyComment.pdf

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Lyn Hardy <lyn.hardy@gmail.com>
Sent: Thursday, June 3, 2021 1:37 PM
To: EIR <eir@bchd.org>
Subject: Public Comment to the BCHD HLC DEIR

Attached is my public comment.

Lyndon Hardy

* The DEIR Description of Phase 2 is Deficient

The DEIR executive summary states (ES-2): "... the EIR analyzes potential construction related impacts (e.g., ground disturbance) and aesthetics impacts (e.g., building heights) using conservative assumptions related to maximum building footprints and maximum building heights..."

- Aesthetics

However, there are *no visualizations* of Phase 2 structures. The public has *no* concrete data upon which to judge the visual impact of the Aquatic Center and Parking Structure on the surrounding neighborhoods. These visualizations must be provided.

The DEIR executive summary (ES-1) states that the DEIR information for Phase 2 is based on the "best information available at this time."

This is an excuse, not an allowable justification. The purpose of the EIR process is to access the environmental impacts of a proposed project according to CEQA requirements. If some critical information is unavailable at some point in time, the proposer must defer presenting the DEIR to the public until it is available, not merely when it happens to be convenient.

Critical information is missing for both Traffic and Air Quality analyses.

- Traffic

The analysis of the increase in traffic caused by Phase 2 construction is slipshod and woefully inadequate. Data was handed from one ill-equipped, unqualified contractor to another, using information that did not adequately apply. It must be redone with sufficient rigor so that the true Phase 2 traffic impacts can be assessed accurately.

- Air Quality

One of the airborne pollutants from construction are the particulates emitted by diesel engines arriving at, idling while present, and departing from the project site. The smaller the particulate size, the more danger is the health effect.

There are no limit standards for particulates with sizes less than 2.5 microns, but there is strong medical evidence that those with sizes as small as 1.0 microns can cause the most damage to everyone's lungs – especially those designated as sensitive receptors..

Sensitive receptors reside both in the existing Silverado Memory Care facility and home owners to the East of the proposed project site. In addition, students attending Towers Elementary School will be exposed not only in Phases 1, but also in Phase 2.

Analysis of the *cumulative* effect of small particulate exposure to these sensitive receptors is absent in the DEIR and must be provided.

* The BCHD development plan permits CEQA constraints to be violated.

- BCHD's intent is to use *Programmatic Design* for Phase 2.

LH2-4

In a Programmatic Design procurement, the final details for a subsequent phase of a multi-phase procurement are not specified until the preceding phase is underway. BCHD has stated that this procurement method will be used for the HLC.

But so long as these details do not violate any imprecise data limits disclosed in the EIR analyses, they can be *anything*. The public has no resource to object based on CEQA requirements. With the publication of the FEIR, the CEQA process will be completed. All of the defects described above will not have relevance. In effect, Programmatic Design is an end-around that defeats the purpose of CEQA for Phase 2.

-BCHD's intent is to use *Design Build* for Phase 1

Normally, for public construction projects, the procuring agency issues a Request for Proposal (RFP), and interested contractors submit cost bids for doing the specified work – including what must be accomplished as specified in the Final Environmental Impact (FEIR) report .

LH2-5

In theory, therefore, whatever is built for Phase 1 will be done so under the environmental constraints. CEQA safeguards will be adhered to. This is called the Design-Bid-Build (DBB) process.

BCHD's intent, however, is to attract an investment partner based on what is called the Design Build (DB) process. It has a dispensation from using DBB until the end of 2022.

In the Design Build process, if a problem comes up or a change is requested, the procurer and the contractor can negotiate changes in the contract before going forward.

This leeway, allows any and all environmental impact constraints specified in the FEIR to be completely sidestepped by the procurer and contractor merely deciding to do so. In effect, Design Build is an end-around that defeats the purpose of CEQA for Phase 1.

LH2-6

* In summary, the HLC Master Plan has been constructed so that the entire CEQA process becomes merely a “check-the-box” exercise that allows BCHD to do exactly whatever they want to do in their sandbox.

The DEIR must be withdrawn and these deficiencies remedied.

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:16 PM
To: Meisinger, Nick
Subject: Fw: Draft Proposal

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Jim Burschinger <brschngr@yahoo.com>
Sent: Wednesday, May 26, 2021 7:03 PM
To: EIR <eir@bchd.org>
Subject: Draft Proposal

To Whom It May Concern:

MB1-1 | Do not move forward. Not beneficial to our community. Too expensive and detrimental to our community to build. Too expensive to live in proposed units. No, do not move forward!

M. Burschinger

Regards,
M.

Sent from my iPhone

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:41 PM
To: Meisinger, Nick
Subject: Fw: Public Comment to BCHD DEIR

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Marcia Gehrt <marciagehrt@gmail.com>
Sent: Tuesday, June 8, 2021 11:09 PM
To: EIR <eir@bchd.org>
Subject: Public Comment to BCHD DEIR

The mission statement for BCHD includes phases including focusing on preventative health and wellness programs. It was designed to promote services aimed at prevention of chronic yet preventable diseases.

MCG-1 Yet this expansion project does not focus on any of those concerns. But rather is a profit center for an outside company building a behemoth assisted living project. It is even more apparent when the gym and workout classrooms are not even being considered until phase 2 of the project and only if there are funds available. Dangling these carrots such as a pool is very misleading.

MCG-2 In the previous zoom meeting held on Tuesday, April 13th, the representative from Wood Environmental stated that there was no way to mitigate the noise from the project. For the five years that the project will be under construction, noise levels would be exceeded. There is one way to mitigate this problem for the residents who live immediately adjacent to this project and that is to revamp the concept and negate the removal of the buildings. This would also solve the problem with asbestos, lead, and all the other pollutants that would be released to the community and jeopardize the health of elementary school children attending Towers School.

MCG-4 All over Los Angeles, condominiums and apartments are implementing earthquake preventative measures instead of tearing them down for these very reasons. They are installing moment frames and securing the buildings at the same time as other renovations. This could certainly be done at this location. The gym could be enlarged and other programs designed to allow people like ourselves to stay in their homes rather than expensive assisted living facilities. This is what older people desire. This project is at the core, a direct contrast to what BCHD was intended. Greed and profits has taken over and it is the communities' obligation to stop this project.

MCG-6 We are directly opposed to this overdevelopment project.

Marcia and Carl Gehrt
19935 Redbeam Ave.
Torrance, Ca 90503

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 11:47 AM
To: Meisinger, Nick
Subject: Fw: BCHD Healthy Campus - OPPOSE

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: marcieguillermo@aol.com <marcieguillermo@aol.com>
Sent: Wednesday, March 24, 2021 2:16 PM
To: Communications <Communications@bchd.org>
Subject: BCHD Healthy Campus - OPPOSE

Good Afternoon Members of the Board,

This email is to **STRONGLY** oppose this "DRAFT" EIR and project for all the reasons indicated by many residents since the inception of this project.

MG1-1

Not sure why, the Board is going with this "DRAFT" EIR, when the Board and BCHD Management have not addressed the concerns of the residents.

MG1-2

The land is owned by the residents, and it is intended for **public use for the large community**. It is not intended to benefit a few and BCHD Management at the expense of the greater majority of residents.

MG1-3

It is pretty obvious that the project is **NOT compatible with surrounding neighborhoods**. It is a family-oriented neighborhood. This proposed building will be visible from a distance and will tower over the existing housing. Compare it to the existing height of the main library on PCH. RCFE buildings will be better served if placed next door to hospitals or within their campuses.

MG1-4

I also have a problem that BCHD is BOTH the Lead Agency and Certifier/Approver of its own EIR. Yes, **BCHD is BOTH the Lead Agency and Certifier/Approver of its own EIR**. Kind of like the **Fox guarding the Henhouse**. Why BCHD has chosen to avoid going to the taxpayer/owners and chose "development" for funding phase I? However, If they go with Phase II, BCHD may go with a bond to fund it.

MG1-5

To make things even worse, the housing numbers provided through the proposed RCFE are not included when our city RHNA housing numbers are calculated. Please **keep this point in mind too**.

MG1-6

Please oppose the DEIR.

Respectfully,

Marcie Guillermo
Redondo Beach Resident

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:53 PM
To: Meisinger, Nick
Subject: Fw: Healthy Living Campus

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: marcieguillermo@aol.com <marcieguillermo@aol.com>
Sent: Thursday, June 10, 2021 1:46 PM
To: EIR <eir@bchd.org>
Subject: Healthy Living Campus

Hello EIR Members,

The draft EIR **fails** to do a decent alternative analysis to the proposed project.

Could you provide the analysis for the following alternatives keeping in mind the concerns of the community?

Alternative 1 – No Project Alternative

MG2-1 Alternative 2 – Sale and Redevelopment of the BCHD Campus

Alternative 3 – Revised Access and Circulation

Alternative 4 – Phase 1 Preliminary Site Development Plan Only

Alternative 5 – Relocate Center for Health and Fitness Permanently and Reduced Parking Structure Size.

Alternative 6 – Reduce Height Alternative

MG2-2 For alternative 1, I believe the DEIR **proposes** a “demolish and replace with limited open space” project. Isn't the goal of no alternative project to leave the site as is? Why would you add a “demolish and replace with limited open space”?

MG2-3 For alternative 6, it would be best to keep the height of any construction at a height consistent with the surrounding neighborhoods and schools. Have you seen Manhattan Beach proposed adult living building's height? **Why would it be different for Redondo?**

This huge white elephant “healthy living campus” does not belong on that site surrounding by schools and residential area. It belongs close to existing hospitals corridors or main corridors.

MG2-4 We need a healthy campus for the entire community, not what the BCHD is proposing.

Thanks,

Marcie Guillermo, Pharm.D.
Redondo Beach Resident.

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:41 PM
To: Meisinger, Nick
Subject: Fw: BSHD

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Maren Blyth <marenblyth@msn.com>
Sent: Wednesday, June 9, 2021 9:02 AM
To: EIR <eir@bchd.org>
Subject: BSHD

MB2-1 I live in Hermosa Beach and I pay taxes for the Beach Cities Health District – I am opposed to the Current project!!!! This
Project converts a public enterprise into a private enterprise (the Sr. living center) It's not yours to give away!!! It's
mine!!! Also, I am a member of the Health Club at Beach Cities – as I understand the project, the Health Center Building
MB2-2 will be knocked down and rebuilt "if funds are available".....there are no plans to obtain these funds!!! And, my
suspicion is that there will never be any funds!!! So, there goes my Health Club and all the other valuable and
educational services that are available to me now!!!

MB2-3 This whole project should be DROPPED now!!!

Maren Blyth

Sent from [Mail](#) for Windows 10

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:35 PM
To: Meisinger, Nick
Subject: Fw: BCHD Project Concerns

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Maria Schneider <mas2021removals@gmail.com>
Sent: Sunday, June 6, 2021 7:11 PM
To: EIR <eir@bchd.org>
Subject: BCHD Project Concerns

Dear BCHD Project Planners,

MS-1 | I wish to vehemently express my sincere opposition to the proposed massive Assisted Living Facility and the concern for health impact on nearby residents and school-aged children!

MS-2 | My elderly parents live below the proposed building site as well as children who frequent the parks and schools. I know a few long-time residents that have lung-related conditions. I am concerned for the respiratory and overall health given the demolition and construction and the known and yet unknown effects to air quality, water quality, increased pollutants, soil erosion, traffic congestion.....

MS-3 | Inconveniences of traffic/truck and noise concerns aside, I would like to know how the overall impact of the breeze and pollution on the air, water and soil quality is addressed for those with already compromised respiratory, defense mechanism, and those still growing?

Opposed and concerned resident!
Maria Schneider

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 11:31 AM
To: Meisinger, Nick
Subject: Fw: Please review/correct Table ES-2. Impact Comparison of Alternatives to the Proposed Project

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Wednesday, March 10, 2021 5:46 PM
To: EIR <eir@bchd.org>
Subject: Please review/correct Table ES-2. Impact Comparison of Alternatives to the Proposed Project

MN1-1|It has 5 alternatives in the Table, yet there are 6 on the prior page.

Subject: RE: PRR #278 - Manhattan Realty - Formal Objection

From: Mark Nelson (Home Gmail) <menelson@gmail.com>

Sent: Monday, March 22, 2021 4:55 PM

To: PRR <PRR@bchd.org>

Subject: Re: CPRA - Manhattan Realty - Response

MN2-1 | This is a formal objection to BCHDs response. BCHD indicates in its DEIR that it is not acquiring land, therefore, there is no acquisition underway, or, BCHD has made a material misrepresentation in its DEIR.

On Mon, Mar 22, 2021 at 4:31 PM PRR <PRR@bchd.org> wrote:

Mark,

Please see below for the District's response (in red) to your public records request dated 2/24/21 that reads:

Provide all work products purchased from Manhattan Realty related to the HLC or land appraisals at the BCHD campus.

This request seeks records exempt from disclosure by the California Public Records Act. Cal. Gov. Code Sec. 6254(h) provides exemptions for certain documents, including **"the contents of real estate appraisals, engineering or feasibility estimates, and evaluations made for or by the state or local agency relative to the acquisition of property, or to prospective public supply and construction contracts, until such time as all of the property has been acquired or all of the contract agreements obtained."** Your request seeks these documents, as such, the documents remain rightly retained by the District.

If you believe we have not correctly interpreted your request, please resubmit your request with a description of the identifiable record or records that you are seeking.

As a reminder, to date (2019-2021), the District has responded to approximately 218 emails containing approximately 472 individual requests/questions from you. Of the 472 individual request/questions received from you, 367 have been closed/answered, 28 have been withdrawn by you and 77 remain open. The District has determined that your numerous requests for public documents will impose an excessive burden on the District's limited staff and resources, thereby disrupting its ability to provide due attention to its primary government functions. Several of your most recent requests are overly extensive, over-broad, vague, and in many cases unlimited in time and scope. The District's public purpose is not well served by diverting its

personnel from their normal duties of serving the public to the time-consuming task of searching for and reviewing potentially thousands of ill-defined documents on a disparate array of topics. Despite the cumulative impact of your limitless and increasing requests imposing an undue burden on the District, we continue to respond to your requests.

Covid-19 disclaimer:

Please also note that the District is currently operating under its emergency protocols, which require reallocation of resources to meet the critical needs of the community at this time. As a result, the District's responses to certain public records requests may require more time than normal. We apologize for the inconvenience, and are committed to working with the public to provide all requested information as soon as reasonably possible.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>

Sent: Wednesday, February 24, 2021 11:27 AM

To: Charlie Velasquez <Charlie.Velasquez@bchd.org>

Subject: CPRA - Manhattan Realty

Provide all work products purchased from Manhattan Realty related to the HLC or land appraisals at the BCHD campus.

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 11:48 AM
To: Meisinger, Nick
Subject: Fw: Public Comments to Mayor and Councils, Redondo Beach, Hermosa Beach, and Manhattan Beach for Upcoming Council Meetings

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Monday, March 22, 2021 9:10 PM
To: Itamura@citymb.info; cityclerk@redondo.org; CityClerk@torranceca.gov
Cc: Communications <Communications@bchd.org>
Subject: Public Comments to Mayor and Councils, Redondo Beach, Hermosa Beach, and Manhattan Beach for Upcoming Council Meetings

Dear Mayors and Councils:

As the "owners" of Beach Cities Health District, I am communicating with you as both a 3+ year BCHD volunteer and as a property owner adjacent to BCHD.

Despite repeated lip service by BCHD of listening to the neighborhood, the revised BCHD 2020 campus plan is both TALLER and has more SQUARE FEET of surface buildings than did their 2019 proposal that drew over 1,200 surrounding residents to launch and sign a petition to downsize the proposal consistent with the surrounding residential neighborhoods that have 30 foot or lower maximum heights.

BCHD increased the height of their project from 60-feet, as stated in their EIR Notice of Preparation (NOP) in 2019 to 103-feet in their draft EIR. Surely that is not responding to neighbors seeking consistent sizing with the neighborhoods.

Further, BCHD removed 160,000 sqft of underground parking from their 2019 plan, and moved it to an 800-car parking ramp that could be between 8 and 10 stories according to BCHD's 2020 Draft EIR document. Again, that is surely not the response that residents expected. BCHD claims to have had over 1,300 comments. Given that 1,200 signatures came in on a single petition, and that over 150 comments were provided to their EIR NOP, and that over 100 comments were made on June 17, 2020 when BCHD provided only 3 business days for public input on their 2020 plan, I can only assume that BCHD discards comments that it disagrees with in order to arrive at its contrived 1,300 comment value.

In summary, BCHD **increased** the proposed height from 60-feet to 103-feet, and BCHD **increased** the proposed above ground square feet from 729,000 to 793,000 sqft, including an 8-10 story ramp at Prospect and Diamond. I ask that you rein in our wildly out of control local agency and force them to provide the surrounding neighborhood with a structure, like The Kensington, the meets the neighbor uses and does not negatively impact several thousand people for decades and generations. We have already suffered the environmental and economic injustice impacts of the failed South Bay Hospital that at least provided us with local emergency room services as a quid pro quo for the sirens, traffic, noise, air emissions, glare, excessive night time lighting, reduced home values and other negative impacts.

Mark Nelson
3+ year BCHD Community Working Group volunteer
Redondo Beach property owner

cc: BCHD Board

BCHD INCREASED BOTH THE HEIGHT AND ABOVE GROUND AREA OF ITS PROPOSED OVERDEVELOPMENT FROM 2019 to 2020

2019 PLAN



Total Height: 60-feet

Total SqFt Above Ground 729,700 sf

2020 PLAN

103 ft

60 ft



**Total Height: 103-feet
+53 Ft Tall**

**Total SqFt Above Ground 792,520 sf
+62,820 SqFt of Above Ground**

What BCHD CEO Bakaly CLAIMED

"For the past three years we've collected more than 1,300 public comments during more than 70 meetings and worked with financial, construction and environmental experts to minimize impacts on local neighborhoods."

"We think it's more consistent with what we were hearing," Bakaly said. "We are a public agency, so we do want to be listening."

What BCHD DID

Increased the height of the overdevelopment from 60-feet to 103-feet **(+88% INCREASE)**

Increased the SqFt of above ground buildings by **+62,820 sf**

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 11:34 AM
To: Meisinger, Nick
Subject: Fw: Board Comment - False Statement on Website

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Wednesday, March 24, 2021 7:39 PM
To: EIR <eir@bchd.org>
Subject: Fwd: Board Comment - False Statement on Website

It is simply FALSE to suggest that the project was downsized in total. It was instead increased from 60-feet in the 2019 plan to 103-feet in the 2020 plan. The square footage of surface buildings was INCREASED because 160,000 sqft of underground parking was moved to surface buildings. This is being filed as an Attorney General complaint for false advertising.

----- Forwarded message -----

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Date: Wed, Mar 24, 2021 at 6:07 PM
Subject: Board Comment - False Statement on Website
To: Communications <communications@bchd.org>
Cc: <martha.koo@bchd.org>, <vanessa.poster@bchd.org>, <noel.chun@bchd.org>, <jane.diehl@bchd.org>, <michelle.bholat@bchd.org>

BCHD admits it raised the height from 2019 to 2020 from 60-feet to 103-feet. BCHD however persists in a FALSE CLAIM regarding the sqft of buildings it plans to develop.

BCHD states:

Smaller Building Sizes: Reducing the square footage of the new buildings from 423,000 sf to 253,700 sf; with plans to shift them farther from adjacent homes;

The statement is deliberately misleading. After BCHD moves 160,000 sqft of subterranean parking to the surface ramp, BCHD will be constructing MORE sqft of surface buildings. BCHD must retract its false claim and this will be provided to the local cities and the new state AG.

PROGRAMMATIC AREA	2019 MASTER PLAN	THE MASTER PLAN	DIFFERENCE
BUILDING AREA			
510 NORTH PROSPECT (E)	0	52,000	52,000
520 NORTH PROSPECT (E)	47,700	47,700	0
TOTAL (E) OCCUPIED BUILDING AREA TO REMAIN	47,700	99,700	52,000
HOUSING = ASSISTED LIVING + MEMORY CARE	423,000	253,700	-169,300
ASSISTED LIVING	393,000	203,700	-189,300
MEMORY CARE	30,000	50,000	20,000
PACE	0	14,000	14,000
COMMUNITY SERVICES	6,270	6,270	0
YOUTH WELLNESS CENTER	0	9,100	9,100
WELLNESS AND HEALTH CLUB	74,000	81,150	7,150
WELLNESS DIVISION	55,000	53,150	-1,850
CENTER FOR HEALTH AND FITNESS	19,000	20,000	1,000
AQUATIC CENTER	0	24,000	24,000
CHILD DEVELOPMENT CENTER	10,000	0	-10,000
SERVICE / BACK OF HOUSE	51,730	9,100	-42,630
TOTAL NEW OCCUPIED BUILDING AREA	545,000	373,320	-171,680
TOTAL OCCUPIED BUILDING AREA	592,700	473,020	-119,680
PARKING AREA			
TOTAL (E) PARKING STRUCTURE AREA TO REMAIN	27,000	27,000	0
TOTAL NEW PARKING STRUCTURE AREA	270,000	292,500	22,500
TOTAL PARKING STRUCTURE AREA	297,000	319,500	22,500
DEVELOPED AREA			
TOTAL NEW DEVELOPED BUILDING AREA	815,000	665,820	-149,180
TOTAL DEVELOPED BUILDING AREA	889,700	792,520	-97,180

**Above Ground
Under Ground**

Note: 2019 had 160,000 sq ft of space to a surface ramp in 2020 at the 520 MOB, so it is un

62820

Comparative Space Program Table
2019 Master Plan/ 2021 Phase I Proposed Project & Phase II Example A

Sources

2019 Surface Building SQFT: BCHD 2019 EIR Notice of Preparation, pages 13-14
2019 Height: BCHD 2019 EIR NOP, page 18
2020 Surface Building SQFT: BCHD 2020 DEIR HLC Master Plan, page 221
2020 Height: BCHD DEIR, page 2-27

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 11:34 AM
To: Meisinger, Nick
Subject: Fw: BCHD was not the LEAD AGENCY for 510 or 520 MOBs

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Wednesday, March 24, 2021 8:54 PM
To: EIR <eir@bchd.org>
Subject: BCHD was not the LEAD AGENCY for 510 or 520 MOBs

MN5-1 | BCHD elected to be the lead agency for this HLC in order to assure that it could self-certify. The inconsistency is de facto evidence of BCHDs malintent.

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 11:34 AM
To: Meisinger, Nick
Subject: Fw: Resolution of Wood PLC Bribery Scandal

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Wednesday, March 24, 2021 9:12 PM
To: EIR <eir@bchd.org>
Subject: Resolution of Wood PLC Bribery Scandal

Because Wood PLC is the author of the DEIR, I believe it is important to understand the resolution of Wood PLCs bribery scandal in order to judge the veracity of the Wood PLCs work.

<https://www.complianceweek.com/anti-bribery/john-wood-group-reserves-46m-to-resolve-bribery-investigations/28598.article>

MN6-1

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 11:35 AM
To: Meisinger, Nick
Subject: Fw: Continuation of Wood PLC on the Wreckers of the Earth List

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Wednesday, March 24, 2021 9:18 PM
To: EIR <eir@bchd.org>
Subject: Continuation of Wood PLC on the Wreckers of the Earth List

Because Wood PLC is the author of the DEIR, I believe it is important to understand whether or not Wood PLC remains on the CorporateWatch.org Wreckers of the Earth list in order to judge the veracity of the Wood PLCs work

<https://corporatewatch.org/wreckers-of-the-earth-london-company-directory/>

MIN7-1

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 11:35 AM
To: Meisinger, Nick
Subject: Fw: BCHD and PCE Contamination - BCHD higher standards of health and safety require excavation

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Thursday, March 25, 2021 10:48 AM
To: EIR <eir@bchd.org>
Cc: Communications <Communications@bchd.org>
Subject: BCHD and PCE Contamination - BCHD higher standards of health and safety require excavation

BCHD asserts in other comments that it is held to a higher standard of health and safety impact than ordinary businesses as represented by CEO Bakaly with the entire Board of Directors present and without objection on March 24, 2021 in a public meeting.

As a result of BCHD use of higher standards, BCHD must remediate the PCE contamination using the most effective decontamination methods, not merely "fans" as was asserted by Wood PLCs representative.

The gold standard for PCE decontamination is excavation.

According to US EPA:

Excavation is a proven remedial alternative that has applicability in the remediation of a variety of contaminants because it involves the removal and transport of impacted soils to an off-site treatment and/or disposal facilities. Pre-treatment of the contaminated media may be required to meet land disposal restrictions or may be performed to reduce disposal costs. Excavation is typically deployed to remove shallow source areas that are less than 10-15 feet below land surface (ft bis) but can be implemented at greater depths with additional considerations. Excavation adjacent to and beneath buildings can be technically and logistically challenging as can excavation at depth (i.e., greater than 10 ft bis), into groundwater, and in poor quality soils (i.e., silts, sands, etc.). For example, excavation near buildings may (i) require the use of temporary shoring to facilitate the excavation and protect building integrity and (ii) significantly disrupt operations at active facilities. Excavation at depth may require shoring systems to (i) control excavation dimensions and stability or (ii) sloping or benching of excavations that can significantly increase the size of excavation areas. Groundwater in or in close proximity to excavations may require dewatering systems and the subsequent management of additional waste streams. Poor quality soils can exacerbate the technical challenges of excavation by requiring more robust shoring systems or additional sloping or benching of excavations.

Mark Nelson

Redondo Beach Property Owner
3+ Year BCHD Volunteer - Community Working Group
Public Record Comment to the BCHD DEIR
menelson@gmail.com

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 11:36 AM
To: Meisinger, Nick
Subject: Fw: DEIR Comment - missing PRR makes evaluation of Scenarios impossible

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Thursday, March 25, 2021 4:39 PM
To: EIR <eir@bchd.org>
Cc: Communications <Communications@bchd.org>; cityclerk@redondo.org <cityclerk@redondo.org>; CityClerk@torranceca.gov <CityClerk@torranceca.gov>; cityclerk@citymb.info <cityclerk@citymb.info>; cityclerk@hermosabeach.gov <cityclerk@hermosabeach.gov>
Subject: DEIR Comment - missing PRR makes evaluation of Scenarios impossible

BCHD has failed to answer the PRR listed below in a timely fashion. As such, BCHDs DEIR objectives, preferred project, and active and rejected alternatives cannot be intelligently evaluated by the public.

MN9-1 12/7/2020	Provide the model and all assumptions used to determine: 1) It is more cost-effective to conduct seismic retrofit on 514 than to proceed with alternative uses to end-of-life 2) It is more cost-effective to demolish 514 and proceed with rebuilding than to defer that action Provide all cost-of-capital and discount rate assumptions, along with probability weighting of scenarios.
--------------------	---

FYI: Redondo Beach, Hermosa Beach, Manhattan Beach, and Torrance Mayors and City Councils

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 11:36 AM
To: Meisinger, Nick
Subject: Fw: DEIR Comment - BCHD refusal to provide open space requirement computations

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Thursday, March 25, 2021 4:49 PM
To: EIR <eir@bchd.org>
Cc: Communications <Communications@bchd.org>; cityclerk@redondo.org <cityclerk@redondo.org>; citycouncil@hermosabeach.gov <citycouncil@hermosabeach.gov>; CityClerk@torranceca.gov <CityClerk@torranceca.gov>; CityCouncil@citymb.info <CityCouncil@citymb.info>
Subject: DEIR Comment - BCHD refusal to provide open space requirement computations

BCHD has failed to answer the PRR listed below. As such, BCHDs DEIR objectives, preferred project, and active and rejected alternatives cannot be intelligently evaluated by the public. BCHD has indicated in its alternatives that it may increase the footprint of the RCFE, thereby likely reducing the open space. In any event, intelligent participation is blocked by BCHD despite the fact that it has published open space in its DEIR and refuses to provide any fact basis.

2. As the open space was reduced from 3.6 acres in the 2019 "Great wall of Redondo Plan" to the current proposed 2.45 acres, provide documents demonstrating that the space cannot be further reduced. If no documents, state such.

The District has previously responded to your prior request regarding open space. Design drafts pertaining to proposed open space are derived internally and with consultants and remain properly withheld pursuant to the deliberative process privilege, as discussed in the context provided in the original response below.

If you believe we have not correctly interpreted your request, please resubmit your request with a description of the identifiable record or records that you are seeking.

FYI: Redondo Beach, Hermosa Beach, Manhattan Beach, and Torrance Mayors and City Councils

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 11:36 AM
To: Meisinger, Nick
Subject: Fw: DEIR Comment - failure to provide an accurate, stable, and finite project description

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Thursday, March 25, 2021 7:24 PM
To: EIR <eir@bchd.org>
Cc: Communications <Communications@bchd.org>
Subject: DEIR Comment - failure to provide an accurate, stable, and finite project description

I have been informed by several members of the public of their concerns regarding the "BEACH CITIES HEALTH DISTRICT HEALTHY LIVING CAMPUS MASTER PLAN MARCH 8, 2021 (DRAFT) PAUL MURDOCH ARCHITECTS."

MN11-1 I concur with them, that It is difficult to conceive of a draft document providing the needed certainty for intelligent participation by the public. By failing to provide an accurate, stable and finite project description, the public is forced to spend excess time and money evaluating a draft.

Absent a final work product, intelligent public participation is thwarted.

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 11:38 AM
To: Meisinger, Nick
Subject: Fw: DEIR Comment - Lack of Seismic Response

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Friday, March 26, 2021 10:33 AM
To: EIR <eir@bchd.org>
Cc: Communications <Communications@bchd.org>
Subject: DEIR Comment - Lack of Seismic Response

40 days ago the CPRA request was filed with BCHD. Absent timely response, the public's right to intelligent participation in the CEQA process has been denied.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Tuesday, February 16, 2021 12:36 AM
To: Charlie Velasquez <Charlie.Velasquez@bchd.org>
Subject: CPRA - Seismic

Provide documentation of all structural seismic damage to 514 N Prospect from 1960 to 2020, if none, state none.
Provide documentation of any human injury or fatality caused by seismic failure of 514 N Prospect from 1960 to 2020, if none, state none.
Provide the estimated cumulative probability of a seismic event exceeding the design specification of 514 N Prospect from 1960 to 2020. If this has not been computed, state none.
Provide the estimated cumulative probability of a seismic event exceeding the design specification of 514 N Prospect from 2021 to 2040. If this has not been computed, state none.

MN12-1

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 11:48 AM
To: Meisinger, Nick
Subject: Fw: DEIR Process Question

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Monday, March 29, 2021 6:35 PM
To: EIR <eir@bchd.org>
Subject: DEIR Process Question

MN13-1 | BCHD distributed the draft EIR and Master Plan concurrently. Is the Master Plan incorporated into the DEIR such that comments will be accepted on the Master Plan as well?

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 11:58 AM
To: Meisinger, Nick
Subject: Fw: Comment on BCHD DEIR - Failure to provide CPRA responses after 9 months

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Friday, April 2, 2021 10:49 PM
To: EIR <eir@bchd.org>
Subject: Comment on BCHD DEIR - Failure to provide CPRA responses after 9 months

On June 16, 2020, the following Public Record Act requests were put to BCHD:

18. Provide all analyses that consider downsizing of the BCHD.
19. Provide all 514 "expenses" as claimed by Monica and Bakaly that exist in the long term forecast.
20. Provide the reasons that each 514 expense above cannot be further deferred if the 514 building is abandoned in place.

To date, BCHD has not replied to them. As such, one can only assume that BCHD is falsely claiming that the future expenses of the 514 building are valid. As the future expenses are not valid, and the " need" for seismic retrofit or demolition is invalid, BCHD, as a public agency with fiduciary responsibility to taxpayers, does not have a valid Purpose and Need for its project.

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 11:59 AM
To: Meisinger, Nick
Subject: Fw: DEIR VIS - 1 misrepresents the "highpoint" of the view ridge of Palos Verdes from Hermosa and Redondo Beach.

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Sunday, April 4, 2021 10:33 PM
To: EIR <eir@bchd.org>
Cc: Communications <Communications@bchd.org>; Martha Koo <Martha.Koo@bchd.org>; Noel Chun <Noel.Chun@bchd.org>; Michelle Bholat <Michelle.Bholat@bchd.org>; Jane Diehl <Jane.Diehl@bchd.org>; Vanessa I. Poster <Vanessa.Poster@bchd.org>; cityclerk@redondo.org <cityclerk@redondo.org>; CityClerk@torranceca.gov <CityClerk@torranceca.gov>; cityclerk@citymb.info <cityclerk@citymb.info>; Brandy Forbes <brandy.forbes@redondo.org>; cityclerk@hermosabeach.gov <cityclerk@hermosabeach.gov>
Subject: DEIR VIS - 1 misrepresents the "highpoint" of the view ridge of Palos Verdes from Hermosa and Redondo Beach.

BCHD Board Public Comment and DEIR Comment
PUBLIC COMMENT for Hermosa, Manhattan, Redondo and Torrance Mayors and Councils, Torrance and Redondo Planning Commissioners

The following BCHD statement is a misrepresentation of the appropriate "highpoint" for use with VIS-1. It is correctly the view from 190th & Prospect, not from 190th & Flagler.

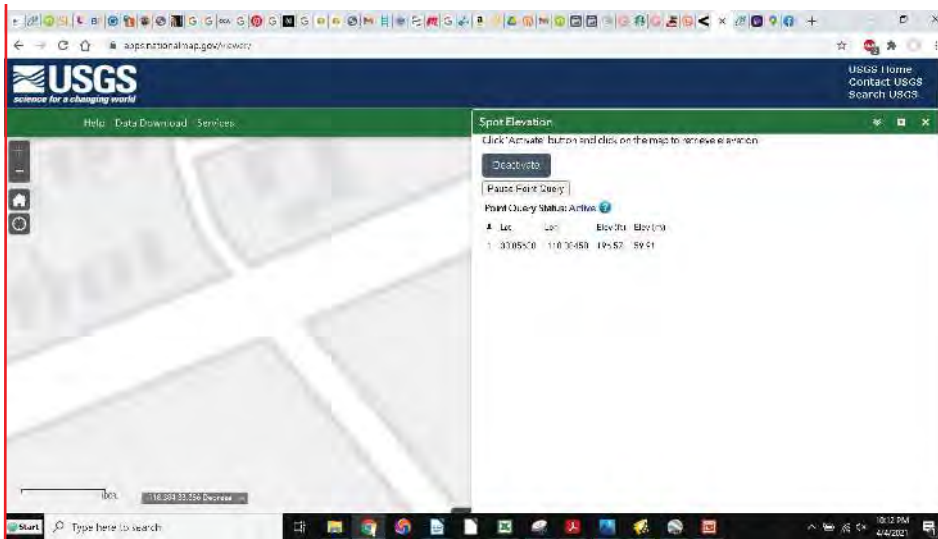
BCHD VIS-1 in total is:

"Impact VIS-1 The proposed Residential Care for the Elderly Building included in the Phase 1 preliminary development plan would interrupt public views of the Palos Verdes hills from the highpoint at 190th Street and Flagler Lane. However, a reduction in the height of the building would reduce this impact to less than significant with mitigation."

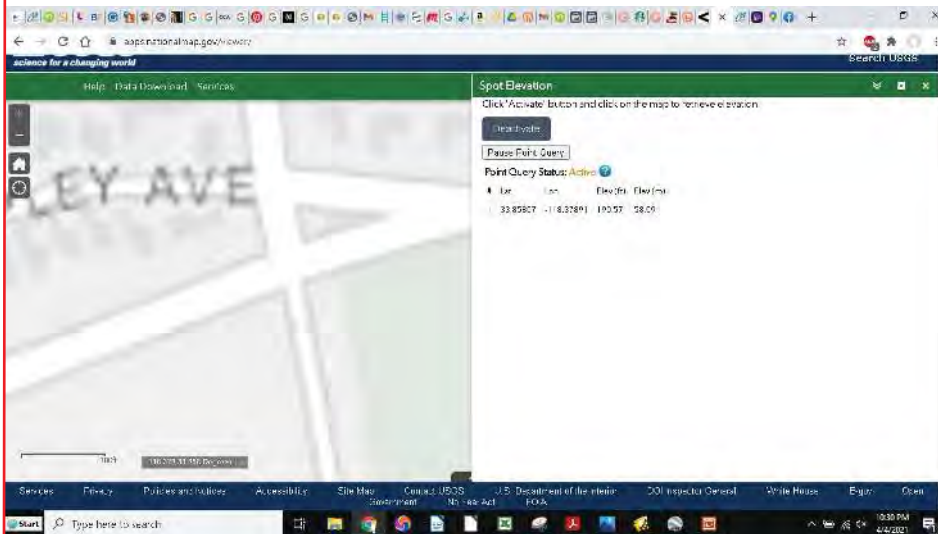
190th & Prospect according to USGS is 6-feet higher than 190th & Flagler and is the appropriate KVL for assessing the interruption of Palos Verdes scenic local views. The interruption of the PV view is much more severe from 190th & Prospect and the proposed mitigation for 190th & Flagler is insufficient. Below is USGS data, as well as, simulations of the extreme and significant view interruptions proposed by BCHD for both locations. By simple visual inspection, it is apparently that the impacts from 190th & Prospect are much greater, although both impacts are significant.

190th & Prospect - USGS - 196.57 ft

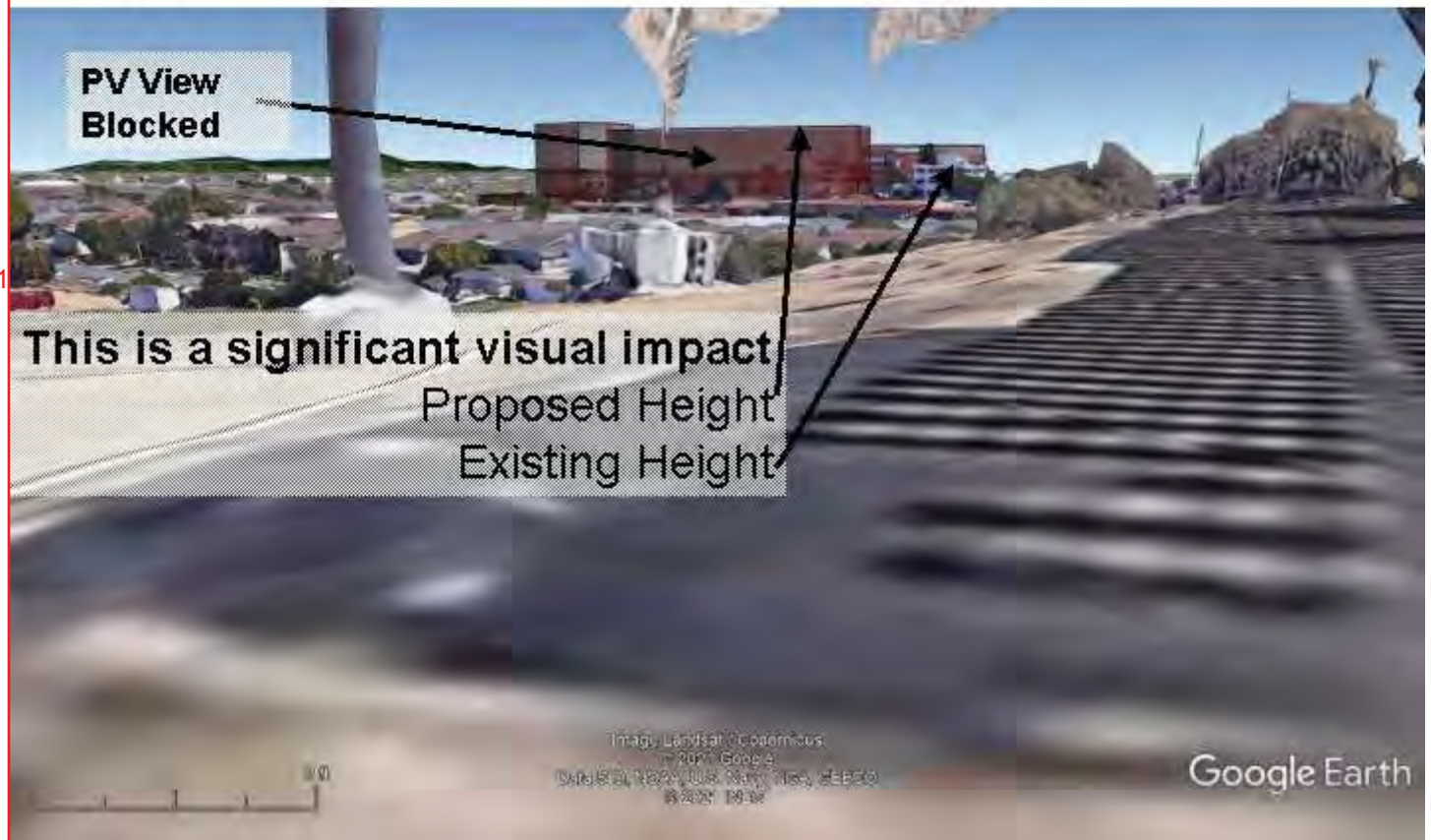
#	Lat	Lon	Elev (ft)	Elev (m)
1	33.85620	-118.38458	196.57	59.91



MN15-1190th & Flagler - USGS - 190.57 ft
 (cont.) #LatLonElev (ft)Elev (m)
 33.85807 -118.37891 190.57 58.09

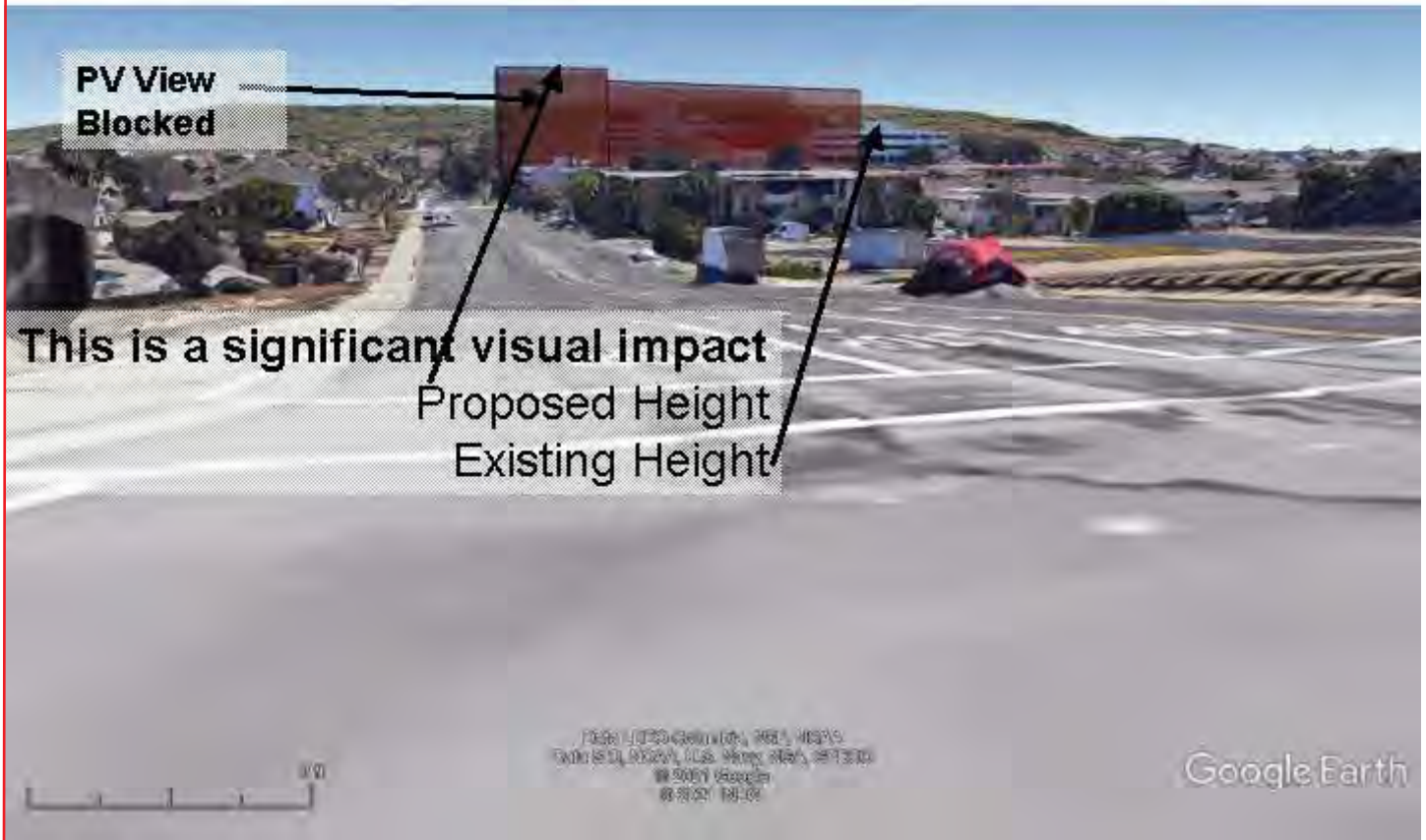


Visual Simulations of BCHD Proposed View-block Maximizing Perimeter Construction – 190th & Prospect



Visual Simulations of BCHD Proposed View-block Maximizing Perimeter Construction – Prospect & Flagler

MN15-1
(cont.)



cc: PUBLIC COMMENT for Hermosa, Manhattan, Redondo and Torrance Mayors and Councils, Torrance and Redondo Planning Commissioners

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:01 PM
To: Meisinger, Nick
Subject: Fw: Board Comment - BCHD Plans to Damage RCFE Seniors by more than \$2.5M Annually

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Sunday, April 4, 2021 11:01 PM
To: Communications <Communications@bchd.org>
Subject: Board Comment - BCHD Plans to Damage RCFE Seniors by more than \$2.5M Annually

BCHD is planning a "market rate" commercially developed RCFE. According to Cain Bros/KeyBanc, the investment bankers for BCHD, the approximately financing rate of the JV will be 4%. According to current bond rates, tax-free, A-rated bonds are current 2.05%, or approximately 1/2 the rate of BCHD proposal. The use of A-rated bonds (a very conservative assumption) will save seniors in the RCFE nearly \$2.5M annually in financing costs alone.

Coupled with non-profit management and operations, the savings could be 2-3 times that amount, resulting in much more affordable RCFE for the 3 beach cities that funded, own and operate BCHD.

A-rated 30-year Muni Bond Rate	2.05% https://www.fmsbonds.com/market-yields/
Cain estimated 42-yr Loan Rate	4.00% Cain 6/12/2020 Pg 5, FN#1

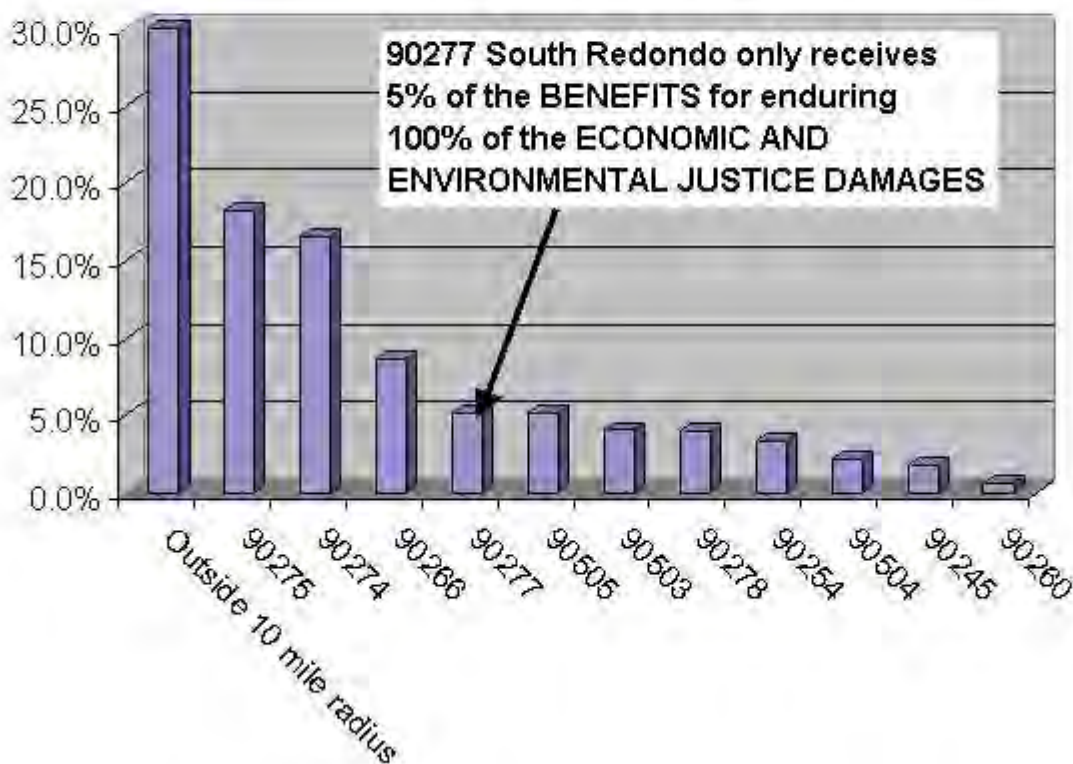
Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:01 PM
To: Meisinger, Nick
Subject: Fw: Fiduciary Notice to the Board

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Sunday, April 4, 2021 11:53 PM
To: Communications <Communications@bchd.org>
Cc: Jane Diehl <Jane.Diehl@bchd.org>; Martha Koo <Martha.Koo@bchd.org>; Michelle Bholat <Michelle.Bholat@bchd.org>; Noel Chun <Noel.Chun@bchd.org>; Vanessa I. Poster <Vanessa.Poster@bchd.org>
Subject: Fiduciary Notice to the Board

BCHD Consultant MDS Targeted Renters for Senior Housing Project are 80% Outside Manhattan, Hermosa, and Redondo Beach that OWN BCHD



The RCFE is permitted by the City of Redondo Beach, not the "beach cities". As a result, 100% of the economic and environmental justice impacts occur in Redondo Beach, while few of the benefits accrue to Redondo Beach

MN17-1
(cont.) residents. Further, for 60 years, the residents of Redondo Beach have already borne the EJ impacts of the site and operations.

The following is BCHD's consultant's MDS estimate of where tenants will be from:

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:00 PM
To: Meisinger, Nick
Subject: Fw: BCHD: Public Record Requests

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Monday, April 5, 2021 6:39 PM
To: EIR <eir@bchd.org>
Subject: Fwd: BCHD: Public Record Requests

Comment for the DEIR record.

----- Forwarded message -----

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Date: Mon, Apr 5, 2021 at 6:37 PM
Subject: Re: BCHD: Public Record Requests
To: PRR <PRR@bchd.org>
Cc: Kevin Cody <kevin@easyreadernews.com>, Lisa Jacobs <lisa.jacobs@tbrnews.com>, <letters@dailybreeze.com>, <letters@latimes.com>

MN18-1
BCHDs lack of cooperation will be submitted as an EIR and Governors OPR comment and disseminated publicly. This is clearly an attempt for BCHD to block intelligent participation of the public. As proponent of the largest commercial real estate development project planned in Redondo Beach, a project that is 150% that of the CenterCal project, it should not be a surprise to BCHD that significant volumes CPRA requests would come your way based on the never before seen DEIR design that was 103-feet tall, following the 60-foot tall design from 2019 that 1,200+ residents complained of regarding its excessive size. BCHD allowed for only 3 business days of input prior to approval on June 17, 2020. BCHD is apparently puzzled that its increase in height from 75-feet in June of 2020 to 103-feet in the DEIR generates CPRA requests? BCHD's demonstrated lack of planning and risk management is pervasive throughout its analysis and is a very strong reason that BCHD should not be allowed to move forward by its taxpayer-owners. The South Bay Hospital failed as a publicly owned entity in 1984 after suffering financially during the 1970s. TMMC and LCM flourished. It seems clear that BCHDs predecessor, SBHD was also a poor fiduciary for the taxpayer-owners.

MN18-2

On Mon, Apr 5, 2021 at 6:10 PM PRR <PRR@bchd.org> wrote:

Mark,

Between March 8th 2021 and April 5th 2021, the District received 16 new emails from you containing approximately 25 new requests.

After reviewing your requests, the District has determined that your numerous requests for public documents imposes an excessive burden on the District's limited staff and resources, thereby disrupting its ability to provide due attention to its primary government functions. Several of your most recent requests are overly extensive, over-broad, vague, and in many cases unlimited in time and scope. Many of the requests

are not limited to a certain file or project. Your new requests continue to increase the burden on the District which will necessarily have the impact of further delaying the District's responses.

Over the course of the 15+ months, the District has received and responded in good faith to your numerous public record requests, but the volume, scope and frequency of your requests continue to increase. Since 1/1/20, you have submitted approximately 219 emails containing approximately 451 additional requests/questions on a multiplicity of separate and unrelated topics. Despite the cumulative impact of your limitless and increasing requests imposing an undue burden on the District, we continue to respond to your requests. Since 2019, we have answered approximately 379 requests and 86 remain open. The District's public purpose is not well served by diverting its personnel from their normal duties of serving the public to the time-consuming task of searching for and reviewing potentially thousands of ill-defined documents on a disparate array of topics.

As you know, the District is a small public agency with a relatively small staff. It is operating under emergency protocols due to the COVID -19 crisis. **The District is currently focused on the continued rollout of COVID-19 vaccines.** In light of these special circumstances and the massive scope of your requests over time, the District has determined that it does not have a legal duty to produce the records sought in your most recent requests. This determination is based upon Government Code Sections 6254(a), (c), and (k) (and possibly other subsections), Government Code Section 6255 and the case law in California that establishes that a public agency "is only obliged to disclose public records that can be located with reasonable effort and cannot be subjected to a 'limitless' disclosure obligation." *Bertoli v. City of Sebastopol* (2015) 233 Cal.App.4th 353, 372, quoting *American Civil Liberties Union Foundation v. Deukmejian* (1982) 32 Cal.3d 440, 447. Additional exemptions or privileges may apply based on a review of the records.

Despite this determination and without waiving any privileges, exemptions, or objections to your public record requests, the District will, in its discretion and not as a legal obligation, endeavor to produce responsive non-exempt documents as they can be reasonably identified from your requests within the reasonable capabilities of our staff. The District is willing to work with you to narrow the scope of your overly broad requests so that the search can be focused on documents that are identifiable and can be produced with reasonable effort. This will inevitably take an extended period of time and therefore we cannot set precise dates for completion of this process. The timing and willingness of the District to produce any more documents notwithstanding the undue burden you have imposed on the District will also depend in large part on your willingness to cooperate in limiting and clarifying your requests. The District reserves all rights to cease any further production of documents for the reasons stated herein at any time.

At present, we intend to provide responsive documents for the emails sent between 3/8/20 - 4/5/21 on a **rolling basis** as they are identified. We anticipate that the first documents (for the requests that remain open) will be available by April 30th, 2021 **and in some cases, responses have already been provided.**

As a reminder: For all comments related to the **DEIR**, please send to EIR@bchd.org.

Thank you.

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:02 PM
To: Meisinger, Nick
Subject: Fw: Public Board Comments for 9/23 - Bluezones.com Chronic Stress Damage to Surrounding Neighborhoods by BCHD and SBHD

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Tuesday, April 6, 2021 4:23 PM
To: EIR <eir@bchd.org>
Subject: Fwd: Public Board Comments for 9/23 - Bluezones.com Chronic Stress Damage to Surrounding Neighborhoods by BCHD and SBHD

The following comments were submitted to the Board. They are being submitted at DEIR comments. The DEIR appears not to consider Chronic Stress impacts of the project. BCHD paid approximately \$2M for Blue Zones and continues to fund it with staff and expenses. Clearly, BCHD places value on Blue Zones material, millions of dollars of our tax money in value. BCHD however appears to ignore the amount of Chronic Stress that it has already imparted on surrounding neighborhoods, and will impart with its development. Blue Zones refers to chronic stress, such as the past 60+ years of traffic, emissions, sirens, nighttime lighting etc. from the SBH site and BCHD as the "silent killer".

BCHD is obligated to morally obligated to mitigate surrounding chronic stress.

----- Forwarded message -----

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Date: Sun, Sep 20, 2020 at 10:07 PM
Subject: Public Board Comments for 9/23 - Bluezones.com Chronic Stress Damage to Surrounding Neighborhoods by BCHD and SBHD
To: <jane.diehl@bchd.org>, <vish.chatterji@bchd.org>, <michelle.bholat@bchd.org>, <noel.chun@bchd.org>, <vanessa.poster@bchd.org>, Communications <communications@bchd.org>
Cc: <drosenfeld@scng.com>, Lisa Jacobs <lisa.jacobs@tbrnews.com>, Judy Rae <easyreader@easyreadernews.com>

BCHD continues to assert in public that it has, and never has had, any negative impacts on the surrounding neighborhoods, including both BCHD and SBHD. None. (<https://www.bchdcampus.org/faq>)

BCHD needs to review the definitions of and quantification methods for both Environmental and Economic Justice Impacts, using government sources such as EPA.gov. According to CPRA request responses, BCHD has conducted no Environmental Justice nor Economic Justice impact studies on the surrounding neighborhoods, and therefore has NO BASIS to deny that it negatively impacts surrounding neighborhoods.

BCHD also needs to review the definition of and quantification methods for negative externalities, again using government sources.

Clearly, BCHD and SBHD have had, and continue to have, negative impacts on the surrounding neighborhoods that BCHD does not have on far flung areas of Manhattan Beach, Hermosa Beach, or other distant parts of Redondo Beach. BCHD is proposing a development with little to no benefit for the local neighborhoods that will suffer 100% of the negative

externalities, and economic and environmental injustices. For example, only 5% of the target renters are from 90277, while 90277 suffers 100% of the EJ and negative externality burden. **Bluezones acknowledges chronic stress as the SILENT KILLER.**

The surrounding neighborhoods including Beryl Heights and Towers Elementary schools have suffered from the following environmental and economic injustices and negative externalities for over 60 years caused by the location, noise, lighting, pollution and activity of SBH and BCHD, that may include, but are not limited to:

excess traffic-induced safety hazards,
excess traffic-induced ground level tailpipe pollution,
excess delivery vehicle diesel fuel emissions,
excess emergency vehicle noise, excess window glare,
excess shading caused by tall buildings on a 30 foot hill,
excess heat islanding impacts,
excess night lighting from parking lot lighting,
excess night lighting from signage,
excess noise from night time maintenance vehicles and operations,
excess crime (construction periods are well understood to increase crime rates),
excess crime (BCHD periodically has un-housed living on the Flagler side),
excess crime (BCHD Flagler alley is frequented by the un-housed and transients),
excess fugitive dust and emissions from construction,
excess noise from construction,
excess asbestos risk from construction,
excess water runoff,
reduced visual privacy,
increased cardiovascular risk from noise,
increased chronic stress (Bluezone's "silent killer"), and
impaired cognitive function.

MN19-1
(cont.)

Due to its DENIAL of the EJ issues, BCHD believes it is ENTITLED to another 50-100 years of economic and environmental injustice impacts and negative externalities on the same neighborhoods that have suffered for 60 years under their regime.

THERE ARE MANY NEGATIVE IMPACT JOURNAL ARTICLES TO CITE -THESE ARE REPRESENTATIVE

Bluezones.com Chronic Stress is the SILENT KILLER - <https://www.bluezones.com/2012/03/maximize-health-and-longevity-using-these-stress-management-strategies/>

Bluezones.com How Stress Makes Us Sick - <https://www.bluezones.com/2019/05/how-stress-makes-us-sick-and-affects-immunity-inflammation-digestion/>

Stress Response to Alarms and Sirens - <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4918669/>

Stress "damage(s) directly or through functional circuits practically all organs and tissues"
<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5137920/>

Noise "impairs cognitive performance... an increased incidence of arterial hypertension, myocardial infarction, and stroke"
<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3971384/>

Excess outdoor nighttime lighting causes "modifications in human sleep behaviors and also impinge on the daytime functioning of individuals"
<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4863221/>

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:03 PM
To: Meisinger, Nick
Subject: Fw: EVIDENCE BASED SUMMARY REBUTTAL TO CEO BAKALY'S COMMUNITY WORKING GROUP EMAIL

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Tuesday, April 6, 2021 4:36 PM
To: EIR <eir@bchd.org>
Subject: Fwd: EVIDENCE BASED SUMMARY REBUTTAL TO CEO BAKALY'S COMMUNITY WORKING GROUP EMAIL

The following is a correction to the BCHD record, as BCHD continues to populate its story of the HLC and the EIR process with misstatements. The comments apply to the impacts of BCHD on the surrounding community.

----- Forwarded message -----

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Date: Sat, Sep 5, 2020 at 12:40 PM
Subject: EVIDENCE BASED SUMMARY REBUTTAL TO CEO BAKALY'S COMMUNITY WORKING GROUP EMAIL
To: <cityclerk@redondo.org>, <CityClerk@torranceca.gov>, Eleanor Manzano <eleanor.manzano@redondo.org>

One September 3rd in an email to the BCHD Community Working Group volunteers, BCHD made a number of assertions requiring rebuttal.

MN20-1 Rather than making the generally off-topic assertions as are found in Tom's note to our CWG, I have provided evidence-based rebuttals in a summary format to demonstrate the problems with BCHDs representation of its project and its denial of BCHDs local area EJ impacts and negative environmental externalities. For simplicity, I left Tom's email format unchanged and included the EVIDENCE-BASE REBUTTAL below each BCHD assertion. I believe it will be a useful format to discuss BCHDs assertions about its most recent campus revision that BCHD allowed only 3 business days for public analysis and input prior to Board approval.

THE PROJECT IS LARGER (TALLER + MORE SQUARE FEET)

MN20-2 First and foremost, it is disgraceful that the project is overall being represented as smaller by BCHD, when it is 25% taller (75 ft vs 60 ft, 6 & 8-stories vs. 4-stories) and 18% larger with its 800+ car, 8-story parking structure and retention of the 510 building in addition to the new construction yielding an increase in 105,000 square feet over the "Great Wall of Redondo" design from 2019. The new plan is still larger without even counting the retention of 510, however, that would be misleading, as it was torn down in the 2019 plan. Math is a FACT, not an opinion.

THE PROJECT DESCRIPTION NEEDS TO BE STABLE, ACCURATE AND FINITE FOR THE DEIR ANALYSIS PER CASE LAW

MN20-3 The assertion that a stable, finite, accurate project description is not needed until the Final EIR (FEIR) is contradicted by case law that requires the project description to be stable, finite and accurate for the DEIR analysis in order to facilitate "intelligent public participation". While the BCHD Board seeks political cover by stating that they have not approved a project, it seems impossible for a hypothetical project, or a project that the Board implies may change after the FEIR, to be stable as required by case law. The Board needs to own its decision and quit seeking political cover through

MN20-3 (cont.) obfuscation. It needs to own the fact that it plans to damage the local neighborhoods for another 50-100 years, notwithstanding the prior 60 years of EJ and negative externalities that BCHD denies.

BCHD CAN'T EVEN PROVIDE THE COSTS OF IT'S 40+ PROGRAMS - IN 25 YEARS IT HASN'T PUT IN SYSTEMS TO TRACK OR BUDGET THEM

MN20-4 BCHDs statement that it has no accounting systems in place after 25+ years of program delivery for use in evaluating, prioritizing, and ceasing programs is a self-indictment. Imagine how fast you'd be fired at a real business if you answered that in 25 years you failed to provide an accounting or budgeting system to provide the cost-by-product for a mere 40 products? Poster has been on the Board nearly all that time. Boards have a fiduciary obligation to financial oversight that has failed based on BCHDs lack of analysis and systems for programs that spend \$14M of our taxpayer money annually. BCHD also refuses to provide all the PAID invoices for work on the HLC during the same timeframe.

BCHD HAS A \$7M+ HLC DEVELOPMENT BUDGET YET CAN'T ANSWER PUBLIC REQUESTS TIMELY

MN20-5 On nearly every late public records response, BCHD claims to be a small agency busy with Covid, but BCHD wasn't too busy to redesign and increase the size of their project during the peak Covid period from March-May while residents of a local assisted living were dying. BCHD also has a \$7M+ HLC development budget that should have fully considered the public's right-to-know, especially when BCHD allowed only 3 business days of public review, analysis and input prior to project approval. On 9/4/2020 BCHD responded to a simple public records act request for copies of an electronic calendar after taking 78 days for completion. This is only one tangible example of their non-performance, there are many more.

DENYING THE IMPACTS OF CHRONIC STRESS, NOISE, TRAFFIC, POLLUTION, SIRENS, ETC. DOESN'T MAKE THEM GO AWAY OR CHANGE HISTORY

MN20-6 BCHD uses the classic coal mine owner's defense (we provide workers with a job, store, and housing - why do you care about black lung and your monthly charges that take up 100% of your pay - look at all the benefits we provide you) to ignore its negative impacts on the local neighborhood community. Since the late 1950s when construction started on South Bay Hospital, through last night when emergency vehicles broke the night silence servicing the BCHD campus, the local neighborhood has suffered Environmental and Economic Injustice and negative externalities from the SBHD and BCHD campus. Like the current public discussion of the denial of white privilege, BCHD chooses to DENY its role in damaging the surrounding neighborhoods. After 60+ years of damage, they don't deserve 50-100 years more.

CC: Public comment to the Mayor and Council of Redondo Beach and Torrance

Mark Nelson

3 year volunteer on BCHDs Community Working Group

Redondo Beach property owner

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:03 PM
To: Meisinger, Nick
Subject: Fw: Tailpipe pollution (PM 2.5) causes developmental delay, damage and Alzheimer's symptoms in children

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Tuesday, April 6, 2021 4:57 PM
To: EIR <eir@bchd.org>
Subject: Fwd: Tailpipe pollution (PM 2.5) causes developmental delay, damage and Alzheimer's symptoms in children

DEIR comment on negative impacts to student health.

----- Forwarded message -----

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Date: Fri, Nov 27, 2020 at 11:35 AM
Subject: Tailpipe pollution (PM 2.5) causes developmental delay, damage and Alzheimer's symptoms in children
To: Steven Keller <skeller@rbusd.org>, Tim Stowe <stowe.tim@tusd.org>
Cc: Communications <communications@bchd.org>, Brad Serkin <bserkin@rbusd.org>, <bwaller@rbusd.org>, <dwitkin@rbusd.org>, <rflinn@rbusd.org>, <mchristensen@rbusd.org>, <Gerson.Jeremy@tusd.org>, <han.james@tusd.org>, <lee.don@tusd.org>, <lieu.betty@tusd.org>, <ragins.terry@tusd.org>

Here is the legacy that the current BCHD Board of Directors and executive management is actively targeting: PREMATURE ALZHEIMER'S IN CHILDREN. Is BCHD building an 800 car, 8-story parking garage and a 793,000 sqft, South Bay Galleria sized complex largely for non-residents of the 3 Beach Cities that own BCHD worth destroying the future of our children? The children of Towers and Beryl Heights schools should not suffer more PM2.5 lodged in their brain stems because BCHD's Board wants to let developers lease our taxpayer owned campus for 50-100 years. RBUSD and TUSD will be grossly negligent if they allow our children to be bombarded by 3-5 generations of increased, unnecessary pollution as the result of non-residents of the area. The areas around Beryl Heights and Towers schools, and the children and residents must not be sacrificed for the ego needs of the BCHD Board and executive management to serve 95% non-local renters and PACE participants in their over-development project.

MN21-1

<https://www.universityofcalifornia.edu/news/air-pollution-impacts-childhood-development-study-shows>
<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC6617650/>
<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5893638/>
<https://airqualitynews.com/.../evidence-of-alzheimers.../>
https://www.who.int/ceh/publications/Advance-copy-Oct24_18150_Air-Pollution-and-Child-Health-merged-compressed.pdf?ua=1

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:04 PM
To: Meisinger, Nick
Subject: Fw: The DEIR Fails to Consider EJ Impacts

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Tuesday, April 6, 2021 5:01 PM
To: EIR <eir@bchd.org>
Subject: The DEIR Fails to Consider EJ Impacts

Economic & Environmental Justice

<https://oag.ca.gov/environment/ceqa>

<https://oag.ca.gov/environment/justice>

<https://oag.ca.gov/search-results/?query=economic+justice>

MN22-1 https://oag.ca.gov/sites/all/files/agweb/pdfs/environment/ej_fact_sheet.pdf

<https://calrecycle.ca.gov/SWFacilities/Permitting/CEQA/Documents/EIR/Contents/>

The neighborhoods to the north of the campus are younger, lower income and are being exploited by BCHD because as renters, they are less likely to be able to mount an effective opposition. Thus BCHD has weaponized EJ.

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:04 PM
To: Meisinger, Nick
Subject: Fw: Public Comments to RB Mayor, Council and Planning Commission
Attachments: YYY BCHD Misrepresentation to City Attorney.pdf; YYY BCHD Net Negative Redondo Beach Impacts.pdf

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Tuesday, April 6, 2021 4:59 PM
To: EIR <eir@bchd.org>
Subject: Fwd: Public Comments to RB Mayor, Council and Planning Commission

MN23-1 Comments on BCHD lack of net positive impacts from the project and therefore, inability to override significant impacts from aesthetics, noise, and lost recreation.

----- Forwarded message -----

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Date: Sun, Nov 1, 2020 at 8:56 PM
Subject: Public Comments to RB Mayor, Council and Planning Commission
To: <cityclerk@redondo.org>, Brandy Forbes <brandy.forbes@redondo.org>

The following along with its attachments is a public comment. Prior to February 15, 2019, BCHD indicates in the attached letter to the Redondo Beach City Attorney that it represents the benefits of its proposed BCHD expansion to 792,000 sqft feet at the 514 N Prospect location as both certain and significant for Redondo Beach residents, however, as CEO Bakaly Admitted on October 9, 2020, BCHD had not yet conducted analysis. BCHD asserts to the effect that "Clearly the HLC will have significant benefits to Redondo Beach residents" in the February 2019 letter. In plain English, "clearly" means "with nearly absolute certainty" and "significant" means "of great importance." BCHD offers no proof of either term because BCHD had not begun any analysis. BCHD concealed the communication for nearly 18 months from the public.

MN23-2 As an expert witness in economics, statistics, planning and environmental, I have examined the benefits and likely Environmental and Economic Justice impacts of both the current and proposed BCHD campus and project. Given that Redondo Beach suffers 100% of the EJ impacts of the BCHD project, and per BCHDs consultant MDS will gain only 8% of the benefit, the statement "clearly" is clearly inaccurate, and the statement "significant" can only be correct if interpreted as significant DISBENEFITS.

Based on CEO Bakaly's email, BCHD has misrepresented the project impacts to the City Attorney and the City of Redondo Beach by hiding the discussions in the shadows and denying the public the right of participation and comment on BCHD false statements. BCHD had no fact base to make any representation to the City of Redondo Beach, yet it did make representations to the City absent facts. Now the Redondo Beach public has been seriously harmed by the conclusion drawn by the City of Redondo Beach City Attorney based on representations absent proof.

MN23-2
(cont.)

CEO Bakaly, on October 9, 2020 by email acknowledged that BCHD currently has no analysis regarding the benefits and damages of the proposed project on Redondo Beach residents, and therefore, BCHD assertions of February 2019 are known to be false and without analysis. Bakaly wrote "the draft Environmental Impact Report currently being prepared will assess and analyze [FUTURE TENSE] any impacts associated with the proposed Healthy Living Campus upgrade." (note:Tom Bakaly, Beach Cities Health District via auth.ccsend.com October 9, 2020 4:00PM)

At a minimum, the City of Redondo Beach must reject the BCHD letter of February 2019 as misleading and inaccurate. On behalf of the residents of Redondo Beach, I would encourage a City investigation into the material misrepresentations made by BCHD to the City of Redondo Beach and its attempt to defraud Redondo Beach residents from their due process rights.

HOOPER, LUNDY & BOOKMAN, P.C.

WRITER'S DIRECT DIAL NUMBER:
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SAN FRANCISCO
WASHINGTON, D.C.
BOSTON

February 15, 2019

VIA EMAIL AND U.S. MAIL

michael.webb@redondo.org and Cheryl.Park@redondo.org

Michael Webb, Esq., City Attorney
Cheryl Park, Esq., Assistant City Attorney
Redondo Beach City Attorney's Office
415 Diamond Street
Redondo Beach, California 90277

Re: Inapplicability of Article XXVII of Redondo Beach Municipal Code (the "City Charter") to Beach Cities Health District Healthy Living Campus Project

Dear Mr. Webb and Ms. Park:

We are writing this letter on behalf of our client, Beach Cities Health District ("BCHD"), to confirm your agreement with our conclusion that voter approval is not required in order to proceed with BCHD's Healthy Living Campus Project (as described more fully below).

Statement of Facts

BCHD desires to redevelop its health campus with a continued focus on enhancing residents' health through prevention, treatment and education, but with improved and updated services and providing for a broad continuum of care with an intergenerational care component.

Specifically, on its main campus (the "Main Campus"), BCHD desires to: (1) replace the existing assisted living facility with a new facility containing approximately 360 assisted living units and 60 memory care units for older adults, which BCHD intends to license as a residential care facility for the elderly (the "RCFE"), (2) redevelop its fitness center, and (3) construct a Community Wellness Pavilion that will provide a variety of additional community health center programs and services, including:

- (i) a community presentation hall (estimated 150 person capacity) for community conferences, workshops, lectures, board meetings, trainings, summits and other meetings ;
- (ii) a demonstration kitchen (estimated 20-40 person capacity) for food literacy workshops, nutritional cooking demonstrations and similar uses;

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- (iii) flexible community meeting spaces (estimated capacity 30-75 people) for trainings, presentations, events, workshops, support groups and other meetings ;
- (iv) rooftop gathering spaces for exercise classes, gardening and other small outdoor events;
- (v) a learning/visitor center expected to feature the BCHD story, resources, health literacy, interactive education, awards and information about BCHD's partners;
- (vi) a Blue Zones café to provide a healthy educational eating experience for BCHD personnel, residents of the RCFE and their families, persons using the fitness center and other Health Living Campus visitors; and
- (vii) administrative offices for BCHD personnel.

The Main Campus community health center will also include active green spaces that will be available for community events, farmers markets, fitness programs, walking and other gathering spaces that promote health and well-being.

In addition to the Main Campus improvements, BCHD also desires to construct a child day care center on the lot adjacent to the Main Campus and located at the corner of Flagler Lane and Beryl Street (the "Flagler Parcel"). The proposed uses on the Main Campus and the Flagler Parcel are collectively referred to herein as the "Healthy Living Campus Project."

The Main Campus is designated P (Public and Institutional) in the General Plan and zoned P-CF (Public – Community Facility), and the Flagler Parcel is designated C-2 Commercial in the General Plan and similarly zoned C-2 (Commercial).

1. Measure DD - Ballot Requirement

In November 2008, the residents of the City of Redondo Beach (the "City") approved Measure DD, to amend the Official Charter – Redondo Beach Municipal Code (the "City Charter") by adding Article XXVII to require voter approval of specified changes in allowable land use. The express purpose of Article XXVII (Major Changes in Allowable Land Use), as provided in Section 27.1 of the City Charter, is as follows (emph. added):

- "(a) Give the voters of Redondo Beach the power to determine whether the City should allow *major changes in allowable land use*, as defined below, by requiring voter approval of any such proposed change, and, thereby ensure maximum public participation in major land use and zoning changes proposed in the City;

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(b) Ensure that the voters of Redondo Beach receive all necessary and accurate environmental information on proposals for *major changes in allowable land use*, so that they may intelligently vote on any such proposal;

(c) Ensure that City officials provide timely, accurate and unbiased environmental review of all proposals for *major changes in allowable land use*, so that they may minimize their adverse traffic and land use impacts and maximize neighborhood compatibility before the voters decide on any such change;

(d) Ensure that all elements of the *land use change* approved by the voters are implemented; and

(e) Protect the public health, safety and welfare, and the quality of life, for all citizens living or working in the City, and for all visitors to the City.”

To effectuate this purpose, Section 27.4(a) of the City Charter requires each “major change in allowable land use” to be “put to a vote of the People.” The key question, then, is whether the Healthy Living Campus Project would result in a “Major Change in Allowable Land Use” as defined by the City Charter.

2. Major Change in Allowable Land Use

Section 27.2(f) of the City Charter defines “Major Change in Allowable Land Use” as “any proposed amendment proposed amendment [sic], change, or replacement of the General Plan (including its local coastal element, as defined in Public Resources Code Section 30108.55), of the City’s zoning ordinance (as defined and contained in Title 10, Chapter 2 of the Redondo Beach Municipal Code) or of the zoning ordinance for the coastal zone (as defined and contained in Title 10, Chapter 5 of the Redondo Beach Municipal Code)” which meets one or more specified conditions.¹ Therefore, to determine whether the Healthy Living Campus Project uses

¹ There are no conditions actually listed under Section 27.2(f), but paragraphs (1), (2) and (3) following Section 27.2(g) each refers to a “proposed change in allowable land use” whereas subdivision (g) defines “Peak Hour Trips” and has no references to any paragraphs. In *Building a Better Redondo, Inc. v. City of Redondo Beach* (2012) 203 Cal. App. 4th 852, the court concluded that, from the context of the City Charter provisions and giving meaning to each provision, paragraphs (1), (2) and (3) appearing under subdivision (g) should be construed as properly a part of subdivision (f). Those conditions are: (1) the proposed change in allowable land use would significantly increase traffic, density or intensity of use above the as built condition in the neighborhood where the major change is proposed; (2) the proposed change in allowable land use would change a public use to a private use. [“A major change in allowable land use in this category shall include a change of use on ... (v) land allocated to the Beach Cities Health District... ”], and (3) the proposed change in allowable land use would change a nonresidential use to residential or a mixed use resulting in a density of a greater than 8.8 dwelling units per acre whether or not any such unit is used exclusively for residential purposes.

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would constitute a Major Change in Allowable Land Use the threshold question is whether any of the contemplated uses would necessitate an amendment, change or replacement of the General Plan and/or the applicable zoning ordinances (referred to herein collectively as the "Zoning Ordinance"). If the answer is no (as is the case with respect to the Healthy Living Campus Project), then, regardless of whether the additional conditions are otherwise triggered, there will be no Major Change in Allowance Land Use.

- a. Redondo Beach General Plan (the "General Plan"), Including its Local Coastal Element, as Defined in Public Resources Code Section 30108.55)²

The Healthy Living Campus Project would not require a change to the current General Plan, but rather falls within the stated objectives and policies of the General Plan.

Objective 1.3 of the Land Use Element of the General Plan is to "[p]rovide for the continuation of existing and new development or recycling of commercial uses to meet the needs of the City's residents." In furtherance of that objective, Policy 1.3.1 is to "[a]llow for the development of community-oriented ... services... and other commercial uses which provide for the needs of existing and future residents as appropriate in areas classified as Commercial [C-2] on the Land Use Plan map." Objective 1.5 of the Land Use Element of the General Plan is to "[p]rovide for the continuation of existing and development of new public service uses and facilities which meet the needs of the City's residents." In furtherance of that objective, Policy 1.5.1 is to "[a]llow for the continuation of existing public recreational, cultural (libraries, museums, etc.), educational ... and health uses at their present location [areas classified as Public ("P") on the Land Use Plan Map] and development of new uses where they complement and are compatible with adjacent land uses," and Policy 1.5.2 is to allow for the development of private educational uses in areas classified as C-2, provided they are compatible with adjacent uses."

Additionally, the section on "Public and Institutional Uses" within the Land Use Element of the General Plan notes that the Public and Institutional ("P") designation includes a variety of uses with a variety of characteristics that "do not fit well under the typical standards for residential, commercial, or industrial uses" and therefore "no attempt has been made to establish specific development standards within the General Plan." Instead, the General Plan states that the

² California Public Resources Code Section 30108.55 defines "Local coastal element" as "that portion of a general plan applicable to the coastal zone which may be prepared by local government pursuant to this division, or any additional elements of the local government's general plan prepared pursuant to Section 65303 of the Government Code, as the local government deems appropriate." Based on our review of the City of Redondo Beach Coastal Land Use Plan Map for the Local Coastal Program (i.e. the City of Redondo Beach's Coastal Element), the subject property is not located in the coastal zone.

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City's Zoning Ordinance will "implement the Public/Institutional designation through multiple zoning districts more focused on the different classes of public/quasi-public uses" and that these particular zones, through the City's Zoning Ordinance, will contain more specific development standards." Objective 1.46 of the Land Use Element of the General Plan for "P" zoned lands (such as the Main Campus) is to "[p]rovide for the ... expansion of ... recreation... human service, cultural and educational... and other public land uses and facilities to support the existing and future population and development of the City." That objective is furthered by Policy 1.46.1 to accommodate permitted uses such as "parks and recreation," "public open space," "educational," "cultural" (e.g. libraries, museums), "human health," "human services," "public and private secondary uses" and "other public uses" within the "P" zone areas.

The redeveloped community health center with RCFE on the Main Campus, and the proposed child day care center on the Flagler Parcel (i.e. within a C-2 zone), further those stated objectives and comport with the stated policies.

More specifically as to the issue of senior housing, the Housing Element of the General Plan reflects the intent for senior housing "to be within walking distance of a wide range of commercial retail, professional, social and community services" (see pages 58-59) and requires that the City "identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of a variety of types of housing for all income levels" (see page 50). The corresponding Table H-37 on page 51 of the Housing Element, which identifies the City's zoning provision for various types of housing, specifically references Residential Care Facilities (with a conditional use permit) for P-CF zoned areas.

We understand that there are currently limited options for the approximately 15,000 older adults in Beach Cities (94% of whom want to stay in the Beach Cities community), and the assisted (and independent) housing for older adults in Beach Cities is at or near capacity, with wait lists for assisted-living facilities up to 3 years. There is also a lack of housing that provides the continuum of care contemplated by the Healthy Living Campus Project. These facts clearly point to the need for additional senior housing within the area, such that the Healthy Living Campus Project aligns with the General Plan objectives and policies describe above.

With respect to the child day care center, we note that Goal 4A of Section 2.3 of the General Plan (i.e. the Senior Citizen Services/Child Care Services element) is for the City of Redondo Beach to "[c]ontribute ...to the future development... of successful child care programs within the community," and Policy 4.1.6, in furtherance of that goal, is to "[e]ncourage local public and private firms and businesses to examine the potential for establishing employer-sponsored or work-place located child day care services, and other employer-sponsored programs designed to ease family versus work demands." The child day care center on the Flagler Parcel supports this goal and related policy, by providing conveniently located child care for the many employees of BCHD (and the surrounding community). Locating the child day

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care center next door to the RCFE delivers the added benefit of strengthening intergenerational connections through joint activities between residents of the RCFE and children of the child day care center.

Each of the provisions of the General Plan described above support the development of Healthy Living Campus Project without any amendment to the General Plan necessary (we found no provisions within the General Plan that would prohibit that project). As such, it is necessary to look to the City's Zoning Ordinance next.

b. City's Zoning Ordinance³

The Healthy Living Campus Project will not require a change to the City's Zoning Ordinance. As noted above, the Main Campus is zoned P-CF and the Flagler Parcel is zoned C-2.

Pursuant to Section 10-2.1100 of Title 10, Chapter 2 of the Zoning Ordinance, among the specific purposes of the P Public and Institutional zones (which includes the P-CF zone) are to: “(a) Provide lands for park, recreation and open space areas, schools, civic center uses, cultural facilities, public safety facilities, and other public uses which are beneficial to the community.”

The P-CF specific permitted uses under Section 10-21110 of Title 10, Chapter 2 of the Zoning Ordinance expressly include community centers and ancillary uses/structures (subject to obtaining a conditional use permit). As defined in Section 10-2.402(a) of Title 10, Chapter 2 of the Zoning Ordinance:

(51) “**Community center**” means a building, buildings, or portions thereof used for recreational, social, educational, and cultural activities which buildings are owned and/or operated by a public, nonprofit, or public serving group or agency.”

(5) “**Accessory use**” shall mean a use incidental, related, appropriate, and clearly subordinate to the main use of the lot or building, which accessory use does not alter the principal use of the subject lot or affect other properties in the zone.

³ The “Major Change in Allowable Land Use” definition references both the City's zoning ordinance as defined and contained in Title 10, Chapter 2 of the Redondo Beach Municipal Code, and the zoning ordinance for the coastal zone as defined and contained in Title 10, Chapter 5 of the Redondo Beach Municipal Code. The subject property does not fall within the Redondo Beach Coastal Land Use Plan Map area, so this analysis looks only to the general zoning ordinance under Title 10, Chapter 2. In contrast, the Kensington RCFE project was located in the Coastal Land Use Plan Map area and subject to the separate coastal zone ordinance which, at the time of the Measure K vote in 2016, did not allow for RCFEs in the applicable zone and therefore required voter approval.

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The various components of the overall community health center, including the fitness center, presentational hall, demonstration kitchen, flexible community meeting spaces, rooftop gathering spaces, learning/visitor center, Blue Zones café, administrative offices, and active green space, constitute community center recreational, social, educational and cultural activities, and related accessory uses.

State licensed residential care facilities such as the RCFE are similarly expressly permitted under Section 10-21110 of Title 10, Chapter 2 of the Zoning Ordinance (with a conditional use permit). Residential care facilities, as defined in Section 10-2.402(a)(145) of Title 10, Chapter 2 of the Zoning Ordinance, are residential facilities “providing twenty-four (24) hour nonmedical care for persons in need of personal services, supervision, protection, or assistance essential for sustaining the activities of daily living” and include the sub-category of “residential care facilities for the elderly” (defined in subsection (c) as “a state-licensed housing arrangement chosen voluntarily by residents over sixty (60) years of age where varying levels and intensities of care and supervision, protective supervision, personal care or health-related services are provided, based upon residents' varying needs, as determined in order to be admitted and remain in the facility, as defined in Chapter 3.2 of the California Health and Safety Code, Section 1569 et seq.

We note also that P-CF permitted uses under Section 10-21110 of Title 10, Chapter 2 of the Zoning Ordinance include comparable qualifying uses, such as open space, recreational facilities, public gymnasiums, athletic clubs, and cultural institutions, further evidencing that the Healthy Living Campus Project uses on the Main Campus align directly with approved P-CF uses.

Pursuant to Section 10-2.620 of the Zoning Ordinance, C-2 permitted uses include “child day care centers” – as contemplated for the Flagler Parcel – with a conditional use permit.

Despite the conditional use permit requirement, a conditional use permit is separate and distinct from a general plan or zoning amendment, and therefore does not constitute a Major Change in Allowable Land Use. In fact, Article 12 (Procedures) of Chapter 2 of the Zoning Ordinance specifically differentiates between zoning amendments, general plan and specific plan amendments, conditional use permits and variances through separate and distinct sections of Title 10, Chapter 2 of the Zoning Ordinance (Sections 10-2.2504, 10-2.2505, 10-2.2506 and 10-2.2510, respectively).

Accordingly, the provisions of the Zoning Ordinance cited above support the development of the Healthy Living Campus Project without any amendment to the Zoning Ordinance necessary.

Conclusion

As noted above, both the provisions of the General Plan and the Zoning Ordinance support the Healthy Living Campus Project uses without any amendments necessary to either.

HOOPER, LUNDY & BOOKMAN, P.C.
HEALTH CARE LAWYERS & ADVISORS

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As such, the Healthy Living Campus Project does not constitute a Major Change in Allowable Land Use and therefore does not require a public vote (notwithstanding the requirements to obtain a conditional use permits, as applicable). Preliminary trip generation reports obtained by BCHD reflect that the Healthy Living Campus Project is expected to reduce daily, morning, and evening peak hour trips compared with the existing site, thereby reducing traffic at this location – further supporting the goals of the City's General Plan.

Clearly, the Healthy Living Campus Project will be of significant benefit to the residents of the City of Redondo Beach, allowing for BCHD to improve its community health center programs and services, create an intergenerational hub of well-being and grow a continuum of programs, services and facilities to help older adults age in their community. BCHD is eager to move forward with the project as soon as possible. Therefore, BCHD would like to meet with you to discuss next steps related to the Healthy Living Campus Project. BCHD's primary contact for purposes of continued discussion on this matter is Mr. Tom Bakaly, and he may be reached by email at Tom.Bakaly@bchd.org, or by phone at (310) 374-3426.

Respectfully,



Sandi Krul

SK

cc: Mr. Tom Bakaly, CEO (via email)
Robert W. Lundy, Esq. (via email)

– Kerk Nri Ikon, 3+0r K' B C D Community Working Group Volunteer V

MN23-3

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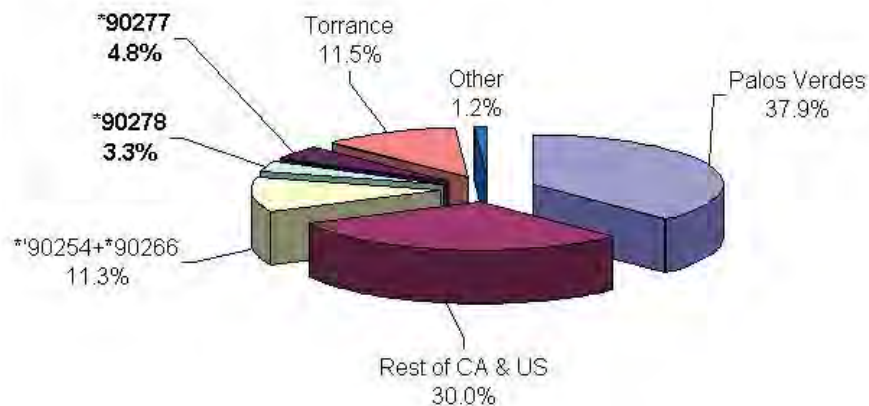
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BCHD Consultant MDS 2019 Marketing Results	
2019 Income Qualified Prospective Renters (by area)	
Palos Verdes	37.9%
Rest of CA & US	30.0%
*90254+*90266	11.3%
*90278	3.3%
*90277	4.8%
Torrance	11.5%
Other	1.2%
CONTROL TOTAL	100.0%
Redondo Beach Total	8.1%
*=BCHD Owners Total	19.4%

BCHDs MDS Marketing Firm 2019 Target Prospects
Percentage of Qualified Prospects by Area for BCHDs Development



Source: BCHD 2019 Marketing Study, Exhibit 3-3

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:05 PM
To: Meisinger, Nick
Subject: Fw: Receipts for DEIR Comments

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Tuesday, April 6, 2021 8:47 PM
To: EIR <eir@bchd.org>
Subject: Receipts for DEIR Comments

MN24-1 It is impossible to be assured that DEIR comments have been received. When do you plan on receipting for them? Alternatively, are you planning to post them as they are received?

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:02 PM
To: Meisinger, Nick
Subject: Fw: Letter of Objection to BCHD Project from BCHD CWG Member
Attachments: BCHD Board Meeting Opposition Letter Nov 6 2019.pdf; MN Comments BCHD NOP-EIR for BoD Mtg 4-24-19.pdf

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Tuesday, April 6, 2021 4:34 PM
To: EIR <eir@bchd.org>
Subject: Fwd: Letter of Objection to BCHD Project from BCHD CWG Member

MN25-1 The following are comments for the DEIR record, reflecting both areas of known controversy, EJ impacts (as per the CA Attorney General letter), negative health impacts, environmental impacts, and a pre-NOP communication when it was clear that BCHD was ignoring its own CWG.

----- Forwarded message -----

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Date: Wed, Nov 6, 2019 at 12:07 PM
Subject: Letter of Objection to BCHD Project from BCHD CWG Member
To: Cristan Higa <cristan.higa@bchd.org>
Cc: <CityClerk@torranceca.gov>, Martinez, Oscar <OMartinez@torranceca.gov>, Brandy Forbes <brandy.forbes@redondo.org>, Eleanor Manzano <eleanor.manzano@redondo.org>

MN25-2 Please see attached. It is formally submitted to the records of BCHD Board of Directors, Torrance and Redondo Beach City Councils as public comment for their next meetings, and Torrance and Redondo Beach Planning Commissions as public comment for their next meetings. Further, I attached my April 2019 comments to the BCHD Board that were made in anticipation of the project as reference and public comment.

April 22, 2019

Mark Nelson

menelson@gmail.com

CWG Member – Redondo Beach local neighborhood, Prospect Ave.

Comments on Potential BCHD HLC Project and NOP/EIR Formulation

BCHD Board of Directors and Staff:

MN25-3 As a member of the Community Working Group, I have made many of these comments in writing or in discussion during our group meetings. Typically however, our discussions in the CWG are more along the lines of framing the project and reacting to proposals, and they are less about the multi-facets of the environmental analysis and City of Redondo permitting. In any event, my prior comments have not been made in light of a potential NOP, and as such, I am using typical portions of an EIR table of contents to guide this comments.

These comments are predominantly written from the perspective of the local Redondo Beach Beryl Heights neighborhood where I live, which is most likely to be impacted by the project in both the construction phases and the ongoing operations.

Project and Program Description

MN25-4 As is mandatory for an undertaking such as the Healthy Living Campus, the project must be described in detail. Because this is mixed-use (residential, public, professional, food service, and perhaps retail), the neighborhood residents will require significant detail to evaluate and determine its ultimate support or opposition based on the benefits and detriments of the proposal. A number of specific issues come to mind, including but not limited to descriptions and dispositions of: the specific facilities for use by area residents, the timing of development of those facilities, the displacement (and accommodation) of medical services that many of us currently use in the 510 building, anticipated phasing and timing, operating days and hours, and the project's physical characteristics. Because this is a program, that is, a series of related projects across a significant timespan and likely several management teams (up to 15 years), a detailed description of each phase, its timing, and its linkages to other parts of the mixed-use campus is required. An example would be the timing and linkages of residential housing, the Center for Health and Fitness replacement, meeting rooms, cafes, etc. Also, the impacts cannot be determined without an understanding of pricing and subsidy policies, such as: pricing policy for residential assisted living, food service, fitness clinic, and other products and services.

Alternatives

MN25-5 The CWG has had only brief discussions about alternatives, and they included additional/replacement land leases such as 510 and 520. No other uses other than the HLC have been brought forth that I am aware of, and I believe that a robust set of alternative uses of the BCHD land is needed.

No Project Alternative

MN25-6 The CWG has had a limited discussion of the No Project Alternative in the form of some financial projections of the retirement of 514. The No Project Alternative is not well understood to my thinking, and it requires significant development and explanation such that the surrounding neighborhood can understand what happens if the HLC or one of its alternatives fail to move forward. Some examples include: a parallel to the AES Power Plant (shutdown, decommission, park land), sale for real estate or other development, alternative use of the existing buildings, termination of BCHD, etc.

Purpose and Need

MN25-7

BCHD and its activities were a deviation from the South Bay Hospital that preceded it. The HLC will be a deviation in some activities (district owned rental housing) from the BCHD activities to date. Given that health districts in California have a variety of functions, a crisp discussion of the purpose and need of the project will be very helpful. Over two years of discussion, the CWG has inferred purpose and need, but communications to the adjacent landowners will need to be full, concise and persuasive. Further, recent CWG discussions have focused on the HLC being a financial engine for the BCHD other activities, and also as an engine to discount the cost of assisted living for financially qualified local residents. That discussion seems to be an integral part of purpose and need that is currently lacking a concise written form.

Aesthetics

MN25-8

From the local neighborhood perspective, I continue to have my stated concerns about mass, height, setbacks, artificial lighting, sun reflection, and invasion of the visual privacy of the surrounding homeowners. Simulations, elevations, illustrations, and models will be needed to provide an adequate disclosure of the design. Again, because this is phased, it will be important to understand timing and activities on the BCHD site during the decade to 15 year interim period.

Air Quality

MN25-9

While I don't currently anticipate any specific air quality issues, I am concerned that exhaust from the underground parking and from any food preparation facilities are not a burden on the local receptors. As a result, the program should disclose and analyze emissions beyond any onsite cooling towers, generators, boilers or other equipment and include food preparation and parking ventilation at a minimum. Construction is another issue however with respect to air quality impacts, with demolition debris, truck and transport emissions, PM2.5s and PM10s from all sources, concrete flydust, fugitive dust, portable generators, construction equipment, and other concerns. It is likely that the buildings are laden with asbestos (to be discussed in HazMat) and any wind drift causing toxins to spread will be unacceptable to the neighborhood, therefore, any potential winddrift accumulated biohazard will need to be managed during demolition.

Biology

MN25-10

The biological impacts of the changing use of the BCHD campus will be analyzed, with special emphasis needed on urban wildlife such as coyotes, raccoons, opossums, rats, mice, raptors, feral cats, nuisance animals and insects, etc. The neighborhood, its children and pets are at risk from potential disease and attack.

Energy

MN25-11

Neighborhood concern regarding energy would arise in the long term if the facility had significant onsite generation that would either pose a potential fuel and emissions hazard, or, a local area line voltage fluctuation. Concerns over diesel fuel generator use during construction are needed, and disclosure is required for the neighborhood's review.

Geotechnical

MN25-12

Aside from proper retaining walls, removal (not abandonment) of buried piping and tanks, etc., I see no particular geotechnical concerns from a neighborhood perspective. The standard analysis should suffice, including disclosure of the local seismic background.

GHG

MN25-13 GHG is a global issue. Again, the neighborhood may have concerns if BCHD uses onsite alternative energy generation to mitigate GHGs, as wind turbines and solar panels can have unintended side effects to wildlife, create noises that curtail neighborhood quiet enjoyment of our property, or create solar panel glare or heat islanding. Any plans for onsite GHG mitigation should be disclosed.

HazMat

MN25-14 Biohazards, biowaste, asbestos, PMxx, diesel, fuel oil, underground tanks, buried pipelines, etc. both during demolition and during long term operation are a neighborhood concern that will require disclosure.

Hydrology

MN25-15 Water capture (rain), water runoff (rain), and water runoff (irrigation) are at present the only impacts that I see of concern to the neighborhood. BCHDs analysis will need to assess their needs for construction.

Land Use/CUP

MN25-16 A clear understand of the future land uses for the project, alternatives and no project will be needed for the local area to understand its optionality with respect to the project. Covenants on long term use may be required for neighborhood support to assure that the site does not become an incompatible use with the neighborhood, for example. Notwithstanding legal opinions, the local area may opt to sponsor a local initiative “vote of the people” for any change in use of the site that was originally, legislatively a hospital and was never contemplated for 400 residential units.

Noise

MN25-17 The current facility has significant operational noise with emergency vehicles, vehicle traffic, loading and unloading, trash collection, night and weekend maintenance, etc. that impact the adjacent neighborhood. A curtailment of long run noise is compatible with the housing component of the project and with the neighborhood. A decade of construction noise and any amplified or acoustically concentrated (constructive wave interference) noise from the green space or circular building will need to managed heavily as well. If the Beryl Heights neighborhood is at the mouth of a de facto amphitheater, it is unlikely that the neighborhood will support the project. Noise, both long term and construction, is a very, very important design factor and concern.

Population and Housing

MN25-18 The Residential Care Facility for the Elderly (or assisted living) housing will be 400 beds from our initial understanding. That is equivalent to about 125 local area homes, or roughly 4 blocks of the surrounding homes worth of additional population and housing. While that doesn’t seem large, it will be incumbent on BCHD to explain the impacts from services, occupant traffic, visitor traffic, rideshare traffic, and other ancillary local impacts.

Public Services and Utilities

MN25-19 California is in the midst of a homeless crisis. Large open spaces are double-edged swords, and will require tight management by the BCHD or lessees in order to assure that the neighborhood does not end up with an encampment or increased levels of transients. Thus, a full description of both private security and policies, along with a participating agency analysis by the RBPD and perhaps surroundings Pds will be needed for local neighborhood assessment of the project. In addition, the usual gas, water, sewer, and power analysis by local suppliers will be required to understand any local impacts, such as drainage, sewer, water supply, gas/power, or other public utility services.

Transportation and Parking

South Bay Hospital had a very negative relationship with the local community with regard to parking. Undersizing the parking at BCHD, or assuming high proportions of rideshare or other parking-reducing actions must be revealed and carefully analyzed. In the 1980s and 90s, the surrounding neighborhoods were forced to use permit parking as result insufficient and overpriced parking at South Bay Hospital, along with poorly managed employee parking policies. That has happened once, and cannot be allowed again.

MN25-20 BCHD traffic emerging from the 510/514 shared driveway has been a long term, unsafe situation. Emerging traffic often does not yield for pedestrians in the crosswalk, creating an unsafe situation. Further, the same traffic heading south asserts an illegal right-of-way and fails to yield to traffic exiting the Prospect frontage road that has the clear, legal right-of-way. As a result, traffic control at the intersection must be modified during this development to assure the legal traffic rights of the area residents. Perhaps the 510/514 driveway should be removed, with access points limited to the existing exits on Prospect to the south of 510 and the north of 520. In any event, the current situation is unacceptable.

MN25-21 This is not intended to be a complete issue listing, however, it will hopefully provide a view from a local resident, who in my case, is approximately 100 feet from my east lot line to BCHDs west lot line at the 510 building according to inspection using Google Earth. Thank you for the ability to participate in this process from the beginning, which will hopefully avoid many of the project pitfalls and conflicts that I've witnessed over the past several decades. Assuming my schedule cooperates, I plan to attend the BoD meeting on the 24th of April.

Mark Nelson

Mark Nelson
menelson@gmail.com

November 6, 2019

BCHD Board of Directors
Official Record of November Board Meeting

Dear Board:

MN25-22 As a local resident and a member of the BCHD CWG who has provided formal, and ignored comments in opposition to the mass, height and other construction intrusions on the neighborhood beginning in April of 2019, I oppose the Beach Cities Health District (BCHD) Health Living Campus (HLC) project to develop over 400 apartment-like assisted living units and a total of 600,000 square feet of building space on the existing BCHD. The 60-foot tall structure built on the perimeter of the BCHD lot on top the hill will be in excess of 100 feet higher than some of the surrounding south and east neighborhoods and 70 to 100 feet higher than the north and west neighborhoods. As a result of its height and location on the lot it will be visually taller, more view-blocking, and more privacy invading than the existing BCHD buildings that were previously part of the South Bay Hospital District.

BCHD HAS ALREADY IMPOSED ECONOMIC AND ENVIRONMENTAL JUSTICE DAMAGES ON THE SURROUNDING NEIGHBORHOODS

MN25-23 1. BCHD and its predecessor, the South Bay Hospital District that was terminated in the 1990s have already imposed economic and environmental damages on the surrounding neighborhoods of Redondo Beach for over 60 years. The South Bay Hospital District was formed, approved and funded by a vote of the people that included Redondo Beach. No authorization was included for any activities such as assisted living, senior apartments, or long term care in that authorization.

MN25-24 2. Further, BCHD and its predecessor, the South Bay Hospital District that was terminated in the 1990s have already imposed economic and environmental damages on the adjacent west Torrance neighborhoods for over 60 years without any vote or agreement. As a matter of economic and environmental justice, the surrounding neighborhoods must not be subjected to any further development and operation of a for-profit, discretionary, business investment by Beach Cities Health District.

3. The environmental justice issues include the environmental damage and stress to the surrounding neighborhoods from the demolition, construction and operation of the proposed facility and the economic justice impacts include the diminished residential home values of property surrounding the facility (or any commercial facility) as demonstrated in a number of studies. As a community health organization, BCHD must cease its environmental and economic justice damage to the surrounding neighborhoods.

BCHD IS ACTING UNETHICALLY AND IMMORALLY IN IT'S EXPANSIVE EXPERIMENT TO BUILD FOR-PROFIT, MARKET-RATE HOUSING TO FUND SPECULATIVE BENEFITS OF FUTURE BCHD PROGRAMS

MN25-25 1. Because private entities will provide market-rate assisted living, there is no need for BCHD to construct 400+ market-rate units requiring \$100K to \$225K incomes per the BCHD study reports. BCHD is only proceeding as a grand experiment to extract market rents from the occupants and apply those market rents to future, undefined BCHD programs with unknown and speculative benefits. As a

MN25-25 (cont.) result, the residential care for the elderly component of the healthy living campus is an experiment in funding health districts and must comply with the Declaration of Helsinki principles of ethics and morality.

MN25-26 2. Even if BCHD demolition of its existing facility and construction of its HLC would make the beach cities better off in a health sense, the health damage that BCHD would inflict on the surrounding neighborhoods in terms of chronic stress, noise, traffic, PMx pollution and other environmental and economic justice damages would be unethical and immoral according to application the Declaration of Helsinki principles. The surrounding neighborhoods must provide informed consent in order for BCHD to proceed with the HLC, since the BCHD HLC will unequivocally reduce the quality of life of the surrounding neighborhoods. BCHD is fully aware that it will irreversibly damage the quality of life of the surrounding neighborhoods and it fully aware that's proceeding is both unethical and immoral in a health and medical ethics sense.

THERE IS NO PUBLIC NEED FOR BCHD TO DEVELOP ANY ASSISTED LIVING

MN25-27 1. The BCHD public agency developed, market-rate assisted living facility is unneeded in the Beach Cities. Private companies are developing market-rate assisted living facilities. Since BCHD is a full rate facility it provides no benefit beyond provide facilities. Further, since BCHD does not pay taxes, it also disbenefits the local tax base and has a negative economic justice impact. BCHD studies do not provide any need for development by BCHD, nor do they provide any evidence that private companies will not develop market-rate assisted living.

2. The BCHD is an agency of Hermosa, Manhattan and Redondo Beach. Those three communities have no need for 400 units, nor does BCHD's studies provide any support for 400 units of need for residents in the Beach Cities.

MN25-28 3. BCHD approximately 250 square mile, 10 mile radius study are vastly over reaches the mission of BCHD and imposes excessive environmental injustice and economic injustice on the Torrance and Redondo Beach neighborhoods surrounding the campus.

MN25-29 4. A campus with the approximate profile in size, height, and mass to the Kensington Redondo Beach would be adequate to serve the "beach cities" that allegedly fund and control the BCHD.

BCHD PROJECT WILL STRESS THE HEALTH OF THE SURROUNDING NEIGHBORHOODS

MN25-30 1. For over 60 years, there has been an additional amount of construction, noise, sirens, and traffic in the neighborhoods surrounding South Bay Hospital and BCHD. This results in chronic stress for residents, especially those who are homebound due to age, health, or work status. As a result, for the past 60 years, BCHD has chronic stress has had the following negative impacts according to the National Institutes of Health

If you experience chronic stress, the same chemicals produced to prepare your body to response keep going for longer periods of time and can impede other bodily functions including weakening your immune system and preventing your digestive, excretory and reproductive systems from working as they should. Chronic stress can lead to sleep and digestive issues, headaches and body aches, depression and irritability, just to name a few potential issues.

The NIH says continued strain on your body from routine stress is often the hardest to detect but could lead to serious health problems such as:

MN25-30
(cont.)

Heart disease
High blood pressure
Diabetes
Depression
Anxiety disorder
Other illnesses

Chronic stress is linked to six leading causes of death including heart disease, cancer, lung ailments, accidents, cirrhosis of the liver and suicide, according to the American Psychological Association.

2. Demolition, construction, and continued operation will have a continued, negative impact on the health of the surrounding neighborhoods through chronic stress of traffic, noise, pollutants and psychological stress – and – that is unethical to impose on those who benefit least, especially by the action of a health district.

BCHD PROJECT DAMAGES TO THE SURROUNDING NEIGHBORHOODS WILL BE SEVERE

Like the impacts from the failed South Bay Hospital District on the surrounding neighborhoods, the planned BCHD HLC will have many and severe impacts, including but not limited to:

MN25-31

1. Construction Traffic
2. Ongoing Operations Traffic

MN25-32

3. Vehicle Emissions Damaging the Development of Elementary School Children
4. Vehicle Emissions and Fugitive Dust Emissions to Residents, Especially the Chronically Ill

MN25-33

5. Construction Noise Impacts
6. Ongoing Operations Noise Impacts
7. Vibration Impacts

MN25-34

8. Privacy Invasion from 60' Buildings

MN25-35

9. Aesthetic Viewblocks of the Walled Building
10. Excessive Outdoor Lighting

CONCLUSION

MN25-36

The local neighborhoods have been besieged by the list of economic and environmental justice damages caused already by South Bay Hospital District and Beach Cities Health District, and will be damaged by the proposed Beach Cities Health District project. The local neighborhoods' quality of life will be degraded by the BCHD HLC's construction and operation. Because the local neighborhoods were not provided the quid pro quo for informed consent, it is both unethical and immoral for the BCHD to proceed according to application of the Declaration of Helsinki. The local neighborhoods should not be required to suffer further and I therefore oppose the BCHD HLC and its negative impacts to my neighborhood.

Sincerely,

Mark Nelson

cc: Torrance City Council
Redondo Beach City Council
Torrance Planning Commission
Redondo Beach Planning Commission

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:06 PM
To: Meisinger, Nick
Subject: Fw: CPRA - Page 3.6-10 of DEIR - Received

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Sunday, April 11, 2021 4:07 PM
To: PRR <PRR@bchd.org>
Subject: CPRA - Page 3.6-10 of DEIR

Provide written evidence given the absence of County of Los Angeles and City of Redondo Beach requirements or ordinances, that

"the seismic hazard presented by the present condition of the Beach Cities Health Center warrants significant hazard reduction measures."

BCHD has made this statement above on Page 3.6-10 of the DEIR as a matter of public record as proponent of the project and accepted the statement as Lead Agency without evidence that BCHD independent judgement or expertise supersedes the judgement of the County of Los Angeles or City of Redondo Beach.

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:09 PM
To: Meisinger, Nick
Subject: Fw: Comments to BCHD 4/13/21 - DEIR

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Tuesday, April 13, 2021 7:35 PM
To: EIR <eir@bchd.org>; Communications <Communications@bchd.org>; cityclerk@redondo.org <cityclerk@redondo.org>; citycouncil@hermosabeach.gov <citycouncil@hermosabeach.gov>; CityClerk@torranceca.gov <CityClerk@torranceca.gov>; cityclerk@citymb.info <cityclerk@citymb.info>; Martha Koo <Martha.Koo@bchd.org>; Noel Chun <Noel.Chun@bchd.org>; Jane Diehl <Jane.Diehl@bchd.org>; Vanessa I. Poster <Vanessa.Poster@bchd.org>; Michelle Bholat <Michelle.Bholat@bchd.org>
Subject: Comments to BCHD 4/13/21 - DEIR

These comments are also included as Public Comments to the Mayors and City Councils of Hermosa Beach, Manhattan Beach, Redondo Beach, and Torrance as owners and participating agencies.

BEGIN COMMENTS

I'm going to begin providing a prism that all reviewers should use to read the DEIR. This is a very BCHD specific example.

Reviewers should Read the DEIR for interpretation - that is impacts and damages - not raw numbers. Raw numbers are often twisted.

MN27-1 Here's a brief example of BCHD getting the numbers right, SPINNING them, and thereby deceiving the public.

BCHD has a sign up at 514 that says the vote was 6601-3242 in 1956 to fund the South Bay Hospital. As a statement of fact, let's assume that to be true. However, what does it mean? Looks like a 2-1 landslide, right? That bond election required a 2/3rds vote, so 6562 votes were needed to win - so it passed by 39 votes, or about 0.4%. Razor thin. Raw fact vs. interpretation. BCHD posted the sign because it appeared to be a landslide. In reality - it was a squeaker and the hospital nearly wasn't funded. No mandate. No landslide.

FACTUAL CORRECTIONS

MN27-2 #1 NOP comments were heavier on height comments than build duration comments. Height-related 120, Time-related 73. Clearly, BCHD failed to respond to community input as it created its 2019 and 2020 designs. BCHD cannot claim that it modified the project consistent with the 100s of comments.

MN27-3 #2 190th & Flagler is NOT the high point for key views. The high point is 190th & Prospect and therefore the Aesthetics analysis is defective.

MN27-4 #3 BCHD must propose noise barriers that are at least as tall as those for Legado

PROJECT OBJECTIVE #1 IS INVALID

MN27-5 1) Based on Redondo ordinances and the strictest City of LA ordinance, BCHD has no objective obligation for seismic retrofit or demolition of the 514 building. BCHD has chosen to use a more stringent "moral obligation" standard to

MN27-5 (cont.) justify its desired action. Sadly, BCHD doesn't provide that moral obligation to protect the health and safety of surrounding residents.

AESTHETICS - QUANTITATIVELY THIS PROJECT HAS A SIGNIFICANT NEGATIVE IMPACT BEING OVER 3X THE AVERAGE HEIGHT OF THE 514 BUILDING

MN27-6 2) Only 968 sqft of the existing 514 building is 75-feet tall. That is 0.3% of the current size of the campus buildings. The average height of the 514 is between 32 and 35-feet based on Google Earth Pro. Average height was used by the City of Redondo to limit the height of the Legado new construction, not a contrived 0.3% of area maximum height.

MN27-7 3) The 2019 Proposed BCHD development was 60-feet tall with 729,000 sqft of above ground buildings and 160,000 sqft of subterranean parking. The June 2020 design that was presented on June 12 and approved 3 business days later was said to be 75-feet tall with 792,000 sqft of above ground buildings as the 160,000 sqft of subterranean parking was moved to an 8-story parking ramp. The DEIR design in 2020 is 103-feet tall, with a 10-1/2 story parking ramp and 792,000 sqft of surface buildings.

MN27-8 4) It is safe to conclude that comments during the business 3 days between June 12 and 17th did not include increasing the height and above ground sqft of the proposed campus - and - BCHDs outcome therefore ignores public input.

PURPOSE & NEED FAILURE

MN27-9 5) Less than 5% of the MDS analysis likely tenants of the RCFE are from 90277, the host area that has suffered 60 years of negative impacts from South Bay Hospital and BCHD and will suffer the increased damages from BCHD proposed near tripling of the campus.

MN27-10 6) Redondo Beach residents are expected to be only 8% of the tenants of the RCFE, however Redondo Beach will be asked to approve a conditional use permit when the net benefits to Redondo Beach are clearly negative.

MN27-11 7) The 3 Beach Cities are expected to have less than 20% of the tenants in the RCFE, and with Hermosa and Manhattan suffering virtually none of the negative impacts of BCHD development, there's no evidence that the benefits to the 3 beach cities outweighs the construction and ongoing negative benefits. And even if it does, the benefits to residents other than Redondo Beach are irrelevant to the CUP issuance.

MN27-12 8) In order to avoid a public vote, BCHD is only considering a commercially developed and financed project, with for profit operation and high-profit, market-based rents of over \$12,000 per month per each of its consultants. BCHD is a public agency, and must be required to charge cost-based rents, use not for profit management and operations, and finance with tax free public bonds.

CONCLUSION

MN27-13 As with the sign in the 514 building regarding the 1956 vote, BCHDs case is misrepresented, razor thin and ripe for a defeat in Redondo Beach because of its lack of benefits compared to damages. The damages caused by BCHD are vastly disproportionate to the benefits for both 90277 and all of Redondo Beach together.

After 60 years of historic damages, BCHD must present a plan for both restitution to existing neighbors, and also a significant increase in local benefits to the adjoining neighborhoods and Redondo Beach to offset the past 60 years and any future operation that relies on non-residents.

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:10 PM
To: Meisinger, Nick
Subject: Fw: Public commenters were concerned that KVL were limited and incorrect

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Wednesday, April 14, 2021 2:22 PM
To: EIR <eir@bchd.org>
Subject: Public commenters were concerned that KVL were limited and incorrect

Here's a set of KVLs that provide depth of neighborhood instead of BCHDs gamed locations.

<https://www.youtube.com/watch?v=cZFIYyOGtAw>

MN28-1

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:16 PM
To: Meisinger, Nick
Subject: Fw: CPRA - Provide "Moral Obligation" Standards for the Following - Received

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Friday, April 16, 2021 9:12 PM
To: PRR <PRR@bchd.org>
Subject: CPRA - Provide "Moral Obligation" Standards for the Following

BCHD CEO has asserted that BCHD is following a "moral obligation" standard with regard to its proposed, non-required, voluntary retrofit or demolition of the 514 building. The standard is discussed at https://www.youtube.com/watch?v=RCOX_GrreIY and an excerpt from the Youtube transcript is:

it is currently not required

00:41

to be upgraded however we are a health

00:44

district we are a health district

00:46

that has a moral obligation to be

00:48

proactive

00:49

and protect the people in our community

Since BCHD clearly is using a "moral obligation" standard to justify its desire to demolish the 514 building, it is both moral and ethical that BCHD uses the same more stringent than ordinances, rules and laws "moral obligation" standard for all other damages to the surrounding community in order to "protect" it from BCHD induced harm.

For the following proposed project damages to the surrounding neighborhood listed below, **provide documents detailing the levels of BCHD's "moral obligation" to "protect the people"**. Appropriate documentation measures include quantitative units, such as hours per week, peak dBA, PPM PM2.5 and PM10, etc.

- 1) What is the moral obligation level of noise that BCHD considers acceptable to protect the people surrounding the project during both construction and ongoing operation?
- 2) What is the moral obligation level of Blue Zones "silent killer" chronic stress that BCHD considers acceptable to protect the people surrounding the project during both construction and ongoing operation?
- 3) What is the moral obligation level of diminished recreational value of the Towers sports fields from shading/shadowing that BCHD considers acceptable to protect the people surrounding the project during both construction and ongoing operation?

- MN29-1
(cont.)
- 4) What is the moral obligation level of intermittent noise distraction that BCHD considers acceptable to protect the K-5 students at Towers Elementary during both construction and ongoing operation?
 - 5) What is the moral obligation level of particulate matter emissions that BCHD considers acceptable to protect the K-5 students at Towers Elementary during both construction and ongoing operation?
 - 6) What is the moral obligation level of diminished recreational value of the Towers sports fields from shading/shadowing that BCHD considers acceptable to protect the people surrounding the project during both construction and ongoing operation?
 - 7) What is the moral obligation level of particulate matter emissions that BCHD considers acceptable to protect the surrounding homeowners during both construction and ongoing operation?
 - 8) What is the moral obligation level of total environmental justice damages that residents in 90277 should suffer to provide RCFE housing to 96% non-90277 residents, including noise, traffic, vibration, emissions, glare, excess nighttime lighting, chronic stress and the prior 60-years of EJ damages?

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:10 PM
To: Meisinger, Nick
Subject: Fw: Comments from 4/17/21 Public Meeting

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Saturday, April 17, 2021 1:12 PM
To: EIR <eir@bchd.org>
Subject: Comments from 4/17/21 Public Meeting

Per WSJ March 2021

MN30-1 | Wood PLC has agreed to pay \$9 million (£6.5 million) as part of a civil settlement with Scottish prosecutors over an alleged bribery scheme Wood now estimates it will pay around \$197 million in total to resolve

MN30-2 | All six of BCHD Project Objectives lacks foundational basis

MN30-3 | BCHD Purpose and Need lacks foundational basis.

MN30-3 | Because there is no requirement for demolition or retrofit of the 514 building, the no project alternative lacks foundational basis.

The proposed DEIR development is both taller and more sqft of above ground buildings than the 2019 design that the community commented was too large.

MN30-4 | At 103' feet tall, the proposed RCFE is over 3 times the average height of the 514 building making it a significant aesthetic impact. The 2019 plan was only 60-feet tall, so the current plan is nearly TWICE as tall.

By removing 160,000 sq ft of underground parking from the 2019 plan, BCHD current plan now has 65,000 sqft MORE of above ground buildings. It is therefore BIGGER than the 2019 plan

The proposed development is nearly 3 times taller than the average height of the 514 building. The City of Redondo used average height for permitting the Legado development

MN30-5 | Due to its increase in height, the current plan shades public recreation areas and surrounding neighborhoods and roadways

MN30-6 | 85 dB intermittent noise will have significant negative impacts on Towers elementary, despite the fact that BCHDs sound averaging shows little increase in average sound levels. Average sound level is the incorrect metric in this case.

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:10 PM
To: Meisinger, Nick
Subject: Fw: Support Brianna Egan's comment

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Saturday, April 17, 2021 1:17 PM
To: EIR <eir@bchd.org>; Communications <Communications@bchd.org>
Subject: Support Brianna Egan's comment

MN31-1|Ms. Egan is correct that BCHD should not be electively demolishing the 514 building.

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:16 PM
To: Meisinger, Nick
Subject: Fw: Public Comment

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Saturday, April 17, 2021 1:15 PM
To: EIR <eir@bchd.org>
Cc: Communications <Communications@bchd.org>; Vanessa I. Poster <Vanessa.Poster@bchd.org>; Noel Chun <Noel.Chun@bchd.org>; Michelle Bholat <Michelle.Bholat@bchd.org>; Martha Koo <Martha.Koo@bchd.org>; Jane Diehl <Jane.Diehl@bchd.org>
Subject: Public Comment

Goes to the credibility (or lack) of the BCHD EIR firm. Place this into the DEIR record and the BCHD Board Record

<https://www.wsj.com/articles/john-wood-to-pay-9-million-to-settle-with-scottish-prosecutors-11616004425>

John Wood Group PLC has agreed to pay \$9 million (£6.5 million) as part of a civil settlement with Scottish prosecutors over an alleged bribery scheme that benefited its legacy joint venture in Kazakhstan.

The settlement was announced on Tuesday after the Aberdeen, Scotland-based oil-field services company said it now estimates it will pay around \$197 million in total to resolve investigations by authorities in the U.K., U.S. and Brazil into business that its legacy companies had with Unaoil. The Monaco-based oil-services firm came under scrutiny in 2016 when media reports alleged it had paid bribes in countries across the globe for many companies in the energy sector.

The latest provision was made in the Wood Group's annual investor report on Tuesday. Last year, the company set aside \$46 million to resolve several of the investigations—although it said at the time that it couldn't yet estimate the financial impact of a settlement with the U.K.'s Serious Fraud Office.

The first of the Wood Group's Unaoil-related settlements, reached Tuesday with Scotland's Crown Office and Procurator Fiscal Service, centered on Production Services Network Ltd., which the Wood Group acquired in 2011. PSN had held an interest in a joint venture that benefited from alleged bribery by Unaoil, Scottish prosecutors said.

NEWSLETTER SIGN-UP

Risk and Compliance Journal

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The contracts in question were entered into in Kazakhstan in 2008 and 2010, but the venture continued to make payments totaling at the time \$8.7 million, or 1.36 billion Kazakh tenge, to Unaoil until 2015, prosecutors said.

WSJ NEWSLETTER

Notes on the News

MN32-1
(cont.)

The news of the week in context, with Tyler Blint-Welsh.

I would also like to receive updates and special offers from Dow Jones and affiliates. I can unsubscribe at any time. I agree to the [Privacy Policy](#) and [Cookie Notice](#).

“The investigation shone a light on behavior that was quite simply unacceptable,” Wood Group Chief Executive Robin Watson said in a statement. “While we didn’t own the business until 2011, we take responsibility for dealing with the consequences and have taken steps to further strengthen our culture and processes to ensure it does not happen again.”

On Tuesday, Wood Group said settlement discussions with the U.K.’s SFO and with authorities in the U.S. and Brazil were at an advanced stage, and could be completed in the second quarter.

Write to Dylan Tokar at dylan.tokar@wsj.com and Jaime Llinares Taboada at jaime.llinares@wsj.com

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:17 PM
To: Meisinger, Nick
Subject: Fw: READ ALOUD - 4/28/21 Board Meeting - BCHD Board Malfeasance with Investment Banker Vendor KeyBanc

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Monday, April 26, 2021 4:30 PM
To: cityclerk@redondo.org <cityclerk@redondo.org>; cityclerk@citymb.info <cityclerk@citymb.info>; citycouncil@hermosabeach.gov <citycouncil@hermosabeach.gov>
Cc: Communications <Communications@bchd.org>; Vanessa I. Poster <Vanessa.Poster@bchd.org>; Noel Chun <Noel.Chun@bchd.org>; Michelle Bholat <Michelle.Bholat@bchd.org>; Martha Koo <Martha.Koo@bchd.org>; Jane Diehl <Jane.Diehl@bchd.org>
Subject: Fwd: READ ALOUD - 4/28/21 Board Meeting - BCHD Board Malfeasance with Investment Banker Vendor KeyBanc

The following correspondence is for the written record of the next meeting of the Hermosa, Manhattan and Redondo Beach City Councils. Together, the 3 Beach Cities founded and funded the South Bay Hospital District, and continue to own and fund BCHD after the failure of South Bay Hospital.

MN33-1 As you can easily see below, BCHD is relying on quantitative financial advice from KeyBanc (Cain Brothers) investment bankers on feasibility of future deals related to the campus, while at the same time, incenting KeyBanc \$1.8M in the soon to be approved contract and \$200,000 per transaction from a prior contract. The KeyBanc structure encourages them to provide positive analysis, as their deal is backloaded with payments.

The 3 Beach Cities need to exercise some fiduciary responsibility over an agency founded and funded by those 3 cities.

Mark Nelson
Redondo Beach

----- Forwarded message -----

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Date: Mon, Apr 26, 2021 at 4:21 PM
Subject: READ ALOUD - 4/28/21 Board Meeting - BCHD Board Malfeasance with Investment Banker Vendor KeyBanc
To: Communications <communications@bchd.org>
Cc: Paul Novak <pnovak@lalafco.org>, Kevin Cody <kevin@easyreadernews.com>, Lisa Jacobs <lisa.jacobs@tbnews.com>, <letters@dailybreeze.com>, <letters@latimes.com>

Public Comment to the Board of BCHD:

MN33-1 (cont.) BCHD incented KeyBanc (aka Cain Brothers) with a \$200,000 per transaction fee for consummating deals, presumably for PACE, RCFE and Memory Care (MC) per a records response (FN#1). This BCHD act was prima facie evidence of malfeasance. BCHD is relying on KeyBanc for the objective feasibility analysis of the PACE, RCFE and MC opportunities, and at the same time, BCHD is incenting KeyBanc for making the deals that result from acceptance of the analysis. But

for KeyBanc providing positive analysis of enterprise potential, KeyBanc would be unable to earn future transaction fees. All KeyBanc analysis that BCHD has relied upon must be deleted from the record, BCHD must provide a sound, impartial basis for any further action on RCFE, PACE and MC, and KeyBanc must be dismissed, notwithstanding any exit fees that BCHD Board may have foolishly authorized to KeyBanc.

MN33-1
(cont.)

Further, by approving an additional \$1.8M contract to KeyBanc, BCHD has demonstrated its continuing malfeasance based on acceptance of KeyBanc's quantitative analysis. That analysis is from a vendor that ONLY stands to benefit from a favorable deal view, and this \$1.8M is additional evidence of BCHDs lack of fiduciary responsibility on behalf of its taxpayer-owners. It's becoming increasingly clear that BCHD Board and management will cut whatever corners are necessary to force through their 103-foot tall, \$12,000+ per month rent assisted living, even hiring a single, self-interested vendor to provide recommendations to proceed and paying that vendor rich continuing deal fees. And this is all despite the fact that less than 20% of tenants are expected to be from the 3 Beach Cities and only 8% are expected to be from Redondo Beach, the City with the vast majority of the Environmental and Economic Justice burdens from the 5 years of construction and 50-100 years of continued operation.

Mark Nelson
3+ Year BCHD Volunteer
Redondo Beach

cc: LALafco record, Media
bcc: Interested Parties
further follow-up to LALafco with Documents

FN#1 From BCHD CPRA Response
Excerpt from a BCHD CPRA Response:
Development Transaction Fee: For each Transaction consummated as documented by a definitive agreement signing, the District shall pay Cain Brothers in cash, upon the closing of such Transaction by wire transfer payable to Cain Brothers in immediately available funds at such closing, a Development Transaction Fee equal to \$200,000 for such Transaction, net of any previously paid Letter of Intent Fee for that same Transaction.

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:18 PM
To: Meisinger, Nick
Subject: Fw: BCHD Board Comment

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Monday, April 26, 2021 11:58 PM
To: Communications <Communications@bchd.org>
Cc: Judy Rae <easyreader@easyreadernews.com>; Lisa Jacobs <lisa.jacobs@tbrnews.com>; letters@dailybreeze.com; letters@latimes.com; cityclerk@redondo.org; citycouncil@hermosabeach.gov; cityclerk@citymb.info; CityClerk@torranceca.gov; Vanessa I. Poster <Vanessa.Poster@bchd.org>; Jane Diehl <Jane.Diehl@bchd.org>; Noel Chun <Noel.Chun@bchd.org>; Martha Koo <Martha.Koo@bchd.org>; Michelle Bholat <Michelle.Bholat@bchd.org>; Brandy Forbes <brandy.forbes@redondo.org>; Martinez, Oscar <OMartinez@torranceca.gov>
Subject: BCHD Board Comment

Public Comment to BCHD Board and Mayors and City Councils of Torrance, Hermosa, Manhattan and Redondo Beach:

Throughout BCHDs development process, BCHD has behaved unethically to the surrounding neighborhoods, the BCHD-organized Community Working Group, and over 1,200 petition signing residents and neighbors. We have likely come to the point where BCHD cannot be salvaged and should be dissolved.

First Set of Secret Negotiations

MN34-1 While BCHD was actively engaged with the Community Working Group of volunteers, BCHD was secretly negotiating with the Redondo Beach City Attorney. Furthermore, in February of 2019, BCHD had its outside law firm issue a memo to the City Attorney documenting the secret negotiations and then BCHD withheld the letter from the public and from the Community Working Group until July of 2020 (nearly 18 months of hiding), and waited a full month after BCHD approved its own project. Open, transparent negotiations are not hidden from working groups or from the public for 18 months after documents are issued.

Only Three Business Days of Public Input Allowed Before Project Approval

MN34-2 BCHD blindsided the public and its volunteers with a revised project plan after business hours on Friday, June 12, 2020. BCHD allowed only three business days of public review and comment prior to Board approval of the nearly one-half Billion dollar project on June 17, 2020. A project that began in 2009 should not be approved in a never before seen design in only 3 business days.

Increased the Size and Height of the Project following Residents' Concern about the Over-sized Project

MN34-3 Over 1,200 residents signed a petition opposing BCHD's 60-foot tall, 729,000 sqft of surface buildings project plan that was released in 2019. That plan contained 160,000 sqft of underground parking. In response to that large neighborhood resident outpouring, BCHD increased the height from 60-feet to 103-feet, moved the underground parking to surface ramp at Prospect and Diamond, and increased the project's surface buildings by over 60,000 sqft to 793,000 sqft. BCHD demonstrated a total lack of concern for the input of its owners.

Second Set of Secret Negotiations

MN34-4 In order to avoid a Conditional Use Permit hearing, BCHD secretly approached the City of Redondo Beach to change the land use designations according to a Board member's public meeting. For the second time, BCHD bypassed the public

MN34-4 (cont.) and negotiated in the shadows, misrepresenting a \$12,000+ per month assisted living that will be built, majority-owned and operated by a commercial developer as "public". This is clearly NOT a public asset and BCHD has yet again taken to the shadows.

Deliberate Avoidance of Affordable Assisted Living

MN34-5 BCHD does not plan to develop "public" assisted living. It is merely planning to provide land to a commercial developer so that the developer can build, be majority owner, and operate the facility. At an estimated \$12,000+ per month, BCHDs consultants published expected tenancy rates of only 8% Redondo Beach residents. Redondo Beach residents are being forced to host the facility for 50-100 years and absorb 100% of the Environmental and Economic Justice damages. Less than 20% residents of all three Beach Cities that own and operate BCHD combined are expected to be tenants. Thus, this "public" facility is being built for 80% non-residents of the three Beach Cities and 92% non-residents of Redondo Beach. The BCHD Board ordered the CEO to use a commercial developer. BCHD bypassed the use of public, tax-free bonds coupled with a public, tax-free, non-profit operation that could easily yield an affordable facility. Instead BCHD is spending nearly \$2M with investment bankers to find a commercial developer to extract \$150,000 annually from wealthy NON-RESIDENTS.

MN34-6 Taken individually and together, BCHD has acted unethically toward its concerned taxpayer-owners and surrounding residents. No zoning change or redefinition should be allowed on this non-public benefit project that would then reward BCHD ethical lapses.

Mark Nelson
3+ Year Community Working Group volunteer
Redondo Beach

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:18 PM
To: Meisinger, Nick
Subject: Fw: BCHD Negative Impact on the Community - cardiovascular effects, children's health, environmental health, environmental noise, hearing impairment, noise exposure, noise metrics, occupational noise, performance

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Wednesday, April 28, 2021 7:10 PM
To: Communications <Communications@bchd.org>
Cc: Jane Diehl <Jane.Diehl@bchd.org>; Martha Koo <Martha.Koo@bchd.org>; Michelle Bholat <Michelle.Bholat@bchd.org>; Noel Chun <Noel.Chun@bchd.org>; Vanessa I. Poster <Vanessa.Poster@bchd.org>
Subject: BCHD Negative Impact on the Community - cardiovascular effects, children's health, environmental health, environmental noise, hearing impairment, noise exposure, noise metrics, occupational noise, performance

Cristan is right, BCHD does have an impact on the community, a negative impact.

See the peer-reviewed article below about the PUBLIC HEALTH HAZARD that excessive noise is. Clearly BCHD has no concern about the health of the surrounding neighborhoods.

<https://ehp.niehs.nih.gov/doi/pdf/10.1289/ehp.00108s1123>

Exposure to noise constitutes a health risk. There is sufficient scientific evidence that noise exposure can induce hearing impairment, hypertension and ischemic heart disease, annoyance, sleep disturbance, and decreased school performance. For other effects such as changes in the immune system and birth defects, the evidence is limited. Most public health impacts of noise were already identified in the 1960s and noise abatement is less of a scientific but primarily a policy problem. A subject for further research is the elucidation of the mechanisms underlying noise induced cardiovascular disorders and the relationship of noise with annoyance and nonacoustical factors modifying health outcomes. A high priority study subject is the effects of noise on children, including cognitive effects and their reversibility. Noise exposure is on the increase, especially in the general living environment, both in industrialized nations and in developing world regions. This implies that in the twenty-first century noise exposure will still be a major public health problem. Key words: annoyance, cardiovascular effects, children's health, environmental health, environmental noise, hearing impairment, noise exposure, noise metrics, occupational noise, performance. -

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:18 PM
To: Meisinger, Nick
Subject: Fw: BCHD is deliberately choosing to impact the learning of both neurotypical and children with disabilities at Towers Elementary

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Wednesday, April 28, 2021 7:29 PM
To: Communications <Communications@bchd.org>
Cc: Noel Chun <Noel.Chun@bchd.org>; Vanessa I. Poster <Vanessa.Poster@bchd.org>; Martha Koo <Martha.Koo@bchd.org>; Michelle Bholat <Michelle.Bholat@bchd.org>; Jane Diehl <Jane.Diehl@bchd.org>
Subject: BCHD is deliberately choosing to impact the learning of both neurotypical and children with disabilities at Towers Elementary

Abstract

The present paper provides an overview of research concerning both acute and chronic effects of exposure to noise on children's cognitive performance. Experimental studies addressing the impact of acute exposure showed negative effects on speech perception and listening comprehension. These effects are more pronounced in children as compared to adults. Children with language or attention disorders and second-language learners are still more impaired than age-matched controls. Noise-induced disruption was also found for non-auditory tasks, i.e., serial recall of visually presented lists and reading. The impact of chronic exposure to noise was examined in quasi-experimental studies. Indoor noise and reverberation in classroom settings were found to be associated with poorer performance of the children in verbal tasks. Regarding chronic exposure to aircraft noise, studies consistently found that high exposure is associated with lower reading performance. Even though the reported effects are usually small in magnitude, and confounding variables were not always sufficiently controlled, policy makers responsible for noise abatement should be aware of the potential impact of environmental noise on children's development.

Keywords: noise, cognitive performance, cognitive development, children, speech perception, listening comprehension, irrelevant sound effect, classroom acoustics

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3757288/>

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:18 PM
To: Meisinger, Nick
Subject: Fw: CPRA - Seismic statement

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Thursday, April 29, 2021 10:25 AM
To: PRR <PRR@bchd.org>
Subject: Re: CPRA - Seismic statement

Absent a reply to this specific CPRA request, the public's right to intelligent participation in the CEQA process will be denied.

On Sun, Mar 7, 2021 at 11:27 PM Mark Nelson (Home Gmail) <menelson@gmail.com> wrote:

Provide the specific Youssef citation for ". This occurred after seismic experts provided analysis and preliminary costs that concluded no legal obligation exists to address any building's structural integrity, but there were issues that **should** be addressed."

From the BCHD website at: <https://www.bchdcampus.org/our-story>

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:19 PM
To: Meisinger, Nick
Subject: Fw: CPRA - Bakaly Quote

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Thursday, April 29, 2021 10:24 AM
To: PRR <PRR@bchd.org>
Subject: Re: CPRA - Bakaly Quote

The information put into the CEO report and presented at the 4/28/21 Board meeting has no mention of causality. Therefore, this CPRA request is still valid.

Failure to respond will prevent intelligent participation of the public in the DEIR process.

MN38-1 On Fri, Apr 2, 2021 at 12:00 PM Mark Nelson (Home Gmail) <menelson@gmail.com> wrote:

"Data shows that engaging in our Blue Zones Project programming has a positive impact on well-being," says Tom Bakaly, CEO for Beach Cities Health District.

Provide the specific data and evidence that the BCHD implementation of the Blue Zone Project activity was the driver of the increases in [well-being.as](#) claimed above.

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:19 PM
To: Meisinger, Nick
Subject: Fw: Inquiry on submission of DEIR comments

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Friday, April 30, 2021 3:17 PM
To: EIR <eir@bchd.org>
Subject: Fwd: Inquiry on submission of DEIR comments

MN39-1 Our team has a roughly 100MB submission to make as comments. Clearly it cannot be emailed. Do you want a link to it, in the same fashion that you provided a link to the DEIR?

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:20 PM
To: Meisinger, Nick
Subject: Fw: PRR #317 - Provide "Moral Obligation" Standards for the Following - Response

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Friday, April 30, 2021 6:41 PM
To: PRR <PRR@bchd.org>
Subject: Re: PRR #317 - Provide "Moral Obligation" Standards for the Following - Response

MN40-1 Notwithstanding BCHDs insatiable lust to demolish the 514 failed South Bay Hospital building despite the lack of requirement from any ordinance or statute; BCHDs selective "moral obligation" to "protect the community" beyond the requirements of statute or regulation that applies only to the residents, tenants and staff in the 514 failed South Bay Hospital building; BCHDs abject refusal to consider low-cost, tax-free bond financing approved by voters to make affordable the cost of its proposed RCFE and PACE operations to local residents; and BCHDs near coma-inducing sloth in replying to California Public Records Act (CPRA) requests related to its nearly \$500M proposed 103-foot tall, 800,000 sqft development and general mismanagement; I bring forward this formal public request under the CPRA:

Following review of BCHDs response, I find it to be non-responsive. The CEQA document is delinquent in its written standards in general for the evaluation of impacts. Furthermore, it has no discussion of moral obligation, as was used by Bakaly to justify proposed demolition and the "unsafe" declaration of the failed South Bay Hospital.

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:22 PM
To: Meisinger, Nick
Subject: Fw: BCHD Board Comment

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Friday, April 30, 2021 1:29 PM
To: Communications <Communications@bchd.org>
Cc: letters@dailybreeze.com; letters@latimes.com; Bill Brand <bill.brand@redondo.org>; PFurey@torranceca.gov
Subject: BCHD Board Comment

BCHD Negligence Allowing 4kV Next to Residences and Failing to Analyze the Health Impacts - Failure of Moral Obligation

I just couldn't be less surprised that BCHD is refusing to analyze the health impacts of its 4,180 Volt high voltage substation transformers that will be directly across from residences on Diamond St as part of BCHDs 103-foot tall, 800,000 sqft overdevelopment. Beach Cities Health District is, by its inactions, NOT really a HEALTH District. CEO Bakaly stated that the district has a MORAL OBLIGATION to protect the community. Apparently the community members directly adjacent to BCHD don't receive BCHDs MORAL OBLIGATION protection.

4kV (4,180V) is very dangerous and should not be directly next to residences. BCHD has a 10 acre campus and should have been sufficiently concerned to protect residents by placing the transformer internal to the facility.

Below is an article about the deaths of 2 people who were electrocuted by 4kV after simply walking onto wet grass adjacent to a 4kV transformer and fallen line to help a car accident victim. Replace BCHDs typical landscape overwatering and runoff onto Prospect and down Diamond for the broken fire hydrant and you have a ready death situation. The water stream from BCHD overwatering will cascade directly past the 4kV substation that will be 50-feet from homes.

<https://www.dailynews.com/2014/07/16/in-valley-village-electrocution-deaths-glendale-driver-sentenced-to-probation-community-service/>

A 21-year-old Glendale man whose car toppled a light pole and a fire hydrant in 2012 was sentenced to three years probation Wednesday in connection with the electrocution deaths of two good Samaritans who had tried to help in the aftermath.

Arman Samsonian's sentence in a Van Nuys courtroom came two months after he pleaded no contest to one count of vehicular manslaughter. In addition to three years probation, he also will have to serve 70 days of community labor and pay restitution to both victims.

A restitution amount has yet to be determined, said Ricardo Santiago, a spokesman for the Los Angeles County District Attorney's Office.

Samsonian also must enter a program where he will have to volunteer at a hospital morgue, according to the District Attorney's Office.

Stacey Lee Schreiber, 39, of Valley Village, and Irma Zamora, 40, of Burbank, died at the corner of Magnolia Boulevard and Ben Avenue in Valley Village. The two women didn't know each other, but were electrocuted the evening of Aug. 22 when they came to Samsonian's aid.

MN41-1
(cont.)

Samsonian, then 19, was racing down a street in his father's Chevrolet Traverse when he lost control and clipped a fire hydrant and knocked down an old-fashioned light pole in the Valley Village neighborhood. The crash created a pool of electrified water, at least 4,000 volts, into which the two women stepped. Several others, including a police officer, were injured as well.

Family members of Schreiber and Zamora filed lawsuits against the City of Los Angeles and the Los Angeles Department of Water and Power last year, claiming that the women's deaths also were a result of the proximity of the hydrant to the pole. Those lawsuits remain active.

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:22 PM
To: Meisinger, Nick
Subject: Fw: CPRA - Rejected No Project Alternative

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: PRR <PRR@bchd.org>
Sent: Monday, May 3, 2021 2:23 PM
To: EIR <eir@bchd.org>
Subject: FW: CPRA - Rejected No Project Alternative

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Monday, May 3, 2021 2:21 PM
To: PRR <PRR@bchd.org>
Subject: CPRA - Rejected No Project Alternative

Notwithstanding BCHDs insatiable lust to demolish the 514 failed South Bay Hospital building despite the lack of requirement from any ordinance or statute; BCHDs selective “moral obligation” to “protect the community” beyond the requirements of statute or regulation that applies only to the residents, tenants and staff in the 514 failed South Bay Hospital building; BCHDs abject refusal to consider low-cost, tax-free bond financing approved by voters to make affordable the cost of its proposed RCFE and PACE operations; and BCHDs near coma-inducing sloth in replying to California Public Records Act (CPRA) requests related to its nearly \$500M proposed 103-foot tall, 800,000 sqft development and general mismanagement; I bring forward this formal public request under the CPRA:

With Reference to:

5.4 ALTERNATIVES CONSIDERED BUT REJECTED FROM FURTHER ANALYSIS

Upgrade the Beach Cities Health Center (No Seismic Retrofit)

This alternative would involve interior renovation of the Beach Cities Health Center, including demolition of interior walls, upgrades to existing electrical and plumbing systems, and reconfiguration of interior space to better accommodate potential tenants. This alternative would not include retrofits to address seismic-related structural deficiencies and potential public safety hazards due to the infeasible financial cost of such retrofits. However, the interior renovation of the Beach Cities Health Center would address other existing maintenance issues (e.g., outdated electrical and plumbing systems) and would provide space configurations that would be better suited for potential tenants.

Upgrade of the Beach Cities Health Center would require BCHD to end existing leases with the current tenants in order to allow the time and space necessary to complete the renovations. The financial investment required to renovate the Beach Cities Health Center, along with the long-term or permanent end to existing leases, would be financially infeasible for BCHD. Therefore, this alternative would require a substantial reduction in the level of existing community health and wellness programs and services provided by BCHD. Upgrade

of the Beach Cities Health Center would not meet any of the Project Objectives, including eliminating seismic safety hazards of the Beach Cities Health Center or providing public open space to accommodate community health programs.

CPRA Request:

- 1) Provide all analysis documents of specific changes required to "accommodate future tenants"
- 2) Provide all subsequent analysis documents of the cost of those documented specific changes
- 3) Provide all analysis documents of the specific conditions of existing plumbing and electrical asserted to outdated
- 4) Provide all subsequent analysis documents of the cost of those documented, specific updates
- 5) Provide all analysis documents of incremental or rolling remodel that does not require termination of leases
- 6) Provide all subsequent analysis documents of the cost comparison of incremental/rolling remodel vs. BCHD defective strategy of ending all leases
- 7) Provide all analysis documents of the impacts on health and wellness services asserted by BCHD to be "substantially reduced"

Absent a timely reply, the public's ability for intelligent participation in BCHD CEQA DEIR will be denied.

MN42-1
(cont.)

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:23 PM
To: Meisinger, Nick
Subject: Fw: CPRA - California Code, Health and Safety Code - HSC § 32121

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Tuesday, May 4, 2021 12:06 PM
To: PRR <PRR@bchd.org>
Subject: CPRA - California Code, Health and Safety Code - HSC § 32121

Notwithstanding BCHDs insatiable lust to demolish the 514 failed South Bay Hospital building despite the lack of requirement from any ordinance or statute; BCHDs selective “moral obligation” to “protect the community” beyond the requirements of statute or regulation that applies only to the residents, tenants and staff in the 514 failed South Bay Hospital building; BCHDs abject refusal to consider low-cost, tax-free bond financing approved by voters to make affordable the cost of its proposed RCFE and PACE operations; and BCHDs near coma-inducing sloth in replying to California Public Records Act (CPRA) requests related to its nearly \$500M proposed 103-foot tall, 800,000 sqft development and general mismanagement; I bring forward this formal public request under the CPRA:

Provide the specific passage in 32121 that BCHD relies upon to authorize RCFE. RCFE is non-medical care per https://www.aging.ca.gov/Care_Options/Assisted_Living_Facilities/#:~:text=An%20RCFE%20provides%20non%2Dmedical,60%20who%20have%20similar%20needs

"An RCFE provides **non-medical care and supervision** for persons 60 years or older who may need assistance with activities of daily living. RCFE residents should not require on-going medical assistance from facility staff. RCFEs may also serve persons under the age of 60 who have similar needs. RCFEs may care for individuals who have dementia if the facility is adequately equipped and staff are trained and sufficient to meet the needs of all residents." (emphasis in the definition as reproduced)

and the only authorization in 32121 is for Medical Care, no non-medical, residential housing is authorized.

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:23 PM
To: Meisinger, Nick
Subject: Fw: CPRA - Provide diagrams absent non-existent foliage

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: PRR <PRR@bchd.org>
Sent: Wednesday, May 5, 2021 6:25 PM
To: EIR <eir@bchd.org>
Subject: FW: CPRA - Provide diagrams absent non-existent foliage

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Wednesday, May 5, 2021 4:48 PM
To: PRR <PRR@bchd.org>; eir@bhd.org
Subject: CPRA - Provide diagrams absent non-existent foliage

This is both a CPRA request and an EIR Comment

The unnumbered diagram/illustration on 3.1-51 is defective and misleading. None of the foliage currently exists, or, will not be removed in construction. Therefore, absent a surety bond for replacement with mature, 30-50 foot tall foliage, the illustrations are deliberately deceptive and misleading and represent an attempt to mislead the public.

MN44-1 CPRA Request

Notwithstanding BCHDs insatiable lust to demolish the 514 failed South Bay Hospital building despite the lack of requirement from any ordinance or statute; BCHDs selective "moral obligation" to "protect the community" beyond the requirements of statute or regulation that applies only to the residents, tenants and staff in the 514 failed South Bay Hospital building; BCHDs abject refusal to consider low-cost, tax-free bond financing approved by voters to make affordable the cost of its proposed RCFE and PACE operations; and BCHDs near coma-inducing sloth in replying to California Public Records Act (CPRA) requests related to its nearly \$500M proposed 103-foot tall, 800,000 sqft development and general mismanagement; I bring forward this formal public request under the CPRA:

All diagrams in the DEIR that contain non-existent mature foliage are defective, deliberately deceptive and misleading to the public. Provide all such diagrams absent the misleading foliage.



View of Central Driveway along North Prospect Avenue



View from Secondary Driveway on North Prospect Avenue



View from North Prospect Avenue & Diamond Street



View from Flagler Lane & Towers Street

The Example A site plan scenario would include an approximately 81-foot-tall Community Health and Wellness Center and a 76-foot-tall parking structure that would be visible from North Prospect Avenue (top left). However, the building would be partially obscured by landscaping within the entry plaza. The Community Health and Wellness Center would also partially block views of the RCFE Building in the central area of the campus. Views from Flagler Lane & Towers Street would remain similar to those depicted for Phase 1 in Representative View 2; however, the 76-foot-tall parking structure would be visible along the eastern slope further to the south (i.e., bottom right). This parking structure would further obscure open sky when viewed from Flagler Lane and Flagler Alley. The Example B site plan scenario would provide similar views; however, the height of the proposed parking structure would be slightly reduced to a height of 61 feet above the existing campus ground level.

DEIR Comment

All diagrams and illustrations in the DEIR that contain non-existent mature foliage are defective, deliberately deceptive and misleading to the public. Unfortunately, they do not carry illustration numbers to reference. I have embedded an example. The DEIR is misleading and defective and must be repaired and recirculated.

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:24 PM
To: Meisinger, Nick
Subject: Fw: Table 1-2 is in deliberately false and misleading

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Thursday, May 6, 2021 12:32 PM
To: EIR <eir@bchd.org>
Subject: Table 1-2 is in deliberately false and misleading

Table 1-2 fails to include that BCHD increased the height of the project from 60-feet (2019) to 75-feet (2020) to 103-feet (2021). Thus BCHD increased the height of the project from 60 feet to 103 feet from 2019 to 2021 in response to public comments that the complex was too tall.

Table 1-2 fails to recognize that BCHD removed 160,000 sqft of below ground parking and moved it to a 10-1/2 story surface parking ramp. Thus BCHD increased the sqft of surface buildings from 729,000 sqft to 793,000 sqft from 2019 to 2021 in response to public comments that the complex was too large.

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:24 PM
To: Meisinger, Nick
Subject: Fw: Areas of Known Controversy Discussion Deliberately Ignores 1,200+ Resident Petition

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Thursday, May 6, 2021 12:34 PM
To: EIR <eir@bchd.org>
Subject: Areas of Known Controversy Discussion Deliberately Ignores 1,200+ Resident Petition

MN46-1 The 1,200+ resident petition is the single largest comment ever received by BCHD, yet, it went ignored by the CEO and Board. As such, BCHD has deliberately misstated the Areas of Known Controversy in order to mislead the public. The DEIR is defective, must be remedied and recirculated.

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:24 PM
To: Meisinger, Nick
Subject: Fw: BCHD Materially Misrepresents the Height of the 514 Building

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Thursday, May 6, 2021 12:57 PM
To: EIR <eir@bchd.org>
Subject: BCHD Materially Misrepresents the Height of the 514 Building

BCHD continually claims that the relevant height of the 514 building is 75-feet. Only 968-sqft of the building is 75-feet, per CPRA responses. That represents only 0.3% of the entire campus. BCHD wrongfully withholds that information from the public.

MN47-1 Further, the overwhelming majority of the 514 building is below 50-feet, and the average height is in the 30-35 foot range. Per precedent of the recent permitting actions of the City of Redondo Beach, the average height is the relevant metric for the 514 building and any future construction.

The DEIR and design are defective, must be remedied, and the DEIR recirculated.

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:24 PM
To: Meisinger, Nick
Subject: Fw: DEIR is defective and must be remedied and recirculated - failure to consider Beryl Heights Neighborhood Specific design guidelines
Attachments: RB Beryl Heights chapter_iii_neighborhood_specific_guidelines.pdf

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Thursday, May 6, 2021 12:52 PM
To: EIR <eir@bchd.org>
Subject: DEIR is defective and must be remedied and recirculated - failure to consider Beryl Heights Neighborhood Specific design guidelines

BCHDs DEIR design is in clear violation of Beryl Heights design guidelines. In order to conform to the surrounding neighborhoods for issuance of a CUP and Planning Commission approval, and to avoid subsequent litigation, BCHD DEIR and design must be remedied and recirculated. The current design by BCHD is devastating to the "character of the neighborhood."

MN48-1

A. Introduction

Attempting to protect the “character of the neighborhood” presents a difficult task. The first step in the process is understanding what features give the neighborhood its unique character. This may include many elements such as the size of homes, the year the homes were built, the architectural character of homes, setback areas, the character of the street and parkways, landscaping, the location of garages, etc.

In Redondo Beach, most homes were developed as subdivisions, each with its own unified character, fifty to eighty years ago. As these homes age, there is increasing pressure to replace the older homes with larger, newer, different types of houses. This poses a dilemma in determining the extent to which new development should remain compatible with older homes or transition to a new neighborhood character.

The City has selected two neighborhoods that have a majority of their existing neighborhood character intact, where it is appropriate for new development to respect and contribute to the existing character of the neighborhood (see map below).

The neighborhood referred to as “The Avenues” includes two separate single-family areas divided by Pacific Coast Highway south of Knob Hill Avenue.

The single-family neighborhood between Del Amo Street and Anita Street just west of Prospect Avenue does not have a recognized name, but will be referred to as the “Beryl Heights” neighborhood in this document, consistent with the name of the elementary school serving this neighborhood.

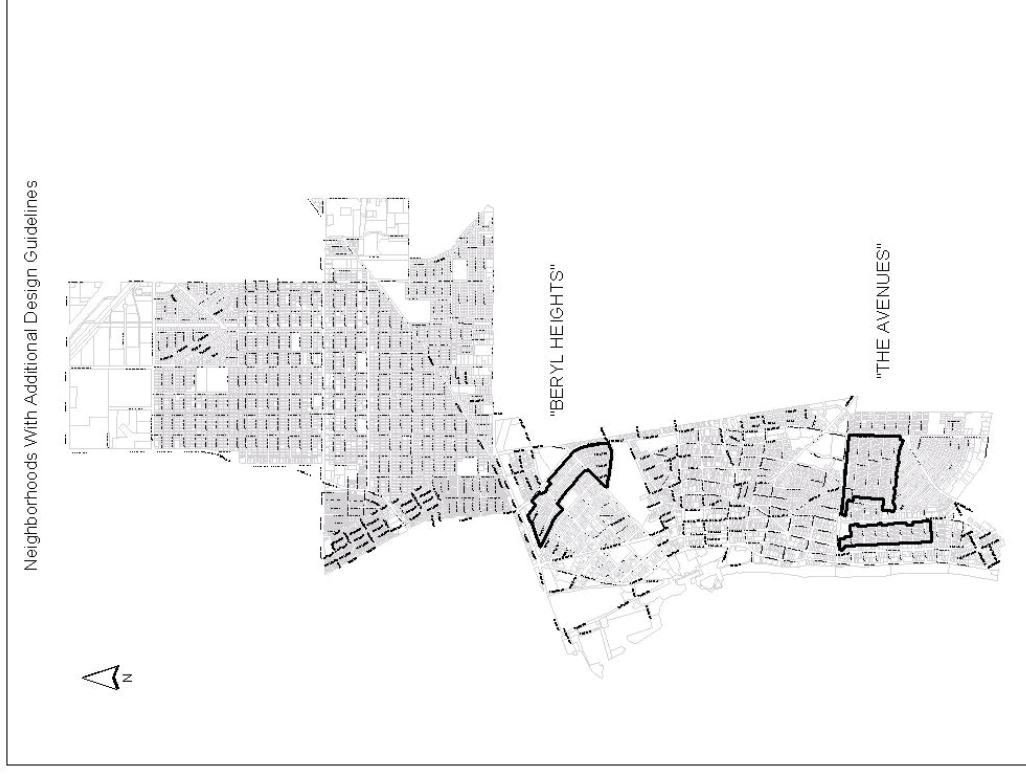


Exhibit III-1 – Neighborhoods

B. “The Avenues”

1. Major Identifying Features and Characteristics

“The Avenues” includes about 550 homes located in the southern part of the City. When originally built, the homes were typically under 1,000 square feet. Today most homes still have between 1,000 and 2,000 square feet of living space. However, some of the homes in the neighborhood have either been torn down and replaced by larger size homes or have had major additions. 70 homes now exceed 3,000 square feet of living area, including 14 homes exceeding 4,000 square feet and 3 homes exceeding 5,000 square feet.

The area west of Pacific Coast Highway retains many of the original homes built in the 1920s. This area is unique for its wide parkways and consistent use of alleys for garage access. The typical lot in this area is approximately 42 feet by 142 feet, or just under 6,000 square feet of lot area.

The area east of Pacific Coast Highway is more eclectic. It includes a smaller number of homes built in the 1920s mixed in with a majority of homes built in the 1940s and early 1950s. Although there is not consistent use of the alleys for garage access, most of the lots are served by a detached garage in the rear. Lots in this area are typically 40 feet by 152 feet (just over 6,000 square feet), except along Avenue D where most lots are 50 feet by 152 feet (about 7,600 square feet).



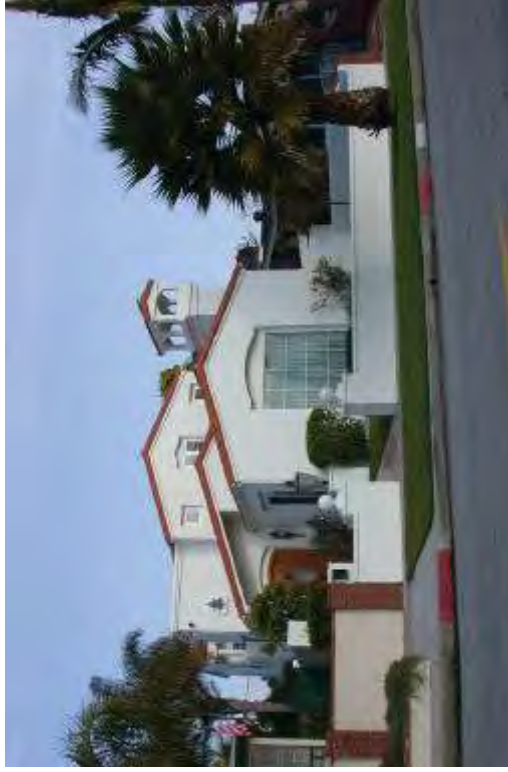
Exhibit III-2 – “The Avenues”



New construction or additions should respect the scale of adjacent structures.



Alley-loaded garages are required west of PCH and encouraged east of PCH .



The second story should be setback from the street.



Tree-lined streets with parkways are encouraged.

2. Neighborhood Specific Design Guidelines

The characteristics of “The Avenues” as discussed above should be considered in the application of the city-wide guidelines in Chapter II. It is also intended that positive attributes unique to “The Avenues” be reinforced as reflected in the following guidelines.

- A. The architecture and intensity of new residential development should respect the character and scale of older residences within the neighborhood.
- B. New curb cuts are prohibited west of Pacific Coast Highway where alley access is available between Avenue A and Avenue G. Where there is an existing curb cut in this area, the curb shall be restored and driveway apron removed when the existing home is demolished and replaced with a new home.
- C. East of Pacific Coast Highway, alley access for garages is strongly encouraged but not required. A rear-loaded garage accessed by a driveway along the side of the lot is also acceptable. Front facing garages are out of character with the neighborhood and are strongly discouraged in this area.
- D. Homes with front porches and gable roofs facing the street are strongly encouraged, as these features are characteristic of this neighborhood.
- E. The neighborhood includes wide landscaped parkways providing pedestrian-friendly paths to the beach that are buffered from street traffic. Parkway should remain landscaped and the consistent character of existing grassy

parkways should be maintained. Limited use of pavers, bricks, and pervious materials for walkways is acceptable in these parkways. Any modifications to parkways requires approval of the Superintendent of Parks.

- F. Architectural features found on neighboring historic homes are encouraged to be incorporated into the design of new construction.
- G. West of Pacific Coast Highway, no roof decks or mezzanines shall be permitted above the second floor, as these features are out of character with this area.
- H. West of Pacific Coast Highway, front yard fences are strongly discouraged, as fences are out of character with the open landscaped quality of this area.



Rear loaded garages are encouraged (in portions of the neighborhood alley-loaded garages are required by the Zoning Ordinance).



Reduce paved surfaces within the front yard area.



Second floors should be setback to minimize the perception of bulk



Front yard fencing should be as transparent as possible.

2. Neighborhood Specific Design Guidelines

The characteristics of the “Beryl Heights” neighborhood as discussed above should be considered in the application of the city-wide guidelines in Chapter II. In addition, sloping lots are common in this neighborhood, and therefore the following supplemental guidelines are intended to emphasize the need to give particular attention to impacts of topography on the appearance of bulk and maintenance of privacy.

- A. Residential structures on sloping lots tend to look more massive due to the viewing grade. Therefore attention should be given to reducing the perception of bulk.
- B. Avoid tall walls above the first floor by stepping the floor level with the grade.
- C. Minimize use of tall or two-story design elements, such as towers, two-story entryways, turrets, etc.
- D. When considering alternative locations for windows, decks, and balconies, it is important to consider solutions that help maintain privacy between neighboring properties.

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:24 PM
To: Meisinger, Nick
Subject: Fw: BCHD Lead Agency Description is Defective, must be Remedied, and the DEIR must be Recirculated

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Thursday, May 6, 2021 1:36 PM
To: EIR <eir@bchd.org>
Subject: BCHD Lead Agency Description is Defective, must be Remedied, and the DEIR must be Recirculated

BCHD fails to provide any evidence of being "leading preventative health agency [sic]." Therefore the statement must be removed. BCHD has failed to conduct program level budgeting, cost-accounting or cost-effectiveness analysis since its inception in 1993.

BCHD statement of 1955 is plainly false. Per BCHD CPRA responses, BCHD came into existence in 1993 from the wreckage of the failed South Bay Hospital District.

BCHD is malfeasant for spending scarce taxpayer funding outside the 3 Beach Cities that fund BCHD. Therefore, BCHD clearly is not a leading agency, except in malfeasance.

The description below is materially misleading and deceptive - and contains several typos and grammar failures.

1.2 LEAD AGENCY

BCHD is a California Healthcare District – one of the leading preventive health agencies in the Nation – that has served the Beach Cities (i.e., Redondo Beach, Hermosa Beach, and Manhattan Beach) since 1955. BCHD offers a range of evidence-based health and wellness programs with innovative services and facilities to promote health and well-being and prevent diseases across the lifespan of its service population – from pre-natal and children to families and older adults. Its mission is to enhance community health through partnerships, programs, and services focused on people who live and work in the Beach Cities. In many BCHD services are also available to residents throughout the South Bay. BCHD strives to provide its service population with a center of excellence for intergenerational community health, livability, and well-being (see Section 2.4.1, BCHD Mission).

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:25 PM
To: Meisinger, Nick
Subject: Fw: Table 3.1-1 is Deceptive, Misleading, and in Error

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Thursday, May 6, 2021 1:41 PM
To: EIR <eir@bchd.org>
Subject: Table 3.1-1 is Deceptive, Misleading, and in Error

Redondo Beach is the permitting authority for the CUP and any other building and discretionary permits. As such, the table is clearly in error.

The only relevant heights are for the 7 P-CF structures in Redondo Beach, all other data must be removed from the defective table. Furthermore, BCHD draws the incorrect conclusion from its own table. The correct conclusion is that buildings over 70-feet have been banned by practice in Redondo Beach since 1980.

This table is deceptive, misleading and in error. It must be remedied and the DEIR recirculated.

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:25 PM
To: Meisinger, Nick
Subject: Fw: Page 3.1-40 is unsupported and objectively false

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Thursday, May 6, 2021 1:56 PM
To: EIR <eir@bchd.org>
Subject: Page 3.1-40 is unsupported and objectively false

A 103-foot building on a 30-foot bluff does, in fact, have significant open-sky, glare, noise reflection, neighborhood character, visual and aesthetic impacts. BCHDs statement:

Page 3.1-40 - disagree with "The majority of the RCFE Building would be obstructed by the single-family residences and large trees in the foreground. Additionally, the vast majority of the open sky views above the single-family residences would remain. Therefore, the implementation of the Phase 1 preliminary site development plan would not substantially degrade the visual character or quality of the Project site and surrounding area when viewed from the public realm at this location."

Is unsupported and false. As part of the surrounding residential land use, visual character will be degraded, as will neighborhood characteristics per the Beryl Heights published design guidelines.

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:25 PM
To: Meisinger, Nick
Subject: Fw: Toxic Air Contaminants

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Thursday, May 6, 2021 6:08 PM
To: EIR <eir@bchd.org>
Subject: Toxic Air Contaminants

MN52-1 I see no mitigation or management plan for second hand smoke, a toxic air contaminant under State law, and a banned emission on any public sidewalks or streets in Redondo Beach. BCHD ignores the RBMC and forces their addiction groups to smoke on the sidewalk, illegally, in front of the 514 building. This same lawbreaking cannot occur during construction with workers. BCHD DEIR fails to consider second hand smoke as a Toxic Air Contaminant and the RBMC prohibiting smoking on public streets, sidewalks, parks, etc. The DEIR is defective, must be remedied, and must be recirculated.

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:25 PM
To: Meisinger, Nick
Subject: Fw: The following BCHD assertion is in accurate

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Thursday, May 6, 2021 6:17 PM
To: Communications <Communications@bchd.org>; EIR <eir@bchd.org>
Subject: The following BCHD assertion is in accurate

BCHD did not provide the CWG the ability to comment nor verify the private notes that BCHD took in the meetings. The following is simply inaccurate and Bakaly knows it. I repeatedly in public and in private asserted that there was no need to retrofit. This is your only notice to remove your inaccuracy.

Dency Nelson and Bruce Steele stated that the focus should be "Safety First." Jean Lucio, Mark Nelson and Jan Buike all stated they agreed with Dency and Bruce, according to the Summary Report.

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:26 PM
To: Meisinger, Nick
Subject: Fw: BCHD DEIR contains false statements - "public safety hazard" is never mentioned in the 2018 Youssef report

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Thursday, May 6, 2021 6:25 PM
To: EIR <eir@bchd.org>
Subject: BCHD DEIR contains false statements - "public safety hazard" is never mentioned in the 2018 Youssef report

https://www.bchdcampus.org/sites/default/files/archive-files/514%20Building_Structural%20Cost_Seismic%20Evaluation%20Info.pdf

BCHD asserts on Page 4-2:

"Additionally, the South Bay Hospital is over 60 years old, does not meet the current seismic requirements of the California Building Code (CBC), and presents a public safety hazard (Nabih Youssef and Associates Structural Engineers 2018). "

MN54-1 First, of course it fails to meet current requirements. So does most of the housing stock surrounding the failed South Bay Hospital. Does BCHD suggest it all be demolished. There is no logical or engineering relationship between current codes and existing buildings.

Second, while BCHD attempts to cite a reference, that reference does not contain BCHD assertion. Furthermore, if there is a public safety hazard, and BCHD is allowing current use of the building, then BCHD should self-report to the state, county and city that it is in violation of public safety via its own actions.

This is plainly a false statement, the DEIR is defective, and must be corrected and recirculated as this is a material error to deceive the public.

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:26 PM
To: Meisinger, Nick
Subject: Fw: The Project Alternatives are Incorrectly Stated Resulting in a Defective DEIR

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Thursday, May 6, 2021 6:34 PM
To: EIR <eir@bchd.org>
Subject: The Project Alternatives are Incorrectly Stated Resulting in a Defective DEIR

Development on an Alternative Site

MN55-1 BCHD misrepresents this alternative and games the CEQA process by forming project objectives that require BCHD to be in the City. BCHD facility does not need to be in the 3 beach cities, nor does it need to be on a common campus. BCHDs executive team is currently occupying rental space offsite and operations continue without them. 80% of RCFE tenancy is from outside the district, and likely a similar rate of PACE, as such, there is no need for a location in the district. In fact, the environment is being damaged excessively by requiring the facility to be Redondo Beach where only 8% of tenants are likely to be drawn from. Other locations would have lesser environmental impacts and be closer to the future tenants. The health district statute does not require the facility to be in the cities. BCHD is plainly and simply gaming CEQA through overly restrictive Project Objectives. The DEIR is in violation of CEQA, must be remediated, and recirculated.

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:26 PM
To: Meisinger, Nick
Subject: Fw: The Project Alternatives are Incorrectly Stated and the DEIR is Defective

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Thursday, May 6, 2021 6:37 PM
To: EIR <eir@bchd.org>
Subject: The Project Alternatives are Incorrectly Stated and the DEIR is Defective

Alternative 2 - Sale and Redevelopment

Since there is no demonstrated need for BCHD to be in the 3 beach cities, sale and development in a lower cost, more commercial area without residential impacts is reasonable, required, cost effective and appropriate for the 80% non-residents in RCFE and PACE. BCHD took over the properties and assets of the failed South Bay Hospital absent any public approval, and now plans to build a facility with 100% impacts in 90277 and less than 5% benefits. The net impact is clearly negative to Redondo Beach residents.

MN56-1

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:27 PM
To: Meisinger, Nick
Subject: Fw: There is a failure in consistent Project Alternatives data, numbering and presentation

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Thursday, May 6, 2021 6:39 PM
To: EIR <eir@bchd.org>
Subject: There is a failure in consistent Project Alternatives data, numbering and presentation

MN57-1 The DEIR is incomprehensible. The public has no way to know what's being discussed regarding project alternatives due to material numbering and omission errors in the DEIR. The DEIR must be corrected and recirculated.

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:27 PM
To: Meisinger, Nick
Subject: Fw: The so-called Pavilion is underdefined and fails to present an accurate, finite or stable definition

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Thursday, May 6, 2021 6:42 PM
To: EIR <eir@bchd.org>
Subject: The so-called Pavilion is underdefined and fails to present an accurate, finite or stable definition

MN58-1 The DEIR is defective. Phase 2 is insufficiently described for a programmatic EIR, and clearly insufficient for a project. CEQA obligates BCHD to provide an accurate, finite and stable description and the Pavilion is outside of that required, court-imposed metric.

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:24 PM
To: Meisinger, Nick
Subject: Fw: BCHD DEIR is Defective - Areas of Known Controversy Deliberately Withheld from the Public
Attachments: BCHD DEIR Known Controversy - by CEQA impact v4.pdf

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Thursday, May 6, 2021 12:48 PM
To: EIR <eir@bchd.org>
Subject: BCHD DEIR is Defective - Areas of Known Controversy Deliberately Withheld from the Public

MN59-1 The DEIR is defective, must be remedied and recirculated due to the defect of failure to disclose significant areas of public controversy. Areas of controversy are attached, along with citations of peer-reviewed damages that BCHD ignored as a result of failing to include said areas of controversy.

MN59-2

MN59-3

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- i https://resources.ca.gov/CNRALegacyFiles/ceqa/docs/2019_CEQA_Statutes_and_Guidelines.pdf
- ii http://bchdfiles.com/docs/hlc/BCHD_DEIR_For%20Print_031021.pdf
- iii <https://bchdcampus.org/communityworkinggroup>
- iv https://www.bchdfiles.com/docs/bchd/BCHD%20Healthy%20Living%20Campus%20Master%20Plan_NOP_IS%20Checklist_062719.pdf
- v California Public Records Act response from BCHD “Charlie Velasquez <Charlie.Velasquez@bchd.org> Thu, Dec 5, 2019, 6:02 PM”
- vi https://www.bchdcampus.org/sites/default/files/archive-files/January-2018-Nabih-Youssef-and-Associates-Presentation_CWG.pdf
- vii <https://www.bchdcampus.org/faq>
- viii https://www.youtube.com/watch?v=RCOX_GrreIY
- ix http://bchdfiles.com/docs/hlc/BCHD_DEIR_For%20Print_031021.pdf
- x http://www.bchdfiles.com/docs/hlc/BCHD_HLC_scoping_comments_oct2.pdf
- xi https://bchd.granicus.com/DocumentViewer.php?file=bchd_4733c5665b9cb92bb847803b1c2e1459.pdf&view=1
- xii Mark Nelson menelson@gmail.com BCHD HLC CWG Member July 29, 2019 EIR NOP Comment Processor EIR@bchd.org SUBJECT: Comments on NOP and Response to Public Meeting Presentations
- xiii Mark Nelson menelson@gmail.com BCHD HLC CWG Member July 29, 2019 EIR NOP Comment Processor EIR@bchd.org SUBJECT: Comments on NOP and Response to Public Meeting Presentations
- xiv From: April Telles <afrosttelles@yahoo.com> Sent: Sunday, July 28, 2019 7:11 PM To: EIR <eir@bchd.org> Subject: Comments regarding the BCHD Living Campus Master Plan EIR
- xv Bruce Steele (pt. 2) Torrance, June 17, 2020 BoD Meeting
- xvi Susan Earnest 06/17/20 6:32 PM BoD Meeting
- xvii Gary Dyo Torrance 06/17/20 4:16 PM BoD Meeting
- xviii Bruce Szeles Torrance 06/17/20 7:05 PM BoD Meeting
- xix James Light Redondo Beach 06/17/20 8:14 PM BCHD BoD Meeting
- xx Redondo Beach RESOLUTION NO. CC- 1606- 052
- xxi 514 N Prospect, Max height 75-feet, Avg height under 35-feet
- xxii <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2627884/>
- xxiii <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5299389/>
- xxiv <https://books.google.com/books?hl=en&lr=&id=dEEGtAtR1NcC&oi=fnd&pg=PR5&ots=85Uef2g1gP&sig=HPoWrx5555Fr9i10Qrv8vxSHsBc#v=onepage&q&f=false>
- xxv <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4375361/>
- xxvi <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2972983/>
- xxvii <https://pubmed.ncbi.nlm.nih.gov/15677104/>
- xxviii <https://global.ctbuh.org/resources/papers/download/2100-when-buildings-attack-their-neighbors-strategies-for-protecting-against-death-rays.pdf>
- xxix <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2728098/>
- xxx <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3779905/>
- xxxi From: Lauren Berman <laurbberman19@gmail.com> Sent: Wednesday, July 24, 2019 11:56 AM To: EIR <eir@bchd.org> Subject: Health District Project Concerns
- xxxii Randy & Pamela Quan Torrance 06/15/20 8:55 PM June 17, 2020 BoD Mtg
- xxxiii From: Philip de Wolff <p4ew@aol.com> Sent: Sunday, July 28, 2019 11:40 AM To: EIR <eir@bchd.org> Subject: BCHD Environmental Report
- xxxiv Mark Nelson menelson@gmail.com BCHD HLC CWG Member July 29, 2019 EIR NOP Comment Processor EIR@bchd.org SUBJECT: Comments on NOP and Response to Public Meeting Presentations
- xxxv From: April Telles <afrosttelles@yahoo.com> Sent: Sunday, July 28, 2019 7:11 PM To: EIR <eir@bchd.org> Subject: Comments regarding the BCHD Living Campus Master Plan EIR
- xxxvi From: Wayne Craig <wayne@waynecraighomes.com> Sent: Monday, July 29, 2019 10:30 AM To: EIR <eir@bchd.org> Subject: BCHD - EIR Public Comments Att Nick Meseinger
- xxxvii <https://pubmed.ncbi.nlm.nih.gov/31514400/>
- xxxviii https://www.eurekalert.org/pub_releases/2020-08/b-apl081720.php
- xxxix <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5893638/>
- xl <https://ehjournal.biomedcentral.com/articles/10.1186/s12940-019-0501-7>
- xli <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4740122/>
- xlii <https://jamanetwork.com/journals/jama/article-abstract/2667069?redirect=true>
- xliii <https://www.epa.gov/pm-pollution/health-and-environmental-effects-particulate-matter-pm>
- xliv <https://pubmed.ncbi.nlm.nih.gov/31746986/>

xlv <https://pubmed.ncbi.nlm.nih.gov/26426942/>
 xlvi <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4515716/>
 xlvii Dr. Frank and Glenda Briganti 19616 Tomlee Ave Torrance, CA 90503 July, 26, 2019
 xlviii Mark Nelson menelson@gmail.com BCHD HLC CWG Member July 29, 2019 EIR NOP Comment Processor
EIR@bchd.org SUBJECT: Comments on NOP and Response to Public Meeting Presentations
 xlix From: Stephanie Dyo <steph.dyo@gmail.com> Sent: Saturday, July 20, 2019 12:13 AM To: EIR <eir@bchd.org>
 Subject: CONCERNS to be Addressed in the EIR
 l <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3757288/>
 li <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC6901841/>
 lii <https://www.edweek.org/leadership/low-level-classroom-noise-distracts-experts-say/2015/01>
 liii [https://www.researchgate.net/publication/](https://www.researchgate.net/publication/264730841)
[264730841](https://www.researchgate.net/publication/264730841) The Effect of a Noise Reducing Test Accommodation on Elementary Students with Learning Disabilities
 liv <http://www.edaud.org/journal/2001/4-article-01.pdf>
 lv DEIR Figure 2-10 shows Towers Elementary and West High on Haul Route
 lvi <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC1637786/pdf/envhper00310-0128.pdf>
 lvii <https://asa.scitation.org/doi/10.1121/1.2812596#:~:text=While%20at%20school%20children%20are,%2C%20motivation%2C%20and%20reading%20ability.>
 lviii <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4918669/>
 lix <https://www.bluezones.com/2019/05/how-stress-makes-us-sick-and-affects-immunity-inflammation-digestion/>
 lx <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC6460614/>
 lxi <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC6033330/>
 lxii From: Wayne Craig <wayne@waynecraighomes.com> Sent: Monday, July 29, 2019 10:30 AM To: EIR <eir@bchd.org>
 Subject: BCHD - EIR Public Comments Att Nick Meseinger
 lxiii Mark Nelson menelson@gmail.com BCHD HLC CWG Member July 29, 2019 EIR NOP Comment Processor
EIR@bchd.org SUBJECT: Comments on NOP and Response to Public Meeting Presentations
 lxiv From: peggy north <peggy58north@gmail.com> Sent: Sunday, July 28, 2019 11:44 AM To: EIR <eir@bchd.org>
 lxv From: Aileen Pavlin <arpavlin@gmail.com> Sent: Saturday, July 27, 2019 9:48 AM To: EIR <eir@bchd.org> Cc: OMartinez@torranceca.gov <OMartinez@torranceca.gov> Subject: Beach Cities Health District Project

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:28 PM
To: Meisinger, Nick
Subject: Fw: CPRA - Covid Vaccination Services

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: PRR <PRR@bchd.org>
Sent: Thursday, May 6, 2021 6:51 PM
To: EIR <eir@bchd.org>
Subject: FW: CPRA - Covid Vaccination Services

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Thursday, May 6, 2021 12:37 PM
To: PRR <PRR@bchd.org>
Subject: Re: CPRA - Covid Vaccination Services

This CPRA is overdue and blocking intelligent participation in the CEQA process by the public.

On Thu, Apr 29, 2021 at 10:27 AM Mark Nelson (Home Gmail) <menelson@gmail.com> wrote:

Absent a reply to this CPRA request, BCHD need for future funding must be assumed to be reduced, as BCHD expenditures should be limited to the 3 beach cities that own and operate BCHD. BCHD is clearly using taxpayer-owner funds for uses outside the district and absent a valid, meaningful reply, has not made its case for the need for current or future funding.

MN60-1

This CPRA request is required for evaluation of the DEIR and intelligent public participation.

On Mon, Mar 1, 2021 at 12:17 AM Mark Nelson (Home Gmail) <menelson@gmail.com> wrote:

Provide all reimbursement agreements with non-resident cities, school districts or the County of LA to reimburse BCHD taxpayer-owners for any cost of vaccination services borne by BCHD for non-residents, including, but not limited to any non-FEMA reimbursable expenses.

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:28 PM
To: Meisinger, Nick
Subject: Fw: CPRA - Covid Vaccination Activity Reimbursement Agreements

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: PRR <PRR@bchd.org>
Sent: Thursday, May 6, 2021 6:51 PM
To: EIR <eir@bchd.org>
Subject: FW: CPRA - Covid Vaccination Activity Reimbursement Agreements

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Thursday, May 6, 2021 12:38 PM
To: PRR <PRR@bchd.org>
Cc: Martha Koo <Martha.Koo@bchd.org>; Jane Diehl <Jane.Diehl@bchd.org>; Vanessa I. Poster <Vanessa.Poster@bchd.org>; Noel Chun <Noel.Chun@bchd.org>; Michelle Bholat <Michelle.Bholat@bchd.org>
Subject: Re: CPRA - Covid Vaccination Activity Reimbursement Agreements

This CPRA request is overdue and blocking the public's right to intelligent participation in the CEQA process.

On Wed, Mar 24, 2021 at 3:32 PM Mark Nelson (Home Gmail) <menelson@gmail.com> wrote:

Provide all reimbursement agreements for the costs of any BCHD-incurred covid vaccination activity at the Prospect campus associated with non-residents of the 3 beach cities that chartered South Bay Hospital District, fund BCHD, and own the underlying assets, namely, Hermosa, Manhattan and Redondo Beach.

To the extent that BCHD has failed in its fiduciary responsibility to taxpayer-owners to place reimbursement agreements in force prior to expenditures, provide the total expenditures for all vaccine related activity costs at the Prospect campus for residents and separately for non-residents of the 3 beach cities.

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:28 PM
To: Meisinger, Nick
Subject: Fw: The Project Description is not accurate, stable and finite

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Saturday, May 8, 2021 10:59 AM
To: EIR <eir@bchd.org>
Subject: The Project Description is not accurate, stable and finite

MN62-1 On June 17, 2020 the BCHD Board approved a design at a public hearing that was 75-feet tall. That is the only approved design by the public Board. The DEIR does not represent that only approved design, and is therefore not accurate or stable, and in the event of further unapproved changes, is not finite.

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:30 PM
To: Meisinger, Nick
Subject: Fw: CPRA - Provide diagrams absent non-existent foliage - Received

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Wednesday, May 5, 2021 4:48 PM
To: PRR <PRR@bchd.org>; eir@bhd.org
Subject: CPRA - Provide diagrams absent non-existent foliage

This is both a CPRA request and an EIR Comment

The unnumbered diagram/illustration on 3.1-51 is defective and misleading. None of the foliage currently exists, or, will not be removed in construction. Therefore, absent a surety bond for replacement with mature, 30-50 foot tall foliage, the illustrations are deliberately deceptive and misleading and represent an attempt to mislead the public.

CPRA Request

Notwithstanding BCHDs insatiable lust to demolish the 514 failed South Bay Hospital building despite the lack of requirement from any ordinance or statute; BCHDs selective “moral obligation” to “protect the community” beyond the requirements of statute or regulation that applies only to the residents, tenants and staff in the 514 failed South Bay Hospital building; BCHDs abject refusal to consider low-cost, tax-free bond financing approved by voters to make affordable the cost of its proposed RCFE and PACE operations; and BCHDs near coma-inducing sloth in replying to California Public Records Act (CPRA) requests related to its nearly \$500M proposed 103-foot tall, 800,000 sqft development and general mismanagement; I bring forward this formal public request under the CPRA:

All diagrams in the DEIR that contain non-existent mature foliage are defective, deliberately deceptive and misleading to the public. Provide all such diagrams absent the misleading foliage.



View of Central Driveway along North Prospect Avenue



View from Secondary Driveway



DEIR Comment
 MN63-1 (cont.) All diagrams and illustrations in the DEIR that contain non-existent mature foliage are defective, deliberately deceptive and misleading to the public. Unfortunately, they do not carry illustration numbers to reference. I have embedded an example. The DEIR is misleading and defective and must be repaired and recirculated.

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:30 PM
To: Meisinger, Nick
Subject: Fw: EIR Comment
Attachments: Slide2.PNG; Slide1.PNG; Slide3.PNG

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Monday, May 10, 2021 12:18 PM
To: EIR <eir@bchd.org>
Subject: EIR Comment

MN64-1|The following slides are a comment regarding the aesthetic damages of the DEIR proposal.

YOU CANNOT TRUST BCHD – ITS ACTIONS DON'T MATCH ITS WORDS

(1)What BCHD SAID

BCHD told the CWG
and Public – BCHD will use
parking lots to buffer the
neighborhoods

June 2017 CWG Meeting

(2)What BCHD DID

Proposed a

60-foot

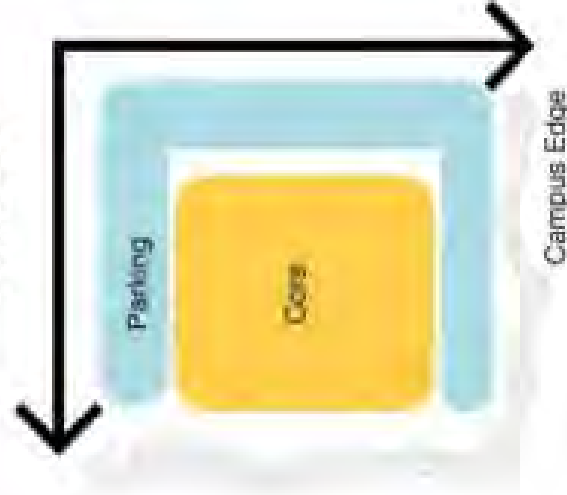
800,000 sqft Walled City up

against residential
neighborhoods with NO
parking buffer

January 2019 CWG Meeting

Healthy Living Campus Parking Approach

CONCEPT



YOU CANNOT TRUST BCHD – ITS ACTIONS DON'T MATCH ITS WORDS

(3)What the BCHD BOARD APPROVED

Increased height to
75-feet
removed 160,000 sqft
underground parking, replace
parking with an 8-story, 800
car parking ramp

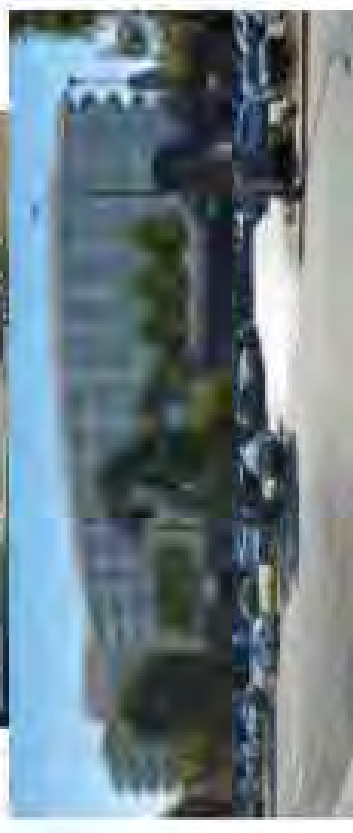
Approved at Board Meeting
June 2020 Board Meeting



(4)What BCHD REALLY DID

Increased height to
103-feet
increased parking ramp to
10+ stories
March 2021

March 2021 Draft Environmental Impact Report



YOU CANNOT TRUST BCHD – ITS ACTIONS DON'T MATCH ITS WORDS

BIGGER + TALLER + NO PARKING BUFFER



June 2019 BCHD Design

60-ft tall

729,000-sqft above ground
160,000-sqft new underground parking



June 2020 BCHD Design

75-ft tall

793,000-sqft above ground
0-sqft new underground parking



March 2021 BCHD Design

103-ft tall

793,000-sqft above ground
0-sqft new underground parking

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:31 PM
To: Meisinger, Nick
Subject: Fw: DEIR Comment

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Tuesday, May 11, 2021 12:55 PM
To: EIR <eir@bchd.org>
Subject: DEIR Comment

BCHDs proposed plan to place a privately developed, majority owned, and operated, market-rate, for-profit RCFE is inconsistent with land use requirements.

BCHD proposed plan is NOT consistent with the character, density or intensity of use of adjacent residential land use.

The City Council previously declared Kensington to be commercial and required full payment of commercial property taxes.

MN65-1 65852.9. The proposed facility is compatible with the density/intensity of the adjacent residential and commercial residential care for the elderly. The project site is owned by the United School District. The project applicant would enter into an agreement with the District, resulting in the operation of a private use facility. The proposed project would be a private use on a public site, subject to standard property taxes, contributing revenue to the District. The project would therefore be consistent with the General Plan p

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:32 PM
To: Meisinger, Nick
Subject: Fw: DEIR Comment
Attachments: Slide2.PNG; Slide3.PNG; Slide1.PNG

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Wednesday, May 12, 2021 6:25 PM
To: EIR <eir@bchd.org>; Communications <Communications@bchd.org>
Subject: DEIR Comment

MN66-1 | BCHD has misrepresented the project description since 2017. The attached infographics series demonstrates that the BCHD project description is inaccurate and unstable.

YOU CANNOT TRUST BCHD – ITS ACTIONS DON'T MATCH ITS WORDS

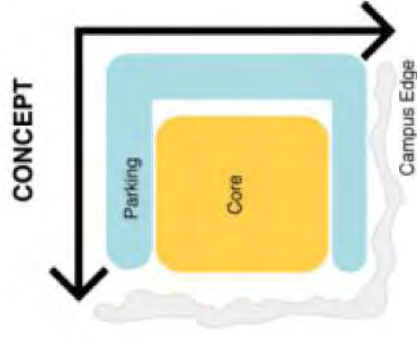
(1)What BCHD SAID

BCHD told the CWG
and Public – BCHD will use
parking lots to buffer the
neighborhoods
June 2017 CWG Meeting

(2)What BCHD DID

Proposed a
60-foot
800,000 sqft Walled City up
against residential
neighborhoods with NO
parking buffer

Healthy Living Campus Parking Approach



YOU CANNOT TRUST BCHD – ITS ACTIONS DON'T MATCH ITS WORDS

(3)What the BCHD BOARD APPROVED

Increased height to
75-feet
removed 160,000 sqft
underground parking, replace
parking with an 8-story, 800
car parking ramp

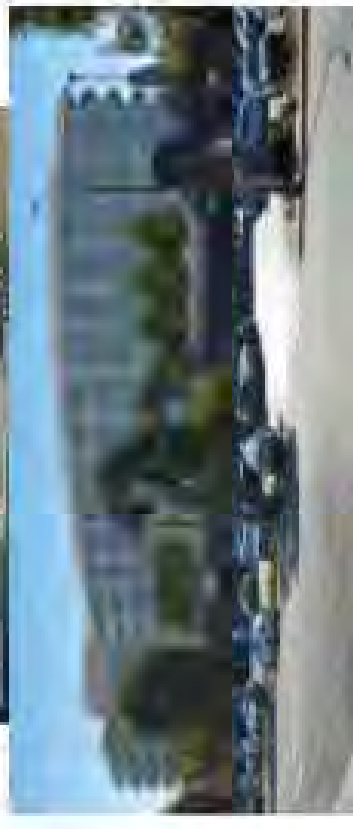
Approved at Board Meeting
June 2020 Board Meeting



(4)What BCHD REALLY DID

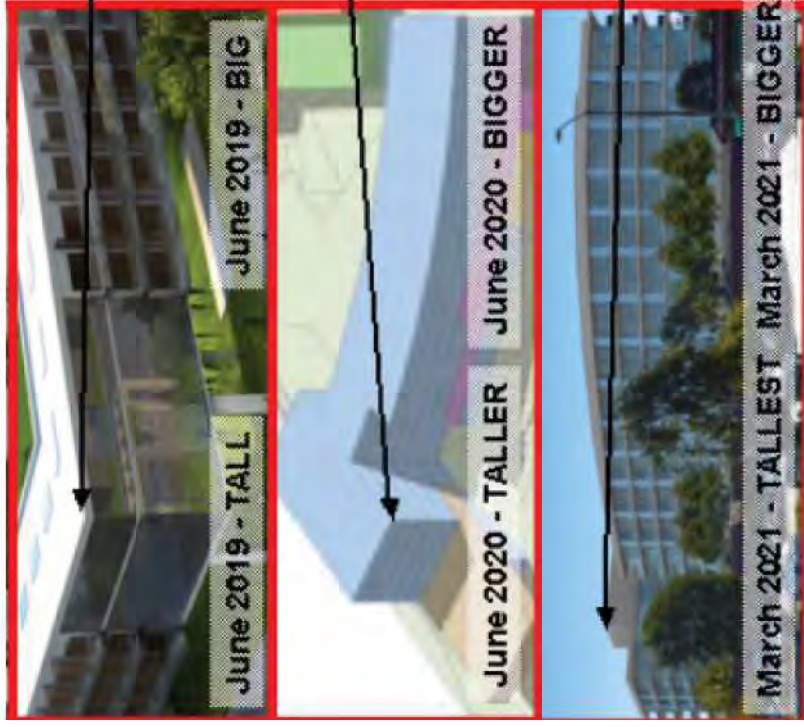
Increased height to
103-feet
increased parking ramp to
10+ stories
March 2021

March 2021 Draft Environmental Impact Report



YOU CANNOT TRUST BCHD – ITS ACTIONS DON'T MATCH ITS WORDS

BIGGER + TALLER + NO PARKING BUFFER



June 2019 BCHD Design

60-ft tall

729,000-sqft above ground

160,000-sqft new underground parking

June 2020 BCHD Design

75-ft tall

793,000-sqft above ground

0-sqft new underground parking

March 2021 BCHD Design

103-ft tall

793,000-sqft above ground

0-sqft new underground parking

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:32 PM
To: Meisinger, Nick
Subject: Fw: The DEIR failed to analyze the impacts of the 4kV substation

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Wednesday, May 12, 2021 8:31 PM
To: EIR <eir@bchd.org>
Subject: The DEIR failed to analyze the impacts of the 4kV substation

BCHD is electively moving the electric service entrance from the internals of the campus to the adjoining residential neighborhood on Diamond. It will be a hazard to both neighbors who will have long term EMF contact and to traffic, where a vehicle could impact the facility. While BCHD DEIR is deficient in its 4kV discussion, I presume it is a 16kV to 4kV or 12kV to 4kV step down, that needs accompanying further step down. Again, the mere fact that this is unclear, demonstrates that the DEIR is defective, must be remedied and recirculated.

MN67-1

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:32 PM
To: Meisinger, Nick
Subject: Fw: CPRA Request and DEIR Comment - qualifications of Wood PLC

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Wednesday, May 12, 2021 8:47 PM
To: EIR <eir@bchd.org>; PRR <PRR@bchd.org>
Subject: CPRA Request and DEIR Comment - qualifications of Wood PLC

Given that BCHD board member Vanessa Poser brought up Wood PLCs qualifications and credibility, the following comments and questions represent deficiencies in the DEIR and are also CPRA requests that go to the qualifications of Wood to conduct a CEQA and protect surrounding neighborhoods. As this was initiated by a BCHD Board member, it is relevant and required to provide impeachment of her softball questions.

1) Provide full documentation of the allegations, settlement and any unsettled issues from the Wood PLC bribery scandal referred to in the following articles:

<https://www.complianceweek.com/anti-bribery/john-wood-group-reserves-46m-to-resolve-bribery-investigations/28598.article>

<https://www.complianceweek.com/anti-bribery/john-wood-group-earmarks-197m-for-global-bribery-settlement/30168.article>

<https://www.wsj.com/articles/john-wood-to-pay-9-million-to-settle-with-scottish-prosecutors-11616004425>

<https://www.ft.com/content/93b02040-4419-4808-ae21-8905c0c9c342> (151m)

<https://www.energyvoice.com/oilandgas/307447/wood-bribery-investigation-settlements/> (196m)

MN68-1

2) Provide updated documents on the status of Wood PLCs partnership with Meridian in refining adjacent to the Roosevelt National Park per these articles:

<https://www.bicmagazine.com/resources/supplier-news/meridian-energy-group-inc-selects-wood-as-its-operations-rea/>

<https://www.globenewswire.com/en/news-release/2020/04/16/2017356/0/en/Meridian-Energy-Group-Inc-Selects-Wood-as-its-Operations-Readiness-and-Assurance-Partner-for-the-Davis-Refinery.html>

3) Provide updated documents on the operations of Wood in the Canadian tar sands, as per:

<https://www.woodplc.com/news/latest-news-articles/2019/wood-expands-office-in-edmonton,-alberta>.

<https://www.woodplc.com/investors?a=2661>

4) Provide updated documents as to Wood PLCs status on the Wreckers of the Earth list:

<https://corporatewatch.org/wreckers-of-the-earth-london-company-directory/>

5) Provide records demonstrating Wood PLCs "feet on the street" dates and times of physical review of the site and surrounding neighborhoods, along with contemporaneous notes from such field visits.

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:32 PM
To: Meisinger, Nick
Subject: Fw: DEIR Comments

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Friday, May 14, 2021 2:34 PM
To: EIR <eir@bchd.org>
Subject: DEIR Comments

WHY BCHD PROPOSED OVER-DEVELOPMENT MUST BE REJECTED: Too Big, Too Tall, Too Loud, Too Damaging, Too Expensive

BCHD 2021 PROJECT IS BOTH TALLER AND BIGGER THAN THE 2019 PROJECT

Over 1,200 neighboring residents signed a petition against the BCHD proposed project. BCHD then chose to make it taller (103-feet instead of 60-feet) and bigger (793,000 sqft aboveground instead of 729,000 sqft by moving underground parking to a 10-1/2 story parking ramp at Prospect and Diamond.

BCHD PROJECT IS TOO TALL FOR NEIGHBORHOOD CHARACTER

At 133-1/2 feet above street level, the massive complex blocks views of the Palos Verdes hillside, blocks the blue sky view for neighbors, shades/shadows a broad area from Towers Elementary throughout west Torrance and Redondo Beach, invades privacy in homes and yards for a one-half mile radius, and is incompatible with surrounding 30-foot tall or less residential uses. The 2021 proposed design is 43-feet TALLER than the 2019 design that garnered over 1,200 petitions to reduce its size. BCHD claims there's no significant impact on the neighbors except for the PV view, as BCHD considers their 103-foot project to be consistent with the residential, 30-foot limited surrounding residential character. BCHD apparently believes their project is also consistent with the Beryl Heights design guidelines.

BCHD PROJECT IS TOO BIG FOR NEIGHBORHOOD CHARACTER

At 792,000 sqft, the complex is 150+% the size of CenterCal's 525,000 sqft Mall-by-the-Sea and 2-1/2 times the size of the current buildings. BCHD is proposing a development that is roughly the size of South Bay Galleria or Staples Center. The 2021 proposed design has over 60,000 sqft more aboveground buildings than the 2019 design, as BCHD moved 160,000 sqft of underground parking into a massive 10-1/2 story ramp at Prospect & Diamond. BCHD claims there's no significant impact on the neighbors or on traffic, as traffic will undoubtedly back up for blocks on Prospect.

BCHD WILL SUBJECT CHILDREN AND ELDERLY TO DEADLY TAILPIPE EMISSIONS

Thousands of trucks across 5-years or more will past West High and Towers Elementary spewing emissions and debris that can include asbestos, asthma-causing micro-particulates, and dirt/dust into our children's developing lungs. Traffic will also be delayed on Beryl St. BCHD claims there's no significant impact on the children because they'll use flaggers to stop traffic.

BCHD CONSTRUCTION TRAFFIC WILL DISRUPT LOCAL SCHOOLS AND RESIDENTS

Thousands of full and empty rattling, diesel construction heavy trucks will roll past West High, down Prospect and then past Towers Elementary for at least 5-years disrupting schools and homes. Students at Towers will

MN69-5 (cont.) have intermittent 85db noise throughout the day in their classrooms disrupting their development and learning. BCHD claims there's no significant impact on the children.

BCHD IS BUILDING FOR 80% NON-RESIDENTS OF THE 3 BEACH CITIES

MN69-6 Hermosa, Redondo, and Manhattan Beach fund and own BCHD for the benefit of our 3 cities. BCHD consultant, MDS, found that less than 5% of BCHDs tenants will be from 90277 (south Redondo) that houses the facility. Only 8% will be from Redondo Beach that has to issue the Conditional Use Permit. And less than 20% will be from all 3 beach cities. The facility is being developed for outsiders while all the environmental damages will surround the publicly owned campus. Since 80% of tenants aren't from the 3 beach cities, this facility doesn't even need to be in the beach cities.

BCHD CONSTRUCTION AND OPERATIONS HEAVILY IMPACT WEST TORRANCE

MN69-7 BCHD is chartered and funded to serve the residents of Hermosa, Manhattan and Redondo Beach. Torrance residents will suffer 5+ years of construction noise, traffic, toxic emissions, blowing particulate matter, and other significant negative impacts, despite BCHD claiming only noise is significant. Then Torrance residents will suffer 50-100 years of noise, traffic, shading, glare, bright outside lighting, lights and sirens, and other damages – just like they've suffered 60+ years of negative impacts from South Bay Hospital and BCHD to date.

BCHD CONSTRUCTION NOISE WILL DISRUPT LOCAL SCHOOLS AND RESIDENTS

MN69-8 Demolition of about 200,000 sqft of concrete buildings, loading and hauling debris, pounding steel shoring, and other construction, especially at 133-1/2 feet above street level for 5-years or more will disrupt the surrounding neighborhoods including schools, homes and businesses. BCHD claims there's no significant impact on the children.

BCHD LIVE EVENTS WILL DISRUPT LOCAL RESIDENTS UNTIL 10PM

MN69-9 BCHD describes planned loud events on the openspace, such as amplified music, classes, and gatherings of 100s of people operating until 10PM. The sound will be channeled into west Torrance by the tall buildings on the North, West and South edges of campus, built up against residential neighborhoods. BCHD claims there's no significant impact on the surrounding neighbors.

BCHDs PROJECT IS DELIBERATELY UNAFFORDABLE

MN69-10 BCHD plans a fully commercial developer built and operated, market-priced assisted living facility with \$12,000+ per month rents occupying our publicly-owned land. The facility is financially out of the reach of most surrounding neighbors that have already suffered through the past 60-years of the hospital and BCHDs noise, traffic, emissions, and construction. Facilities by publicly-owned agencies built on publicly-owned land should be non-profit, built with tax-free public financing, and affordable to the neighborhoods that suffer the environmental and economic injustice impacts. BCHD MUST ONLY CHOOSE THE PUBLIC OPTION WITH TAX-FREE PUBLIC BONDS AND NON-PROFIT OPERATION.

BCHDs PLAN IS INCOMPATIBLE WITH ISSUANCE OF A CONDITIONAL USE PERMIT

MN69-11 Redondo Beach's CUP rules require that the project has no negative impacts on the surrounding uses. The surrounding residential uses are 100-feet or more lower than the proposed project and will suffer from noise, traffic, emissions, excessive nighttime security lighting, sirens, and other negative impacts. The design is not even remotely compatible with neighborhood design standards or uses. At 792,000 sqft, the complex will be larger than the sqft of all the homes in the entire Beryl Heights neighborhood.

BCHD BOARD DIRECTED STAFF TO AVOID A PUBLIC VOTE

MN69-12 CEO Bakaly has repeatedly stated that the Board directed him to avoid a public vote and instead find a commercial developer to build on the site in return for a long term lease. BCHD seems to forget that taxpayers chartered, own, fund, and allow operation of BCHD. BCHD also forgets that taxpayers can issue 2% tax-free debt and build affordable senior housing.

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:57 PM
To: Meisinger, Nick
Subject: Fw: BCHD Over-development Comments

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Saturday, May 15, 2021 6:20 PM
To: EIR <eir@bchd.org>
Subject: Fwd: BCHD Over-development Comments

Public DEIR comment

----- Forwarded message -----

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Date: Sat, Dec 5, 2020 at 6:22 PM
Subject: BCHD Over-development Comments
To: <Al.Muratsuchi@asm.ca.gov>

Dear Assemblyman Maratsuchi:

I have been a volunteer for nearly 4 years at BCHD in their 793,000 sqft development project. That is roughly the size of the South Bay Galleria. The project began in 2009 in the center of the campus and not until 2019, did BCHD propose building on the perimeter of the campus, thereby maximizing the visual mass of the project and minimizing the remaining privacy of surrounding neighborhoods. South Bay Hospital failed in 1984 as a public hospital and again in the mid 1990s as a private hospital. While South Bay Hospital clearly and negatively impacted the surrounding neighborhoods with economic and environmental injustice, at least it provided a close source of emergency care. BCHD provides no such function, and its continued economic and environmental damages are unwanted by the surrounding communities. Below are my comments to the local governments, media and BCHD on this oversized development.

----- Forwarded message -----

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Date: Sat, Dec 5, 2020 at 2:54 PM
Subject: Community Working Group Comments 12-7-2020 (1st Edition, 12/5/2020)
To: Communications <communications@bchd.org>
Cc: Judy Rae <easyreader@easyreadernews.com>, Lisa Jacobs <lisa.jacobs@tbrnews.com>, <cityclerk@redondo.org>, <CityClerk@torranceca.gov>, Steven Keller <skeller@rbusd.org>, Tim Stowe <stowe.tim@tusd.org>

Public Comments to BCHD, CWG, City of Torrance, City of Redondo Beach, TUSD, RBusD and Media

MN70-2 Due to a medical conflict, I am unable to attend the December 7, 2020 BCHD Community Working Group meeting.

MN70-2
(cont.)

These comments for the December 7, 2020 CWG meeting are with respect to the BCHD never before seen design that was released at 605PM on June 12, 2020 and board-approved on June 17, 2020 after only 3 business days of public review, analysis and input despite the project having an 11-year history and no public meetings, Zoom or otherwise, for months and months. The plan moved 160,000 sq ft of parking to the upper 4 stories of an 8-story parking structure at Prospect and Diamond, placed a 75-foot tall, 6-story, "upscale" \$12,000 monthly senior apartment building on the north lot line from the 520 building to Flagler, added a never before seen aquatic center, and lined Prospect from Diamond to the north entrance with buildings. This never before seen design with significantly different features and environmental damages than that disclosed in the NOP was only allowed 3 business days for the public before approval by the Board.

1. BCHD is proposing to do significant environmental damage to the surrounding neighborhoods by its voluntary early retirement, demolition, and rebuilding of the 514 building.

2. The City of Redondo, County of Los Angeles, and the State of California have no ordinances that require demolition or seismic retrofit of the 514 for non-hospital use. The environmental damage, landfilling of debris, and rebuilding of the 514 building is an exclusively discretionary, non-required act by BCHD.

MN70-3

3. Youssef Associates clearly states that retrofit or demolition is a voluntary act by BCHD. Further, Youssef also states that under the best practices ordinance of the City of LA (not applicable) the 514 would have approximately 20 years of existing life prior to retrofit or demolition. Absent BCHD internal decision that retrofit is required, Youssef would have no opinion.

4. BCHD and BCHD alone determined that 514 must be retrofitted or demolished. There is no Youssef determination in any Youssef reports.

5. BCHD has no professional opinion that 514 is unsafe for continued use and must be effectively "red tagged."

6. BCHD has conducted no Economic Justice analysis of its damages on the surrounding neighborhoods.

MN70-4

7. BCHD has conducted no Environmental Justice analysis of its damages on the surrounding neighborhoods.

8. BCHD has less than 1000 sqft of the campus at the building height of 75 feet (the penthouse), that highest point is nearly dead-center in the campus lot, and BCHD is using that 0.3% of the campus sqft to establish the proposed height to be built on the perimeter.

MN70-5

9. 75-foot tall perimeter construction is the equivalent of 300-foot tall construction at the campus center.

10. BCHD is weaponizing economic and environmental injustice by proposing the 75 foot, 6-story, "upscale" senior apartments on the far north side of the campus against residential neighborhoods made up of young, economically disadvantaged renters with a larger minority fraction than the other "beach cities" that own and fund BCHD. These renters do not have the economic means to effectively oppose BCHD and that's likely why they were selected as powerless opponents to BCHD.

MN70-6

11. BCHD is proposing environmentally damaging noise, light, and particulate pollution of the surrounding neighborhoods at Prospect and Diamond with its 8-story, 800+ car parking structure.

MN70-7

MN70-8 12. When counting relevant, above ground development, BCHD June 17, 2020 Board approved design is more sqft than prior designs as BCHD moved 160,000 sqft of parking structure from underground to above ground atop the 8-story structure.

MN70-9 13, BCHD, RBUSD and TUSD are all aware that PM 2.5 pollution from construction and traffic lodges in the brainstems of children, causing Alzheimer's like conditions and delayed development, yet BCHD continues to propose to add to the PM 2.5 burden of Towers and Beryl Heights schools.
<https://pubmed.ncbi.nlm.nih.gov/27567860/>
<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC6138768/>

MN70-10 14. 95% of the housing BCHD has proposed serves persons outside of Redondo Beach 90277 according to MDS's study.

MN70-10 15. 80% of the housing BCHD has proposed serves non-residents of the 3 beach cities.

MN70-10 16. 100% of the Economic and Environmental Injustice burden of the proposed project to the 3 beach cities occurs in Redondo Beach 90277.

MN70-11 17. The South Bay Hospital was approved and funded by voters. After its failure in 1984 as a public hospital and subsequent failure in the mid-1990s as a leased facility (cite: Daily Breeze) it retained all voter approved assets and changed its name to BCHD.

MN70-11 18. South Bay Hospital provided a quid pro quo for its economic and environmental damages to the surrounding neighborhoods of an emergency hospital, as approved by voters. BCHD has no such approval nor emergency benefits to the surrounding neighborhoods. BCHDs location is not required to be at the Prospect campus.

MN70-12 19. There is a 1200 signature petition opposing BCHD development.

MN70-13 20. BCHD Board Member Vanessa I. Poster, caregiver to her 93 year old father, was unable to keep Covid out of her personal household. There will be over 700 tenants and PACE patients in the proposed BCHD facility and the demonstrated ineptitude of one Board member sends a clear signal of the ineptitude of the organization.

MN70-14 21. BCHD's so-called environmental firm, Wood PLC, earns the vast majority of its income supporting oil and chemicals business, including but not limited to the tar sands, fracking, and refining. Wood PLC is an immoral and unfit choice for environmental protection and CEQA execution.

MN70-14 TAR SANDS
<https://www.woodplc.com/news/2019/wood-opens-new-office-in-edmonton,-alberta>
FRACKING
<https://meridianenergygroupinc.com/wood-selected-by-meridian-energy-group-inc-to-partner-for-the-davis-refinery/>
REFINING
<https://minnesota.cbslocal.com/2020/01/10/planned-n-d-refinery-by-theodore-roosevelt-national-park-hurt-by-funding-lawsuits/>

Mark Nelson
3+ Year Volunteer to BCHD CWG
Redondo Beach Property Owner
Expert Witness
Member Sierra Club, NRDC, EDF, Nature Conservancy

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:57 PM
To: Meisinger, Nick
Subject: Fw: Public Comment - Negative Impacts on Towers Elementary Students

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Saturday, May 15, 2021 6:22 PM
To: EIR <eir@bchd.org>
Subject: Public Comment - Negative Impacts on Towers Elementary Students

BCHD has failed to appropriately analyze the intermittent impacts of its proposed heavy haul route on health, learning, and cognition of elementary students. The peer-reviewed study below is clear evidence of the the defectiveness of BCHD analysis and its significant damages on Torrance Towers students.

MN71-1 The present paper provides an overview of research concerning both acute and chronic effects of exposure to noise on children's cognitive performance. Experimental studies addressing the impact of acute exposure showed negative effects on speech perception and listening comprehension. These effects are more pronounced in children as compared to adults. Children with language or attention disorders and second-language learners are still more impaired than age-matched controls. Noise-induced disruption was also found for non-auditory tasks, i.e., serial recall of visually presented lists and reading. The impact of chronic exposure to noise was examined in quasi-experimental studies. Indoor noise and reverberation in classroom settings were found to be associated with poorer performance of the children in verbal tasks. Regarding chronic exposure to aircraft noise, studies consistently found that high exposure is associated with lower reading performance. Even though the reported effects are usually small in magnitude, and confounding variables were not always sufficiently controlled, policy makers responsible for noise abatement should be aware of the potential impact of environmental noise on children's development.

Keywords: noise, cognitive performance, cognitive development, children, speech perception, listening comprehension, irrelevant sound effect, classroom acoustics

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3757288/>

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:59 PM
To: Meisinger, Nick
Subject: Fw: As a DEIR comment, I will be filing a full list of un-answered PRRs from BCHD that prevented intelligent participation of our 1,200 petition signers

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Saturday, May 15, 2021 5:49 PM
To: PRR <PRR@bchd.org>
Subject: As a DEIR comment, I will be filing a full list of un-answered PRRs from BCHD that prevented intelligent participation of our 1,200 petition signers

MN72-1

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:57 PM
To: Meisinger, Nick
Subject: Fw: DEIR Comment - Noise from Parking Ramp - Significant Negative Impact on Surrounding Uses

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Sunday, May 16, 2021 3:46 PM
To: EIR <eir@bchd.org>; Communications <Communications@bchd.org>; Geoff Gilbert <geoffgilbert2248@aol.com>; Rosann Taylor <rosanntaylor@mac.com>
Subject: DEIR Comment - Noise from Parking Ramp - Significant Negative Impact on Surrounding Uses

BCHD distinctly errs when it averages the loud, intermittent noises from the 10-1/2 story parking ramp in order to "average them away."

The parking spaces in the 10+ story parking ramp would generate 24/7 visitor and employee traffic and associated intermittent noise, including but not limited to, vehicle movements, engine noise, car horns, slamming of car doors, tire squeals, brake squeals, doors opening and closing, car alarms, car lock and unlock beeping sounds, and people talking. As a result, the use of averages is an error. At any time of the day or night, the surrounding neighborhoods will be subject to intermittent noise that will disturb homeschooling, concentration, sleep, and quiet enjoyment of residential uses.

CEO Bakaly has set the BCHD "Moral Obligation" standard for use in the CEQA process by applying it to the seismic condition of 514 N Prospect that has no laws or ordinances requiring action.

MN73-1 Under the Bakaly BCHD Moral Obligation standard, that must be applied to all CEQA impacts in lieu of codes, rules and ordinances, BCHD has a moral obligation to proactively protect community health. As such BCHD must recognize that intermittent noise, not just average noise such as 60-minute Leq, is a driver of stress, cardiovascular risk, classroom impairment, and general negative health impacts. BCHD is, after all, a self-declared leading health agency and one of roughly 1,200 paid members and "winners" of so-called "awards" that are better characterized as membership benefits. BCHDs intermittent noise will impact school children at Towers Elementary with greater impact on those with physical and learning disabilities, and second-language learners that tend to be economically and socially disadvantaged. This is a clear violation of ADA and an EJ impact.

The following peer-reviewed studies clearly establish the negative impacts of intermittent noise - noise that BCHD has "averaged away". For instance, can an otherwise quiet environment tolerate a gunshot each hour with trivial increases in overall noise energy? The answer is, "on average" yes. However the impact on health of the random intermittent noise is negative and significant.

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5898791/>

Title: The Adverse Effects of Environmental Noise Exposure on Oxidative Stress and Cardiovascular Risk

Experimental studies have shown that noise may lead to release of stress hormones [for review, see Noise in Europe 2014 (14)]. This was observed in studies on aircraft noise (148, 149) and road traffic noise exposure (113, 115). Interestingly, music has also been shown to increase catecholamine and cortisol levels (30). In addition, intermittent noise caused stronger effects on norepinephrine and corticosteroid levels than steady noise (275, 276)

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2996188/>

Title: Noise and Quality of Life

The psychological effects of noise are usually not well characterized and often ignored. However, their effect can be equally devastating and may include hypertension, tachycardia, increased cortisol release and increased physiologic stress. Collectively, these effects can have severe adverse consequences on daily living and globally on economic production.

MN73-1
(cont.)

<https://pubmed.ncbi.nlm.nih.gov/23567534/>

Title: The effect of noise on human performance: a clinical trial

Intermittent noise, especially at high pressure levels, was responsible for worsening environmental conditions during performing a task.

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3757288/>

Title: Does noise affect learning? A short review on noise effects on cognitive performance in children

Experimental studies addressing the impact of acute exposure showed negative effects on speech perception and listening comprehension. These effects are more pronounced in children as compared to adults. Children with language or attention disorders and second-language learners are still more impaired than age-matched controls

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:58 PM
To: Meisinger, Nick
Subject: Fw: BCHD DEIR COMMENTS - Defective DEIR needs to be corrected and recirculated - fails to recognize intermittent noise impacts

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Sunday, May 16, 2021 6:05 PM
To: EIR <eir@bchd.org>; Communications <Communications@bchd.org>; torranceptas@gmail.com <torranceptas@gmail.com>; rbpta@rbusd.org <rbpta@rbusd.org>; Steven Keller <skeller@rbusd.org>; Tim Stowe <stowe.tim@tusd.org>
Cc: Martha Koo <Martha.Koo@bchd.org>; Jane Diehl <Jane.Diehl@bchd.org>; Noel Chun <Noel.Chun@bchd.org>; Michelle Bholat <Michelle.Bholat@bchd.org>
Subject: BCHD DEIR COMMENTS - Defective DEIR needs to be corrected and recirculated - fails to recognize intermittent noise impacts

BCHD planned haul routes for up to 5 years are a health hazard to students, teachers, residents, and the general public via high levels of intermittent noise with negative cardiovascular, cognitive, and other community health hazards.

BCHD distinctly errs when it averages the loud, intermittent noises from the 1000s of heavy haul trucks that will pass by Torrance West High, Torrance Towers Elementary, and backup traffic onto Beryl past Redondo Beach Beryl Height Elementary in order to "average away" the well understood noise and vibration of large numbers of large trucks across 5 years of construction.

The trucks will be both empty and loaded, causing different loading and noise profiles. Loaded trucks will lug and have lower spectrum noise during acceleration and engine braking on the downhill, such as approaching Towers. Empty trucks will rattle and shake, letting off higher spectrum noise. Both will cause vibration. The surrounding neighborhoods will be subject to intermittent noise that will disturb especially Towers PK-5 as well as homeschooling, concentration, sleep, and quiet enjoyment of residential uses.

CEO Bakaly has set the BCHD "Moral Obligation" standard for use in the CEQA process by applying it to the seismic condition of 514 N Prospect that has no laws or ordinances requiring action.

Under the Bakaly BCHD Moral Obligation standard, that must be applied to all CEQA impacts in lieu of codes, rules and ordinances, BCHD has a moral obligation to proactively protect community health. As such BCHD must recognize that intermittent noise, not just average noise such as 60-minute Leq, is a driver of stress, cardiovascular risk, classroom impairment, and general negative health impacts. BCHD is, after all, a self-declared leading health agency and one of roughly 1,200 paid members and "winners" of so-called "awards" that are better characterized as membership benefits. BCHDs intermittent noise will impact school children at Towers Elementary with greater impact on those with physical and learning disabilities, and second-language learners that tend to be economically and socially disadvantaged. This is a clear violation of ADA and an EJ impact.

The following peer-reviewed studies clearly establish the negative impacts of intermittent noise - noise that BCHD has "averaged away". For instance, can an otherwise quiet environment tolerate a gunshot each hour with trivial increases in overall noise energy? The answer is, "on average" yes. However the impact on health of the random intermittent

noise is negative and significant.

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5898791/>

Title: The Adverse Effects of Environmental Noise Exposure on Oxidative Stress and Cardiovascular Risk

Experimental studies have shown that noise may lead to release of stress hormones [for review, see Noise in Europe 2014 (14)]. This was observed in studies on aircraft noise (148, 149) and road traffic noise exposure (113, 115).

Interestingly, music has also been shown to increase catecholamine and cortisol levels (30). In addition, intermittent noise caused stronger effects on norepinephrine and corticosteroid levels than steady noise (275, 276)

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2996188/>

Title: Noise and Quality of Life

The psychological effects of noise are usually not well characterized and often ignored. However, their effect can be equally devastating and may include hypertension, tachycardia, increased cortisol release and increased physiologic stress. Collectively, these effects can have severe adverse consequences on daily living and globally on economic production.

MN74-1
(cont.)

<https://pubmed.ncbi.nlm.nih.gov/23567534/>

Title: The effect of noise on human performance: a clinical trial

Intermittent noise, especially at high pressure levels, was responsible for worsening environmental conditions during performing a task.

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3757288/>

Title: Does noise affect learning? A short review on noise effects on cognitive performance in children

Experimental studies addressing the impact of acute exposure showed negative effects on speech perception and listening comprehension. These effects are more pronounced in children as compared to adults. Children with language or attention disorders and second-language learners are still more impaired than age-matched controls

These represent 4 articles of dozens or perhaps 100s that can be provided to demonstrate the known and peer reviewed harm of intermittent noise. As you and your consultants are well aware, Leq average noise is appropriate for physical hearing protection, not cardiovascular, cognitive, quiet enjoyment or other health impacts.

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:59 PM
To: Meisinger, Nick
Subject: Fw: Comment - BCHD violates Environmental Justice and Failed to Consider EJ in the DEIR

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Sunday, May 16, 2021 11:17 PM
To: EIR <eir@bchd.org>
Subject: Comment - BCHD violates Environmental Justice and Failed to Consider EJ in the DEIR

According to the California Attorney General's (AG) Office memo, the following are a subset of CEQA's Purposes and the AG relates them to Environmental Justice (EJ):

The importance of a healthy environment for all of California's residents is reflected in CEQA's purposes. In passing CEQA, the Legislature determined:

1) "The maintenance of a quality environment for the people of this state now and in the future is a matter of statewide concern." (Pub. Res. Code, § 21000, subd. (a).)

MN75-1 2) "[M]ajor consideration [must be] given to preventing environmental damage, while providing a decent home and satisfying living environment for every Californian." (Id. at subd. (g).)

3) We must "[t]ake all action necessary to provide the people of this state with clean air and water, enjoyment of aesthetic, natural, scenic, and historic environmental qualities, and freedom from excessive noise." (Pub. Res. Code, § 21001, subd. (b).)

It is clear that BCHD fails these and other EJ metrics.

MN75-2 1. BCHD haul routes cause health and learning impacts to Torrance students via noise, with special impacts on ESL learners per peer-reviewed research that tend to be in EJ groups.

2. BCHD haul routes cause health impacts to Torrance students via emissions that peer-reviewed research shows have lifelong impacts on children.

MN75-3 3. BCHD and SBHD have thrust EJ impacts on the surrounding neighborhoods for over 60 years. It is a de facto EJ violation of 2 and 3 above.

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:00 PM
To: Meisinger, Nick
Subject: Fw: For the legal record - BCHD is deficient in CPRA responses

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Monday, May 17, 2021 1:06 PM
To: Communications <Communications@bchd.org>; EIR <eir@bchd.org>
Cc: Paul Novak <pnovak@lalafco.org>; Eleanor Manzano <cityclerk@redondo.org>
Subject: For the legal record - BCHD is deficient in CPRA responses

BCHD, and only BCHD, actively chose to proceed with its RCFE and campus commercial development during Covid. BCHD was fully aware at the time it approved its development at the June 2020 Board meeting, after allowing only 3 business days of public review, analysis and comment, that Covid was raging, the public needed it full attention and immunity to battle the virus, and that BCHD fully intended to usurp the funding and responsibilities of LA County Health regarding Covid testing. BCHD tested 85% non-residents according to CPRA responses with resident taxpayer funding. .

BCHD is attempting to hide behind Covid to avoid responding timely to CPRA requests, however, BCHD, and only BCHD, elected to proceed with a nearly one-half billion dollar development process after Covid was well understood and the BCHD response was planned. As such, BCHD must fulfill all outstanding CPRA requests prior to June 1, 2021 to allow for time to incorporate them into the DEIR record, or, BCHD must delay the closing of the DEIR record until such time as it has made responses to all outstanding CPRA requests.

BCHD cannot hide behind Covid, since BCHD was the sole architect of the timing of its development activities, executing them concurrently with Covid by design.

This serves as legal notice.

Mark Nelson
3+ Year BCHD Volunteer, CWG
Redondo Beach

cc: LALAFCO, Redondo Beach City Council Public Comment

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:00 PM
To: Meisinger, Nick
Subject: Fw: DEIR Comment - BCHD DEIR Fails to Adequately Consider the Many Negative Impacts of Chronic Stress

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Monday, May 17, 2021 1:31 PM
To: Communications <Communications@bchd.org>; EIR <eir@bchd.org>
Cc: Eleanor Manzano <cityclerk@redondo.org>; Paul Novak <pnovak@lalafco.org>
Subject: DEIR Comment - BCHD DEIR Fails to Adequately Consider the Many Negative Impacts of Chronic Stress

BCHD thoroughly disregarded the negative health impacts of its proposed development, in both short term and long term time frames, to the surrounding community in its Draft EIR. As such, the draft EIR is defective, must be corrected, and must be recirculated for public comment.

BCHD IGNORES THE BAKALY MORAL OBLIGATION STANDARD TO THE PUBLIC IN ITS DEVELOPMENT AND DEIR

To facilitate BCHD Board's desired demolition of the 514 N Prospect Bldg., CEO Bakaly established the Bakaly Moral Obligation Standard to the community. In brief, that standard allows BCHD to ignore the lack of any laws or ordinances allowing continued use of the 514 Building, and instead, relying on a BCHD moral obligation to proactively protect the community from damage. BCHD is actively ignoring the Bakaly Standard with respect to the damages it plans to continue inflicting on surrounding neighborhoods.

BCHD IGNORES ITS BLUE ZONES PROGRAM

MN77-1 As a purchaser of the Blue Zones program for approximately \$2M, BCHD is ignoring its vendor that has gone on the record that chronic stress is the "silent killer" via a number of mechanisms including reducing immunity. This is particularly troubling as BCHD elected to proceed with commercial development placing the surrounding community into extreme stress during Covid.

<https://www.bluezones.com/2019/05/how-stress-makes-us-sick-and-affects-immunity-inflammation-digestion/>

How Stress Makes Us Sick and Affects Immunity, Inflammation, Digestion

BCHD IGNORES PEER-REVIEWED STUDIES LINKING STRESS TO DISEASE, IN ADDITION TO IGNORING BLUE ZONES

Some examples include, but are not limited to:

Child Development

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4928741/>

Toxic Stress: Effects, Prevention and Treatment

Child Mental Health

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5841253/>

Chronic Stress in Adolescents and Its Neurobiological and Psychopathological Consequences: An RDoC Perspective

Cancer Development

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC7466429/>

Chronic Stress Promotes Cancer Development

Cardiovascular Damage

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2633295/>

Psychological Stress and Cardiovascular Disease

Inflammation

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5476783/>

Inflammation: The Common Pathway of Stress-Related Diseases

Pulmonary

<https://pubmed.ncbi.nlm.nih.gov/29156451/>

Impact of Stressful Life Events on Patients with Chronic Obstructive Pulmonary Disease

CONCLUSION

The BCHD DEIR is defective. In addition, BCHD is acting inconsistently with the Bakaly Standard that it established, and against the best health interests of the surrounding community. This is wholly inconsistent with the State of California enabling legislation and the purpose of Health Districts.

Mark Nelson

3+ Year BCHD Volunteer, CWG

Redondo Beach

cc: LALAFCO, Redondo Mayor and Council as public comments

bcc: various

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:00 PM
To: Meisinger, Nick
Subject: Fw: DEIR Comment - Noise and Cardiovascular Impacts - Peer Reviewed Study

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Monday, May 17, 2021 9:07 PM
To: EIR <eir@bchd.org>
Subject: DEIR Comment - Noise and Cardiovascular Impacts - Peer Reviewed Study

The following study includes construction noise and traffic noise and its causal relationship to atrial fibrillation (afib). BCHD DEIR errs in that it only considers hearing loss impacts from noise, and not afib or the many other severe negative health impacts from noise.

<https://pubmed.ncbi.nlm.nih.gov/29695315/>

Annoyance to different noise sources is associated with atrial fibrillation in the Gutenberg Health Study

MN78-1 Annoyance from road traffic, aircraft, railways, industrial/construction and neighbourhood noise during daytime and sleep were collected ... neighbourhood noise annoyance during daytime (OR 1.14; 95% CI 1.09-1.20) and during sleep (OR 1.14; 95% CI 1.07-1.21), industrial noise annoyance during daytime (OR 1.11; 95% CI 1.04-1.18). Different degrees of annoyance were not associated with changes in cardiovascular risk factors.

As a health district with the Bakaly Standard of moral obligation to protect the community, BCHD must mitigate its impacts on afib and other severe health damages from BCHDs planned construction and 50-100 years of operation.

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:00 PM
To: Meisinger, Nick
Subject: Fw: BCHD failed to evaluate the lifetime health damage of 5 years of construction on developing children

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Monday, May 17, 2021 9:16 PM
To: EIR <eir@bchd.org>
Subject: BCHD failed to evaluate the lifetime health damage of 5 years of construction on developing children

According to Harvard researchers, children undergoing stress can develop "toxic stress, leading to damaged, weakened bodily systems and brain architecture, with lifelong repercussions"

BCHD noise, vibration, traffic, and construction will impart stress on the surrounding community, leading to the potential for toxic stress. As such, BCHD must declare, study, and mitigate the stressors that its project will undeniably create.

As a health district with the Bakaly Standard of a moral obligation to prevent health damages to the community, BCHD is obligated to fully mitigate under the Bakaly Standard and not merely the existing standards and ordinances, which Bakaly has declared insufficient for BCHDs moral obligation in seismic.

Below is the Harvard study.

https://developingchild.harvard.edu/wp-content/uploads/2005/05/Stress_Disrupts_Architecture_Developing_Brain-1.pdf

Excessive Stress Disrupts the Architecture of the Developing Brain

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:00 PM
To: Meisinger, Nick
Subject: Fw: Mar 20-Mar 21 BCHD Expenditures Show that \$2.2M of Taxpayer Funds was Spent on Non-Residents

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Monday, May 17, 2021 10:40 PM
To: Communications <Communications@bchd.org>; EIR <eir@bchd.org>
Subject: Mar 20-Mar 21 BCHD Expenditures Show that \$2.2M of Taxpayer Funds was Spent on Non-Residents

In repeated CPRA requests, BCHD has been unable or unwilling to provide costs by Resident vs. Non-Resident. Thankfully, the County was able to provide statistics for Covid testing.

If BCHD overrides any significant negative impacts in CEQA, it must first partition benefits by Resident vs. Non-Resident and then by Redondo Beach population vs. the other two Beach Cities to "derate" benefits for BCHDs lack of fiduciary controls.

BCHD		COVID-19		FEMA
Total Budget	Pivoted Costs			Estimated
Mar 20-Mar 21	Mar 20-Mar 21			Reimbursements
Budget	Actuals	%		
Labor	\$6,662,000	\$3,108,000	47%	\$711,000
Operating Expenses	\$7,798,000	\$814,000	11%	\$457,000
Total	\$14,460,000	\$3,845,000	27%	\$1,168,000
FEMA Approved				\$306,000

Total Covid Expenses	\$	3,845,000.00
FEMA Reimbursements	\$	1,168,000.00
Net Covid Expenses	\$	2,677,000.00
Fraction Non-Residents		84% per CPRA
NET TAXPAYER COST FOR NON-RESIDENTS	\$	2,248,680.00

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:01 PM
To: Meisinger, Nick
Subject: Fw: The Aesthetic Impacts of BCHDs 103-foot RCFE are Widespread and Significant
Attachments: Slide2.PNG; Slide3.PNG

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

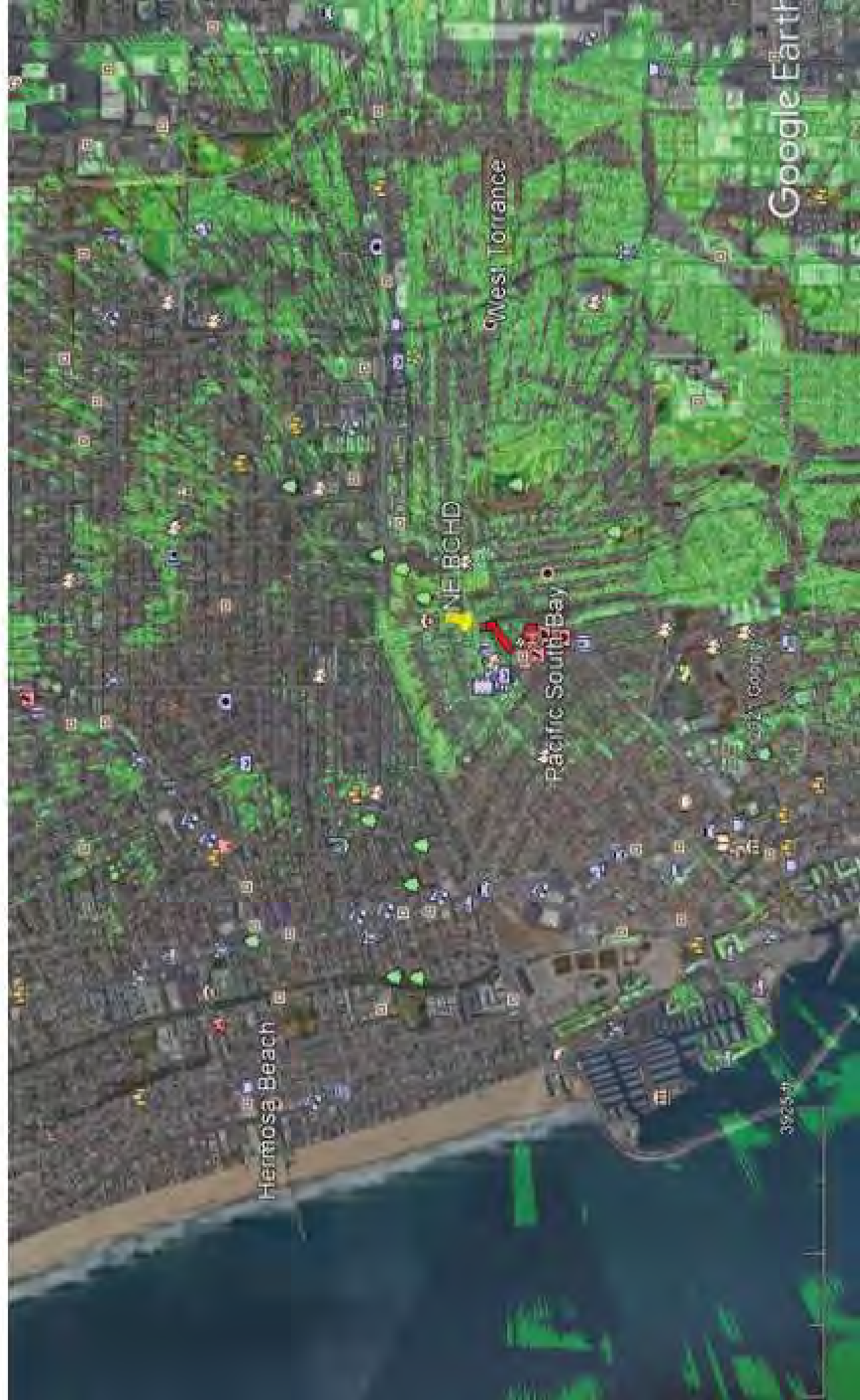
From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Thursday, May 20, 2021 3:50 AM
To: EIR <eir@bchd.org>
Subject: The Aesthetic Impacts of BCHDs 103-foot RCFE are Widespread and Significant

MN81-1 | According to the attached analysis slides from Google Earth Pro, the BCHD proposed 103-foot tall building will be visible in a significant viewshed, both in the local Torrance and Redondo Beach neighborhoods, but also more widely.

Google Earth Pro Results – Green Areas Will Be Able to See the 103-foot BCHD Peak on the NE Side of the Project



Google Earth Pro Results – Green Areas Will Be Able to See the 103-foot BCHD Peak on the NE Side of the Project (Close Up #1)



Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:01 PM
To: Meisinger, Nick
Subject: Fw: DEIR Comment

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Thursday, May 20, 2021 4:04 AM
To: EIR <eir@bchd.org>
Subject: DEIR Comment

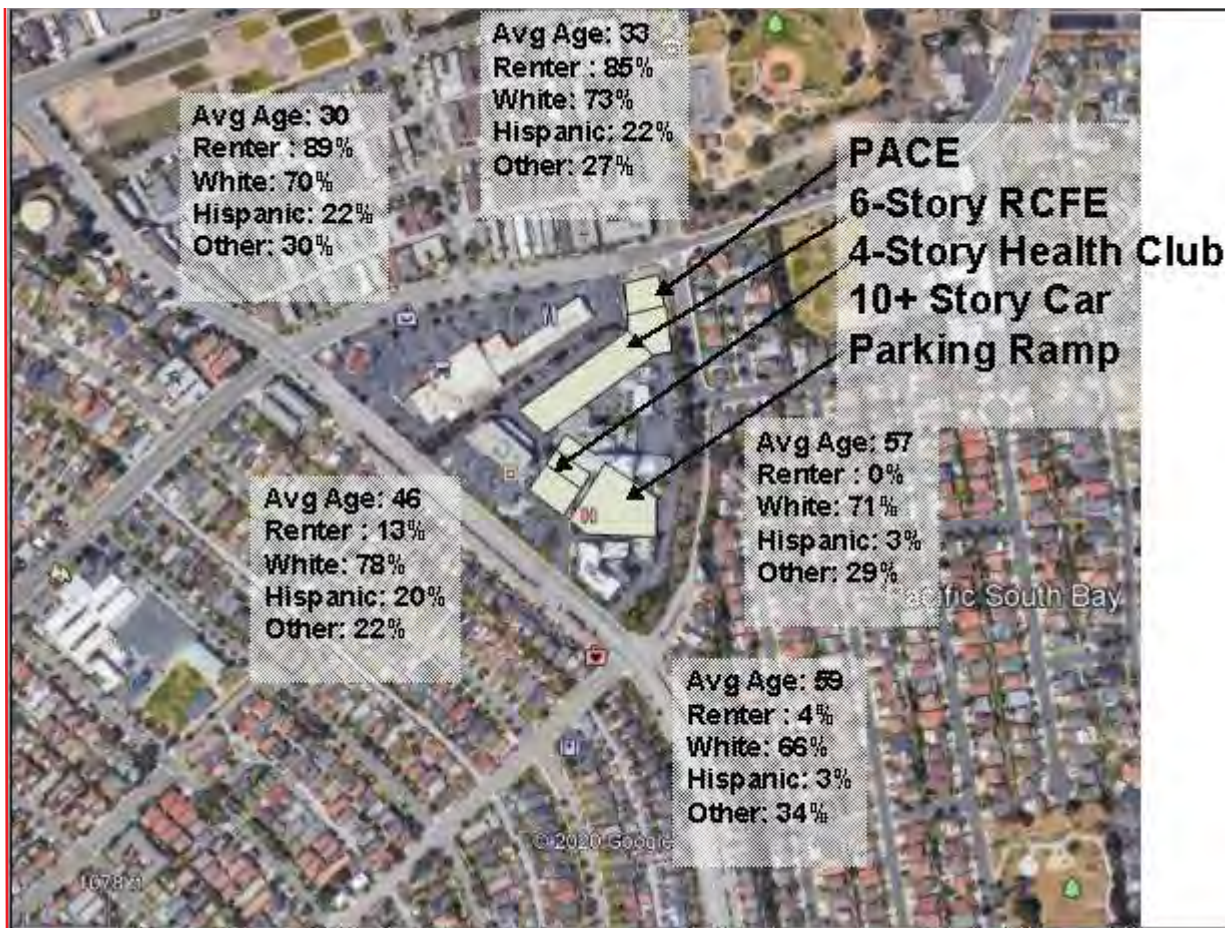
BCHD moved its 60-foot tall, 2019 plan that more or less uniformly impacted the North and East sides of the failed South Bay Hospital parcel to its 103-foot tall 2021 plan that both increased overall square feet of the above ground campus and nearly doubled the height. BCHD elected to move the 2021 design to the North perimeter of campus, significantly increasing the impacts from the 2019 to 2021 design for the younger, renting, higher density area of people of color between Prospect & Flagler and Beryl & 190th.

MN82-1 BCHD clearly acquiesced to the demands of the older, more white and affluent residents of Torrance and ignoring environmental justice, elected to impose on the younger, browner, lower income neighborhoods to the North with a 103-foot structure instead of the prior 60-foot 2019 proposal.

BCHD has effectively weaponized environmental justice, imposing on the groups that can do the least to protect themselves for 5+ years of construction harm, aesthetic/nighttime lighting/noise/privacy/traffic/emissions impacts.

Under the Bakaly Standard of mitigation, that impacts caused by BCHD on the community must be mitigated, BCHD has an affirmative obligation to mitigate the environmental justice impact increases it proposed in its 2021 plan.

MN82-1
(cont.)



Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:02 PM
To: Meisinger, Nick
Subject: Fw: EIR COMMENT - Re: CPRA - Provide diagrams absent non-existent foliage - Response

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Thursday, May 20, 2021 12:43 PM
To: PRR <PRR@bchd.org>; EIR <eir@bchd.org>
Subject: EIR COMMENT - Re: CPRA - Provide diagrams absent non-existent foliage - Response

BCHD CPRA response is defective. It continues to conceal buildings with non-existent foliage that will not be mature for decades.

EIR Comment - BCHD has a defective and insufficient record on aesthetics and visual impacts. BCHD has obscured the view of the new, 103-foot, 800,000 sqft campus with imaginary trees from a clip art library. As such, the BCHD DEIR is defective, must be corrected, and must be recirculated.

On Thu, May 20, 2021 at 12:38 PM Mark Nelson (Home Gmail) <menelson@gmail.com> wrote:

And as a reminder, BCHD, and BCHD alone, chose to engage in a nearly half-billion dollar development project DURING COVID. BCHD approved the project at the HEIGHT of Covid in June of 2020. It is clear that BCHD prefers real estate development to public health, despite the Bakaly Standard of moral obligation, based on its choice to pursue development under cover of COVID.

Stop whining and fulfill your public records act requests so that the public can intelligently participate in the CEQA process.

On Mon, May 17, 2021 at 5:51 PM PRR <PRR@bchd.org> wrote:

Mark,

Please see below for the District's response (in red) to your public records request dated 5/5/21 (in the email below).

Please see attached PDF.

Your above request has also been forwarded to the EIR mailbox and a written response will be provided following the end of the public comment period on the Draft EIR.

As a reminder, to date (2019-2021), the District has responded to approximately 250 emails containing approximately 531 individual requests/questions from you. Of the 531 individual request/questions received from you, 390 have been closed/answered, 28 have been withdrawn by you and 113 remain open. The District has determined that your numerous requests for public documents will impose an

excessive burden on the District's limited staff and resources, thereby disrupting its ability to provide due attention to its primary government functions. Several of your most recent requests are overly extensive, over-broad, vague, and in many cases unlimited in time and scope. The District's public purpose is not well served by diverting its personnel from their normal duties of serving the public to the time-consuming task of searching for and reviewing potentially thousands of ill-defined documents on a disparate array of topics. Despite the cumulative impact of your limitless and increasing requests imposing an undue burden on the District, we continue to respond to your requests.

Covid-19 disclaimer:

Please also note that the District is currently operating under its emergency protocols, which require reallocation of resources to meet the critical needs of the community at this time. As a result, the District's responses to certain public records requests may require more time than normal. We apologize for the inconvenience and are committed to working with the public to provide all requested information as soon as reasonably possible.

Thank you.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Wednesday, May 5, 2021 4:48 PM
To: PRR <PRR@bchd.org>; eir@bhd.org
Subject: CPRA - Provide diagrams absent non-existent foliage

This is both a CPRA request and an EIR Comment

The unnumbered diagram/illustration on 3.1-51 is defective and misleading. None of the foliage currently exists, or, will not be removed in construction. Therefore, absent a surety bond for replacement with mature, 30-50 foot tall foliage, the illustrations are deliberately deceptive and misleading and represent an attempt to mislead the public.

CPRA Request

Notwithstanding BCHDs insatiable lust to demolish the 514 failed South Bay Hospital building despite the lack of requirement from any ordinance or statute; BCHDs selective "moral obligation" to "protect the community" beyond the requirements of statute or regulation that applies only to the residents, tenants and staff in the 514 failed South Bay Hospital building; BCHDs abject refusal to consider low-cost, tax-free bond financing approved by voters to make affordable the cost of its proposed RCFE and PACE operations; and BCHDs near coma-inducing sloth in replying to California Public Records Act (CPRA) requests related to its nearly \$500M proposed 103-foot tall, 800,000 sqft development and general mismanagement; I bring forward this formal public request under the CPRA:

All diagrams in the DEIR that contain non-existent mature foliage are defective, deliberately deceptive and misleading to the public. Provide all such diagrams absent the misleading foliage.

MN83-1
(cont.)



View of Central Driveway along North Prospect Avenue



View from Secondary Driveway on North Prospect Avenue



View from North Prospect Avenue & Diamond Street



View from Flagler Lane & Towers Street

The Example A site plan scenario would include an approximately 81-foot-tall Community Health and Wellness Center and a 76-foot-tall parking structure that would be visible from North Prospect Avenue (top left). However, the building would be partially obscured by landscaping within the entry plaza. The Community Health and Wellness Center would also partially block views of the RCFE Building in the central area of the campus. Views from Flagler Lane & Towers Street would remain similar to those depicted for Phase 1 in Representative View 2; however, the 76-foot-tall parking structure would be visible along the eastern slope further to the south (i.e., bottom right). This parking structure would further obscure open sky when viewed from Flagler Lane and Flagler Alley. The Example B site plan scenario would provide similar views; however, the height of the proposed parking structure would be slightly reduced to a height of 61 feet above the existing campus ground level.

DEIR Comment

All diagrams and illustrations in the DEIR that contain non-existent mature foliage are defective, deliberately deceptive and misleading to the public. Unfortunately, they do not carry illustration numbers to reference. I have embedded an example. The DEIR is misleading and defective and must be repaired and recirculated.

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:05 PM
To: Meisinger, Nick
Subject: Fw: Board Public Comment and DEIR Public Comment

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Sunday, May 23, 2021 4:41 PM
To: EIR <eir@bchd.org>; Communications <Communications@bchd.org>
Subject: Board Public Comment and DEIR Public Comment

Below is a recent article regarding 3 peer reviewed journal articles pointing to cardiovascular damage from mental illness, such as stress, anxiety, depression and PTSD. Unequivocally, projects like BCHD proposed 103-foot tall, 800,000 sqft 5-year construction project cause stress, anxiety, depression, sleep loss and other mental and physical damages to surrounding neighborhoods. As such, BCHDs project and choices by the Board will also lead to negative cardiovascular impacts in those same areas.

May 14, 2021

How Mental Health Can Affect Cardiovascular Disease – Positively and Negatively

Steve Fiorillo

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- [Share on Twitter](#)
- [Share on LinkedIn](#)
- [Share on Reddit](#)

- Print

- [Share by Email](#)



MN84-1

Patients with mental health disorders may be more likely to engage in detrimental habits while failing to lead a healthier lifestyle.

As May is Mental Health Awareness Month, it is important to think of how mental health care can not only affect a patient's mood and emotional state, but their physical health as well.

If you're assessing patients holistically, you'll want to examine their cardiovascular health, as there are so many associated risk factors and comorbidities. Cardiology specialists should discuss any potential heart issues with their patients who have mental health issues or disorders. How might mental health struggles adversely affect a patient's cardiovascular health, and can improving mental health help improve cardiovascular functionality?

How Can Mental Health Negatively Affect Cardiovascular Health?

According to the US Centers for Disease Control and Prevention (CDC), many mental health disorders may have cardiologically-related physiologic effects on the body.¹ Depression, anxiety, and post-traumatic stress disorder (PTSD) have been associated with increased blood pressure and heart rate, as well as a reduction in blood flow to the heart.

Some of this can be attributed to the increased adrenaline and cortisol that stress generates in the body.² However, these mental health disorders can also manifest after a patient has a cardiovascular event like heart disease or a stroke. Often, these patients are still processing the trauma of their event, experiencing fear of death or another attack, and they may also be worried about the cost of their treatment.

Mental health disorders can also make people more likely to engage in behaviors known to be detrimental to cardiovascular health, like smoking and excessive alcohol consumption. In addition, depressed patients may be less likely to exercise and make healthy lifestyle choices.

How Can Mental Health Positively Affect Cardiovascular Health?

In early 2021, the American Heart Association published a statement in *Circulation* stressing the importance of boosting patients' psychological health and well-being as a way of improving their cardiovascular health.³ The study researchers claim that, "positive psychological factors are independently associated with cardiovascular benefits beyond simply the absence of negative states."

These positive factors include optimism, sense of purpose, mindfulness, and life satisfaction. The research findings suggest that cardiologists should be aware of their patients' mental state and actively work to get them the proper treatment upon presentation of any mental distress or decline.

While patients experiencing mental health issues may not feel satisfied or capable of optimism, treatments like behavioral counseling can introduce tools and concepts that allow individuals to manage their struggles.

A 2020 study in *JAMA Network Open* examined how behavioral counseling, care coordination, and care management could affect the cardiovascular health of patients who have a serious mental illness and at least 1 cardiovascular risk factor.⁴ The trial participants who were in the intervention group and received this treatment for 18 months showed a 12.7% reduction in the probability of a cardiac event over the next 10 years.

References

1. US Centers for Disease Control and Prevention. Heart disease and mental health disorders. <https://www.cdc.gov/heartdisease/mentalhealth.htm>. Reviewed May 6, 2020. Accessed May 12, 2021.

MN84-1 2. American Heart Association. Mental health and heart health. <https://www.heart.org/en/healthy-living/healthy-lifestyle/mental-health-and-wellbeing/mental-health-and-heart-health>. Reviewed April 18, 2018. Accessed May 12, 2021.

3. Levine GN, Cohen BE, Commodore-Mensah Y et al. Psychological health, well-being, and the mind-heart-body connection: a scientific statement from the American Heart Association. *Circulation*. 2021;143(10). doi:10.1161/cir.000000000000094

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:12 PM
To: Meisinger, Nick
Subject: Fw: BCHD DEIR Comments

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Monday, May 24, 2021 7:43 PM
To: EIR <eir@bchd.org>
Subject: BCHD DEIR Comments

BCHD acknowledged in CWG and public meetings that putting development up against residential neighborhoods would be damaging and provided diagrams and assertions that it would use parking as a buffer. BCHD then ignored its own damages assessment and parking assertions and moved the complex to the edge of the lot increasing both its apparent height and mass significantly over the existing 514 building. BCHD has significant impacts from both Phase 1 and Phase 2 height and mass. Further, BCHD recognized that it had a significant problem, admitted it in presentations demonstrating the HLC parking approach, and then created unmitigated significant impacts. The DEIR analysis of aesthetics is defective by BCHD own standard of #1 below and the Bakaly Moral Obligation Standard.



Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:12 PM
To: Meisinger, Nick
Subject: Fw: Comments to BCHD DEIR
Attachments: EXHIBIT E - Settlement agreement.pdf; References - Noise v2.pdf; Noise v2 - Draft.pdf

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Monday, May 24, 2021 7:36 PM
To: EIR <eir@bchd.org>
Subject: Comments to BCHD DEIR

Comments to BCHD DEIR

----- Forwarded message -----

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Date: Fri, Apr 30, 2021 at 4:53 PM
Subject: Fwd: impacts to Towers Elementary Students from BCHDs Proposed Project, Especially Students Aided by IEPs and 504s - Deadline for Intervention June 10, 2021
To: <towerspta@gmail.com>, Cc: <Gerson.Jeremy@tusd.org>, <muhammed.anil@tusd.org>, <lieu.betty@tusd.org>, <han.james@tusd.org>, <park.jasmine@tusd.org>, <torranceptas@gmail.com>, <superintendent@tusd.org>, <murata.jenna@tusd.org>, <letters@dailybreeze.com>
Cc: Steven Keller <skeller@rbusd.org>, <PFurey@torranceca.gov>

Interestingly, I just received a California Public Records Act response from BCHD to the effect that BCHD has a self-declared "moral obligation" to demolish the 514 Hospital building, despite the fact that it meets all LA County and Redondo Beach codes, however, it has only a common, CEQA obligation to everyone else impacted by their 103-foot, 800,000 sqft project.

MN86-1 It's very disappointing to know that BCHD only has moral obligations when it concerns their profit levels and desired activity, and for others, impacts are simply unavoidable. If you will, "too bad, so sad."

The City of Torrance and the TUSD have affirmative obligations, legal and moral, to protect the students at Towers from the emissions, particulates, intermittent noise and vibration, as well as recreation area shading, of the BCHD project.

I have also included BCHDs CPRA reply for your record as well as my original note and attachments.

----- Forwarded message -----

From: PRR <PRR@bchd.org>
Date: Thu, Apr 29, 2021 at 4:13 PM
Subject: PRR #317 - Provide "Moral Obligation" Standards for the Following - Response
To: Mark Nelson (Home Gmail) <menelson@gmail.com>
Cc: PRR <PRR@bchd.org>

Mark,

Please see below for the District's response (in red) to your public records request dated 4/16/21 (received by the District on 4/19/21) that reads:

BCHD CEO has asserted that BCHD is following a "moral obligation" standard with regard to its proposed, non-required, voluntary retrofit or demolition of the 514 building. The standard is discussed at https://www.youtube.com/watch?v=RCOX_GrreIY and an excerpt from the Youtube transcript is:

it is currently not required

00:41

to be upgraded however we are a health

00:44

district we are a health district

00:46

that has a moral obligation to be

00:48

proactive

00:49

and protect the people in our community

Since BCHD clearly is using a "moral obligation" standard to justify its desire to demolish the 514 building, it is both moral and ethical that BCHD uses the same more stringent than ordinances, rules and laws "moral obligation" standard for all other damages to the surrounding community in order to "protect" it from BCHD induced harm.

MN86-2 For the following proposed project damages to the surrounding neighborhood listed below, **provide documents detailing the levels of BCHD's "moral obligation" to "protect the people"**. Appropriate documentation measures include quantitative units, such as hours per week, peak dBA, PPM PM2.5 and PM10, etc.

1) What is the moral obligation level of noise that BCHD considers acceptable to protect the people surrounding the project during both construction and ongoing operation?

2) What is the moral obligation level of Blue Zones "silent killer" chronic stress that BCHD considers acceptable to protect the people surrounding the project during both construction and ongoing operation?

3) What is the moral obligation level of diminished recreational value of the Towers sports fields from shading/shadowing that BCHD considers acceptable to protect the people surrounding the project during both construction and ongoing operation?

4) What is the moral obligation level of intermittent noise distraction that BCHD considers acceptable to protect the K-5 students at Towers Elementary during both construction and ongoing operation?

5) What is the moral obligation level of particulate matter emissions that BCHD considers acceptable to protect the K-5 students at Towers Elementary during both construction and ongoing operation?

6) What is the moral obligation level of diminished recreational value of the Towers sports fields from shading/shadowing that BCHD considers acceptable to protect the people surrounding the project during both construction and ongoing operation?

MN86-3
(cont.)

- 7) What is the moral obligation level of particulate matter emissions that BCHD considers acceptable to protect the surrounding homeowners during both construction and ongoing operation?
- 8) What is the moral obligation level of total environmental justice damages that residents in 90277 should suffer to provide RCFE housing to 96% non-90277 residents, including noise, traffic, vibration, emissions, glare, excess nighttime lighting, chronic stress and the prior 60-years of EJ damages?

Please reference the link below to the Draft Environmental Report which describes the requirements of CEQA as they apply to the proposed project:

https://www.bchdfiles.com/docs/hlc/BCHD_DEIR_For%20Print_031021.pdf

If you have further comment, please submit to EIR@bchd.org and a written response will be provided following the end of the public comment period on the Draft EIR.

----- Forwarded message -----

From: **Mark Nelson (Home Gmail)** <menelson@gmail.com>

Date: Wed, Mar 31, 2021 at 3:28 PM

Subject: impacts to Towers Elementary Students from BCHDs Proposed Project, Especially Students Aided by IEPs and 504s - Deadline for Intervention June 10, 2021

To: <towerspta@gmail.com>

Cc: <Gerson.Jeremy@tUSD.org>, <muhammed.anil@tUSD.org>, <lieu.betty@tUSD.org>, <han.james@tUSD.org>, <park.jasmine@tUSD.org>, <torranceptas@gmail.com>, <superintendent@tUSD.org>

This is a long note - bear with me - the topic is important and the material is complicated and detailed

Dear Towers and Torrance PTAs and TUSD Board and Superintendent:

Towers students, especially those with IEPs and 504s are about to be impacted by BCHDs proposed 800,000 sqft, 103-foot tall, 5-year development. BCHDs consulting firm, Wood PLC, a UK-based multinational that provides support in the tar sands of Canada, an oil refinery adjacent to the Theo Roosevelt National Park, and earned a spot on the Wreckers of the Earth list completed the draft Environmental Impact Report (DEIR). The DEIR finds that there are no impacts to Towers, either from the 5-years of construction at the BCHD site, or, from the thousands of full and empty heavy truck trips BCHD proposed down Beryl past Towers. BCHD used an averaging of noise technique to make their finding. Think of the technique as one foot in boiling water, and one foot in ice water. On average, all is well.

All of us who have children with special needs know that loud noises and vibrations can cause them significant impacts of attention and focus, even if "on average" the noises don't damage hearing. BCHD is using the wrong standard. Our standard is our children, their cognitive development, and their education. They are impacted long before hearing loss occurs. Even so-called neurotypical students are impacted, as the attached journal articles document.

Recently a school in Los Angeles sued a developer and received "accommodations" to construction next to their school. The accommodations appear to require construction only when the school is not in session. I am attaching the settlement agreement for your own reading. What should the rest of us do who are not so fortunate? Here's a link to a story about the situation. It is painfully similar to Towers. <https://www.courthousenews.com/la-fights-disabled-students-claims-of-discrimination-in-city-planning/>

I am a parent, a retired executive experienced in development and environmental analysis, and I spent over 3 years as a BCHD volunteer on the project attempting (somewhat unsuccessfully) to protect the surrounding community. BCHD "cancelled" our community working group after nearly 4 years and replaced us with hand-picked advisers, chosen by the BCHD Board. I can only assume that our well-educated, experienced group just wasn't cooperative enough in allowing BCHD to be a commercial developer.

Over 1,200 neighbors signed a petition against the size of the project. In response, BCHD increased it from 60-feet to 103-feet and moved 160,000 sqft of parking from underground to a massive parking ramp at Prospect and Diamond. Taller and Bigger. As others noted, you cannot make this stuff up. Of course BCHD claims they reduced the size of the project - they don't count 160,000 sqft of aboveground parking ramp being any different than underground. That's craziness.

MN86-3 (cont.) I continue to do what I can to protect the surrounding neighborhoods along with others. I will share and file detailed comments on the project before the June 2021 deadline. I will work to use my experience to help neighborhood groups.

If you have parents that are lawyers, I suggest you loop them in unless you believe a few thousand trucks, both rattling and empty and also full of concrete debris, asbestos, steel, and plain old dirt rolling past Towers for 5-years truly won't impact the school. No noise, no vibration, no dust? I cannot agree with that, but I've gotten dirty doing projects and know the difference between real development and what project developers spout.

No matter what, I believe you should distribute TRAOnews.org, your local neighborhood group's website so that parents can learn about the development and make their own assessments. TRAO has good folks participating and I'm confident they'll put in good comments in June against this monster project.

But as someone who has fought for students with IEPs and 504s, I believe Towers and TUSD need to get involved ASAP to protect the kids.

Mark Nelson
Redondo
3+ Year volunteer BCHD Community Working Group

Attachments

- 1) Settlement Agreement to Protect an LA School]
- 2) Draft Comments to BCHD on their flawed noise analysis and failure to protect ADA and 504 students
- 3) Hundreds of peer-reviewed, evidence-based resources on why noise and disruption cannot be accepted for our classrooms

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:12 PM
To: Meisinger, Nick
Subject: Fw: Public Comment to DEIR

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Tuesday, May 25, 2021 12:53 AM
To: EIR <eir@bchd.org>
Subject: Public Comment to DEIR

I support the comments from TRAO, the neighborhood organization that collected over 1,200 signatures on a petition stating that the 2019, 60-foot design was too tall and too big. The March 2021 design is nearly twice as tall with 10% more above ground buildings. It is clear that TRAO and the 1,200 petitioners were ignored.

The TRAO comments are reproduced below and entered into the formal CEQA record via this email as comments to the DEIR.

REASONS TO OPPOSE

5+ years of construction = PERMANENT damage to our community and quality of life.

MASSIVE

CLEARLY INCOMPATIBLE WITH SURROUNDING NEIGHBORHOODS

- BCHD proposed buildings are wholly incompatible with the surrounding neighborhoods, and disruptive for the location. Completed construction is 300% larger than currently exists.
 - Though BCHD claims the revised version of the campus is "smaller" the Phase 1 design is actually TALLER (6 stories vs. 4 and 103 ft. tall vs. 60 ft.
 - The massive luxury Assisted Living Facility (RCFE) would be the TALLEST building in all three of the beach cities (save two condos built in the early 1970s in Redondo Beach). It's on a HIGHLY visible elevated site rising 30 ft. above street level. The massive facility is 103 ft. tall and sits 133.5 ft. above homes.
- The proposed 6-story, city blocks-long assisted living building and 8-story parking garage will block views, reduce sunlight, cast long shadows and impact the privacy of surrounding homes in all directions.
- The 11-acre construction site sits on a bluff, 30 ft. above street level, and another 30 ft. above homes to the east.

[Learn more...](#)

NOISE

CANNOT BE MITIGATED

- Per the DEIR: CONSTRUCTION NOISE CANNOT BE MITIGATED – EXCEEDS Federal Transit Administration (FTA) THRESHOLD for the entire 5+ years of construction. Impact is Significant.
 - “The construction noise levels would **exceed Federal Transit Administration (FTA) thresholds and this impact would remain significant and unavoidable** during both Phase 1 and Phase 2 of the proposed Project.
 - From the DEIR: “Construction-related noise would be significant. Construction activities associated with proposed Project... would result in a temporary, but prolonged increase in noise levels at the following noise-sensitive residential areas:
 3. Beryl Street between North Prospect and Flagler Lane\
 4. Flagler Lane and Flagler Alley between Beryl Street and North Prospect Avenue
 5. Diamond Street between Flagler Alley and North Prospect Avenue
 6. North Prospect Avenue between Diamond Street and Beryl Street.”
- More than 60 hours of construction per week. 6 days a week of construction; (7:30 a.m. to 6:00 p.m. Monday through Friday; and 9:00 a.m. to 5:00 p.m. on Saturdays)

[Learn more...](#)

TRAFFIC

- Increased traffic, congestion and safety issues will overwhelm nearby neighborhood streets with nearly **10,000 heavy haul trips** planned during construction, not counting worker trips.
- **Heavy haul truck route** - Hawthorne Blvd in Torrance to Del Amo Blvd to N. Prospect on to the site past homes and West High School. Heavy haul truck egress is from Flagler site to Beryl, directly behind Towers Elementary to 190th; directly on busy school drop-off and pick-up zone.
- All major surrounding thoroughfares and intersections in the cities of Redondo Beach and Torrance will be impacted.

[Learn more...](#)

HAZARDS

- The proposed project will expose thousands of residents, the public, and nearby schools to a minimum of 5 ACTIVE years of demolition and construction, hazardous cancer-causing pollutants, noise, vibration, and daily disruptions.
 - Towers Elementary school with 600+ school children aged 4-10, teachers and staff is located just 350 ft. downwind from the demolition and construction site
 - Beryl Heights Elementary school with 450+ school children is ~900 ft. away

MN87-5
(cont.)

- Redondo Union and West High schools with over 5,000 students combined are 0.3 and 0.7 miles away.

MN87-6

- Hazardous VOCs (volatile organic compounds) and carcinogens were found on the site. According to the [Phase II Environmental Assessment Report](#) by Converse Consultants dated 2/26/20. PCE (perchloroethylene) was detected in 29 of 30 samples, with findings of levels in amounts up to 150 times the allowable residential screening level.

POOR USE OF TAXPAYER FUNDS

MN87-7

- **The BCHD project would be the ONLY neighborhood incompatible use of a P-CF zoned site in Redondo Beach.** All other 6 P-CF zoned parcels besides BCHD are 2 stories or less: Andrews Park, North Branch Library, Grant Fire Station, Broadway Fire Station, Beryl Maintenance Yard/Police Range, etc.
- Land zoned P-CF should not be used for private developers. RCFEs are commercial enterprises that belong in commercial/residential zones.
- The public health district has strayed far beyond its mission, now planning to "gift" public land in a very long-term lease (likely ~50 to 100-years) to private developers for it's massive \$374M assisted living project.

MN87-8

- BCHD plans a 20/80 business partnership where they retain only 20% interest.
- BCHD is using \$7.6M of taxpayer money for HLC Pre-development planning
- According to the Market Feasibility Study performed by their consultants MDS
 - 80% of target renters are from outside the Beach Cities
 - Only 9% of the target renters live in Redondo Beach,
- Redondo Beach public services such as Fire Department/Paramedics will be excessively taxed with the 24/7 operation of the proposed 325-bed assisted living and 400+ PACE program.
- BCHD refuses to take responsible actions that any public entity is required to do - live within their means and reduce expenses when necessary
- South Bay Hospital - the only construction ever voter-approved on the site, was sized exclusively for the Beach Cities.

BCHD - MISSION CREEP and NON-TRANSPARENCY

MN87-9

- BCHD is the BOTH the Lead Agency and Certifier/Approver of its own EIR. They can cite "overriding considerations" to un-mitigatable hazards, which are already included in a budgeted line item in BCHD EIR financials.

MN87-10

- Rather than going for a public vote for a bond to finance a retrofit of the building, as is common for public agencies, BCHD has chosen to avoid going to the taxpayer/owners and chose "development" over this option, as Bakaly stated in the Dec. 2020 Board meeting.

MN87-11

- BCHD's perceived "moneymaker" - the massive luxury RCFE is built in Phase 1. Phase 2 is the "Community" portion of the project is not funded.
- BCHD's seismic consultants clearly stated that there is no legal obligation to retrofit the 514 hospital building and that it can likely be used until 2040. Ultimately, retrofitting and remodeling the building is clearly a responsible choice.

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:14 PM
To: Meisinger, Nick
Subject: Fw: CPRA Requests

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Tuesday, May 25, 2021 8:27 PM
To: Communications <Communications@bchd.org>; EIR <eir@bchd.org>
Subject: CPRA Requests

MN88-1 | It is clear that CPRA responses are significantly delinquent on the DEIR and have prevented intelligent participation. BCHD, and BCHD alone, chose to proceed with the DEIR under cover of Covid and BCHD, and BCHD alone, is at fault for failure to perform.

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:18 PM
To: Meisinger, Nick
Subject: Fw: DEIR Comment - Inconsistent Height and Defective DEIR Analysis

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Thursday, May 27, 2021 12:08 PM
To: EIR <eir@bchd.org>; Brandy Forbes <brandy.forbes@redondo.org>
Subject: DEIR Comment - Inconsistent Height and Defective DEIR Analysis

The BCHD DEIR errs in the composition of its table of building heights. Redondo Beach is the final permitting authority regarding the BCHD project, and as such, the only relevant metric is the construction of tall buildings in residential 30-foot neighborhoods in Redondo Beach. The table is reproduced below deleting non-Redondo Beach buildings.

As is clear, no building of 103-feet has been allowed in Redondo Beach since 1974. That is a de facto prohibition.

Furthermore, no building over 70-feet has been allowed in Redondo Beach since 1980. That is a de facto prohibition.

BCHD 103-foot tall, 793,000 sqft compound, in a joint venture that will be minimally-owned by BCHD is inconsistent with the surrounding 30-foot residential zoning and is inconsistent with 40-50 years of Redondo Beach permitting. Furthermore, the compound is constructed on public land as a commercial use with market rents to serve more than 90% non-residents of Redondo Beach. Redondo Beach's PUBLIC lands are limited and commercial use cannot be allowed.

3.1 AESTHETICS AND VISUAL RESOURCES

Table 3.1-1. Buildings Within the Beach Cities and Torrance Over 70 Feet in Height

Building	Number of Stories	Building Height	Year Built
<i>Redondo Beach</i>			
Ocean Plaza	10	122	1974
Delphi Apartments	9	110	1973
Apartments at King Harbor	6	73	1973
230 South Catalina Avenue	6	73	1974
510-520 The Village	6	73	1980
140 The Village	6	73	1980
130 The Village	6	73	1980
120 The Village	6	73	1980
110 The Village	6	73	1980
200 South Catalina Avenue	6	73	1972
The Sand Castle	6	73	1971

cc: Redondo Beach Planning Commission

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:18 PM
To: Meisinger, Nick
Subject: Fw: DEIR Comment

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Thursday, May 27, 2021 12:23 PM
To: EIR <eir@bchd.org>
Subject: DEIR Comment

BCHD has denied the public intelligent participation in the DEIR process by failing to fulfil California Public Record Act requests regarding the Board approved 75-foot tall project beginning in June of 2020 and BCHD has also failed to fulfill requests regarding the never-before-seen 103-foot tall DEIR project that was in the DEIR in March of 2021.

BCHD table of delinquency is below.



Live Well.

Request Closed, Open & Withdrawn by Month				
Month	Closed	Open	Withdrawn	Total
Jan-20	14	0		14
Feb-20	3	0		3
Mar-20	1	0	1	2
Apr-20	8	0		8
May-20	36	0		36
Jun-20	112	23	1	136
Jul-20	17	0		17
Aug-20	13	1		14
Sep-20	69	8	11	88
Oct-20	51	0	9	60
Nov-20	52	5	6	63
Dec-20	33	7		40
Jan-21	26	6		32
Feb-21	14	19		33
Mar-21	19	20		39
Apr-21	23	17		40
May-21		12		12
TOTAL	491	118	28	637
% of Total	77%	19%	4%	100%

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:19 PM
To: Meisinger, Nick
Subject: Fw: BCHD Board, DEIR, and pre-CUP Comments - Excess Outdoor Nighttime Lighting

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Thursday, May 27, 2021 5:27 PM
To: EIR <eir@bchd.org>
Subject: Fwd: BCHD Board, DEIR, and pre-CUP Comments - Excess Outdoor Nighttime Lighting

The following is filed as an EIR comment on the health damages directly caused by BCHD from current and future sources of excess nighttime lighting, including but not limited to signage, security lighting, building window lighting, emergency vehicles, and reflected glare.

----- Forwarded message -----

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Date: Thu, Oct 1, 2020 at 1:10 AM
Subject: BCHD Board, DEIR, and pre-CUP Comments - Excess Outdoor Nighttime Lighting
To: EIR <eir@bchd.org>, Communications <communications@bchd.org>
Cc: <michelle.bholat@bchd.org>, <noel.chun@bchd.org>, <vish.chatterji@bchd.org>, <jane.diehl@bchd.org>, <vanessa.poster@bchd.org>, Eleanor Manzano <eleanor.manzano@redondo.org>, <CityClerk@torranceca.gov>, <cityclerk@redondo.org>, Brandy Forbes <brandy.forbes@redondo.org>

BCHD asserts that it has never damaged the surrounding neighborhoods, despite 60 years of South Bay Hospital, medical office buildings, and various BCHD commercial operation with significant excavation, initial construction, 510 and 520 building construction, excess traffic and hazards, excess tailpipe exhaust and PMx, excess noise, excess sirens, excess outdoor nighttime lighting from both signage and parking lots, shadows, reflections, heat islanding, privacy invasion, chronic stress (Bluezones "silent killer"), environmental injustice, economic injustice, and a host of other negative impacts. BCHD makes its assertion in its project FAQs.

<https://www.bchdcampus.org/faq>

<https://www.bluezones.com/2019/05/how-stress-makes-us-sick-and-affects-immunity-inflammation-digestion/>

<https://www.bluezones.com/2012/03/maximize-health-and-longevity-using-these-stress-management-strategies/>

<https://americanbrainsociety.org/stress-the-silent-killer/>

As a health enterprise, BCHD should have ample health information and no issues defending its assertion of no surrounding neighborhood damages on each and every point above for the 60 years prior to this proposed project, for project construction, and for project operation. BCHD has also asserted to the Redondo Beach City Attorney that this project "Clearly ... has significant benefits to Redondo Beach residents" despite the fact that BCHD admits in CPRA responses that it doesn't (and hasn't for 25+ years) track its costs at the 40+ so-called evidence-based program level, nor does it assess benefits, nor does it monetize benefits, nor does it compute benefit-to-cost or net benefits. Further, BCHD admits in CPRA responses that it has not investigated economic injustice/property value impacts of the prior 60

MN91-1 (cont.) years. Considering BCHDs lack of fundamental cost-benefit analysis, and lack of EJ analysis, BCHDs assertion of no negative impacts on surrounding neighborhoods appears unfounded.

This required analysis for the DEIR, and comment to the BCHD Board, and Redondo Beach and Torrance Mayors, Councils, and Planning Commissions highlights excess outdoor nighttime lighting, which has peer-reviewed negative impacts of surrounding residents in NIH published studies, with probability greater than 99.99%, rendering BCHDs assertion of no negative impacts on the surrounding neighborhoods to be a bald-faced lie with no supporting data. BCHD also has other negative impacts that will be demonstrated in subsequent comments and required DEIR analyses.

Unlike nearly every BCHD evaluation, study or survey, this NIH published study is highly scientific and statistically significant.

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4863221/>

MN90-2 An excerpt from the study is below. **BCHD is obligated in its DEIR to evaluate the negative impacts on the surrounding community of all negative externalities, economic and environmental injustices.** These issues will be raised again in the CUP evaluation where BCHD will not be able to sweep inconvenient facts under the rug with gaslighting, as BCHD cannot self-certify the CUP. Nor will BCHD be able to lie the way that it did to the Redondo Beach City Attorney when it asserted that "Clearly, the project will have significant benefits to Redondo Beach residents." BCHD has admitted in numerous CPRA responses that it has no analysis or accounting of existing programs. Further, BCHD has refused many CPRA requests asserting that it does not have final work product. As such, it did not have final work product for the City Attorney either, yet, BCHD made the unsubstantiated assertion in a February 15, 2019 letter than it withheld from the public until July 2020.

From the Study - high levels of statistical relevance and certainty that BCHD and SBH-like outdoor nighttime lighting (ONL) causes DAMAGES to surrounding residential neighborhoods.

Results:

Living in areas with greater ONL was associated with delayed bedtime ($P < 0.0001$) and wake up time ($P < 0.0001$), shorter sleep duration ($P < 0.01$), and increased daytime sleepiness ($P < 0.0001$). Living in areas with greater ONL also increased the dissatisfaction with sleep quantity and quality ($P < 0.0001$) and the likelihood of having a diagnostic profile congruent with a circadian rhythm disorder ($P < 0.0001$).

Conclusions:

Although they improve the overall safety of people and traffic, nighttime lights in our streets and cities are clearly linked with modifications in human sleep behaviors and also impinge on the daytime functioning of individuals living in areas with greater ONL.

Here is an example of even current nighttime lighting impacting the surrounding neighborhoods in a negative manner.

MN90-2
(cont.)



Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:19 PM
To: Meisinger, Nick
Subject: Fw: BCHD Proposes 5% of Benefit and 100% of EJ Damages to 90277
Attachments: BCHD EJ Damages.png

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

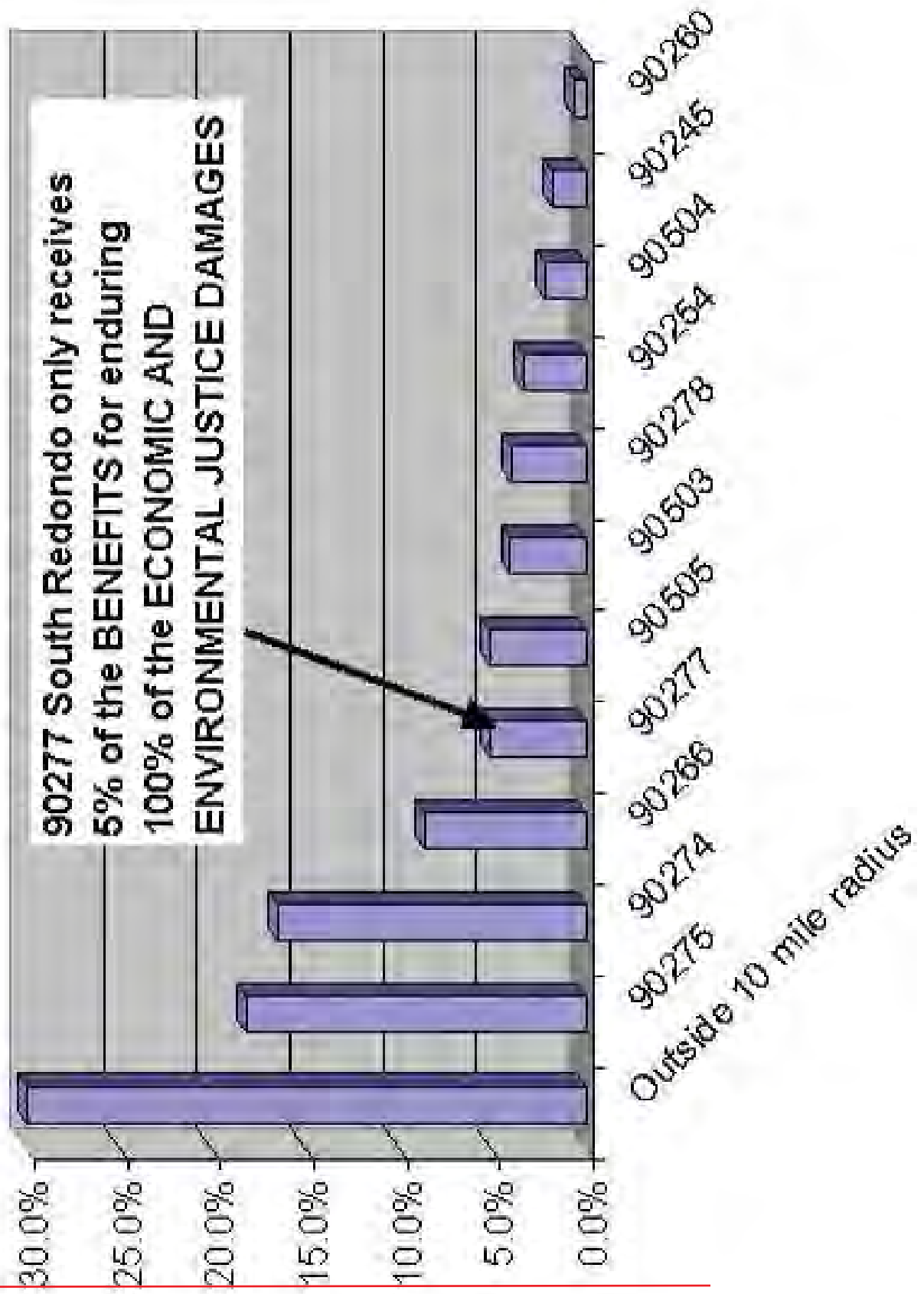
From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Thursday, May 27, 2021 6:13 PM
To: EIR <eir@bchd.org>
Subject: Fwd: BCHD Proposes 5% of Benefit and 100% of EJ Damages to 90277

DEIR Comment

----- Forwarded message -----

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Date: Sun, Oct 18, 2020 at 12:56 PM
Subject: BCHD Proposes 5% of Benefit and 100% of EJ Damages to 90277
To: EIR <eir@bchd.org>, Communications <communications@bchd.org>, <vish.chatterji@bchd.org>, <noel.chun@bchd.org>, <jane.diehl@bchd.org>, <vanessa.poster@bchd.org>, <michelle.bholat@bchd.org>
Cc: Judy Rae <easyreader@easyreadernews.com>, Lisa Jacobs <lisa.jacobs@tbrnews.com>

BCHD Consultant MDS Targeted Renters for Senior Housing Project are 80% Outside Manhattan, Hermosa, and Redondo Beach that OWN BCHD



Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:20 PM
To: Meisinger, Nick
Subject: Fw: DEIR Comment - Chronic Stress Health Damages

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Friday, May 28, 2021 10:31 AM
To: EIR <eir@bchd.org>
Subject: DEIR Comment - Chronic Stress Health Damages

BCHD proposes 5 years of construction and wrongly analyzed noise from a perspective of hearing damage, and not from the perspective that intermittent noise will cause stress, and even 1 year will cause chronic stress. Chronic stress is a well understood health damage and BCHD must mitigate its chronic stress damages, as they are significant health impacts to the surrounding area.

Chronic Stress Causes and Damages

Blue Zones, a vendor of BCHD that BCHD spent over \$2M with, recognizes chronic stress as the silent killer.

<https://linkprotect.cudasvc.com/url?a=https%3a%2f%2feasyreadernews.com%2flockdown-lessons-blue-zones-founder-dan-buettner-on-how-to-make-use-of-staying-at-home%2f&c=E,1,5i1EdvWXwNdJWKE5Xlzf8dDRLuHraZYbB61jz3T5CI3EBhaXHxv-YNlp4etlvJuuVfpQx3otwlgKzcpU6JhNzO5VZefLMSIV8zL-V7AED--TwYw76U2vQ,&typo=1>

Noise Impacts Leading to Chronic Stress Health Damages

The following references present peer-reviewed research between noise, chronic stress and negative health impacts. Clearly BCHD as a so-called premiere health agency is required to recognize and mitigate the impacts of chronic stress.

https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.ncbi.nlm.nih.gov%2fpmc%2farticles%2fPMC5898791%2f&c=E,1,LZVNf1YbrdHjGTUHR8_HPDBHTY2XglR81b1pGI0n0rEZMxXuzHXSlwfcGB67nu4sXyVEWcqlZtxlvOn-XF5T96dstWcn8dGYJrKXHMVfRQ,&typo=1

The Adverse Effects of Environmental Noise Exposure on Oxidative Stress and Cardiovascular Risk

Epidemiological studies have provided evidence that traffic noise exposure is linked to cardiovascular diseases such as arterial hypertension, myocardial infarction, and stroke.

https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.ncbi.nlm.nih.gov%2fpmc%2farticles%2fPMC1568850%2f&c=E,1,LZVNf1YbrdHjGTUHR8_HPDBHTY2XglR81b1pGI0n0rEZMxXuzHXSlwfcGB67nu4sXyVEWcqlZtxlvOn-XF5T96dstWcn8dGYJrKXHMVfRQ,&typo=1

[c=E,1,p6xE4rjLfC95IFnul-ZqBnQDYx1pn11TGKKFIZ3TdohmWXpGW06J1-fea8CSu5PaGUhaAxZ4Qi3nMaVNc6-4OCLX_Oa15_BVyesQJGAS5VDIMy8gTu8,&typo=1](https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.ncbi.nlm.nih.gov%2fpmc%2farticles%2fPMC2996188%2f&c=E,1,p6xE4rjLfC95IFnul-ZqBnQDYx1pn11TGKKFIZ3TdohmWXpGW06J1-fea8CSu5PaGUhaAxZ4Qi3nMaVNc6-4OCLX_Oa15_BVyesQJGAS5VDIMy8gTu8,&typo=1)

Noise and stress: a comprehensive approach.

The thesis of this paper is that research upon, and efforts to prevent or minimize the harmful effects of noise have suffered from the lack of a full appreciation of the ways in which humans process and react to sound.

https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.ncbi.nlm.nih.gov%2fpmc%2farticles%2fPMC2996188%2f&c=E,1,4kcwNqvZQ7i1kCsONUfbGviT4MCsp0-d8FJW3CrhP4twg0La9DDUtj3v2YJskSQAtU2VYm9hu_gU75aEx-y46BMIA--dC2oKRwU9-WduNF4yskBwMU16&typo=1

Noise and Quality of Life

The psychological effects of noise are usually not well characterized and often ignored. However, their effect can be equally devastating and may include hypertension, tachycardia, increased cortisol release and increased physiologic stress.

https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.ncbi.nlm.nih.gov%2fpmc%2farticles%2fPMC4873188%2f&c=E,1,PLM7LMzlt7bvPT3Vmdapgj8kPpwBY-FiCf551v6zhr5WG2MtB9APceHgntlohhPZ9_kj73iFL4lqrz2TY2qTS7ybOmCW8w_WNPuUksGpO5vhTQ,,&typo=1

Noise Annoyance Is Associated with Depression and Anxiety in the General Population

<https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fpubmed.ncbi.nlm.nih.gov%2f15070524%2f&c=E,1,amIUNf0y0yPjp3FdlqznkB-Uv-wMwm1dqYRM8MU7Yh02UTamdrJfidSpyTW9LQgP9-G4tq8R-nFntC8Y1NES75hU-Xmk0zqnnTCjfe8EEkch0Ev8PIs,&typo=1>

Health effects caused by noise: evidence in the literature from the past 25 years

For an immediate triggering of protective reactions (fight/flight or defeat reactions) the information conveyed by noise is very often more relevant than the sound level. It was shown recently that the first and fastest signal detection is mediated by a subcortical area - the amygdala. For this reason even during sleep the noise from aeroplanes or heavy goods vehicles may be categorised as danger signals and induce the release of stress hormones. In accordance with the noise stress hypothesis, chronic stress hormone dysregulations as well as increases of established endogenous risk factors of ischaemic heart diseases have been observed under long-term environmental noise exposure. Therefore, an increased risk of myocardial infarction is to be expected.

Traffic Impacts Leading to Chronic Stress Health Damages

https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fpubmed.ncbi.nlm.nih.gov%2f29936225%2f&c=E,1,XkjVnW9bDbk-1xpgCpV_iffsVQgDLwYljLsvxGZ_2u768YoN1peUl5GhYgx_yAxiG2LCNQSVZe2u20EAspSyTfUnNCnQG6Fc2gjrees_mGYtzOfvzlUyA,&typo=1

Chronic traffic noise stress accelerates brain impairment and cognitive decline

https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.ncbi.nlm.nih.gov%2fpmc%2farticles%2fPMC7503511%2f&c=E,1,yYUoBC8SYh1i1xbmaC1uxYmk1hS5EgWExG5fEcG64idOUwXlmbF65dB7IJ0YIX8cBly_zybHTSJ7rGI0995x4szx6JQg5vIlgRLILzxc4JWB-qF4jFhM2eoJgCz-&typo=1

Traffic Noise and Mental Health: A Systematic Review and Meta-Analysis
Public policies to reduce environmental traffic noise might not only

increase wellness (by reducing noise-induced annoyance), but might contribute to the prevention of depression and anxiety disorders

https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.ncbi.nlm.nih.gov%2fpmc%2farticles%2fPMC2535640%2f&c=E,1,x-kt2whyNU-femHcfYcmUHYmyT_roRPECEnAR-K3-9roBCXpLSOv4c13KoPLgX1WarOyBgg7KZ-BMc_xbuywztF3rY_3jZC8p8oXoTk-tSeDI8V761g,&typo=1

Traffic-Related Air Pollution and Stress: Effects on Asthma

Acute and chronic stress produce substantively different physiologic sequelae. Acute stress can induce bronchodilation with elevated cortisol (possibly masking short-term detrimental respiratory effects of pollution), whereas chronic stress can result in cumulative wear and tear (allostatic load) and suppressed immune function over time, increasing general susceptibility

https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fpubmed.ncbi.nlm.nih.gov%2f18629323%2f&c=E,1,AJQ0s65Q94ColwstQ0T1SowHyOiyIGVMRIWFI2oZJ_yVNuzcqsFDpZb4XC3LOd3iMvtlWP07xNSunZh39yYteQKX36MD1XmbylXzEiwbjZd_xqHE5FcPRE1XGYJuq&typo=1

Chronic traffic-related air pollution and stress interact to predict biologic and clinical outcomes in asthma

The physical and social environments interacted in predicting both biologic and clinical outcomes in children with asthma, suggesting that when pollution exposure is more modest, vulnerability to asthma exacerbations may be heightened in children with higher chronic stress.

Sirens/Emergency Vehicles Impacts Leading to Chronic Stress Health Damages and PTSD

https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.ncbi.nlm.nih.gov%2fpmc%2farticles%2fPMC4918669%2f&c=E,1,pbiY08cE_PMFHJSPqxH0KaDzisJNt3DR5MDDN1C97Gu869fAQQzSmaXNmWe0XibL5TxTSsQAEuflbfMhTpYQp0gO_HwxknJstBclhA8otOOuak1xvQ,,&typo=1

The acute physiological stress response to an emergency alarm and mobilization during the day and at night

https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.ncbi.nlm.nih.gov%2fpmc%2farticles%2fPMC6540098%2f&c=E,1,lhGC1fd2s2UGkWr9BRDQy9kJda316tjpsYYhkRkaPNZ0KqZ8uNmOD4Xy_y73tVjl8FKhn81zJr_q86Hh6hv-7-K2kzkEowBiZZ-rwvHzx219D0aUiZx14Rkf&typo=1

Impact of Stressful Events on Motivations, Self-Efficacy, and Development of Post-Traumatic Symptoms among Youth Volunteers in Emergency Medical Services

Chronic Stress Impacts on the Brain

https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.ncbi.nlm.nih.gov%2fpmc%2farticles%2fPMC5573220%2f&c=E,1,WzAxMBKqoFyULFpAJoMHwnq1DoVOX-zqKwUdh65uW23W2i9UQu1VZkruJHtlvhsi0Bzti2ODn71GKYXFhq9j_5VWNm4WCATe49Kfl8eCrFo,&typo=1

Neurobiological and Systemic Effects of Chronic Stress

https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.ncbi.nlm.nih.gov%2fpmc%2farticles%2fPMC5579396%2f&c=E,1,zcRlc-MoFXsrBV3aWwawSdUbsq_0aEfNj2hqa7ELsVXpWLQE7YVBGYm4d0zga8xDhKHBU4byLkJHytu789yX77gvmXwFOcQfm0a_k_q5e4ynJRuvTys3e&typo=1

The Impact of Stress on Body Function

As is seen in many, many peer-viewed studies and published frequently by

MN93-1
(cont.)

MN93-1
(cont.)

Blue Zones, a vendor of BCHD that BCHD paid \$2M, chronic stress is a direct result of noise, traffic, emergency vehicles and other stressors that BCHD has, and intends to inflict on the surrounding neighborhoods. According to the Bakaly "moral obligation" standard, BCHD must abate any stress impacts to proactively prevent damages to the community.

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:20 PM
To: Meisinger, Nick
Subject: Fw: BCHD Project Will Cause a Wide Array of Peer-Reviewed Health Impacts and Health Damages
Attachments: BCHDamages.pdf

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Friday, May 28, 2021 10:38 AM
To: EIR <eir@bchd.org>
Cc: Brandy Forbes <brandy.forbes@redondo.org>; Eleanor Manzano <cityclerk@redondo.org>; CityClerk <CityClerk@torranceca.gov>
Subject: BCHD Project Will Cause a Wide Array of Peer-Reviewed Health Impacts and Health Damages

BCHD DEIR is defective as it failed to recognize, quantify and mitigate the many significant health impacts caused by the project construction and operation on surrounding neighborhoods. The attached documents provides peer-reviewed medical and health damages from the BCHD proposed project impacts.

cc: Redondo Beach Mayor, Council, Planning Commission, Torrance Mayor and Council

**Beach Cities Health Damages of the Proposed BCHD Project
DEIR Comments**

**BCHD MORAL OBLIGATION STANDARD OF HEALTH DAMAGES
BCHD CEO Bakaly's Stated Obligation of BCHD toward Community Health is below:**

Source: https://www.youtube.com/watch?v=RCOX_GrreIY

Bakaly Transcript

it (ordinance or statute driven seismic upgrades of 514) is currently not required

00:41

to be upgraded however we are a health

00:44

district we are a health district

00:46

that has a moral obligation to be

00:48

proactive

00:49

and protect the people in our community

00:52

As such, BCHD has asserted an obligation to protect the health of the community beyond any published standards, laws, or ordinance.

BCHD NEGATIVE HEALTH IMPACTS

The following are negative health impacts on the community, along with a long, long list of peer-reviewed citations:

Aesthetics

Negative Impacts: Glare, Blue Sky Reduction, Excess Nighttime Lighting, Shadowing/Shading

Negative Health Impacts: Mood Disorders, Sleep Disorders, Depression, Job Loss, Domestic Violence, Anxiety

Air Quality/Emissions

Negative Impacts: Particulate Matter, Fugitive Dust, Known VOCs, Medical Waste, Medical Radioactive Waste, Hauling Debris, Concrete Lime Dust

Negative Health Impacts: Developmental Delays, Asthma, COPD, Shortening of Lifespan, Cancer, Alzheimer's, Child-onset Alzheimer's, Breast Cancer, Elderly & Child Pulmonary Disease, Bladder Cancer, Neuroinflammation

Land Use

Negative Impacts: Inconsistency with Surrounding Land Uses, Environmental Injustice, Economic Injustice

Negative Health Impacts: Acute Stress, Chronic Stress, Diminished Health and Nutrition from Reduced Housing Values

Noise

Negative Impacts: Construction Noise, Construction Vibration, Construction Traffic, Intermittent Noise, Operational Noise, Parking Ramp Noise, Special Event Noise, Maintenance Noise, Intermittent Education Interruptions at Towers Elementary, Violation of Towers Student ADA IEP and 504 Plans

Negative Health Impacts: Mood Disorders, Sleep Disorders, Depression, Job Loss, Domestic Violence, Anxiety, Cardiovascular Disease, Stroke, Cognitive Delay

Recreation

Negative Impacts: Shading/Shadowing of Towers Elementary fields, Shading Shadowing of Residential Uses

Negative Health Impacts: Mood Disorders, Sleep Disorders, Depression, Job Loss, Domestic Violence, Anxiety, Cardiovascular Disease, Stroke, Obesity

Traffic

Negative Impacts: Safety, Emissions, Delays, Noise, Vibration, Intermittent Education Interruptions at Towers Elementary, Violation of Towers Student ADA IEP and 504 Plans

Negative Health Impacts: Mood Disorders, Sleep Disorders, Depression, Job Loss, Domestic Violence, Anxiety, Cardiovascular Disease, Stroke, Cognitive Delay, Increased Accidental Injury and Death Rates, Chronic Stress to Commuters and Residents, Breast Cancer, Elderly & Child Pulmonary Disease

PEER REVIEWED STUDIES OF BCHD NEGATIVE HEALTH IMPACTS

The Following are the Peer-Reviewed Health Damages from the BCHD Development Induced Negative Impacts:

Chronic Stress

Citations (representative, non-exhaustive):

<https://www.bluezones.com/2019/05/how-stress-makes-us-sick-and-affects-immunity-inflammation-digestion/>

<https://www.bluezones.com/2012/03/maximize-health-and-longevity-using-these-stress-management-strategies/>

<https://americanbrainsociety.org/stress-the-silent-killer/>

Blue Zones, a vendor of BCHD that BCHD spent over \$2M with, recognizes chronic stress as the silent killer. <https://easyreadernews.com/lockdown-lessons-blue-zones-founder-dan-buettner-on-how-to-make-use-of-staying-at-home/>

Noise Impacts Leading to Chronic Stress Health Damages

The following references present peer-reviewed research between noise, chronic stress and negative health impacts. Clearly BCHD as a so-called premiere health agency is required to recognize and mitigate the impacts of chronic stress.

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5898791/>

The Adverse Effects of Environmental Noise Exposure on Oxidative Stress and Cardiovascular Risk
Epidemiological studies have provided evidence that traffic noise exposure is linked to cardiovascular diseases such as arterial hypertension, myocardial infarction, and stroke.

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC1568850/>

Noise and stress: a comprehensive approach.

The thesis of this paper is that research upon, and efforts to prevent or minimize the harmful effects of noise have suffered from the lack of a full appreciation of the ways in which humans process and react to sound.

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2996188/>

Noise and Quality of Life

The psychological effects of noise are usually not well characterized and often ignored. However, their effect can be equally devastating and may include hypertension, tachycardia, increased cortisol release and increased physiologic stress.

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4873188/>

Noise Annoyance Is Associated with Depression and Anxiety in the General Population

<https://pubmed.ncbi.nlm.nih.gov/15070524/>

Health effects caused by noise: evidence in the literature from the past 25 years

For an immediate triggering of protective reactions (fight/flight or defeat reactions) the information conveyed by noise is very often more relevant than the sound level. It was shown recently that the first and fastest signal detection is mediated by a subcortical area - the amygdala. For this reason even during sleep the noise from aeroplanes or heavy goods vehicles may be categorised as danger signals and induce the release of stress hormones. In accordance with the noise stress hypothesis, chronic stress

hormone dysregulations as well as increases of established endogenous risk factors of ischaemic heart diseases have been observed under long-term environmental noise exposure. Therefore, an increased risk of myocardial infarction is to be expected.

Traffic Impacts Leading to Chronic Stress Health Damages From Emissions and Noise

<https://pubmed.ncbi.nlm.nih.gov/29936225/>

Chronic traffic noise stress accelerates brain impairment and cognitive decline

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC7503511/>

Traffic Noise and Mental Health: A Systematic Review and Meta-Analysis

Public policies to reduce environmental traffic noise might not only increase wellness (by reducing noise-induced annoyance), but might contribute to the prevention of depression and anxiety disorders

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2535640/>

Traffic-Related Air Pollution and Stress: Effects on Asthma

Acute and chronic stress produce substantively different physiologic sequelae. Acute stress can induce bronchodilation with elevated cortisol (possibly masking short-term detrimental respiratory effects of pollution), whereas chronic stress can result in cumulative wear and tear (allostatic load) and suppressed immune function over time, increasing general susceptibility

<https://pubmed.ncbi.nlm.nih.gov/18629323/>

Chronic traffic-related air pollution and stress interact to predict biologic and clinical outcomes in asthma

The physical and social environments interacted in predicting both biologic and clinical outcomes in children with asthma, suggesting that when pollution exposure is more modest, vulnerability to asthma exacerbations may be heightened in children with higher chronic stress.

Sirens/Emergency Vehicles Impacts Leading to Chronic Stress Health Damages and PTSD

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4918669/>

The acute physiological stress response to an emergency alarm and mobilization during the day and at night

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC6540098/>

Impact of Stressful Events on Motivations, Self-Efficacy, and Development of Post-Traumatic Symptoms among Youth Volunteers in Emergency Medical Services

Chronic Stress Impacts on the Brain

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5573220/>

Neurobiological and Systemic Effects of Chronic Stress

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5579396/>

The Impact of Stress on Body Function

Sleep and Related Mental Health Disorders

Causes (includes but not limited to): sources of excess nighttime lighting, including but not limited to signage, security lighting, building window lighting, emergency vehicles, and reflected glare.

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4863221/>

Increased Traffic Induced Safety Hazards

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC6823720/>

Road traffic safety: An analysis of the cross-effects of economic, road and population factors

https://www.cdc.gov/motorvehiclesafety/pedestrian_safety/index.html

Pedestrian Safety

<http://www.tandfonline.com/doi/abs/10.1080/17457300.2010.517321>

Older adult pedestrian injuries in the United States: causes and contributing circumstances.

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4656869/>

Pedestrian injuries in children: who is most at risk?

<https://pubmed.ncbi.nlm.nih.gov/23684342/>

Effect of nocturnal road traffic noise exposure and annoyance on objective and subjective sleep quality

Increased Traffic Induced Emissions Health Hazards

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2844969/>

Cardiovascular health and particulate vehicular emissions: a critical evaluation of the evidence

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4129915/>

Air pollution and detrimental effects on children's brain. The need for a multidisciplinary approach to the issue complexity and challenges

<https://ehp.niehs.nih.gov/doi/10.1289/ehp299>

Multiple Threats to Child Health from Fossil Fuel Combustion: Impacts of Air Pollution and Climate Change

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4311079/>

Adverse effects of outdoor pollution in the elderly

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5559575/>

Psychological Impact of Vehicle Exhaust Exposure

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5920433/>

Function of PM_{2.5} in the pathogenesis of lung cancer and chronic airway inflammatory diseases

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC6157824/>

Outdoor particulate matter (PM₁₀) exposure and lung cancer risk in the EAGLE study

<https://pubmed.ncbi.nlm.nih.gov/15668476/>

Breast cancer risk and exposure in early life to polycyclic aromatic hydrocarbons using total suspended particulates as a proxy measure

Increased Construction and Ongoing Delivery Vehicle Diesel Emissions

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4894930/>

Diesel exhaust: current knowledge of adverse effects and underlying cellular mechanisms

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5976105/>

Diesel, children and respiratory disease

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5123782/>

Bladder cancer and occupational exposure to diesel and gasoline engine emissions

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3102559/>

Pulmonary effects of inhaled diesel exhaust in aged

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3423304/>

Health effects research and regulation of diesel exhaust: an historical overview focused on lung cancer risk (INCLUDES SCHOOL CHILDREN)

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5920433/>

Function of PM_{2.5} in the pathogenesis of lung cancer and chronic airway inflammatory diseases

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC6157824/>

Outdoor particulate matter (PM₁₀) exposure and lung cancer risk in the EAGLE study

<https://pubmed.ncbi.nlm.nih.gov/15668476/>

Breast cancer risk and exposure in early life to polycyclic aromatic hydrocarbons using total suspended particulates as a proxy measure

Increased PM_x Particulates from All BCHD Sources

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4740125/>

The impact of PM_{2.5} on the human respiratory system (INCLUDES CHILD ASTHMA)

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5017593/>

How air pollution alters brain development: the role of neuroinflammation (INCLUDES IMPACTS ON SCHOOL CHILDREN)

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5920433/>

Function of PM_{2.5} in the pathogenesis of lung cancer and chronic airway inflammatory diseases

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC6157824/>

Outdoor particulate matter (PM₁₀) exposure and lung cancer risk in the EAGLE study

<https://pubmed.ncbi.nlm.nih.gov/15668476/>

Breast cancer risk and exposure in early life to polycyclic aromatic hydrocarbons using total suspended particulates as a proxy measure

<https://ehp.niehs.nih.gov/doi/full/10.1289/EHP4434>

Prenatal Exposure to PM_{2.5} and Cardiac Vagal Tone during Infancy: Findings from a Multiethnic Birth Cohort

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4515716/>

PM2.5 and Cardiovascular Diseases in the Elderly: An Overview

<https://pubmed.ncbi.nlm.nih.gov/27567860/>

Cerebrospinal Fluid Biomarkers in Highly Exposed PM2.5 Urbanites: The Risk of Alzheimer's and Parkinson's Diseases in Young Mexico City Residents

Base and Increased Emergency Vehicle Noise

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3915252/>

Fighting Noise Pollution: A Public Health Strategy

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3915267/>

Environmental Noise Pollution in the United States: Developing an Effective Public Health Response

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4918669/>

The acute physiological stress response to an emergency alarm and mobilization during the day and at night

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5898791/>

The Adverse Effects of Environmental Noise Exposure on Oxidative Stress and Cardiovascular Risk

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3502302/>

Experimental Chronic Noise

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC6735857/>

Effects of traffic noise exposure on corticosterone, glutathione and tonic immobility

<https://ehp.niehs.nih.gov/doi/pdf/10.1289/ehp.00108s1123>

Noise Exposure and Public Health

Window Glare Health Damages

<https://www.ncbi.nlm.nih.gov/books/NBK218977/>

Light and Glare

<https://global.ctbuh.org/resources/papers/download/2100-when-buildings-attack-their-neighbors-strategies-for-protecting-against-death-rays.pdf>

Facade Design

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3972772/>

Disability Glare in the Aging Eye.

<https://www.researchgate.net/>

Investigation on Visual Discomfort Caused by Reflected Sunlight on Specular Building Facades

Shading/Shadowing Impacts

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2290997/>

Benefits of Sunlight: A Bright Spot for Human Health

<https://pubmed.ncbi.nlm.nih.gov/26098394/>

Sunlight and Vitamin D: Necessary for Public Health

<https://www.nrel.gov/docs/fy02osti/30769.pdf>

A Literature Review of the Effects of Natural Light on Building Occupants

<https://www.tandfonline.com/doi/full/10.1080/13574809.2018.1472523>

Place value: place quality and its impact on health, social, economic and environmental outcomes

Night Time Lighting (Signs, Parking Lots, Reflective Glare)

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2974685/>

Artificial Lighting as a Vector Attractant and Cause of Disease Diffusion

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2627885/>

Switch On the Night: Policies for Smarter Lighting

<https://pubmed.ncbi.nlm.nih.gov/26179558/>

Is part-night lighting an effective measure to limit the impacts of artificial lighting on bats?

<https://pubmed.ncbi.nlm.nih.gov/25526564/>

Protecting the melatonin rhythm through circadian healthy light exposure

<https://www.nih.gov/news-events/news-releases/outdoor-light-linked-teens-sleep-mental-health>

Outdoor light linked with teens' sleep and mental health (Teen Sleep Disorders) excess night lighting from signage,

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2974685/>

Artificial Lighting as a Vector Attractant and Cause of Disease Diffusion

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2627885/>

Switch On the Night: Policies for Smarter Lighting

<https://pubmed.ncbi.nlm.nih.gov/26179558/>

Is part-night lighting an effective measure to limit the impacts of artificial lighting on bats?

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Protecting the melatonin rhythm through circadian healthy light exposure

<https://www.nih.gov/news-events/news-releases/outdoor-light-linked-teens-sleep-mental-health>

Outdoor light linked with teens' sleep and mental health (Teen Sleep Disorders)

Negative Impacts of Operational Noises

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3531357/>

Noise Levels Associated with Urban Land Use (Health Impacts)

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3971384/>

Cardiovascular effects of environmental noise exposure

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC6068638/>

A Multilevel Analysis of Perceived Noise Pollution

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3988259/>

Auditory and non-auditory effects of noise on health

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4608916/>

Environmental noise and sleep disturbances: A threat to health

<https://pubmed.ncbi.nlm.nih.gov/23684342/>

Effect of nocturnal road traffic noise exposure and annoyance on objective and subjective sleep quality

Increased Crime from Development, Construction, and the Unhoused

<https://spectrumnews1.com/ca/la-west/news/2019/05/07/crime-among-the-homeless-explodes-in-los-angeles>

Crime Rate Among Homeless Skyrockets in Los Angeles

<https://popcenter.asu.edu/content/homeless-encampments-0>

The Problem of Homeless Encampments

<https://xtown.la/2020/06/23/homeless-crime-los-angeles/>

The number of homeless crime victims and suspects outpaces rise in homeless population

Health Impacts in Flagler Alley

<https://spectrumnews1.com/ca/la-west/news/2019/05/07/crime-among-the-homeless-explodes-in-los-angeles>

Crime Rate Among Homeless Skyrockets in Los Angeles

<https://popcenter.asu.edu/content/homeless-encampments-0>

The Problem of Homeless Encampments

<https://xtown.la/2020/06/23/homeless-crime-los-angeles/>

The number of homeless crime victims and suspects outpaces rise in homeless population

Fugitive Dust from Construction

<https://www3.epa.gov/ttn/chief/ap42/ch13/final/c13s02.pdf>

Fugitive Dust Sources

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5920433/>

Function of PM_{2.5} in the pathogenesis of lung cancer and chronic airway inflammatory diseases

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC6157824/>

Outdoor particulate matter (PM₁₀) exposure and lung cancer risk in the EAGLE study

<https://pubmed.ncbi.nlm.nih.gov/15668476/>

Breast cancer risk and exposure in early life to polycyclic aromatic hydrocarbons using total suspended particulates as a proxy measure

Construction Noise Impacts

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4608916/>

Environmental noise and sleep disturbances: A threat to health

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC6068638/>

A Multilevel Analysis of Perceived Noise Pollution

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3988259/>

Auditory and non-auditory effects of noise on health

<https://pubmed.ncbi.nlm.nih.gov/23684342/>

Effect of nocturnal road traffic noise exposure and annoyance on objective and subjective sleep quality

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3162363>

Environmental Stressors: The Mental Health Impacts of Living Near Industrial Activity

Asbestos Poisoning Impacts

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4202766/>

Asbestos Exposure among Construction Workers During Demolition

<https://www.sokolovelaw.com/blog/buildings-demolished-without-asbestos-abatement/>

Can Buildings Be Demolished Safely Without Asbestos Abatement?

<https://www.epa.gov/sites/production/files/2016-07/documents/453-b-16-002a.pdf>

Guidelines for Enhanced Management of Asbestos in Water at Ordered Demolitions

https://www.epa.gov/sites/production/files/2017-06/documents/asbestos_scope_06-22-17.pdf

Scope of Risk Evaluation

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5036735/>

GHG and Asbestos

https://www.niehs.nih.gov/health/assets/docs_f_o/

[homeowners and renters guide to asbestos cleanup after disasters 508.pdf](#)

Homeowners guide to asbestos cleanup

Water Runoff Construction and Continuing Operations

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5954058/>

Evaluation of the impact of construction products on the environment by leaching of possibly hazardous substances

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC1448005/>

Public Health Effects of Inadequately Managed Stormwater Runoff

<https://pubmed.ncbi.nlm.nih.gov/21902038/>

Leaching of additives from construction materials to urban storm water runoff

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4149883/>

Storm water contamination

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC1862721/>

The challenge posed to children's health by mixtures of toxic waste

Negative Impacts of Reduced Privacy

<https://www.aia.org/pages/22356-designing-for-invisible-injuries-an-explorat?tools=true>

Designing for Invisible Injuries

<https://bridgehousing.com/PDFs/TICB.Paper5.14.pdf>

Trauma Informed Community Building

Cardiovascular Risk from Noise

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3971384/>

Cardiovascular effects of environmental noise exposure

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5898791/>

The Adverse Effects of Environmental Noise Exposure on Oxidative Stress and Cardiovascular Risk

<https://ehp.niehs.nih.gov/doi/pdf/10.1289/ehp.00108s1123>

Noise Exposure and Public Health

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC6078840/>

The acute effect of exposure to noise on cardiovascular parameters in young adults

Blue Zones (Dan Buettner/BCHD) Damages from Stress/Chronic Stress

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC6125071/>

Dan Buettner - Blue Zones Lessons From the World's Longest Lived

"Stress leads to chronic inflammation, associated with every major age-related disease"

<https://www.bluezones.com/2019/05/how-stress-makes-us-sick-and-affects-immunity-inflammation-digestion/>

How Stress Makes Us Sick

<https://www.bluezones.com/2012/03/maximize-health-and-longevity-using-these-stress-management-strategies/>

Stress Management Strategies

<https://www.bluezones.com/2018/01/20-habits-healthier-happier-life/>

Avoid Chronic Stress

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC1568850/>Noise and Stress: A comprehensive approach
impaired cognitive function/

Noise and Stress: A comprehensive approach

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3162363/>

Environmental Stressors: The Mental Health Impacts of Living Near Industrial Activity

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2535640/>

Traffic-related Air Pollution and Chronic Stress: Effects on Asthma

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3222511/>

Critical Biological Pathways for Chronic Psychosocial Stress

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:21 PM
To: Meisinger, Nick
Subject: Fw: Inappropriate use of Leq for 85dB + Intermittent Noises

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Saturday, May 29, 2021 4:11 PM
To: EIR <eir@bchd.org>
Subject: Inappropriate use of Leq for 85dB + Intermittent Noises

Per the City of LA, a reputable source, "For intermittent noise sources, the maximum noise level (Lmax) is normally used to represent the maximum noise level measured during the measurement. Maximum and minimum noise levels, as compared to the Leq, are a function of the characteristics of the noise source."

BCHD attempts to average away the damages of loud equipment and trucks, especially on Towers Students by smoothing out the intermittent noises via Leq.

MN94-1 BCHD DEIR errs when it fails to consider the Lmax impacts of intermittent 85dB trucks and other louder noises from construction on neighbors and especially on Towers Elementary School, where peer-reviewed studies (already filed as comments to the DEIR) are clear that intermittent noises cause cognitive delay and interrupt learning. Also, intermittent noise violates many ADA IEPs and 504 plans of students at Towers Elementary by denying their rights to a distraction free learning environment.

Clearly, as per peer-reviewed studies, the intermittent noise will have stress, education, cardiovascular and other medically significant negative impacts on the community,

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:22 PM
To: Meisinger, Nick
Subject: Fw: DEIR Comment

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Tuesday, June 1, 2021 12:12 PM
To: EIR <eir@bchd.org>
Subject: DEIR Comment

BCHD existing outdoor lighting is in violation of AMA guidelines. Despite repeated attempts, BCHD refuses to consider the negative health impacts of its excess outdoor night time lighting.

No health analysis of the negative impacts is presented in the DEIR. Therefore, the DEIR is defective, must be remedied, and recirculated.

Reference: AMA

<https://www.ama-assn.org/sites/ama-assn.org/files/corp/media-browser/public/about-ama/councils/Council%20Reports/council-on-science-public-health/a16-csaph2.pdf>

MN95-1

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:24 PM
To: Meisinger, Nick
Subject: Fw: Public Comment on DEIR

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Tuesday, June 1, 2021 6:10 PM
To: EIR <eir@bchd.org>
Subject: Public Comment on DEIR

The DEIR contains no analysis of the ongoing potential impacts of Covid or its successor on multi patient rooms, such as memory care. Despite vaccinations, any future facility must have a thorough analysis and mitigation plan for pandemics, especially one that is being fronted by a Health District.

The following is a contemporary reference to the current problems from AP, as of June 1 2021.

<https://news.yahoo.com/despite-vaccines-nursing-homes-struggle-175307895.html>

The DEIR is therefore defective, must be modified and recirculated.

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:24 PM
To: Meisinger, Nick
Subject: Fw: DEIR Comments

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Tuesday, June 1, 2021 6:28 PM
To: EIR <eir@bchd.org>
Subject: DEIR Comments

BCHD DEIR fails to recognize that BCHDs use of the C-2 is unlawful based on C-2 zoning. According to BCHDs own internal documents, mixed use is prohibited and the total building allowance is less than 8800 sqft. The DEIR errs in its failure to capture, analyze, and recognize this fatal error. The DEIR is defective, must be remediated and recirculated.



Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:24 PM
To: Meisinger, Nick
Subject: Fw: DEIR Comment

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Tuesday, June 1, 2021 7:06 PM
To: EIR <eir@bchd.org>
Subject: DEIR Comment

BCHD proposed project is defective and fails to meet the guiding principles of the project. BCHD provided the following graphic to the CWG, recognizing the damaging impacts of the campus on the surrounding neighborhood and codified perimeter parking as a mitigation. That mitigation does not appear in the DEIR.

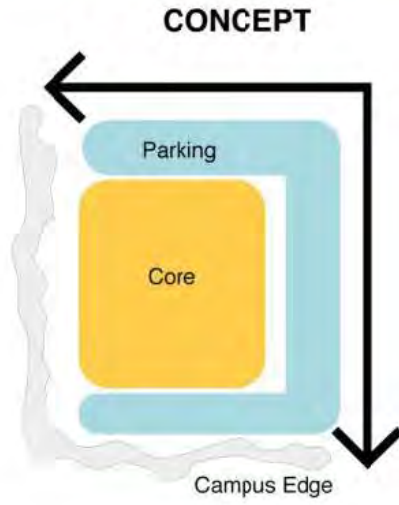
The DEIR is defective, fails to meet the stated principles of the project, must be remediated and recirculated.

From BCHD:

Healthy Living Campus Project: Guiding Principles

- Develop community for older adults
- Create integrated hub of well-being
- Incorporate Blue Zones Project concepts
- Focus on emerging technologies and innovation
- Grow the enterprise to support the mission
- Actively engage community/stakeholders
- Prioritize environmental sustainability and accessibility
- Create open/green space by shifting parking to the perimeter

Healthy Living Campus Parking Approach



Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:25 PM
To: Meisinger, Nick
Subject: Fw: BCHD delinquency in CPRA Responses has prevented the intelligent participation of the public in the DEIR

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Wednesday, June 2, 2021 11:33 AM
To: EIR <eir@bchd.org>; PRR <PRR@bchd.org>
Subject: BCHD delinquency in CPRA Responses has prevented the intelligent participation of the public in the DEIR

According to BCHDs May 2021 Board Meeting file, BCHD is delinquent 90-days or more on over 80 CPRA requests. BCHD is delinquent 1 full year on 23 requests. Clearly, BCHD cannot argue that allowing a full year did not provide reasonable time, and therefore, BCHD is acting willfully.

Through this willful act of withholding public information, BCHD has deliberately undermined the public's right to intelligent participation in the CEQA process.

This serves as legal notice and a comment into the DEIR public record.



Live Well. Health Matters.

Request Closed, Open & Withdrawn by Month				
Month	Closed	Open	Withdrawn	Total
Jan-20	14	0		14
Feb-20	3	0		3
Mar-20	1	0	1	2
Apr-20	8	0		8
May-20	36	0		36
Jun-20	112	23	1	136
Jul-20	17	0		17
Aug-20	13	1		14
Sep-20	69	8	11	88
Oct-20	51	0	9	60
Nov-20	52	5	6	63
Dec-20	33	7		40
Jan-21	26	6		32
Feb-21	14	19		33
Mar-21	19	20		39
Apr-21	23	17		40
May-21		12		12
TOTAL	491	118	28	637
% of Total	77%	19%	4%	100%

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:32 PM
To: Meisinger, Nick
Subject: Fw: Comment

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Friday, June 4, 2021 6:06 PM
To: EIR <eir@bchd.org>
Subject: Comment

MN100-1

The DEIR analysis of GHGs is defective. BCHDs preferred building material is concrete, with a high carbon content. No where does BCHD compute, account for, or mitigate the GHG from its concrete construction.

It is well known that "Concrete currently accounts for about 8 percent of the carbon dioxide being emitted into the atmosphere, dwarfing the aviation industry's contribution of 2.5 percent. Concrete's contribution of CO2 is comparable to the entire agriculture industry, which is responsible for 9 percent of carbon emissions." As such, it is a very, very significant problem.

BCHD DEIR is defective, must be remediated, and recirculated to include the full impact of building materials to GHGs, including disposal GHG generation.

Current reference: <https://www.ecori.org/climate-change/2019/10/4/global-warming-has-a-co2ncrete-problem>

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:32 PM
To: Meisinger, Nick
Subject: Fw: Comment - Aesthetic impacts

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Friday, June 4, 2021 7:25 PM
To: EIR <eir@bchd.org>
Subject: Comment - Aesthetic impacts

MN101-1 The DEIR is defective as BCHD failed to conduct both sufficient and appropriate KVL analysis. Based on hedonic models
MN101-2 and economics, visible commercial development has a negative impact on housing values as a result of the aesthetic
MN101-3 impact. This implies that the preferences and utility of surrounding homeowners are negatively impacted by tall
structures, especially 133 feet above the surrounding neighborhoods. BCHD has shirked both prior lead agency roles for
the 510 and 520 building and has no experience nor pre-existing written evaluation criteria. It is both unfair to
surrounding neighborhoods and against CEQA to fail to utilize pre-existing local standards for evaluation. BCHD is
preventing intelligent participation by failing to provide adequate and correct analysis for review.

MN101-4 One of many references is:
Environmental Economics and Policy 7th Edition
by Lynne Lewis (Author), Thomas H. Tietenberg (Author)

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:33 PM
To: Meisinger, Nick
Subject: Fw: DEIR Comment

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Saturday, June 5, 2021 5:23 PM
To: EIR <eir@bchd.org>
Subject: DEIR Comment

MN102-1 | BCHDs DEIR failed to include analysis that correlated negative health impacts with the project's air pollutant emissions, aesthetic shading/sunblocking impacts, aesthetic night time lighting impacts, constant noise impacts, aesthetic glare impacts, intermittent noise impacts, cognitive delays, educational impacts at Towers Elementary, denial of student ADA right, recreation reduction at Towers Elementary fields, increased EMF and other electrical risks from the 4kV substation, toxic water runoff impacts, traffic safety/exhaust/noise impacts, or any other impact. BCHD DEIR is devoid of any all correlations to health impacts and therefore failed to proceed in the manner required by law.

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:33 PM
To: Meisinger, Nick
Subject: Fw: Public Comment - Failure of DEIR to incorporate health damages

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Saturday, June 5, 2021 5:01 PM
To: EIR <eir@bchd.org>
Subject: Public Comment - Failure of DEIR to incorporate health damages

In my comments, I have provided a litany of peer-reviewed research that demonstrates the mental and physical health impacts from BCHD proposed construction and 50-100 years of continued operation. BCHD provided NO ANALYSIS WHATSOEVER of health impacts in its DEIR, and therefore the DEIR is defective.

MN103-1 Providing NO DISCUSSION of cardiovascular, pulmonary, mental health, brain stem accumulation of PMx in children, and the myriad of other ignored health impacts cannot be construed as "a reasonable effort to substantively connect a project's air quality impacts to likely health consequences." The decision, *Sierra Club v. County of Fresno, Cal. Supreme Court Case No. S219783* (Dec. 24, 2018), makes clear that EIRs must contain clear and detailed discussion of impact significance determinations, and in particular must explain the nature and magnitude of significant impacts." BCHDs failures run from the negative impacts of intermittent noise, to the negative impacts of excess night time lighting, to the negative impacts of constant construction noise, to the negative health impacts of additional PMx releases, etc. All are heavily documented in my comments and all must be discussed and mitigated.

The defective DEIR must be remedied and recirculated. The California Supreme Court decision is referenced below.

MN103-3 "In an important CEQA case, the California Supreme Court ruled that courts reviewing claims that an Environmental Impact Report (EIR) inadequately discusses environmental impacts must determine whether the EIR "includes sufficient detail" to support informed decisionmaking and public participation. The court also held an EIR must make "a reasonable effort to substantively connect a project's air quality impacts to likely health consequences." The decision, *Sierra Club v. County of Fresno, Cal. Supreme Court Case No. S219783* (Dec. 24, 2018), makes clear that EIRs must contain clear and detailed discussion of impact significance determinations, and in particular must explain the nature and magnitude of significant impacts."

<https://www.meyersnave.com/ca-supreme-court-establishes-ceqa-rules-eirs-discussion-health-effects/>

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:33 PM
To: Meisinger, Nick
Subject: Fw: CPRA - Correlated Health Impacts from BCHD DEIR

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Saturday, June 5, 2021 5:24 PM
To: PRR <PRR@bchd.org>
Cc: EIR <eir@bchd.org>
Subject: CPRA - Correlated Health Impacts from BCHD DEIR

MN104-1 Provide all documents demonstrating that BCHD conducted correlations between health damages and its potential and actual negative environmental impacts, including but not limited to: the project's air pollutant emissions, aesthetic shading/sunblocking impacts, aesthetic night time lighting impacts, constant noise impacts, aesthetic glare impacts, intermittent noise impacts, cognitive delays, educational impacts at Towers Elementary, denial of student ADA right, recreation reduction at Towers Elementary fields, increased EMF and other electrical risks from the 4kV substation, toxic water runoff impacts, traffic safety/exhaust/noise impacts, or any other impact.

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:35 PM
To: Meisinger, Nick
Subject: Fw: CPRA and DEIR Comment

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Sunday, June 6, 2021 10:22 PM
To: EIR <eir@bchd.org>; PRR <PRR@bchd.org>
Subject: CPRA and DEIR Comment

DEIR Comment - The DEIR traffic analysis is defective and fails to meet the City of Redondo request. The DEIR does not consider the impacts of the BCHD 103-foot, 800,000 sqft complex development with 1) Flagler 1 way north and 2) Flagler closed at Beryl.

PRR - Provide all traffic analyses of 1) Flager 1 way north and 2) Flager closed at Beryl for the March 2021 DEIR

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:37 PM
To: Meisinger, Nick
Subject: Fw: Public Comments on BCHD HLC Project DEIR with copies to Responsible Agencies

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Monday, June 7, 2021 4:04 PM
To: EIR <eir@bchd.org>
Subject: Fwd: Public Comments on BCHD HLC Project DEIR with copies to Responsible Agencies

DEIR Comments on Health Damages from BCHD Proposed Project

----- Forwarded message -----

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Date: Tue, Oct 20, 2020 at 10:57 AM
Subject: Public Comments on BCHD HLC Project DEIR with copies to Responsible Agencies
To: Communications <communications@bchd.org>, EIR <eir@bchd.org>, <CityClerk@torranceca.gov>, <cityclerk@redondo.org>
Cc: Brandy Forbes <brandy.forbes@redondo.org>, Judy Rae <easyreader@easyreadernews.com>, Lisa Jacobs <lisa.jacobs@tbrnews.com>

October 19, 2020

BCHD Board of Directors (Public Comment), communications@bchd.org
City of Redondo Beach Mayor and Council (Public Comment), cityclerk@redondo.org
City of Torrance Mayor and Council (Public Comment), cityclerk@torranceca.gov
BCHD EIR Team, EIR@bchd.org

SUBJECT: BCHD Draft EIR Input and Required Analysis Parameters

To whom it may concern:

Beach Cities Health District (BCHD) clearly asserts in its FAQs: **"False Claim: BCHD has harmed the surrounding community for 60 years."** If that statement is a "False Claim", then BCHD is unequivocally denying it has caused damages. There is no other reasonable interpretation. BCHD, in later FAQs emailed from the CEO, contradicted its earlier FAQ and stated: **"False Claim: BCHD asserts that it has never damaged the surrounding neighborhoods."** Clearly, BCHD did deny it damaged the surrounding neighborhoods earlier in its own FAQs, yet it seems to have made a calculation that no one would place its two, mutually exclusive claims side-by-side.

Due to BCHDs apparent confusion and/or lack of candor, the public comments that follow are targeted at the BCHD HLC DEIR and BCHDs obligation to protect surrounding neighborhoods for inclusion in the BCHD Board record, the EIR record and the Torrance and Redondo Beach City Council as public comments. Both

MN106-1 (cont.) Torrance and Redondo Beach have roles as CEQA Responsible Agencies and also as agencies with discretionary authority over the project.

BCHD AND SBHD HAVE A 60 YEAR HISTORY OF NEIGHBORHOOD DAMAGE

MN106-2 For over 60 years, BCHD and South Bay Hospital District (SBHD) before it have damaged the surrounding neighborhoods with excavation and hauling; construction traffic, worker commuting, and heavy trucking; 510 and 520 medical office building construction; room additions to the 514 building; excess traffic and related safety hazards; excess tailpipe exhaust, including carbon monoxide, nitrogen oxides, ozone, tetraethyl lead, and long chain hydrocarbons; excess PM2.5 and PM10 particulates; excess site noise; excess emergency vehicle traffic with lights and sirens; excess outdoor nighttime lighting from signage and parking lots lights; daytime shadows; restricted sunlight; reflections; localized heat islanding; neighborhood privacy invasion; neighborhood chronic stress (Bluezones "silent killer"); environmental injustice; economic injustice; reduced housing prices; negative externalities; and a host of other negative impacts. Each of these has peer-reviewed negative health impacts and studies are included.

BCHD CEO WAS DIRECTED TO INCLUDE PUBLIC COMMENTS IN THE DEIR ANALYSIS

MN106-3 In its July 22, 2020 Board Meeting, the Board directed the CEO to assure that comments on the DEIR and HLC project would be provided to the EIR team and included in the forthcoming DEIR. This is a comment and DEIR and contains analyses to be included in the DEIR by BCHD due both to CEQA and BCHD special status as a health district with a special obligation to do no harm to the surrounding neighborhoods with its operations.

THIS REQUEST POSES NO BURDEN ON BCHD BASED ON ITS PRIOR COMMUNICATIONS

MN106-4 BCHD has asserted to the Redondo Beach City Attorney that this HLC project "Clearly ... has significant benefits to Redondo Beach residents." BCHD represented to a public official "clearly" (meaning beyond a reasonable doubt) the residents of Redondo Beach will have "significant" (meaning exceptional and notable) benefits. The claim was made February 15, 2019 in writing by BCHD counsel. So either BCHD lied to a public official, or, it has the facts needed beyond a reasonable doubt to demonstrate its proposed benefits and damages, and BCHD has had those facts since earlier than February 2019 when it made the claim to the City Attorney of Redondo Beach.

A NON-EXHAUSTIVE LIST OF DAMAGES REQUIRED FOR ASSESSMENT BY BCHD

The surrounding neighborhoods including Beryl Heights and Towers Elementary schools have suffered from many environmental and economic injustices and negative externalities for over 60 years caused directly by SBHD and BCHD. The impacts and damages caused by continued operations of BCHD, and proposed campus over-development that must be analyzed and quantified include but are not limited to the following elderly, adult, teen, child and general population impact as supported by peer-reviewed, evidence-based journal research:

MN106-5 **excess traffic-induced safety hazards,**

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC6823720/>

Road traffic safety: An analysis of the cross-effects of economic, road and population factors

https://www.cdc.gov/motorvehiclesafety/pedestrian_safety/index.html

Pedestrian Safety

<http://www.tandfonline.com/doi/abs/10.1080/17457300.2010.517321>

Older adult pedestrian injuries in the United States: causes and contributing circumstances.

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4656869/>

Pedestrian injuries in children: who is most at risk?

<https://pubmed.ncbi.nlm.nih.gov/23684342/>

Effect of nocturnal road traffic noise exposure and annoyance on objective and subjective sleep quality

MN106-6 **excess traffic-induced ground level tailpipe pollution,**

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2844969/>

Cardiovascular health and particulate vehicular emissions: a critical evaluation of the evidence

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4129915/>

Air pollution and detrimental effects on children's brain. The need for a multidisciplinary approach to the issue complexity and challenges

<https://ehp.niehs.nih.gov/doi/10.1289/ehp299>

Multiple Threats to Child Health from Fossil Fuel Combustion: Impacts of Air Pollution and Climate Change

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4311079/>

Adverse effects of outdoor pollution in the elderly

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5559575/>

Psychological Impact of Vehicle Exhaust Exposure

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5920433/>

Function of PM_{2.5} in the pathogenesis of lung cancer and chronic airway inflammatory diseases

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC6157824/>

Outdoor particulate matter (PM₁₀) exposure and lung cancer risk in the EAGLE study

<https://pubmed.ncbi.nlm.nih.gov/15668476/>

Breast cancer risk and exposure in early life to polycyclic aromatic hydrocarbons using total suspended particulates as a proxy measure

excess delivery vehicle diesel fuel emissions,

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4894930/>

Diesel exhaust: current knowledge of adverse effects and underlying cellular mechanisms

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5976105/>

Diesel, children and respiratory disease

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5123782/>

Bladder cancer and occupational exposure to diesel and gasoline engine emissions

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3102559/>

Pulmonary effects of inhaled diesel exhaust in aged

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3423304/>

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3423304/>

Health effects research and regulation of diesel exhaust: an historical overview focused on lung cancer risk (INCLUDES SCHOOL CHILDREN)

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5920433/>

Function of PM_{2.5} in the pathogenesis of lung cancer and chronic airway inflammatory diseases

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC6157824/>

Outdoor particulate matter (PM₁₀) exposure and lung cancer risk in the EAGLE study

<https://pubmed.ncbi.nlm.nih.gov/15668476/>

Breast cancer risk and exposure in early life to polycyclic aromatic hydrocarbons using total suspended particulates as a proxy measure

excess PM_x particulates,

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4740125/>

The impact of PM_{2.5} on the human respiratory system (INCLUDES CHILD ASTHMA)

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5017593/>

How air pollution alters brain development: the role of neuroinflammation (INCLUDES IMPACTS ON SCHOOL CHILDREN)

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5920433/>

Function of PM_{2.5} in the pathogenesis of lung cancer and chronic airway inflammatory diseases

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC6157824/>

Outdoor particulate matter (PM₁₀) exposure and lung cancer risk in the EAGLE study

MN106-6
(cont.)

<https://pubmed.ncbi.nlm.nih.gov/15668476/>

Breast cancer risk and exposure in early life to polycyclic aromatic hydrocarbons using total suspended particulates as a proxy measure

<https://ehp.niehs.nih.gov/doi/full/10.1289/EHP4434>

Prenatal Exposure to PM2.5 and Cardiac Vagal Tone during Infancy: Findings from a Multiethnic Birth Cohort

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4515716/>

PM2.5 and Cardiovascular Diseases in the Elderly: An Overview

<https://pubmed.ncbi.nlm.nih.gov/27567860/>

Cerebrospinal Fluid Biomarkers in Highly Exposed PM2.5 Urbanites: The Risk of Alzheimer's and Parkinson's Diseases in Young Mexico City Residents

excess emergency vehicle noise,

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3915252/>

Fighting Noise Pollution: A Public Health Strategy

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3915267/>

Environmental Noise Pollution in the United States: Developing an Effective Public Health Response

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4918669/>

The acute physiological stress response to an emergency alarm and mobilization during the day and at night

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5898791/>

The Adverse Effects of Environmental Noise Exposure on Oxidative Stress and Cardiovascular Risk

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3502302/>

Experimental Chronic Noise

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC6735857/>

Effects of traffic noise exposure on corticosterone, glutathione and tonic immobility

<https://ehp.niehs.nih.gov/doi/pdf/10.1289/ehp.00108s1123>

Noise Exposure and Public Health

excess window glare,

<https://www.ncbi.nlm.nih.gov/books/NBK218977/>

Light and Glare

<https://global.ctbuh.org/resources/papers/download/2100-when-buildings-attack-their-neighbors-strategies-for-protecting-against-death-rays.pdf>

Facade Design

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3972772/>

Disability Glare in the Aging Eye.

<https://www.researchgate.net/>

Investigation on Visual Discomfort Caused by Reflected Sunlight on Specular Building Facades

excess shading caused by tall buildings on a 30 foot hill,

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2290997/>

Benefits of Sunlight: A Bright Spot for Human Health

<https://pubmed.ncbi.nlm.nih.gov/26098394/>

Sunlight and Vitamin D: Necessary for Public Health

<https://www.nrel.gov/docs/fy02osti/30769.pdf>

A Literature Review of the Effects of Natural Light on Building Occupants

<https://www.tandfonline.com/doi/full/10.1080/13574809.2018.1472523>

Place value: place quality and its impact on health, social, economic and environmental outcomes

excess night lighting from parking lot lighting,

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2974685/>

Artificial Lighting as a Vector Attractant and Cause of Disease Diffusion

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2627885/>

Switch On the Night: Policies for Smarter Lighting

<https://pubmed.ncbi.nlm.nih.gov/26179558/>

Is part-night lighting an effective measure to limit the impacts of artificial lighting on bats?

<https://pubmed.ncbi.nlm.nih.gov/25526564/>

Protecting the melatonin rhythm through circadian healthy light exposure

<https://www.nih.gov/news-events/news-releases/outdoor-light-linked-teens-sleep-mental-health>

Outdoor light linked with teens' sleep and mental health (Teen Sleep Disorders)

excess night lighting from signage,

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2974685/>

Artificial Lighting as a Vector Attractant and Cause of Disease Diffusion

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2627885/>

Switch On the Night: Policies for Smarter Lighting

<https://pubmed.ncbi.nlm.nih.gov/26179558/>

Is part-night lighting an effective measure to limit the impacts of artificial lighting on bats?

<https://pubmed.ncbi.nlm.nih.gov/25526564/>

Protecting the melatonin rhythm through circadian healthy light exposure

<https://www.nih.gov/news-events/news-releases/outdoor-light-linked-teens-sleep-mental-health>

Outdoor light linked with teens' sleep and mental health (Teen Sleep Disorders)

excess noise from night time maintenance vehicles and operations,

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3531357/>

Noise Levels Associated with Urban Land Use (Health Impacts)

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3971384/>

Cardiovascular effects of environmental noise exposure

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC6068638/>

A Multilevel Analysis of Perceived Noise Pollution

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3988259/>

Auditory and non-auditory effects of noise on health

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4608916/>

Environmental noise and sleep disturbances: A threat to health

<https://pubmed.ncbi.nlm.nih.gov/23684342/>

Effect of nocturnal road traffic noise exposure and annoyance on objective and subjective sleep quality

excess crime (BCHD periodically has un-housed living on the Flagler side),

<https://spectrumnews1.com/ca/la-west/news/2019/05/07/crime-among-the-homeless-explodes-in-los-angeles>

Crime Rate Among Homeless Skyrockets in Los Angeles

<https://popcenter.asu.edu/content/homeless-encampments-0>

The Problem of Homeless Encampments

<https://xtown.la/2020/06/23/homeless-crime-los-angeles/>

The number of homeless crime victims and suspects outpaces rise in homeless population

excess crime (BCHD Flagler alley is frequented by the un-housed and transients),

<https://spectrumnews1.com/ca/la-west/news/2019/05/07/crime-among-the-homeless-explodes-in-los-angeles>

Crime Rate Among Homeless Skyrockets in Los Angeles

<https://popcenter.asu.edu/content/homeless-encampments-0>

The Problem of Homeless Encampments

<https://xtown.la/2020/06/23/homeless-crime-los-angeles/>

The number of homeless crime victims and suspects outpaces rise in homeless population

excess fugitive dust and emissions from construction,

<https://www3.epa.gov/ttn/chief/ap42/ch13/final/c13s02.pdf>

Fugitive Dust Sources

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5920433/>

Function of PM2.5 in the pathogenesis of lung cancer and chronic airway inflammatory diseases

MN106-13 <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC6157824/>

Outdoor particulate matter (PM10) exposure and lung cancer risk in the EAGLE study

<https://pubmed.ncbi.nlm.nih.gov/15668476/>

Breast cancer risk and exposure in early life to polycyclic aromatic hydrocarbons using total suspended particulates as a proxy measure

excess noise from construction,

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4608916/>

Environmental noise and sleep disturbances: A threat to health

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC6068638/>

A Multilevel Analysis of Perceived Noise Pollution

MN106-14 <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3988259/>

Auditory and non-auditory effects of noise on health

<https://pubmed.ncbi.nlm.nih.gov/23684342/>

Effect of nocturnal road traffic noise exposure and annoyance on objective and subjective sleep quality

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3162363/>

Environmental Stressors: The Mental Health Impacts of Living Near Industrial Activity

excess asbestos risk from construction,

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4202766/>

Asbestos Exposure among Construction Workers During Demolition

<https://www.sokolovelaw.com/blog/buildings-demolished-without-asbestos-abatement/>

Can Buildings Be Demolished Safely Without Asbestos Abatement?

<https://www.epa.gov/sites/production/files/2016-07/documents/453-b-16-002a.pdf>

Guidelines for Enhanced Management of Asbestos in Water at Ordered Demolitions

MN106-15 https://www.epa.gov/sites/production/files/2017-06/documents/asbestos_scope_06-22-17.pdf

Scope of Risk Evaluation

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5036735/>

GHG and Asbestos

https://www.niehs.nih.gov/health/assets/docs_f_o/homeowners_and_renters_guide_to_asbestos_cleanup_after_disasters_508.pdf

Homeowners guide to asbestos cleanup

excess water runoff (construction and operations),

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5954058/>

Evaluation of the impact of construction products on the environment by leaching of possibly hazardous substances

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC1448005/>

MN106-16 Public Health Effects of Inadequately Managed Stormwater Runoff

<https://pubmed.ncbi.nlm.nih.gov/21902038/>

Leaching of additives from construction materials to urban storm water runoff

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4149883/>

Storm water contamination

MN106-16 (cont.) <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC1862721/>
The challenge posed to children's health by mixtures of toxic waste

reduced visual privacy,
<https://www.aia.org/pages/22356-designing-for-invisible-injuries-an-explorat?tools=true>
MN106-17 Designing for Invisible Injuries
<https://bridgehousing.com/PDFs/TICB.Paper5.14.pdf>
Trauma Informed Community Building

increased cardiovascular risk in surrounding area from noise,
<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3971384/>
Cardiovascular effects of environmental noise exposure
<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5898791/>
MN106-18 The Adverse Effects of Environmental Noise Exposure on Oxidative Stress and Cardiovascular Risk
<https://ehp.niehs.nih.gov/doi/pdf/10.1289/ehp.00108s1123>
Noise Exposure and Public Health
<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC6078840/>
The acute effect of exposure to noise on cardiovascular parameters in young adults

increased chronic stress (Bluezone's "silent killer")
<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC6125071/>
Dan Buettner - Blue Zones Lessons From the World's Longest Lived
"Stress leads to chronic inflammation, associated with every major age-related disease"
<https://www.bluezones.com/2019/05/how-stress-makes-us-sick-and-affects-immunity-inflammation-digestion/>
How Stress Makes Us Sick
<https://www.bluezones.com/2012/03/maximize-health-and-longevity-using-these-stress-management-strategies/>
Stress Management Strategies
<https://www.bluezones.com/2018/01/20-habits-healthier-happier-life/>
MN106-19 Avoid Chronic Stress
<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC1568850/> Noise and Stress: A comprehensive approach
impaired cognitive function/
Noise and Stress: A comprehensive approach
<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3162363/>
Environmental Stressors: The Mental Health Impacts of Living Near Industrial Activity
<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2535640/>
Traffic-related Air Pollution and Chronic Stress: Effects on Asthma
<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3222511/>
Critical Biological Pathways for Chronic Psychosocial Stress

SUMMARY

For 60 years, BCHD and SBHD have damaged the surrounding neighborhoods. Now that South Bay Hospital has failed and no emergency hospital is available, BCHD has severed SBHDs social compact with the voting public that provided a limited quid pro quo for its environmental and economic justice damages. BCHD was never voter approved.

MN106-20 The list above is non-exhaustive, but represents significant public health, environmental and economic justice damages, and negative externalities that BCHD must examine and mitigate as part of its EIR. Further, the list above must be examined and mitigated in order to demonstrate that the City of Redondo Beach and explicitly South Redondo Beach 90277 receive no further damages and are benefitted from BCHDs proposed project or a Conditional Use Permit must be rejected and a public vote taken on the over-development plan.

Mark Nelson

menelson@gmail.com

Redondo Beach Property Owner

3+ Year Volunteer BCHD Community Working Group

Expert Witness

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:38 PM
To: Meisinger, Nick
Subject: Fw: PUBLIC Comment on BCHDs Defective DEIR

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Tuesday, June 8, 2021 11:46 AM
To: EIR <eir@bchd.org>; Communications <Communications@bchd.org>; CityClerk <CityClerk@torranceca.gov>; Eleanor Manzano <cityclerk@redondo.org>; Brandy Forbes <brandy.forbes@redondo.org>
Cc: superintendent@tUSD.org <superintendent@tUSD.org>; han.james@tUSD.org <han.james@tUSD.org>; Steven Keller <skeller@rbusd.org>; Paul Novak <pnovak@lalafco.org>; torranceptas <torranceptas@gmail.com>; rbpta <rbpta@rbusd.org>; rflinn@rbusd.org <rflinn@rbusd.org>
Subject: PUBLIC Comment on BCHDs Defective DEIR

Public Comment to BCHD Board, Redondo Beach and Torrance Mayors and Councils, Redondo Beach Planning Commission
EIR Comment to BCHD

In *Sierra Club v. County of Fresno* (2018) 2018 Cal.LEXIS 9831, the California Supreme Court held that an EIR must (1) include "sufficient detail" to enable readers to understand and to "consider meaningfully" the issues that the proposed project raises, and, (2) make a "reasonable effort to substantively connect" the Project's significant air quality impacts to likely health consequences.

MN107-1

Not only has the BCHD DEIR failed to "substantively connect" the Project's air quality impacts to likely health consequences, but the DEIR fails to "substantively connect" ANY impacts to likely health consequences. Absent that connection, the public is unable to "consider meaningfully" the issues of the Project as determined by the California Supreme Court in the case above.

MN107-2

This is particularly troubling given 1) BCHDs status as a health district, 2) BCHDs published mission of "to enhance community health", not further harm health, and 3) CEO Bakaly's moral obligation standard that states "health district ... has a moral obligation ... to protect ... the community." Furthermore, it is troubling given BCHDs CPRA responses acknowledging that it failed to evaluate its claimed 40+ programs for cost-effectiveness at the program level, the Blue Zones company's refusal to provide any documentation of analysis for the BCHD service area, and LA County Department of Public Health's comments on BCHDs LiveWell Kids program that it failed to have a program evaluation and BCHD failed to have even the most basic "control group", rendering evaluation impossible.

MN107-3

Thus, BCHD presents a defective DEIR that has not correlated its proposed environmental damages with likely health consequences. Further, BCHD EIR project schedule includes a statement of overriding consideration as part of its self-certification, and it's clear from CPRA responses that BCHD has no valid assessment of its benefits to compare to its proposed health damages. At an absolute legal minimum, BCHD must be required to substantively connect the project's environmental impacts with likely negative health impacts in order to have meaningful, intelligent public participation.

MN107-4

As the agency responsible in CEQA for protection of the residents of Redondo Beach, it is incumbent on the City of Redondo Beach to provide strong comments to BCHD to ensure their compliance with the letter and intent of the

California Supreme Court ruling. Clearly, since BCHD determined that health impacts were insufficiently important to include in the DEIR, it has also determined that it will certify a defective EIR. That is unacceptable to the residents of the community and counter to the California Supreme Court decision above.

The City of Torrance, and the school districts also have obligations to comment on these damages to their students, and all have previously received detailed comments on the unanalyzed BCHD project damages to health.

By way of this comment, both the Responsible and Lead Agencies have been notified that BCHD DEIR is defective, must be remediated, and recirculated to comply with the 2018 Decision. The City of Torrance and the TUSD and RBUSD have also been notified.

This is not a request for extraordinary action, it is a notice that the BCHD DEIR is not in compliance with the California Supreme Court Decision above, nor with BCHD's mission or the CEOs Moral Obligation standard established for BCHD.

Specific Negative Environmental Impacts Requiring Correlation to Health Impacts

Reduction of Blue Sky View and Sunlight, Increase in Shadowing/Shading - Correlated to Physical and Mental Health

Significant Construction Noise - Correlated to Physical and Mental Health

Significant Intermittent Noise - Correlated to Physical and Mental Health, ADA Violations for Student IEP and 504 Plans at Towers Elementary

Vibration - Correlated to Physical and Mental Health

Incremental Air Emissions - Correlated to Physical and Mental Health (especially children, the elderly, and disabled)

Reduced Recreation at Towers Elementary Fields - Correlated to Physical and Mental Health (especially children)

cc: Public Comment TUSD Board and Superintendent, RBUSD Board and Superintendent, LALAFCO, Torrance and Redondo Beach PTAs

Mark Nelson
Redondo Beach
3+ Year Volunteer BCHD Community Working Group

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:40 PM
To: Meisinger, Nick
Subject: Fw: BCHDs Proposed Overdevelopment is Inconsistent with More Current P-CF Zoned Development
Attachments: Required Approvals - BCHD Proposal Inconsistent with current P-CF development.pdf

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Tuesday, June 8, 2021 10:55 PM
To: EIR <eir@bchd.org>
Subject: Fwd: BCHDs Proposed Overdevelopment is Inconsistent with More Current P-CF Zoned Development

DEIR Comment to BCHD defective DEIR

----- Forwarded message -----

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Date: Mon, Jun 7, 2021 at 3:32 PM
Subject: BCHDs Proposed Overdevelopment is Inconsistent with More Current P-CF Zoned Development
To: Eleanor Manzano <cityclerk@redondo.org>, Brandy Forbes <brandy.forbes@redondo.org>
Cc: <zein.obagi@redondo.org>, Christian Anthony Horvath <horvath.rbd3@gmail.com>, <todd.loewenstein@redondo.org>, Nils Nehrenheim <nils.nehrenheim@redondo.org>, Laura Emdee <laura.emdee@redondo.org>, Christian Horvath – Redondo Beach District 3 Council Member <christian.horvath@redondo.org>, Bill Brand <bill.brand@redondo.org>

PUBLIC COMMENT

Dear Mayor, Council and Commission:

The attached PDF shows all 7 P-CF parcels in the City of Redondo Beach and demonstrates how they conform to a consistency requirement of the local neighborhoods. The proposed BCHD is well outside 2 standard deviations of the local neighborhoods in both height and size.

Please include comments in the DEIR demonstrating the City's concern regarding the BCHD project's lack of conformance with required approvals.

BCHDs Proposed Overdevelopment is Inconsistent with More Current P-CF Zoned Development

From: Mark Nelson
Redondo Beach Property Owner
3+ Year BCHD Volunteer, Community Working Group

Based on information from the City of Redondo Beach, there are seven (7) P-CF parcels in Redondo Beach. They are:

- | | |
|-----------------------------------|--|
| 1) Andrews Park | 1801 Rockefeller Ln, Redondo Beach, CA 90278 |
| 2) Beach Cities Health District | 514 N. Prospect Av, Redondo Beach, CA 90277 |
| 3) Broadway Fire Station (#1) | 401 S Broadway, Redondo Beach, CA 90277 |
| 4) City of Redondo Beach Facility | 1513 Beryl St, Redondo Beach, CA 90277 |
| 5) Grant Fire Station (#2) | 2400 Grant Ave, Redondo Beach, CA 90278 |
| 6) Kensington Assisted Living | 801 S Pacific Coast Hwy, Redondo Beach, CA 90277 |
| 7) North Branch Library | 2000 Artesia Bl, Redondo Beach, CA 90278 |

With the exception of BCHD, the former South Bay Hospital parcel and the City of Redondo Beach multiple use facility, the remaining five (5) P-CF parcel uses appear to be consistent with surrounding land uses from a design, height, and traffic perspective. Both the current BCHD and the 103-foot tall, 800,000 sqft proposed overdevelopment are inconsistent with more current, allowed P-CF development.

MN108-1
(cont.)

Andrews Park

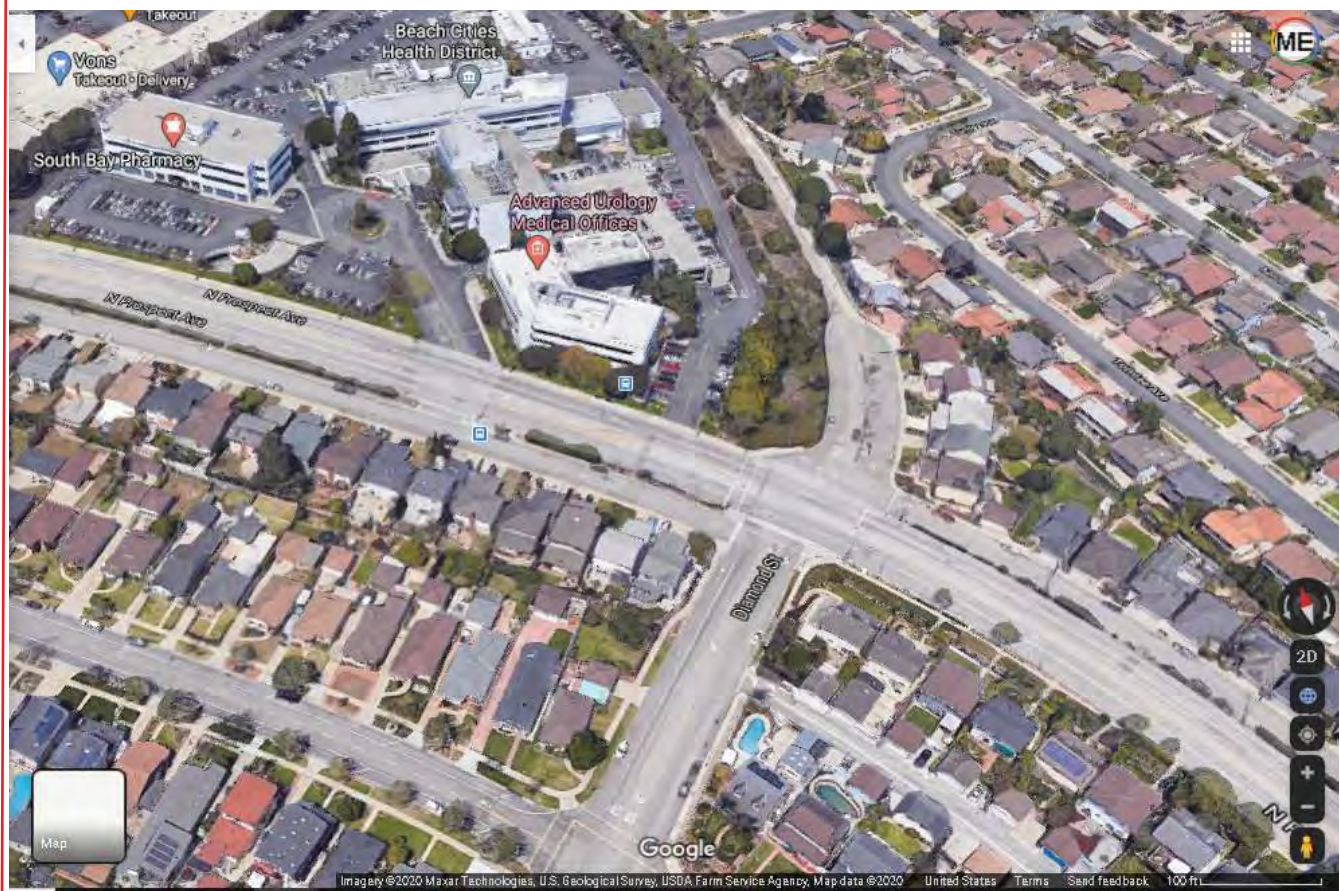
Per the City of Redondo Beach, Andrews Park is local neighborhood recreation facility, “Andrews Parkette is a 1.61 acre park located just north of Grant Avenue in Redondo Beach. The park features grass, trees, play equipment, picnic tables and picnic shelter.” Based on observation, there are no features at Andrews Park, such as commercial buildings or tall parking structures that are inconsistent with the surrounding neighborhood uses and design. Andrews Park is a recreation facility per the City of Redondo Beach.



Beach Cities Health District (BCHD)

BCHD was renamed from South Bay Hospital District (SBHD) in 1993 following the 1984 failure of South Bay Hospital as a publicly-owned emergency hospital, and the subsequent failure as a leased facility to AMI/Tenet. Per Google Earth Pro (GEP) measurements, the hospital towers are generally 4-story, 60-feet tall. Per BCHD, there is a single, 968-sqft “penthouse” mechanical room atop the 514 N. Prospect hospital building at 75-feet. That represents 0.3% of the approximately 300,000-sqft of the existing campus buildings. At 75-feet, BCHD is 250% the height of surrounding 30-foot height zoning limits. SBHD also allowed construction of two (2) medical office buildings on land it leased to third (3rd) parties. These buildings are both 3-stories and 40-feet, also according to GEP measurements. They are both 130% of local zoning height restrictions and the 510 N. Prospect building is built at the west-most lot line, increasing its mass, noise reflection, and visual height to a maximum for its construction. At 130% to 250% in excess of surrounding zoning height limits, with concrete sound-reflective walls, substantial reflective glass, night time outdoor lighting, traffic, and emergency siren activity, BCHD is not consistent with the surrounding neighborhoods in function nor design.

MN108-1
(cont.)



Broadway Fire Station (#1)

Per in-person visual inspection, the Broadway Fire Station is a corner lot with general building height of 1-story, except for a specialized small footprint multistory tower. The overall facility is generally lower height than surrounding residential and multi-family facilities and built in a not dissimilar architectural design to minimize its impacts.



MN108-1
(cont.)

City of Redondo Beach Facility (Beryl St)

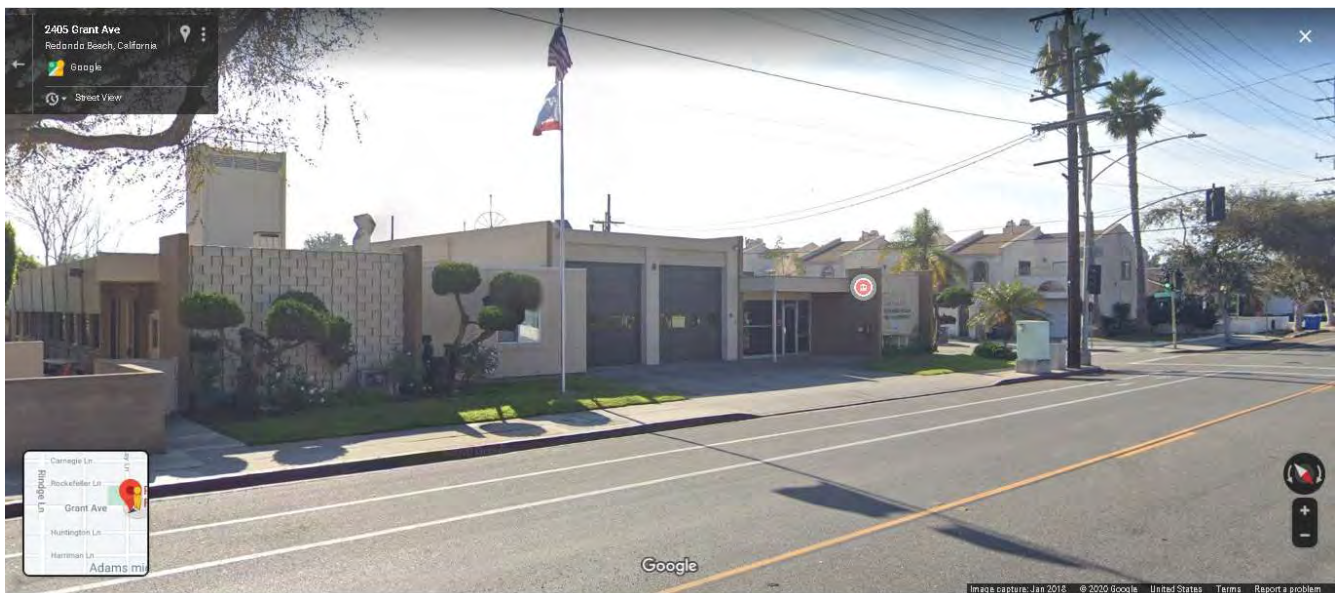
Per in-person visual inspection, this multi-use facility houses both the police shooting range and a number of public works functions. It is in the southeastern most corner of the Dominguez Park parcel, adjacent to the Edison right-of-way and across the street from Towers Elementary. The Edison right-of-way to the north is utility/industrial use and the park to the west is public use and significantly elevated above the parcel. The Torrance public facility, Towers Elementary is to the south. There is some residential to the east behind a sound wall. On three (3) sides, the use of this parcel is consistent with its surrounding public facility zoning, although the police shoot range has decades of controversy surrounding it. The residential to the east is buffered by a strip of land and the road. Most of this parcel's surrounding neighbors are consistent uses.



Grant Fire Station (#2)

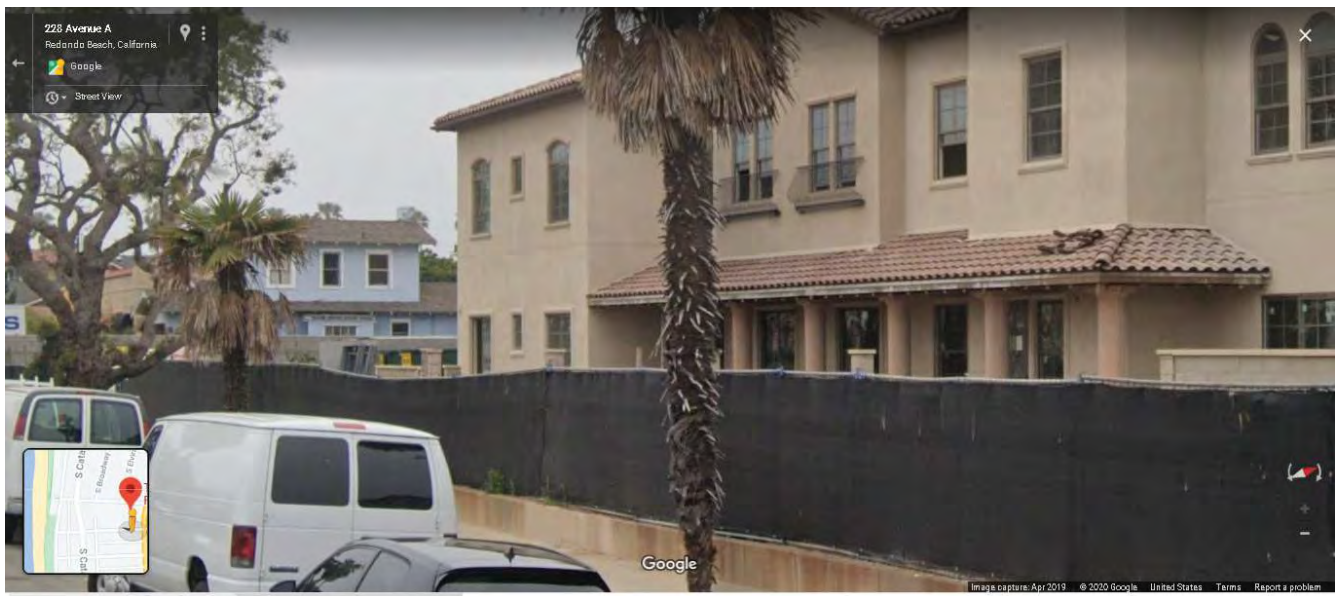
Per in-person visual inspection, the Grant Fire Station is a corner lot with general building height of 1-1/2-stories, except for a specialized small footprint multistory tower. The overall facility is generally lower height than surrounding residential and multi-family facilities except for the specialized tower, and built in a not dissimilar architectural design to minimize its impacts.

MN108-1
(cont.)



Kensington Assisted Living

Per the City of Redondo Beach EIR, the project includes an 80,000-square foot assisted living facility with 96 suites and 11,000-sqft of common space on 3.37 acres gross. The footprint of the facility buildings is 1.15 acres based on aerial analysis. The architecture and design is earth tone Spanish revival and at 33-feet maximum height is very consistent with the surrounding single and multifamily residential.



North Branch Library

Based on aerial analysis and GEP, the North Library is approximately 12,000 sqft footprint and surrounded on three (3) sides by commercial development. To the south is multifamily residential. Based on in-person inspection, the interface of the tallest point of the library and the multi-family to the south are approximately equal height at two (2) stories. The mixed use to the north of the Library is nominally 4-stories and more visually massed than the Library. The Library has clean design and is consistent with the adjoining land uses visually and in terms of height, is lower than the land use to the north.

MN108-1
(cont.)



Conclusion

Based on this analysis, only BCHD is vastly out of scale and design with surrounding neighborhoods. Except for a small, local servicing strip mall to its north, the 30-foot elevated site of BCHD is visible to all residential construction on all four (4) sides of the lot. Noise, aesthetic blight, glare, reflection, night

MN108-1 (cont.) time lighting, traffic, sirens, and associated PM2.5 emissions are inconsistent with surrounding land uses, notwithstanding any CEQA self-certification by BCHD.

MN108-2 Further, BCHD had developed a moral obligation to protect the community standard that is more stringent than laws and ordinances. This moral obligation standard was used by BCHD to justify seismic retrofit or demolition of the 514 hospital building. Consistent application of the standard to the surrounding neighborhoods, 60+ years of economic and environmental injustice by SBHD and BCHD, and a proposed 50-100 years more of economic and environmental injustice renders this overdevelopment unbuildable.

MN108-3 Last, the current BCHD has only 0.3% of its campus sqft at 75-feet tall. The 514 building is on average just slightly over 30-feet tall, and as such, that average height should serve as the average height cap to any future site development under a CUP for P-CF zoning.

Redondo Beach Code Conformance

The current BCHD at 312,000 sqft does not appear to conform with existing Redondo Beach code for issuance of a Conditional Use Permit. The proposed 793,000 sqft, 103-feet tall, 6-story senior apartments and 10-1/2 story, car parking structure violate the following RBMC section based on height, noise, invasion of privacy, and excess generated traffic. In addition, the proposed BCHD overdevelopment is inconsistent with design guidelines for Beryl Heights.

10-2.2506 Conditional Use Permits.

MN108-4 (a) Purpose. The purpose of a Conditional Use Permit shall be to review certain uses possessing unique characteristics, as listed in Article 2 of this chapter, to **insure that the establishment or significant alteration of those uses will not adversely affect surrounding uses and properties** nor disrupt the orderly development of the community. The review shall be for the further purpose of stipulating such conditions regulating those uses to assure that the criteria of this section shall be met.

(b) Criteria. The following criteria shall be used in determining a project's consistency with the intent and purpose of this section:

(1) The site for the proposed use shall be in conformity with the General Plan and shall be adequate in size and shape to accommodate such use and all setbacks, spaces, walls and fences, parking, loading, landscaping, and other features required by this chapter to **adjust such use with the land and uses in the neighborhood**.

(2) The site for the proposed use shall have adequate access to a public street or highway of adequate width and pavement to carry the quantity and kind of traffic generated by the proposed use.

(3) **The proposed use shall have no adverse effect on abutting property or the permitted use thereof.**

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:41 PM
To: Meisinger, Nick
Subject: Fw: DEIR Comments

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Wednesday, June 9, 2021 12:10 PM
To: EIR <eir@bchd.org>
Subject: DEIR Comments

MN109-1 Phase 2 is ill defined. The Master Plan is not part of the DEIR. The BCHD DEIR is defective, must be remediated, and recirculated.

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:41 PM
To: Meisinger, Nick
Subject: Fw: Comment - Non-compliance with Redondo Beach Codes

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Wednesday, June 9, 2021 11:49 AM
To: EIR <eir@bchd.org>
Subject: Comment - Non-compliance with Redondo Beach Codes

BCHDs DEIR is defective, must be remediated and recirculated.

MN110-1

BCHDs DEIR fails to provide any alternatives for the C-2 Flagler lot that conform with the building requirements and limitations of the City of Redondo Beach. Therefore, the DEIR is defective.

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:41 PM
To: Meisinger, Nick
Subject: Fw: Comment

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Wednesday, June 9, 2021 11:53 AM
To: EIR <eir@bchd.org>
Subject: Comment

MN111-1 | BCHD must conduct an EIR amendment for Phase 2. Phase 2 is ill-defined and cannot be understood intelligently by the public. The DEIR is defective, must be remediated and recirculated.

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:52 PM
To: Meisinger, Nick
Subject: Fw: eComment for 6/8 Meeting

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Thursday, June 10, 2021 12:22 PM
To: EIR <eir@bchd.org>
Subject: Fwd: eComment for 6/8 Meeting

Comment to DEIR.

----- Forwarded message -----

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Date: Tue, Jun 8, 2021 at 4:30 PM
Subject: eComment for 6/8 Meeting
To: Bill Brand <bill.brand@redondo.org>, <todd.loewenstein@redondo.org>, <zein.obagi@redondo.org>, Nils Nehrenheim <nils.nehrenheim@redondo.org>, Christian Horvath – Redondo Beach District 3 Council Member <christian.horvath@redondo.org>, Christian Anthony Horvath <horvath.rbd3@gmail.com>, Laura Emdee <laura.emdee@redondo.org>

Dear Mayor and Council:

Due to working remotely by cell modem, I cannot see if my eComment properly posted. My intent was to comment using that method, however, I am providing that comment to you as a duplicate as well, since gmail seems to be performing for me. Thank you.

POSTED BY eCOMMENT (hopefully)

BCHD's DEIR is defective and should be revised and recirculated, and I ask that be included in the City's comments to the DEIR.

In 2018, the California Supreme Court held that an EIR must (1) include "sufficient detail" to enable readers to understand and to "consider meaningfully" the issues that the proposed project raises, and, (2) make a "reasonable effort to substantively connect" the Project's significant air quality impacts to likely health consequences.

(1) BCHD's DEIR fails to provide sufficient detail of the negative health impacts and negative environmental impacts of its Project. BCHD elected to exclude analysis of Recreation impacts ex ante, despite comments in the NOP phase requesting Recreation impacts be examined. Public review of the DEIR ferreted out the impacts of shadowing/shading on the public recreation fields of Towers Elementary, thereby negatively impacting public recreation. BCHD neither examined Recreation nor discussed the impacts. As a result of this omission and a general lack of detail on negative health impacts, the public, and the City of Redondo Beach, have insufficient information and analysis from BCHD to meaningfully consider the Project's impacts.

MN112-2
(cont.)

(2) Further, BCHD has not connected the project's negative impacts with health impacts as per the Court's direction. BCHDs incremental emissions, denial of sunlight to residential and recreational uses, noise, vibration, glare, excess night time lighting and other negative impacts have no discussion of their myriad negative health impacts. BCHD also fails to discuss the specific health impacts of their proposed mitigations. As a result, intelligent participation in the CEQA process is denied to the public.

Again, the DEIR is defective, should be revised and recirculated.

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:53 PM
To: Meisinger, Nick
Subject: Fw: BCHD: Public Record Requests

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Thursday, June 10, 2021 2:37 PM
To: EIR <eir@bchd.org>
Subject: Fwd: BCHD: Public Record Requests

The following demonstrates that BCHD deliberately timed their choice of June 2020 project approval and March 2021 DEIR under cover of Covid to minimize public input, meetings, gatherings, and public organizing.

BCHD DEIR is therefore defective.

----- Forwarded message -----

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Date: Mon, Jun 7, 2021 at 6:26 PM
Subject: Re: BCHD: Public Record Requests
To: PRR <PRR@bchd.org>

BCHD and only BCHD elected to pursue a roughly one-half billion dollar project under cover of Covid. BCHD was fully aware of its CPRA obligations and also the impacts of Covid on its operations when it pursued development beginning with the June 2020 Board approval. BCHD is derelict, negligent and malfeasant in failing to prepare for continued levels of CPRA request processing. According to BCHD's own table in the May Board documents, BCHD has outstanding CPRA responses back to June of 2020. BCHD has bungled its State obligation to CPRA and is actively thwarting intelligent public participation in the CEQA process as the lead agency.

On Mon, Jun 7, 2021 at 5:44 PM PRR <PRR@bchd.org> wrote:

Mark,

Between April 29th 2021 and June 7th 2021, the District received 25 new emails from you containing approximately 47 new requests. **This communication serves as the District's initial 10-day response as required by the PRA for requests received since 5/26/21.**

After reviewing your requests, the District has determined that your numerous requests for public documents imposes an excessive burden on the District's limited staff and resources, thereby disrupting its ability to provide due attention to its primary government functions. Several of your most recent requests are overly extensive, over-broad, vague, and in many cases unlimited in time and scope. Many of the requests are not limited to a certain file or project. Your new requests continue to increase the burden on the District which will necessarily have the impact of further delaying the District's responses.

Over the course of the 15+ months, the District has received and responded in good faith to your numerous public record requests, but the volume, scope and frequency of your requests continue to increase. Since 1/1/20, you have submitted approximately 259 emails containing approximately

522 additional requests/questions on a multiplicity of separate and unrelated topics. Despite the cumulative impact of your limitless and increasing requests imposing an undue burden on the District, we continue to respond to your requests. Since 2019, we have answered approximately 392 requests and 144 remain open. The District's public purpose is not well served by diverting its personnel from their normal duties of serving the public to the time-consuming task of searching for and reviewing potentially thousands of ill-defined documents on a disparate array of topics.

As you know, the District is a small public agency with a relatively small staff. It is operating under emergency protocols due to the COVID -19 crisis. **The District is currently focused on the continued rollout of COVID-19 vaccines.** In light of these special circumstances and the massive scope of your requests over time, the District has determined that it does not have a legal duty to produce the records sought in your most recent requests. This determination is based upon Government Code Sections 6254(a), (c), and (k) (and possibly other subsections), Government Code Section 6255 and the case law in California that establishes that a public agency "is only obliged to disclose public records that can be located with reasonable effort and cannot be subjected to a 'limitless' disclosure obligation." *Bertoli v. City of Sebastopol* (2015) 233 Cal.App.4th 353, 372, quoting *American Civil Liberties Union Foundation v. Deukmejian* (1982) 32 Cal.3d 440, 447. Additional exemptions or privileges may apply based on a review of the records.

Despite this determination and without waiving any privileges, exemptions, or objections to your public record requests, the District will, in its discretion and not as a legal obligation, endeavor to produce responsive non-exempt documents as they can be reasonably identified from your requests within the reasonable capabilities of our staff. The District is willing to work with you to narrow the scope of your overly broad requests so that the search can be focused on documents that are identifiable and can be produced with reasonable effort. This will inevitably take an extended period of time and therefore we cannot set precise dates for completion of this process. The timing and willingness of the District to produce any more documents notwithstanding the undue burden you have imposed on the District will also depend in large part on your willingness to cooperate in limiting and clarifying your requests. The District reserves all rights to cease any further production of documents for the reasons stated herein at any time.

At present, we intend to provide responsive documents for the emails sent between 5/26/20 - 6/7/21 on a **rolling basis** as they are identified. We anticipate that the first documents (for the requests that remain open) will be available by June 30th, 2021 **and in some cases, responses have already been provided.**

As a reminder: For all comments related to the **DEIR**, please send to EIR@bchd.org.

Thank you.

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:52 PM
To: Meisinger, Nick
Subject: Fw: Comment - Child Health Damages Caused by BCHD Proposed Project
Attachments: BCHD Child Emissions Damages.pdf

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Thursday, June 10, 2021 12:23 PM
To: EIR <eir@bchd.org>
Subject: Comment - Child Health Damages Caused by BCHD Proposed Project

In 2018, the California Supreme Court held that an EIR must (1) include “sufficient detail” to enable readers to understand and to “consider meaningfully” the issues that the proposed project raises, and, (2) make a “reasonable effort to substantively connect” the Project’s significant air quality impacts to likely health consequences.

BCHD DEIR is defective, must be remediated, and recirculated. The DEIR failed to analyze the many health impacts on children as delineated in the attachment.

BCHD 5+ Years of Construction Emissions Will Impact Child Health

BCHD predicts 10,000 heavy construction vehicles will spew particulates from their tailpipes and from their demolition debris during 5 years of construction. Particulate matter, especially PM2.5, is very damaging to the health of children. Recent peer reviewed studies cite the health damages to include asthma, developmental delays, early onset Alzheimer's, Parkinson's and memory loss. As a health district, BCHD has a moral obligation to protect our children from the damages of its construction project and ongoing operations. BCHD must not add to the air emissions and particulates in surrounding neighborhoods and schools with its unneeded project.

The following peer-reviewed studies filed with the US National Institutes of Health clearly demonstrate the damages that BCHD will do to our children, and also the damages that BCHD ignored in their DEIR from their 10,000 heavy truck trips and associated exhaust and particulate matter.

A Sampling of Peer Reviewed Journal Articles of BCHD Damages to Children

ASTHMA/LUNG DAMAGES

<https://pubmed.ncbi.nlm.nih.gov/18629323/>

Chronic traffic-related air pollution and stress interact to predict biologic and clinical outcomes in asthma

MN114-1
(cont.)

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2535640/>

Traffic-Related Air Pollution and Stress: Effects on Asthma

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5920433/>

Function of PM2.5 in the pathogenesis of lung cancer and chronic airway inflammatory diseases

BRAIN & MENTAL DAMAGES

<https://pubmed.ncbi.nlm.nih.gov/23509683/>

Early Alzheimer's and Parkinson's disease pathology in urban children: Friend versus Foe responses--it is time to face the evidence

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4129915/>

Air pollution and detrimental effects on children's brain. The need for a multidisciplinary approach to the issue complexity and challenges

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5559575/>

Psychological Impact of Vehicle Exhaust Exposure

<https://pubmed.ncbi.nlm.nih.gov/29936225/>

Chronic traffic noise stress accelerates brain impairment and cognitive decline

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC7503511/>

Traffic Noise and Mental Health: A Systematic Review and Meta-Analysis

CANCER DAMAGES

<https://pubmed.ncbi.nlm.nih.gov/15668476/>

Breast cancer risk and exposure in early life to polycyclic aromatic hydrocarbons using total suspended

particulates as a proxy measure

CHRONIC STRESS/BLUE ZONES “SILENT KILLER” DAMAGES

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5573220/>

Neurobiological and Systemic Effects of Chronic Stress

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5579396/>

The Impact of Stress on Body Function

critical evaluation of the evidence

GENERAL HEALTH DAMAGES

<https://ehp.niehs.nih.gov/doi/10.1289/ehp299>

Multiple Threats to Child Health from Fossil Fuel Combustion: Impacts of Air Pollution

HEART DAMAGES

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC2844969/>

Cardiovascular health and particulate vehicular emissions

MN114-1
(cont.)

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:54 PM
To: Meisinger, Nick
Subject: Fw: BCHD DEIR Comments
Attachments: BCHD Damages Photo Video.pdf

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Thursday, June 10, 2021 3:10 PM
To: EIR <eir@bchd.org>
Subject: BCHD DEIR Comments

MN115-1 | See attached DEIR comments regarding BCHD damages that were insufficiently analyzed and discussed in the DEIR.

Public DEIR Comment 6/10/21

As a result of assertions by BCHD that traffic on Prospect would be reduced by its project, a blatantly false statement given that BCHD proposes a 10-1/2 story parking ramp accessed from Prospect at Diamond, extensive traffic monitoring video equipment was installed across from BCHD on Prospect frontage.

The following CEQA damage comments are provided below and reinforced with photos and videos:

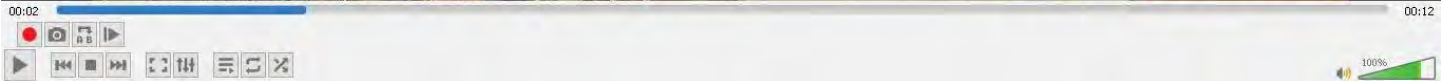


TRAFFIC IMPACTS: BCHD USE OF ADJACENT PROSPECT FRONTAGE - Access Paratransit repeatedly chooses to drive the wrong way down the Prospect frontage and block driveways to load/unload BCHD complex clients/patients rather than engage in the dysfunctional traffic environment of BCHD. BCHD, like SBHD before it, impinges on Prospect frontage.

Sat, May 2, 2020



TRAFFIC IMPACTS: WRONG WAY TRAFFIC PROSPECT FRONTAGE – Due to congestion at BCHD Prospect entrance (absent the proposed 10-1/2 story parking tower) is sufficient to drive repeated wrong way traffic down the BCHD adjacent frontage road.



TRAFFIC IMPACTS: BCHD USE OF ADJACENT PROSPECT FRONTAGE - Access Paratransit blocks driveways on Prospect frontage to load/unload BCHD complex clients/patients rather than engage in the dysfunctional traffic environment of BCHD. BCHD, like SBHD before it, impinges on Prospect frontage.

MN115-1
(cont.)

Sun, Jan 5, 2020

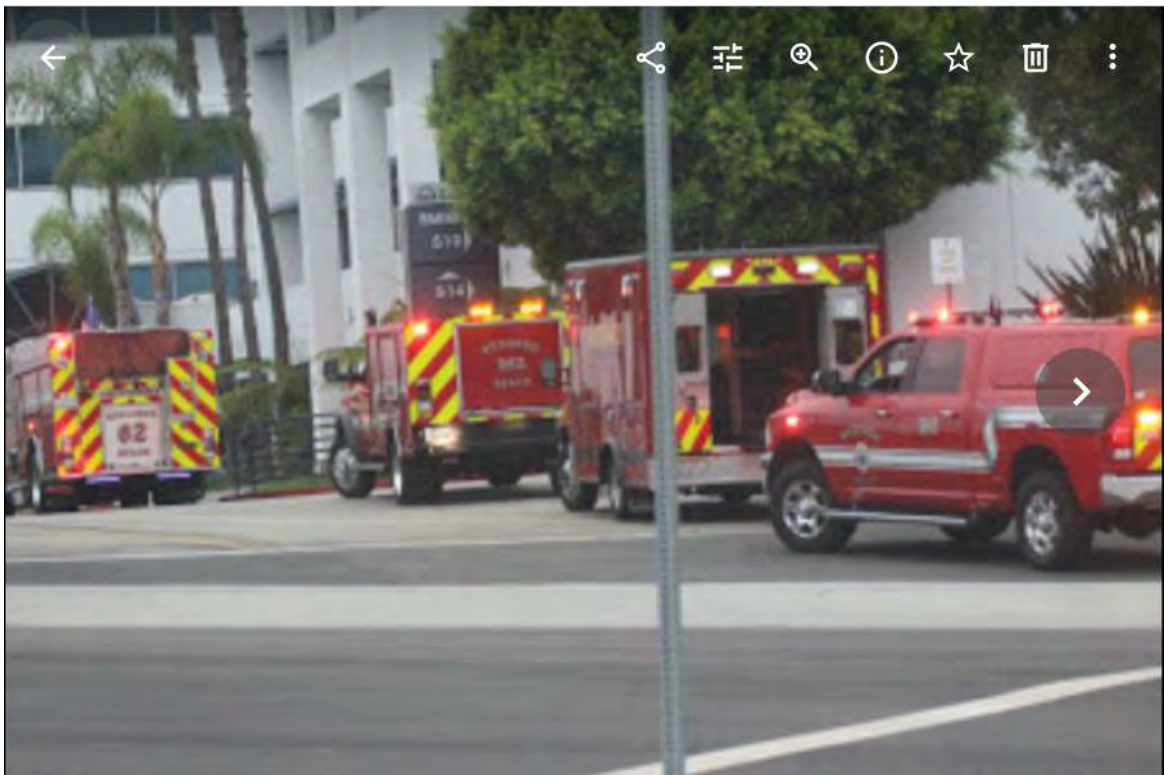


TRAFFIC IMPACTS: WRONG WAY TRAFFIC PROSPECT FRONTAGE – Due to congestion at BCHD Prospect entrance (absent the proposed 10-1/2 story parking tower) is sufficient to drive repeated wrong way traffic down the BCHD adjacent frontage road.



MN115-1
(cont.)

TRAFFIC IMPACTS: BCHD IMPACT ON PROSPECT – 12/22/20 BCHD plans to install a 10-story, 800-1000 car garage at the first entrance northbound to BCHD on Prospect. This long line of disruptive traffic blocking emergency access to Diamond culdesac is from a BCHD event using that entrance.



MN115-2

ENVIRONMENTAL INJUSTICE: BCHD CHRONIC STRESS ON SURROUNDING NEIGHBORS – BCHD and SBHD have subjected surrounding neighborhoods to Blue Zones “Silent Killer” chronic stress for over 60 years.

Under cover of COVID by Bob Pinzler

Over the past four months, the relationship of the public to their local governments has moved from the City Council podium and public meetings to ZOOM calls. In that process, very important decisions are being made without the benefit of proper levels of public input.

One specific case in the Beach Cities is the Health District's plan to build a six-story, assisted living tower and an eight-story garage to serve it and the offices they rent out. Public sentiment expressed at meeting after meeting led the District to revisit their original proposal and alter it to some extent.

But the absence of promised new public meetings and the difficulty of presenting dissenting opinions in ZOOM meetings have given the BCHD the cover to move along a still very objectionable proposal.

The District has made clear the potential financial issues they would have to face should this project not get approved. Yet, most of those problems develop for them in the far distant future. Nothing stands in the way of the District putting this project on hold until a reasonably regular order can be reestablished where in-person meetings can be held.

Their recent decision to proceed with a draft environmental impact report (DEIR) on this new project, which would, as they said, "help answer the questions the public might have," does-

n't truly state the case. With the BCHD as the lead agency on the DEIR, they get to decide which elements of the report they are required to respond to. They could easily simply announce that any mitigation needed is resolved, without necessarily proving that it is.

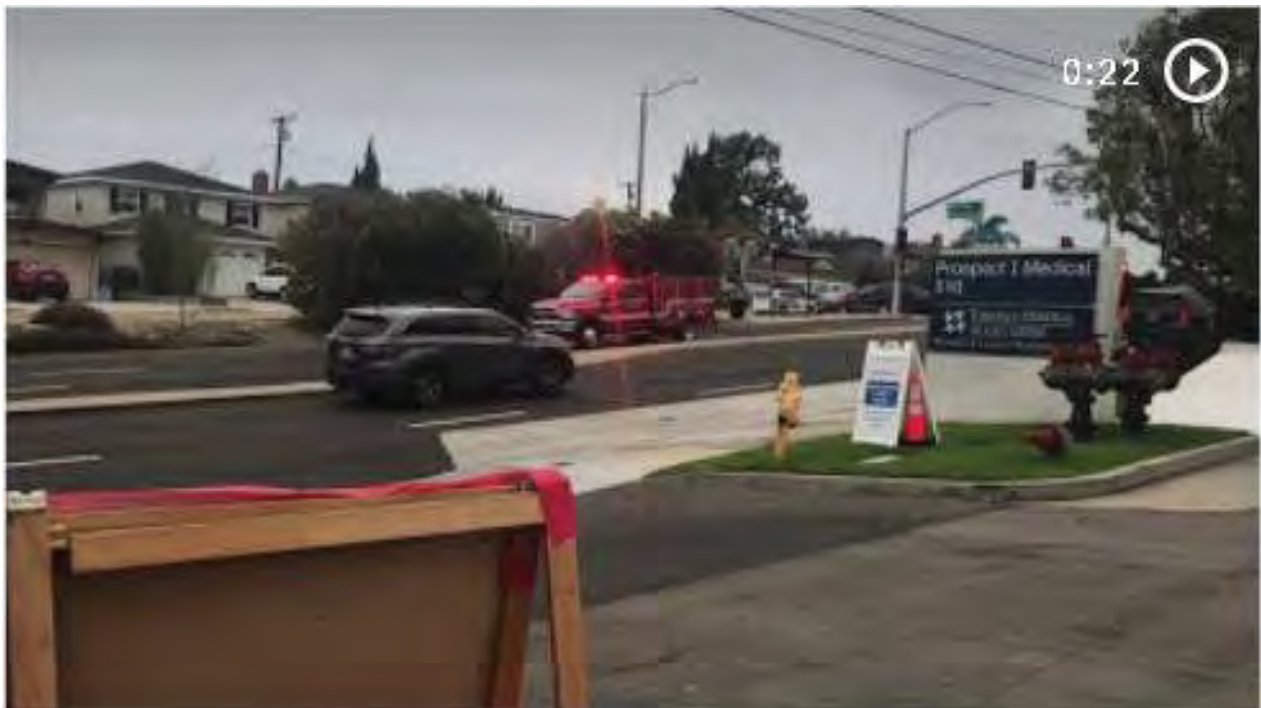
The only two potential roadblocks to this process would then be the Redondo Beach Planning Commission, which would have to provide conditional use permits for the two separate zones in which the new building would be located. Note that the existing CUPs on the property are specifically designed for the "514 building," which is the centerpiece of the District's failure to manage their property properly. They are not transferable to the proposed concept.

Should the Planning Commission grant the CUPs, an appeal to the City Council would be in order. However, appeals are rarely successful.

The central question is why the BCHD is in such a hurry to move this project along in the semi-darkness of COVID. It can easily wait until our focus can return from the pandemic to whether or not this District's self-inflicted wounds need to be solved by selling out to a majority investor whose goal will be profit from non-Beach Cities residents over service to the seniors of our community.

BCHD is a public agency. They should take every opportunity to hear from the public they serve. Hiding behind COVID is cowardice. **B**

CEQA PROCESS FAILURE: BCHD DELIBERATE CHOICE TO REDUCE PUBLIC PARTICIPATION As recognized by Councilmember Pinzler of Redondo Beach, BCHD deliberately minimized public participation, antithetical to CEQA, by operating under cover of Covid,



ENVIRONMENTAL INJUSTICE: BCHD CHRONIC STRESS ON SURROUNDING NEIGHBORS – BCHD and SBHD have subjected surrounding neighborhoods to Blue Zones “Silent Killer” chronic stress for over 60 years. Video sequence with lights and sirens impacting Silverado and surrounding neighbors with peer-reviewed stress captured from the perspective of Silverado.

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:55 PM
To: Meisinger, Nick
Subject: Fw: BCHD must recuse itself as lead agency on the HLC

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Thursday, June 10, 2021 3:14 PM
To: EIR <eir@bchd.org>
Subject: Fwd: BCHD must recuse itself as lead agency on the HLC

DEIR Comment

----- Forwarded message -----

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Date: Tue, Jan 21, 2020 at 6:55 PM
Subject: BCHD must recuse itself as lead agency on the HLC
To: Cristan Higa <cristan.higa@bchd.org>, EIR <eir@bchd.org>

To: BCHD Board of Directors

Following discussions and data requests with the Governor's Office and City of Redondo Beach, I have confirmed that the South Bay Hospital District (BCHD before the name change) elected NOT to be the lead agency under CEQA for the 520 N Prospect Building construction, and instead, abdicated that role to the City of Redondo Beach that had discretionary permits and decisions regarding the 520 Building due to non-conforming zoning, etc. This is the same situation as the HLC project where a CUP is

As a result, BCHD should not be allowed to pick and choose when it is the CEQA lead agency, especially in this highly parallel situation. Such gaming erodes public faith in government below its current low level. BCHD must pass this CEQA activity to the City of Redondo Beach, conforming with its earlier decision in order to allow for a fair, non-biased, non-self-dealing process that fairly serves the environment. BCHD made its decision in 1988 not to act as a CEQA lead agency, and its change for the HLC is disingenuous at best. Public Record Act Requests are forthcoming for documents concerning the decision and BCHD motivations.

To be very clear, I brought this issue up a year ago in the Community Working Group when BCHD first announced it planned to act as lead agency, so BCHD was aware that there were concerns about self dealing and prior acts. Unlike BCHD protecting its parochial self-interests, the City of Redondo Beach could mitigate impacts such as lack of property taxes, first responder costs, impacts on surrounding neighborhoods of chronic stress, etc. It's time for BCHD to do the right thing, consistent with its prior acts, and turn CEQA over the City of Redondo Beach.

Mark Nelson

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:55 PM
To: Meisinger, Nick
Subject: Fw: Correction of CEQA Understanding Error During 7/22 BCHD Board Meeting

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Thursday, June 10, 2021 3:15 PM
To: EIR <eir@bchd.org>
Subject: Fwd: Correction of CEQA Understanding Error During 7/22 BCHD Board Meeting

DEIR comment on process failure and lack of understanding of CEQA by the lead agency.

----- Forwarded message -----

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Date: Fri, Aug 14, 2020 at 12:40 AM
Subject: Correction of CEQA Understanding Error During 7/22 BCHD Board Meeting
To: <communications@bchd.org>, EIR <eir@bchd.org>
Cc: <drosenfeld@scng.com>

The following is for the record in order to inform BCHD regarding the geographic impact of scoping meetings.

Neither BCHD nor SBHD, it's failed predecessor, have ever executed a CEQA EIR. In the 1980s, when the 520 building was in development, SBHD made a determination that it did not have an obligation to be the lead agency for CEQA. That situation is completely analogous to the current CEQA for the HLC, where BCHD, lacking both experience and expertise has elected to be the lead agency. In both development cases, BCHD/SBHD was the proponent. In both cases all permits required to develop were ministerial, EXCEPT, the City of Redondo Beach CUP. SBHD correctly elected to defer lead agency status to the City, the issuer of the "no-go" CUP. BCHD, on the other hand, lacking any relevant experience, erred by electing to be the lead agency for the HLC.

Notwithstanding that error, in an exchange between the CEO and a Board member, it was clear that the CEO has a fundamental lack of understanding of the role and obligation of CEQA. While self-congratulating himself on having had 5 scoping meetings instead of the one required meeting, the CEO stated that he even had one in Torrance, which was not required.

To be very clear, there are impacts from the HLC to Torrance, and therefore, Torrance residents are FULL PARTICIPANTS in the CEQA process for the EIR, not second class citizens as the CEO intimated. Four of the five scoping meetings were in excess of the bare minimum obligation, but NONE was not required because it was in Torrance. BCHD is every bit as obligated to provide participation to Torrance residents, as it is to Redondo Beach residents.

This is but one more example of why BCHD erred in its election as lead agency, both legally and technically. BCHD has neither the experience nor expertise to properly conduct CEQA and self-certify an EIR.

Mark Nelson

Redondo Beach property owner
3 year BCHD HLC CWG volunteer
Experienced project developer
California Expert Witness

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:55 PM
To: Meisinger, Nick
Subject: Fw: BCHD Board, DEIR, and pre-CUP Comments - Excess Noise

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Thursday, June 10, 2021 3:19 PM
To: EIR <eir@bchd.org>
Subject: BCHD Board, DEIR, and pre-CUP Comments - Excess Noise

DEIR DAMAGES COMMENT - CHRONIC STRESS IMPACTS

BCHD asserts that it has never damaged the surrounding neighborhoods, despite 60 years of South Bay Hospital, medical office buildings, and various BCHD commercial operation with significant excavation, initial construction, 510 and 520 building construction, excess traffic and hazards, excess tailpipe exhaust and PMx, excess noise, excess sirens, excess outdoor nighttime lighting from both signage and parking lots, shadows, reflections, heat islanding, privacy invasion, chronic stress (Bluezones "silent killer"), environmental injustice, economic injustice, and a host of other negative impacts. BCHD makes its assertion in its project FAQs.

<https://www.bchdcampus.org/faq>

<https://www.bluezones.com/2019/05/how-stress-makes-us-sick-and-affects-immunity-inflammation-digestion/>

MN118-1

<https://www.bluezones.com/2012/03/maximize-health-and-longevity-using-these-stress-management-strategies/>

<https://americanbrainsociety.org/stress-the-silent-killer/>

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3971384/> Cardiovascular effects of environmental noise exposure

As a health enterprise, BCHD should have ample health information and no issues defending its assertion of no surrounding neighborhood damages on each and every point above for the 60 years prior to this proposed project, for project construction, and for project operation. BCHD has also asserted to the Redondo Beach City Attorney that this project "Clearly ... has significant benefits to Redondo Beach residents" despite the fact that BCHD admits in CPRA responses that it doesn't (and hasn't for 25+ years) tracked its budgets/costs at the 40+ so-called evidence-based program level, nor does it assess benefits, nor does it monetize benefits, nor does it compute benefit-to-cost or net benefits. Further, BCHD admits in CPRA responses that it has not investigated economic injustice/property value impacts of the prior 60 years. Considering BCHDs lack of fundamental cost-benefit analysis, and lack of EJ analysis, BCHDs assertion of no negative impacts on surrounding neighborhoods appears wholly unfounded.

This required analysis for the DEIR, and comment to the BCHD Board, and Redondo Beach and Torrance Mayors, Councils, and Planning Commissions highlights the toxicity of PM2.5 to developing brains of school children, such as those at Towers and Beryl Heights Elementary that will needlessly suffer from BCHD planned over-development. .

MN118-2

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3971384/>

MN118-3

An excerpt from the study is below. **As a self-proclaimed leading health organization, BCHD is obligated in its DEIR to evaluate the negative impacts on the surrounding community of all negative externalities, economic and environmental injustices.** These issues will be raised again in the CUP evaluation where BCHD will not be able to sweep

MN118-3
(cont.)

inconvenient facts under the rug with gaslighting, as BCHD cannot self-certify the CUP. Nor will BCHD be able to lie the way that it did to the Redondo Beach City Attorney when it asserted that "Clearly, the project will have significant benefits to Redondo Beach residents." BCHD has admitted in numerous CPRA responses that it has no analysis or accounting of existing programs. Further, BCHD has refused many CPRA requests asserting that it does not have final work product. As such, it did not have final work product for the City Attorney either in January of 2019, yet, BCHD made the unsubstantiated assertion in a February 15, 2019 letter than it withheld from the public until July 2020.

From the Study -Taken together, the present review provides evidence that noise not only causes annoyance, sleep disturbance, or reductions in quality of life, **but also contributes to a higher prevalence of the most important cardiovascular risk factor arterial hypertension and the incidence of cardiovascular diseases.** The evidence supporting such contention is based on an established rationale supported by experimental laboratory and observational field studies, and a number of epidemiological studies. The study shows that with 95% probabilities and higher, noise such as that induced by the existence of SBH and BCHD cause negative health impacts, **especially on seniors.**

It is without dispute that excess noise, such as that caused by SBH and BCHD, and planned by BCHD, causes cardiovascular damage, day and night.

This is a clear example of how past, current, and future commercial, traffic, motor/air handler, and emergency vehicle noises have, are, and will negatively impact the surrounding neighborhoods. The impacts are severe in the cardiovascular damage space as recognized in myriad peer-reviewed studies.

MN118-4

Results:

ROAD NOISE FROM EXCESS TRAFFIC AS AN EXAMPLE - **Road traffic noise was associated with myocardial infarction** in case-control and cohort studies. The strength of this association increased when subjects with hearing impairment were excluded. Exposure to residential road traffic noise was associated with a **higher risk for stroke among people older than 64.5 years of age**, showing a risk increase per 10 dB increase of the noise level (LDEN) (incidence rate ratio = 1.27, CI = 1.13–1.43, P < 0.0001).

Conclusions:

The role of noise as an environmental pollutant and its impact on health are being increasingly recognized. Beyond its **effects on the auditory system, noise causes annoyance and disturbs sleep, and it impairs cognitive performance.** Furthermore, evidence from epidemiologic studies demonstrates that environmental noise is associated with an **increased incidence of arterial hypertension, myocardial infarction, and stroke.** Both observational and experimental studies indicate that in particular **night-time noise can cause disruptions of sleep structure**, vegetative arousals (e.g. increases of blood pressure and heart rate) and increases in stress hormone levels and oxidative stress, which in turn may result in **endothelial dysfunction and arterial hypertension.**

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:56 PM
To: Meisinger, Nick
Subject: Fw: DEIR Comment - BCHD failure to quantify benefits, defective Program Objectives regarding revenues

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Thursday, June 10, 2021 3:57 PM
To: EIR <eir@bchd.org>
Subject: DEIR Comment - BCHD failure to quantify benefits, defective Program Objectives regarding revenues

According to Dan Witters, Gallup, in <https://bit.ly/BCHDGallupJan2021BoD> video extract of the BCHD Jan 2021 Board meeting, Gallup does NOT and NEVER HAS, evaluated any programs. Witters further states that the only intent is to provide time series measurement of the well being index, without determination of cause of movement of the index.

Thus BCHDs Program Objectives referring to required current and future revenues are invalid based on Gallup. BCHD in CPRA responses has provided no other analyses that BCHD has any statistically significant or valid program evaluation studies of benefits.

MN119-1

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:56 PM
To: Meisinger, Nick
Subject: Fw: BCHD #2019060258 makes no reference to the master plan in their DEIR or in its Filing with the OPR

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Thursday, June 10, 2021 4:00 PM
To: Communications <Communications@bchd.org>; EIR <eir@bchd.org>
Cc: Scott Morgan <Scott.Morgan@opr.ca.gov>
Subject: BCHD #2019060258 makes no reference to the master plan in their DEIR or in its Filing with the OPR

Nowhere in the DEIR document of record does BCHD reference the master plan. The only master plan in the record is the 2019 version from the DEIR. I cannot see how the public interest was served by failing to incorporate the master plan that contains the full project.

The DEIR was defective and the master plan needs to be included and the DEIR needs to be re-noticed to the public for review.

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:54 PM
To: Meisinger, Nick
Subject: Fw: Late Filed NOP Comment or Early Filed DEIR comment
Attachments: No Project Alternative.odt

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Thursday, June 10, 2021 3:13 PM
To: EIR <eir@bchd.org>
Subject: Fwd: Late Filed NOP Comment or Early Filed DEIR comment

MN121-1 DEIR Comment on defective No Project Alternative

----- Forwarded message -----

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Date: Fri, Aug 23, 2019 at 9:53 AM
Subject: Late Filed NOP Comment or Early Filed DEIR comment
To: EIR <eir@bchd.org>, <hlcinfo@bchd.org>

MN121-1
(cont.) Attached is a view of the No Project Alternative

No Project Alternative

Per representations to the Community Working Group (CWG) the purpose of the BCHD HLC project is primarily financial, that is, it is a development to raise funds for the ongoing operation of the BCHD. There is no objective evidence that the beach cities (Hermosa Beach, Redondo Beach, and Manhattan Beach) will have any shortfall of assisted living units absent the BCHD development. In fact to date, the free market has been effective in providing market rate assisted living units to the area. No assisted living units associated with areas outside of the Beach Cities are within the appropriate purview of the BCHD.

The 510 N. Prospect and 520 N. Prospect buildings are represented to the CWG as land leases with BCHD to be the cost-less recipient of the buildings at the end of the land leases. Termination dates of the land leases have been represented as 2030 and 2060, respectively. There is no evidence to demonstrate whether the land leases could be renewed or whether or not the buildings could be financially beneficial as lease units.

MN121-1
(cont.) The 514. N. Prospect building is the failed South Bay Hospital. Because it is not, nor will ever again be a hospital, it is not subject to hospital seismic retrofit. None of the three buildings are subject to mandatory seismic retrofit, therefore, any retrofit or demolition with replacement is a wholly discretionary and can be avoided.

In the No Project Alternative, the 514 N. Prospect building could be repurposed and leased for revenue, or demolished if economically more viable. Either action would have a significantly lesser impact on the environment than the project. The 510 and 520 N. Prospect buildings could be leased for revenue. As the voters of the Beach Cities only voted on, and approved the now defunct South Bay Hospital District, BCHD has no publicly voted mandate for continued operation beyond its own desire to operate. BCHD would need to manage its services within the revenues that it could achieve through leasing buildings or terminate itself. In either case, the No Project Alternative has significantly lesser environmental impacts and is well within the charter granted by the voters of the Beach Cities when they approved formation of the South Bay Hospital District, absent a specific vote of the Beach Cities to authorize the proposed project.

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:59 PM
To: Meisinger, Nick
Subject: Fw: BCHD Aesthetics Analysis is Flawed

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Thursday, June 10, 2021 4:47 PM
To: EIR <eir@bchd.org>
Subject: BCHD Aesthetics Analysis is Flawed

Per the attached Google Earth Pro analysis of viewshed, BCHD has incorrectly failed to conclude that the impact of the 103-foot building and the phase 2 are both significant impacts. As Wood is well aware, GEP demonstrates viewshed in green. The viewshed is extensive, impacts many residential uses, and creates shading/shadowing and negative health impacts, along with a "taking" of blue sky, and diminished recreation. BCHD analysis errs. The view impacts of the proposed project are significant and the analysis is defective and the DEIR must be recirculated.

MN122-1

BCHD Increased the Height of its
Proposed Buildings from 60-feet to
103-feet after Public Comments that
they were TOO BIG.

YOU CAN'T MAKE THIS UP!

The following are the viewshed impacts according to
Google Earth Pro. If you live in a GREEN area, BCHD
Overdevelopment will be able to see you, and you'll be
able to see it.

They gave themselves REALLY nice ocean Views!

Google Earth Pro Results – Green Areas Will Be Able to See the
103-foot BCHD Peak on the NE Side of the Project



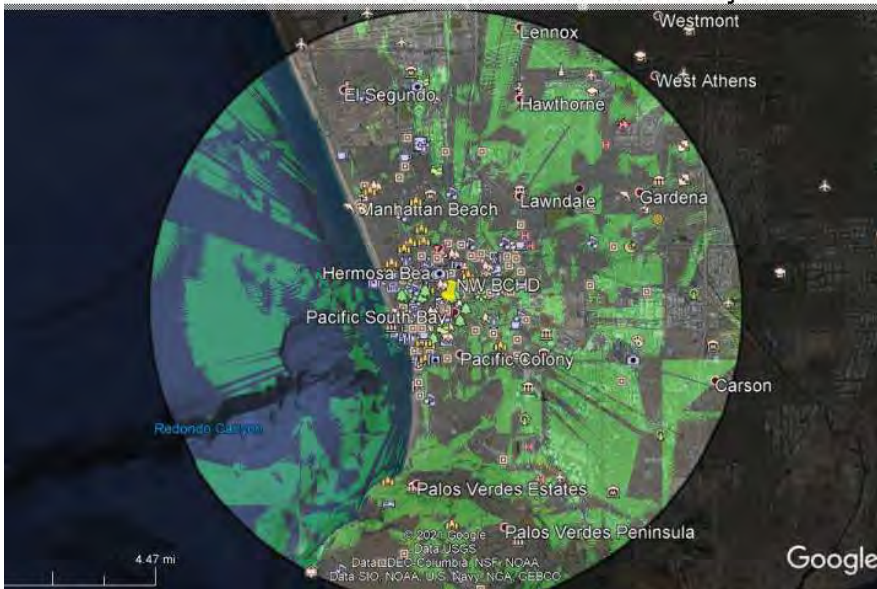
Google Earth Pro Results – Green Areas Will Be Able to See the 103-foot BCHD Peak on the NE Side of the Project (Close Up #1)



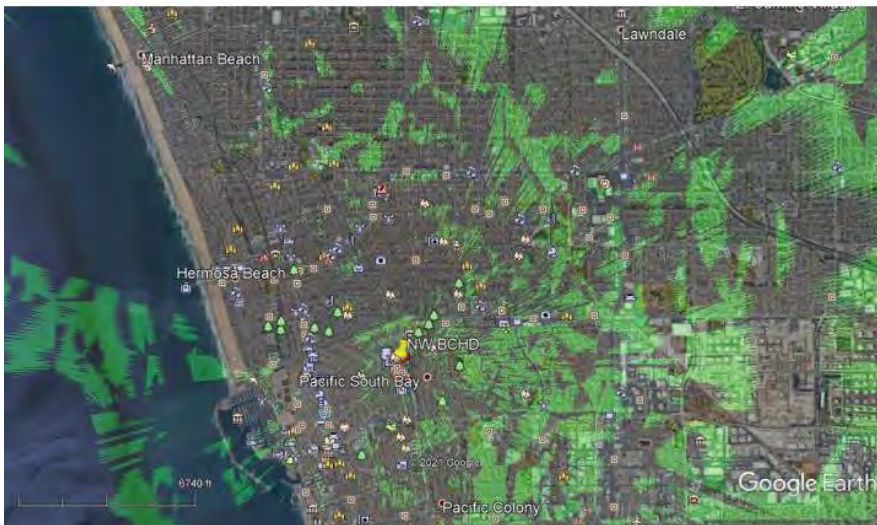
Google Earth Pro Results – Green Areas Will Be Able to See the 103-foot BCHD Peak on the NE Side of the Project (Close Up #2)



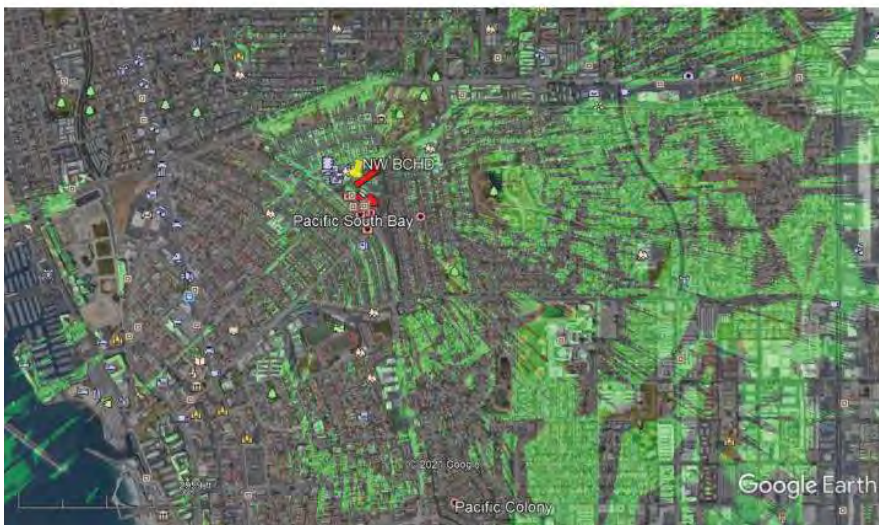
Google Earth Pro Results – Green Areas Will Be Able to See the 85-foot BCHD Peak on the NW Side of the Project



Google Earth Pro Results – Green Areas Will Be Able to See the 85-foot BCHD Peak on the NW Side of the Project (Close Up #1)



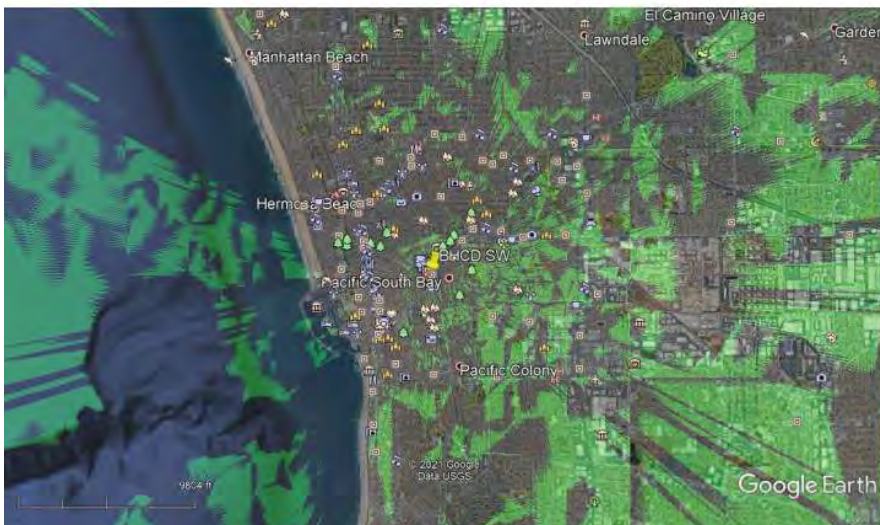
Google Earth Pro Results – Green Areas Will Be Able to See the 85-foot BCHD Peak on the NW Side of the Project (Close Up #2)



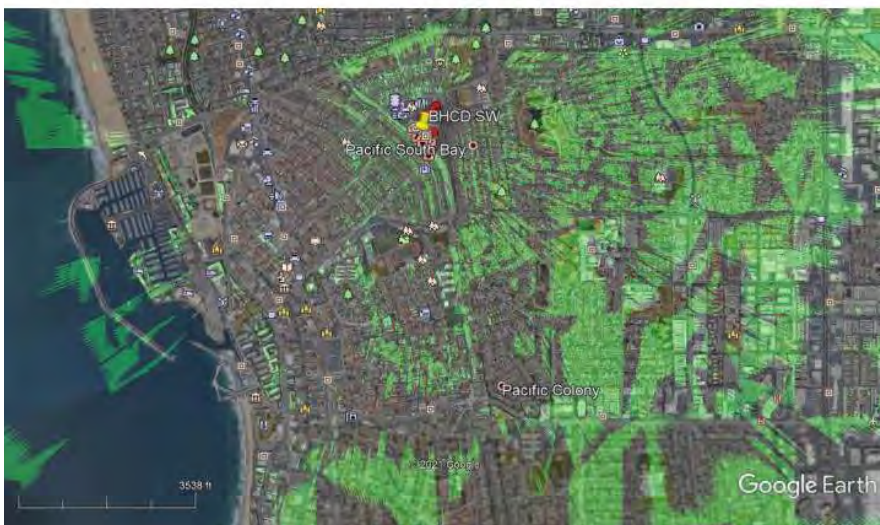
Google Earth Pro Results – Green Areas Will Be Able to See the 75-foot BCHD Peak on the SW Side of the Project



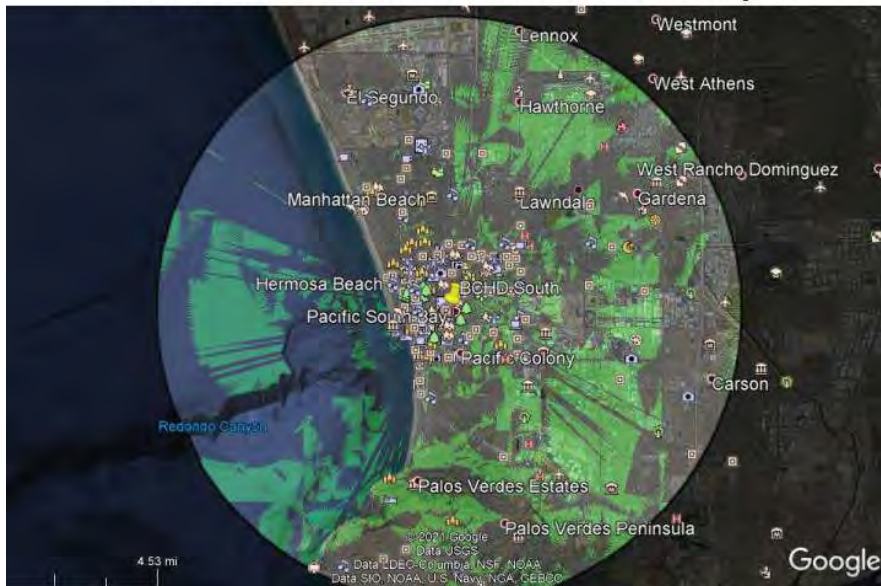
Google Earth Pro Results – Green Areas Will Be Able to See the 75-foot BCHD Peak on the SW Side of the Project (Close Up #1)



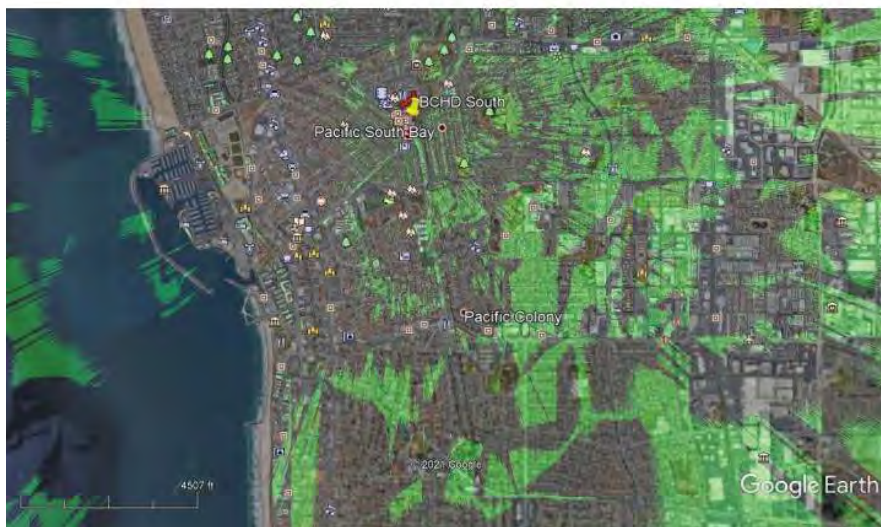
Google Earth Pro Results – Green Areas Will Be Able to See the 75-foot BCHD Peak on the SW Side of the Project (Close Up #2)



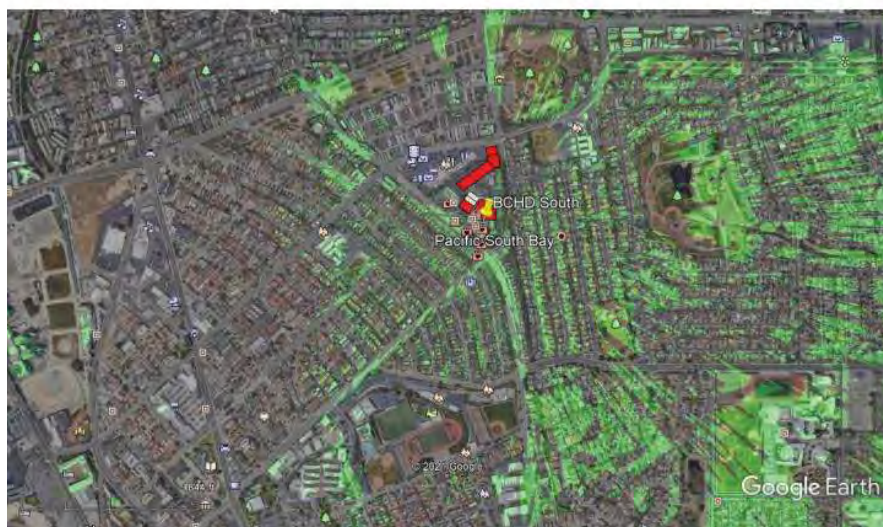
Google Earth Pro Results – Green Areas Will Be Able to See the
66-foot BCHD Peak on the South Side of the Project



Google Earth Pro Results – Green Areas Will Be Able to See the
66-foot BCHD Peak on the South Side of the Project (Close Up #1)



Google Earth Pro Results – Green Areas Will Be Able to See the
66-foot BCHD Peak on the South Side of the Project (Close Up #2)



Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:59 PM
To: Meisinger, Nick
Subject: Fw: BCHD Significant Negative Impacts to Neighborhood Character

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Thursday, June 10, 2021 4:50 PM
To: EIR <eir@bchd.org>
Subject: BCHD Significant Negative Impacts to Neighborhood Character

MN123-1 | BCHD DEIR failed to correctly analyze KVLs by analyzing too few and drawing incorrect conclusions. The impacts to surrounding neighborhood character are negative and significant. The DEIR is defective, must be remediated and recirculated.

From 511 N Prospect
4-story, 65-foot tall Health Club Pavilion (L)
10-1/2 Story Parking Ramp (R)



MN123-1
(cont.)

From 521 N Prospect
6-story, 103-foot , \$12,000+/month Assisted Living (L)
4-story, 65-foot tall Health Club Pavilion (C)
10-1/2 Story Parking Ramp (R)



From 601 N Prospect

6-story, 103-foot , \$12,000+/month Assisted Living (L)

4-story, 65-foot tall Health Club Pavilion (C)

10-1/2 Story Parking Ramp (R)



MN123-1
(cont.)

From 611 N Prospect

6-story, 103-foot , \$12,000+/month Assisted Living (L)

4-story, 65-foot tall Health Club Pavilion (C)

10-1/2 Story Parking Ramp (R)



From 621 N Prospect

6-story, 103-foot , \$12,000+/month Assisted Living (L)

4-story, 65-foot tall Health Club Pavilion (C)

10-1/2 Story Parking Ramp (R)



MN123-1
(cont.)

From 1400 Diamond

10-1/2 Story Parking Ramp (L)

6-story, 103-foot , \$12,000+/month Assisted Living (R)



From 1408 Diamond
10-1/2 Story Parking Ramp (L)
6-story, 103-foot , \$12,000+/month Assisted Living (R)



MN123-1
(cont.)

From 1201 Beryl
6-story, 103-foot , \$12,000+/month Assisted Living (L)
4-story, 65-foot tall Health Club Pavilion (R)



From 1211 Beryl
6-story, 103-foot , \$12,000+/month Assisted Living (L)

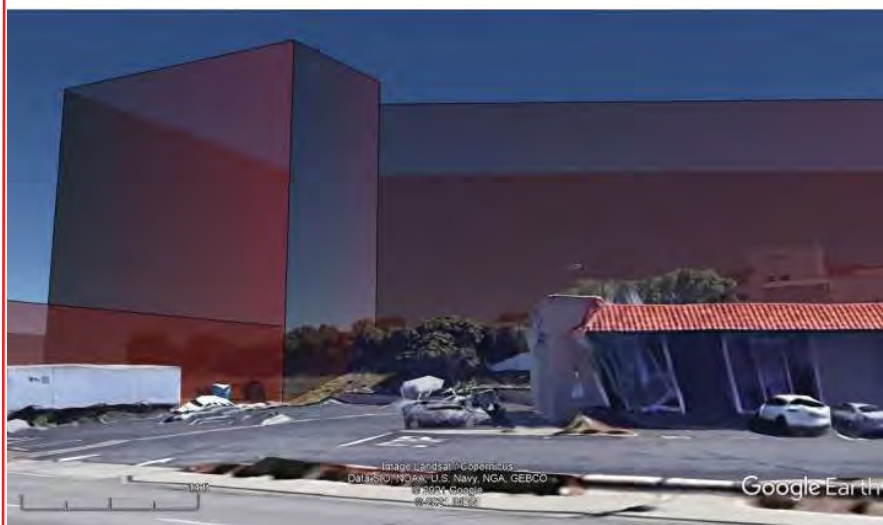


MN123-1
(cont.)

From 1221 Beryl
6-story, 103-foot , \$12,000+/month Assisted Living (L)

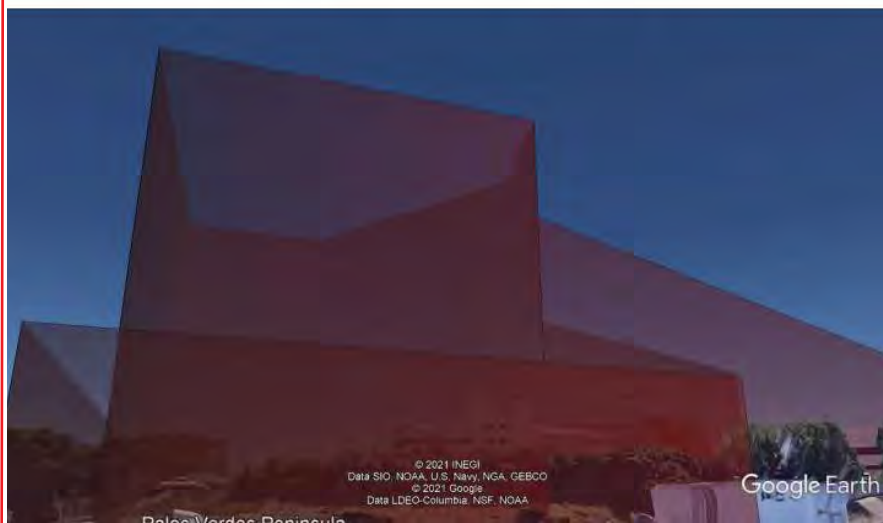


From 1311 Beryl
PACE (L)
6-story, 103-foot , \$12,000+/month Assisted Living (R)



MN123-1
(cont.)

From 1321 Beryl
PACE (Front)
6-story, 103-foot , \$12,000+/month Assisted Living (Top + R)



From Towers Elementary

PACE (R)

6-story, 103-foot , \$12,000+/month Assisted Living (C)

4-story, Health Club/Pavilion (C)

10-1/2 Story Parking (L)



MN123-1
(cont.)

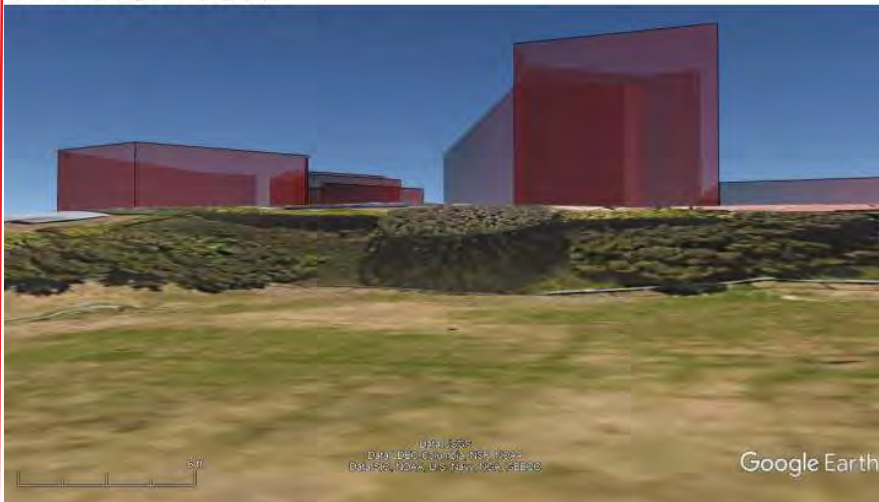
From Towers Elementary School and Public Recreation Fields

PACE (R)

6-story, 103-foot , \$12,000+/month Assisted Living (C)

4-story, Health Club/Pavilion (C)

10-1/2 Story Parking (L)



From 19301 Tomlee
10-1/2 Story Parking Ramp (L)
4-story, 65-foot tall Health Club Pavilion (C)
6-story, 103-foot , \$12,000+/month Assisted Living (R)



MN123-1
(cont.)

From 19326 Tomlee
6-story, 103-foot , \$12,000+/month Assisted Living (R)



From 19326 Tomlee
10-1/2 Story Parking Ramp (L)
6-story, 103-foot , \$12,000+/month Assisted Living (R)



MN123-1
(cont.)

From 5656 Towers
6-story, 103-foot , \$12,000+/month Assisted Living (R)
4-story, 65-foot tall Health Club Pavilion (C)
10-1/2 Story Parking Ramp (L)



From 5635 Towers

6-story, 103-foot , \$12,000+/month Assisted Living (R)

4-story, 65-foot tall Health Club Pavilion (C)

10-1/2 Story Parking Ramp (L)



MN123-1
(cont.)

From 19510 Tomlee

6-story, 103-foot , \$12,000+/month Assisted Living (R)

4-story, 65-foot tall Health Club Pavilion (C)

10-1/2 Story Parking Ramp (L)



From 19802 Tomlee

6-story, 103-foot , \$12,000+/month Assisted Living (R)

4-story, 65-foot tall Health Club Pavilion (C)

10-1/2 Story Parking Ramp (L)



MN123-1
(cont.)

From 827 Anita

6-story, 103-foot , \$12,000+/month Assisted Living



From 600 Anita

6-story, 103-foot , \$12,000+/month Assisted Living (L)

4-story, 65-foot tall Health Club Pavilion (C)

10-1/2 Story Parking Ramp (L)



MN123-1
(cont.)

From 700 N Paulina

6-story, 103-foot , \$12,000+/month Assisted Living (L)

4-story, 65-foot tall Health Club Pavilion (C)

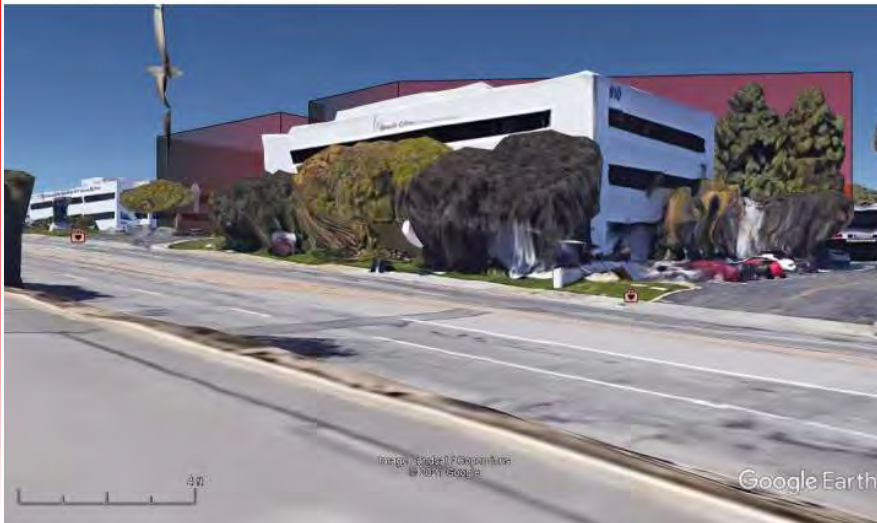
10-1/2 Story Parking Ramp (L)



Neighborhood Character Impacts of BCHD 103-foot tall, 800,000 sqft Development

MN123-1
(cont.)

From 501 N Prospect
4-story, 65-foot tall Health Club Pavilion (L)
10-1/2 Story Parking Ramp (R)



Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:59 PM
To: Meisinger, Nick
Subject: Fw: DEIR Comments - Significant Impact Specific Analysis of BCHD Aesthetics

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Thursday, June 10, 2021 4:52 PM
To: EIR <eir@bchd.org>
Subject: DEIR Comments - Significant Impact Specific Analysis of BCHD Aesthetics

MN124-1 The DEIR analysis is insufficient and defective. These proper KVLs demonstrate the specific significant impacts to neighborhood aesthetics and character. The project fails City of Redondo Beach requirements of consistency with the surrounding neighborhoods.

Visual Simulations of BCHD Proposed View-block Maximizing Perimeter Construction – Harkness & Beryl



Visual Simulations of BCHD Proposed View-block Maximizing Perimeter Construction – Prospect & Beryl



Visual Simulations of BCHD Proposed View-block Maximizing Perimeter Construction – Towers Elementary Student and Public Sport Recreation



MN124-1
(cont.)

Visual Simulations of BCHD Proposed View-block Maximizing Perimeter Construction – Towers & Mildred



Visual Simulations of BCHD Proposed View-block Maximizing Perimeter Construction – south Tomlee turn



MN124-1
(cont.)

Visual Simulations of BCHD Proposed View-block Maximizing Perimeter Construction – Tomlee & Norton



Visual Simulations of BCHD Proposed View-block Maximizing Perimeter Construction – Prospect & Diamond



MN124-1 (cont.) Visual Simulations of BCHD Proposed View-block Maximizing Perimeter Construction – Diamond Residential cul-de-sac

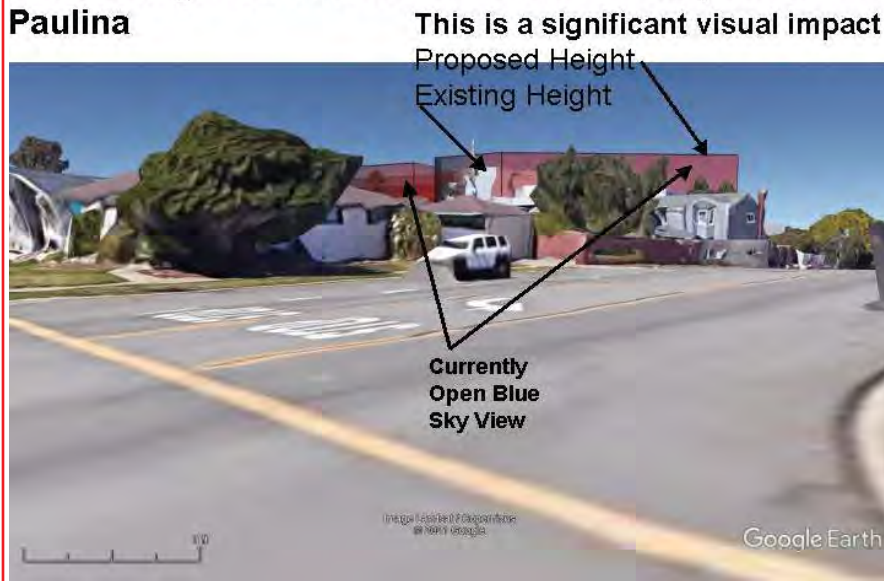


Visual Simulations of BCHD Proposed View-block Maximizing Perimeter Construction – Prospect Residential at BCHD Entrance



MN124-1
(cont.)

Visual Simulations of BCHD Proposed View-block Maximizing Perimeter Construction – Prospect & Paulina

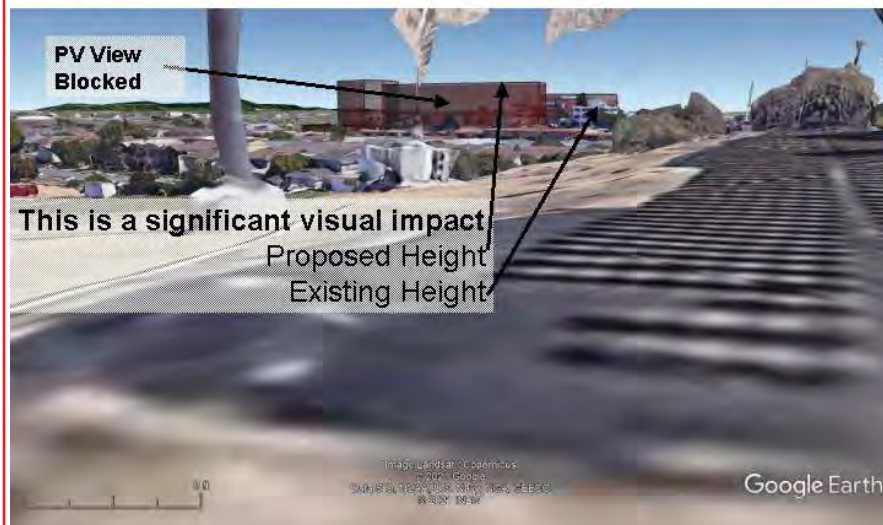


Visual Simulations of BCHD Proposed View-block Maximizing Perimeter Construction – Beryl & Paulina

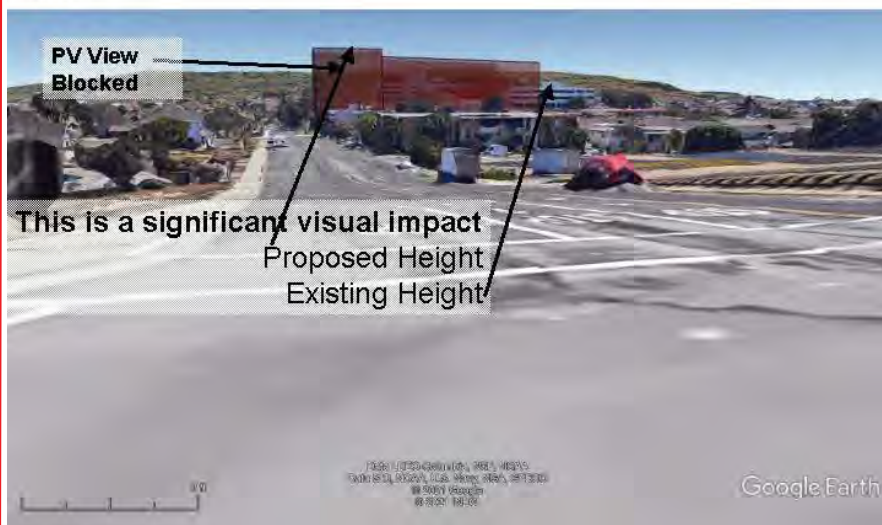


MN124-1
(cont.)

Visual Simulations of BCHD Proposed View-block Maximizing Perimeter Construction – 190th & Prospect



Visual Simulations of BCHD Proposed View-block Maximizing Perimeter Construction – Prospect & Flagler

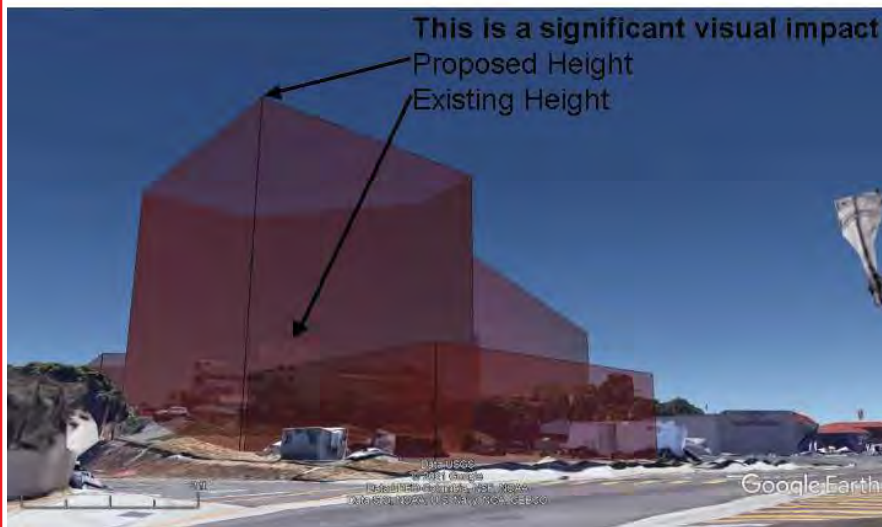


The Significant Visual Impacts of BCHD Proposed 2021 DEIR Development

As Modeled in Google Earth Pro

Visual Simulations of BCHD Proposed View-block Maximizing Perimeter Construction – Flagler & Beryl

MN124-1
(cont.)



Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 2:00 PM
To: Meisinger, Nick
Subject: Fw: DEIR Comment - BCHD Failed to Properly Consider Public Input

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Thursday, June 10, 2021 4:55 PM
To: EIR <eir@bchd.org>
Subject: DEIR Comment - BCHD Failed to Properly Consider Public Input

MN125-1 | BCHD progressively increased the height of the project from 60' to 103' and the amount of above ground building square feet from 729K to 793K. During the same period, comments from the public, especially the 1200+ resident petition, called for smaller sizes. All statements referring to BCHD modifying the plan in response to public comment are objectively false and must be stricken from the DEIR. The DEIR must be recirculated.

YOU CANNOT TRUST BCHD – ITS ACTIONS DON'T MATCH ITS WORDS

BIGGER + TALLER + NO PARKING BUFFER



June 2019 BCHD Design

60-ft tall

729,000-sqft above ground
160,000-sqft new underground parking



June 2020 BCHD Design

75-ft tall

793,000-sqft above ground
0-sqft new underground parking



March 2021 BCHD Design

103-ft tall

793,000-sqft above ground
0-sqft new underground parking

YOU CANNOT TRUST BCHD – ITS ACTIONS DON'T MATCH ITS WORDS

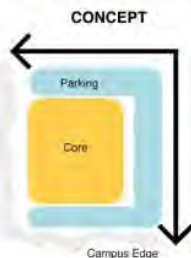
(1)What BCHD SAID

BCHD told the CWG
and Public – BCHD will use
parking lots to buffer the
neighborhoods
June 2017 CWG Meeting

(2)What BCHD DID

Proposed a
60-foot
800,000 sqft Walled City up
against residential
neighborhoods with NO
parking buffer
January 2019 CWG Meeting

Healthy Living Campus Parking Approach



MN125-1
(cont.)

(3)What the BCHD BOARD APPROVED

Increased height to
75-feet
removed 160,000 sqft
underground parking, replace
parking with an 8-story, 800
car parking ramp
Approved at Board Meeting
June 2020 Board Meeting



(4)What BCHD REALLY DID

Increased height to
103-feet
increased parking ramp to
10+ stories
March 2021
March 2021 Draft Environmental Impact Report



Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 2:01 PM
To: Meisinger, Nick
Subject: Fw: CPRA - Provide an inventory of comments received on the DEIR

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Thursday, June 10, 2021 4:59 PM
To: PRR <PRR@bchd.org>; EIR <eir@bchd.org>
Subject: CPRA - Provide an inventory of comments received on the DEIR

MN126-1 Provide an inventory of comments received as soon as practicable. As an expert witness, I am fully aware the Wood will be required to log and inventory and this is request for those existing records as soon as available.

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 2:02 PM
To: Meisinger, Nick
Subject: Fw: Comments to the BCHD Board , DEIR, and FEIR
Attachments: BCHD RCFE Decision Pre-determined.pdf

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Thursday, June 10, 2021 5:45 PM
To: EIR <eir@bchd.org>; Communications <Communications@bchd.org>
Subject: Comments to the BCHD Board , DEIR, and FEIR

MN127-1 The attached PDF discusses how BCHD has predetermined the outcome of its project and CEQA certification rendering it invalid.

FAILURE TO DEVELOP MASTER PLANS WITH NON-RCFE DRIVEN REVENUE STREAMS WITH ADEQUATE POTENTIAL FOR CURRENT AND FUTURE FUNDING

BCHD has failed to adequately consider options to residential care for there elderly (RCFE), thereby making a defacto decision to select and approve RCFE from both a project proponent and lead agency perspective. In each of BCHDs 2009, 2017, 2019, 2020, and 2021 vintage master plans, BCHD included RCFE with no other apparent revenue generating alternative of sufficient magnitude to meet BCHDs unsupported, non-quantitative revenue needs. Board meeting minutes reflect the RCFE as the revenue generation vehicle for the BCHD on a forward basis, while BCHD presentations also support the premise that BCHD made an ex ante decision to proceed with RCFE.

BCHD plans and first known public occurrences of plans are cited below. Each plan contains RCFE absent any viable alternative revenue generating options, thereby requiring BCHD to approve RCFE as lead agency to meet its appetite for revenue as a proponent. Endnotes provide direct access via web when available and also selected quotations of the Board and CEO demonstrating the total reliance on RCFE and lack of alternatives.

2009 (Dec) Board of Directors Master Planning Sessions 1 & 2 ^{i ii}

2017 (Apr) Board of Directors Meeting Presentation ⁱⁱⁱ

2017 (Jun) BCHD Community Working Group (CWG) Presentation ^{iv}

2019 (Jan) Board of Directors Special Meeting ^{v vi vii}

2019 (Jan) BCHD CWG Presentation ^{viii}

2019 (Jun) CEQA NOP ^{ix}

2020 (Jun) Board of Directors Meeting ^{x xi xii xiii}

2020 (Jun) BCHD CWG Presentation ^{xiv xv}

2021 (Mar) CEQA DEIR ^{xvi}

CONSULTANT SURVEYS OF BCHD MANAGEMENT SUPPORT THE RCFE-DRIVEN STRATEGY

In addition to the observation of BCHDs failure to develop and include, BCHD consultants state in their presentations that BCHD management believed the RCFE was necessary as a revenue stream. ^{xvii} In addition, the consultants recorded a BCHD management believe that the South Bay Hospital parcel was key to revenues. ^{xviii} The consultant failed to demonstrate that any alternative revenue streams could replace RCFE.

CEO BAKALY STATEMENTS AT JUNE 2020 BOARD MEETING REQUIRE RCFE

CEO Bakaly's comments in the minutes fail to provide any viable alternative to RCFE, in fact, they paint a dire picture of mismanagement and failure to match expenditures to declining revenues. Directly from the minutes, Bakaly cites a projected \$2.5M annual lost

Mr. Bakaly highlighted the following:

Anticipated Future Operating Income Gap:

<\$2.5M> 514 N Prospect Ave Loss

<\$0.5M> FY23-24 Notes Receivable Loss

<\$2.5M> Total Annual BCHD Future Loss

MN127-2
(cont.)

“If we do not do anything for that building, we start to plummet as the old building drains the revenue. Adding the RCFE 6-story you will see a dip but as they begin to get occupied they will go up and see gained net income out into the future. If we don’t do something, we will eat away at our cash balance.”

Subsequently, Bakaly affirms the eventually Board approved RCFE proposal in June 2020. ^{xix}

MN127-3

NONE OF THE PROJECT ALTERNATIVES WITHOUT RCFE MEET THE OBJECTIVES

The fact that BCHD has no revenue generation scenarios in its alternatives that meet the project objectives is prima facie evidence that BCHD failed to consider non-RCFE cases. As such BCHD explicitly chose RCFE as the proponent and then implicitly approved RCFE as lead agency. Due to errors in the DEIR document, the Alternatives are misnumbered, the tables are inaccurate, and there is not a simple way to describe the alternatives. Suffice it say, the BCHD objectives to raise revenue could be achieved in nearly an infinite number of ways, but BCHD chose to ONLY pursue RCFE, and therefore approve it as lead agency. ^{xx}

- i Board of Directors Master Planning Study Session I July 13, 2009 (secured by CPRA Response)
- ii Board of Directors Master Planning Study Session 2 August 3, 2009 (secured by CPRA Response)
- iii https://bchd.granicus.com/DocumentViewer.php?file=bchd_d50a42f0ae3671fb9e7c42afcc7a2b69.pdf&view=1
- iv https://www.bchdcampus.org/sites/default/files/archive-files/June-2017-Presentation_CWG_2.pdf
- v https://bchd.granicus.com/DocumentViewer.php?file=bchd_733e3151c563f3eff4394bb97d7cc860.pdf&view=1
- vi CEO Bakaly at Jan 2019 meeting stated in meeting minutes "... phase 1 will include new residential care"
- vii Board member Diehl at Jan 2019 meeting stated in meeting minutes "The money making entity will be the assisted living"
- viii https://www.bchdcampus.org/sites/default/files/archive-files/January-2019-Presentation_CWG.pdf
- ix http://www.bchdfiles.com/docs/bchd/BCHD%20Healthy%20Living%20Campus%20Master%20Plan_NOP_IS%20Checklist_062719.pdf
- x https://bchd.granicus.com/DocumentViewer.php?file=bchd_679f4d3a34cda8ac6b2919e80e087631.pdf&view=1
- xi <https://bit.ly/ChunSaysPoundSand>
- xii Board member Chun moves to terminate public input under the assertion that the outcome would not change (e.g., the Board would make the same decision)
- xiii BCHD states in newspaper article that "create the revenue to maintain BCHD's program" yet proposes no alternative to RCFE, <https://www.dailybreeze.com/2020/06/16/beach-cities-health-district-to-cut-healthy-living-campus-revamp-by-160-million>
- xiv https://www.bchdcampus.org/sites/default/files/archive-files/June-2020-Presentation_CWG.pdf
- xv BCHD presentation to CWG states "Generate sufficient revenue" and continues to include no feasible alternative to RCFE for revenues
- xvi <https://www.bchdcampus.org/deir>
- xvii BCHD management affirmed a "Belief that assisted living and residential care revenue streams can help fund the campus transformation...", https://bchd.granicus.com/DocumentViewer.php?file=bchd_5e73160722203dcafebc71582eaf2df3.pdf&view=1
- xviii BCHD management affirmed "Real estate footprint and limited partnerships remain critical to offset operating costs and fund programs and services.", https://bchd.granicus.com/DocumentViewer.php?file=bchd_5e73160722203dcafebc71582eaf2df3.pdf&view=1
- xix https://bchd.granicus.com/DocumentViewer.php?file=bchd_85ffaa86cc3c77533acb31079b3a41c6.pdf&view=1
- xx https://www.bchdfiles.com/docs/hlc/BCHD_DEIR_For%20Print_031021.pdf

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 11:39 AM
To: Meisinger, Nick
Subject: Fw: Public Comments to be Read into the record

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Razavi <markrazavi@gmail.com>
Sent: Wednesday, March 24, 2021 6:55 PM
To: Communications <Communications@bchd.org>
Subject: Public Comments to be Read into the record

MR-1 | My name is Mark Razavi and I oppose the scale of the BCHD project. I live on Ronald Ave with my wife and 2 kids who attend Towers Elementary. We spend a lot of time outdoors, and I have strong concerns about the adverse effect of several years of demolition and construction so close to our home and school.

Thank you

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:38 PM
To: Meisinger, Nick
Subject: Fw: Comment on the Healthy Living Campus DEIR

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mary's Gmail <maryleninger@gmail.com>
Sent: Tuesday, June 8, 2021 11:58 AM
To: EIR <eir@bchd.org>
Subject: Comment on the Healthy Living Campus DEIR

To whom it may concern:

I strongly object to the inappropriate, out-of-proportion scope of this development and the negative impact the years of construction will have on our neighborhoods. The increase in traffic, noise and air pollution, as well as the removal of over a hundred mature trees, will be devastating to the residents' quality of life in West Torrance and Redondo Beach.

The BCHD needs to consider the wishes, mental and physical health and well being of Redondo Beach and West Torrance residents!

Mary L. Eninger
5609 Andrus Ave.
Torrance, CA 90503

Sent from my iPad

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:51 PM
To: Meisinger, Nick
Subject: Fw: opposition to the proposed "Healthy Living Campus"

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mary Ewell <maryewell@verizon.net>
Sent: Thursday, June 10, 2021 10:13 AM
To: EIR <eir@bchd.org>
Subject: opposition to the proposed "Healthy Living Campus"

ME-1 I have been opposed to the Healthy Living campus from the first time the public were invited to attend your BCHD board meetings for many of the reasons below. I began appealing to the Board as a licensed Marriage and Family Therapist who has advocated for our youth, our greatest resource, whose lives in 5 neighboring schools would be disrupted as they come/go to school and during their school day for the particulate pollution they would be ingesting, exacerbating some breathing conditions more than others. Their safety and education are paramount to any of your profit motives. Secondly, I
ME-2 challenged you all on the lack of a verifiable needs assessment for this Assisted Living and Memory Care facility, which was based on marketing predictions, not otherwise substantiated. The cost alone of living at this campus makes occupation prohibitive for the median income of Beach Cities residents, to which you replied, in effect, were not really your target population; ANYONE WHO COULD PAY YOUR PRICE WERE WELCOME, adding to the WEALTH DIVIDE that
ME-3 already is in question by our Governor for affordable housing, so much so that our Governor has made it incumbent upon the City of Redondo Beach to prove that they are not just planning, but IMPLEMENTING 2500 affordable housing units within our boundaries. Your Healthy Living Campus defies this mandate. Nor do you care. All along your profit motive has been clear as your driving force.

Further, you cannot justify building your FOR PROFIT H.L.C. on land zoned for a Public Community Facility, P-CF, which zoning is delegated for use by local governments to build facilities for hospitals, fire or police stations, schools, park/recreation -a designation purposed for the "common good of the ENTIRE community", not a privileged few who can
ME-4 pay the \$12,000. minimum/month for assisted living/memory care. You could, however, choose to augment community services for the majority of seniors in the area who want to "age in place", through grant money BCHD has an eye for, so that they, myself included, can "age in place" with some additional in home health services extended to us at a reasonable rate. I include other salient points for your consideration below.

Mary R.Ewell, M.F.T.
Redondo Beach, District 2

RCFE is clearly Incompatible with surrounding neighborhoods. Its placement on the extreme perimeter of the property, combined with the proposed scale and mass causes the most damage to surrounding neighborhoods.

Violates General Plan land use policies for cities of Torrance and Redondo Beach
ME-5 municipal code to be "compatible in scale, mass, and character with surrounding neighborhoods".

- Torrance General Plan Policy LU.2.1. "Require that new development be visually and functionally compatible with existing residential neighborhoods..."
- Torrance General Plan Policy LU.3.1. "Require new development to be consistent in scale, mass and character with structures in the surrounding area"

- Redondo Beach General Plan Policy 1.46.4. "... ensure that public buildings and sites are designed to be compatible in scale, mass, character, and architecture with the existing buildings and pertinent design characteristics prescribed by this Plan for the district or neighborhood in which they are located."

ME-5
(cont.)

Single family homes surround the site as close as 80 ft. from proposed structures to the East, West, and South with up to a 30 ft. height limit. To the North by Residential RMD and Light Commercial C-2, both with 30-foot height limits. RCFE is built out to the edge of the property on a 30 ft. bluff, with properties to the East situated another 60 ft. below grade. It will:

- Cause significant damage to blue sky views and major privacy issues.
- Subject residents to significant glare and night-time lighting of the 24/7 operations facility. DEIR provides no substantive analysis of impact.
- Create shadow effects that are significant to Torrance homes to East, Towers Elementary school and Redondo Beach homes to the North.

Key viewing locations (KVLs) are flawed and deceptive. Main KVL from 190th and Flagler used to justify mitigation of reduction of 20 ft. height is flawed.

- Viewing location is deceptive, one of the few viewing locations where the project site appears to be lower than street level, rather than elevated 30 ft. above street level to the East.
- View of PV Ridgeline from this viewing location is not representative of views Not the highpoint as stated

ME-6

Responsible Agency - City of Torrance was not consulted on key viewing locations, as stated in their response to the DEIR. New KVLs from the city of Torrance must be provided with city input. Nor were the Torrance residents East of the proposed H.L.C invited to any of the BCHD "scoping meetings" until their was a public outcry. Why? They are the most impacted by this proposal.

ME-7

Phase 2 realistic photo-simulations are completely missing. Thus impacts of the whole project is never shown or can be analyzed. DEIR states: "maximum building footprints and maximum building heights" of Phase 2 are addressed in the DEIR.

ME-8

Request

DEIR is deficient and missing information and visual aids necessary for agencies and the public to make reasonable assessments. Substantial setbacks and reduction of height would help mitigate damage to neighborhoods. Provide photo-visualizations and other physical visual aids such as silhouettes, poles, flag banners showing proposed height and mass of structures for Phase 1 and Phase 2. Provide new key viewing locations consulting with the City of Torrance as requested. Detailed health impacts are not presented and are completely absent in regards to glare and nighttime lighting, and

ME-9

ME-10

ME-10
(cont.)

shadow effects on surrounding Redondo Beach and Torrance neighborhoods, and Towers Elementary school.

ME-11

DEIR should be recirculated to provide adequate time for the agencies and the public to review and provide comments.

Hazards and Hazardous Materials

BCHD plans to:

- Demolish the 514 building (old South Bay hospital) which contains lead, mold, asbestos, and other contaminants.
- Excavate, grade and trench more than 31,000 cubic yards of soil, containing significant amounts of PCE.

According to the DEIR:

ME-12

"Soil disturbance during excavation, trenching, and grading at the Project site would result in the disturbance of potentially contaminated soil. Ground disturbing activities (e.g., excavation, trenching, and grading) during Phase 1 and Phase 2 would disturb PCE-contaminated soils, beginning with the excavation of the subterranean levels of the RCFE Building to a depth of 26 feet during Phase 1. Similarly, grading within the vacant Flagler Lot would also encounter PCE-contaminated soils. The soil samples on the vacant Flagler Lot ...had the greatest concentrations of PCE on the Project site (Converse Consultants 2020; see Appendix G). "

The selection of boring sites is inadequate. The only 30 foot boring, at B-1, which was known to be far away from where the main contaminants were found, seemed a deliberate attempt to avoid finding more contaminants which were almost certain to be found with proper investigation and greater study. Converse [Ref: 3.2.38] advised unequivocally: "Deeper borings in the locations where pollutants were found would yield even greater findings of more pollutants."

Requested Action

Additional deeper borings and analysis should be done on the construction site. The fact that the PCE was found in 29 of 30 samples throughout the site shows it is widespread, often found far from its potential original source, and is likely spreading deeper and downhill the slope from its origins.

ME-13

Study the impact of natural occurrences such as heavy rains and winds, as well standard mitigations and human error or occasional noncompliance the appropriate guidelines. What are the ramifications or penalties for noncompliance. Specify who is held accountable and pays fines? The BCHD, the City of Redondo Beach, the developer? More information is needed on watering down of construction debris, contaminated soils, etc. and its impact on streets like Beryl and Flagler which are downstream and in close proximity to homes and Towers Elementary. Provide analysis for the stormwater drain system and spread to water conservation/nature preserves to the lower elevations in the East such as Entradero Park in Torrance.

Air Quality

DEIR states Air Quality impact is “less than Significant with mitigation”.

“However, on-site construction-related emissions would exceed the SCAQMD localized significance thresholds (LSTs) for respirable particulate matter (PM10) and fine particulate matter (PM2.5) as they affect off-site receptors. “

The project would create air quality hazards, diesel particulates and fugitive dust known to be health hazards, even with mitigation measures. Throughout the DEIR, Mitigation plans are not sufficiently discussed nor safeguards detailed adequately. MM AQ-1 “would require watering of exposed surfaces three times daily....and prohibiting demolition when wind speed is greater than 25 miles per hour (mph).”

The mitigation plan only accounts for prohibiting demolition during wind events greater than 25 mph. It does not account for potential ineffectiveness of mitigations from loading up of demolition debris, excavation of 30,000 cubic yards of soil with known toxic substances such as PCE, and concrete grinding onsite, etc. with intermittent wind speeds at 25 mph and higher. For instance in March 2021, wind speeds were measured at 45 mph on the lower site adjacent to the construction site. This wind speed was enough to topple the Shell Station: <https://losangeles.cbslocal.com/video/5397491-wind-blows-off-gas-station-canopy-at-redondo-beach-shell-station>.

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:11 PM
To: Meisinger, Nick
Subject: Fw: Mammoth project in Redondo & Torrance.

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mary Gaye <mgmcgahan@gmail.com>
Sent: Sunday, April 18, 2021 12:43 PM
To: EIR <eir@bchd.org>
Subject: Mammoth project in Redondo & Torrance.

MG3-1 The residents here, sayNO!! To the BCHD .this is not wanted by the residents, five plus years of noise, air pollution, grid lock. This neighborhood does not need
A residential living , for the wealthy, we need our neighborhood,and schools to be protected.
SO NO NEVERFOR YOUR MASSIVE PROJECT

Sent from my iPad

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:42 PM
To: Meisinger, Nick
Subject: Fw: BCHD

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mary Gaye <mgmcgahan@gmail.com>
Sent: Wednesday, June 9, 2021 1:53 PM
To: EIR <eir@bchd.org>
Subject: BCHD

MG4-1 | BCHD, Needs to go back to the drawing board. The residents of Redondo Beach, and Torrance, have made very clear they are against the huge project as it stands. The beach Cities "unhealthy" plan needs to go. the residents in the area do not want or need a Assisted living for the wealthy,

Sent from my iPad

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:20 PM
To: Meisinger, Nick
Subject: Fw: Healthy Living Campus

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

-----Original Message-----

From: Mary Watkins <327marywatkins@gmail.com>
Sent: Saturday, May 1, 2021 5:51 PM
To: Communications <Communications@bchd.org>
Subject: Healthy Living Campus

MW1-1 | I am writing to voice my opposition the the proposed changes to the former South Bay Hospital property.

MW1-2 | This parcel is designated public land and no additional commercial enterprises should be allowed there.

MW1-3 | Traffic has been notably and adversely impacted since the opening of the Silverado building some years ago; additional construction would add to the problem. Air pollution during construction, and noise pollution due to additional traffic and events so close to residential neighborhoods and a school would increase and continue for generations.

MW1-4 | Because of the change of purpose for land use, and the magnitude of the construction, this project should be approved by a majority of the voters of Redondo Beach, Hermosa Beach and Manhattan Beach before being implemented.

Mary Watkins
401 N. Lucia Ave.
Redondo Beach CA 90277

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:40 PM
To: Meisinger, Nick
Subject: Fw:

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: marinafinearts@aol.com <marinafinearts@aol.com>
Sent: Tuesday, June 8, 2021 6:34 PM
To: EIR <eir@bchd.org>
Subject:

MLW-1 | Please stop this overly done BCHD project. It is way to massive for the neighborhood and will have a very negative effect on the immediate community. My wife and I both are strongly opposed to the project as proposed. PLEASE STOP IT !!!
Mike and Laura Woolsey
Tomlee AVE residents

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 11:33 AM
To: Meisinger, Nick
Subject: Fw: Healthy Living Campus Draft EIR Comments

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: mike & jill <jammer.1@verizon.net>
Sent: Tuesday, March 23, 2021 9:47 PM
To: EIR <eir@bchd.org>
Subject: Healthy Living Campus Draft EIR Comments

As a citizen of Redondo Beach, I have three concerns regarding the Beach Cities Health District Healthy Living Campus Master Plan.

My first concern is the construction noise that the surrounding Redondo Beach and Torrance residential neighborhoods will be asked to endure for 29 months during the Phase 1 construction, plus 28 months during Phase 2 construction, a total of 57 months, almost five years. The Draft EIR characterizes the noise impact as "Significant and Unavoidable". This five-year impact to the quality of life of hundreds of Redondo Beach and Torrance neighbors is directly counter to the Beach Cities Health District charter to promote the health and well-being of its citizens.

My second concern is the negative visual impact of the proposed main building, whose large height and volume are inconsistent with the surrounding residential neighborhoods. The "before and after" renderings on the Draft EIR pages 3.1-35, 3.1-41, 3.1-43, 3.1-44, and 3.1-46 clearly show the proposed structure will dominate the neighborhood view. This impact is caused by the proposed structure having a height of 103 feet above ground level, which is quite significant when compared to the 30' height restriction of residential buildings in the surrounding Redondo Beach neighborhoods. The negative visual impact is exacerbated by the proposed structure being situated close to the northeast corner of the site boundary, unlike the existing building, which is set back from the site boundaries. There is no doubt that the local residential neighbors, some who are only 80' away from the site, will be dramatically affected. The visual impact will not be limited to the immediate neighbors. I have assessed that the proposed building will be quite visible from my home located about a mile away. Again, the quality of life of hundreds of Redondo Beach and Torrance citizens will be negatively affected.

Therefore, I call upon the Redondo Beach Planning Commission to impose building height and size restrictions consistent with the surrounding neighborhood zoning that would normally be imposed upon any commercial venture.

My third concern is the most distressing: This public-private joint venture is going to cause a conflict of interest between the Beach Cities Health District, a public agency working for the good of its citizens, and the corporate partner, which is ultimately motivated by profit. The large size of the proposed building is motivated by having enough corporate profit to justify the private investment. This joint venture is only going to be 20% owned by the public. The for-profit corporate partner would own 80% of the joint venture. This joint venture would be the end of the BCHD as we know it. This project will effectively transform BCHD into a for-profit organization.

There are viable financial alternatives to this outlandish project. These alternatives include:

- 1) Reducing the BCHD yearly operating expenses from \$14M to \$10M to accommodate the \$3.8M loss of lease revenue. My review of the published BCHD budget identified potential reductions of \$1.5M for facility expenses, \$1.8M for professional services expenditures, and \$0.5M for community relations, a total savings of \$3.8M, which would balance the budget.
- 2) Selling some or all of the 11 acres of property to either fund BCHD yearly activities, or the build of the new Wellness Facility, Aquatics Facility, and Health and Fitness Facility. At current market rates, the land is worth over \$60M if developed under Redondo Beach residential zoning guidelines.
- 3) Proposing a reasonable bond to the citizens of the Beach Cities to fund the development of the above facilities, while retaining the 11 acres of land as a new public park dedicated to health and fitness.

If forced to choose between the Draft EIR Alternatives, I recommend the "No Project" alternative. A final alternative, although drastic, is also viable: Dissolve the BCHD and disburse the BCHD assets to the cities of Redondo Beach, Hermosa Beach, and Manhattan Beach.

Mike Jamgochian
Redondo Beach

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 11:59 AM
To: Meisinger, Nick
Subject: Fw: BCHD EIR comments

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mike Patel <mpatel021@gmail.com>
Sent: Monday, April 5, 2021 11:15 AM
To: EIR <eir@bchd.org>
Subject: BCHD EIR comments

MP-1 | Hello this email is in regards to supporting the concept of this project, but only if it is downsized by 30%. The impact of noise, traffic, etc for the area will be tremendous. There are three schools nearby as well in which will be impacted, let alone the residences in the area. I live near Diamond/Lucia and will be driving through the haul routes as well, thus I feel
MP-2 | if the project was reduced in size it could be a win/win for the residences and developer, and despite the cost of development etc, the developer on a reduced project will be still making money, but greed cannot dictate the happiness and safety of our neighborhood. Thank you.

--

Mike Patel
South Redondo Beach Resident.
email: mpatel021@gmail.com

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:14 PM
To: Meisinger, Nick
Subject: Fw:

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: marinafinearts@aol.com <marinafinearts@aol.com>
Sent: Wednesday, May 26, 2021 5:13 PM
To: EIR <eir@bchd.org>
Subject:

MW2-1 | I live on tomlee ave behind the south bay hospital. I am 100% opposed to the development on the corner of Flagler lane and Beryl Ave by BCHD. It is NOT in the best interest of the community.
Mike Woosley

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:26 PM
To: Meisinger, Nick
Subject: Fw:

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: marinafinearts@aol.com <marinafinearts@aol.com>
Sent: Thursday, June 3, 2021 8:52 AM
To: EIR <eir@bchd.org>
Subject:

MW3-1 Hello, I am strongly opposed to the proposed BCHD project. I live on Tomlee Ave and the scale and scope to way to large for the community. The development would loom over our street and be a tremendous eye sore and block our view of the westward sky. Pease reject this project.
Mike Woolsey

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:31 PM
To: Meisinger, Nick
Subject: Fw: Against BCHD

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Alanna Cater <photolove821@gmail.com>
Sent: Tuesday, May 11, 2021 10:05 PM
To: EIR <eir@bchd.org>
Subject: Against BCHD

MT1-1 | My daughter attends Towers Elementary and I'm against this project. It will cause distraction in the school,dust, traffic,
etc...
Please stop this project.

Sincerely,
Mirna Trujillo

Sent from my iPhone

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:25 PM
To: Meisinger, Nick
Subject: Fw: Stop BCHD

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mirna Trujillo <mirnatrujillo16@yahoo.com>
Sent: Wednesday, June 2, 2021 2:30 PM
To: EIR <eir@bchd.org>
Subject: Stop BCHD

MT2-1 | I demand that you stop BCHC.

Mirna

[Sent from Yahoo Mail for iPhone](#)

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 11:58 AM
To: Meisinger, Nick
Subject: Fw: No to over development in my city

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: naomi onizuka <kimonojyuku@icloud.com>
Sent: Sunday, April 4, 2021 4:24 PM
To: EIR <eir@bchd.org>
Subject: No to over development in my city

To whom it may concern,

NO-1 No to over development in Torrance and Redondo. I do not approve or consent to this development. As a long term resident of Torrance and a senior myself there are already enough residential living choices. This is not needed and wanted. This will ruin our beautiful city and bring even more unwanted noise and construction that's isn't needed. As a high tax paying residents in Torrance this is ridiculous.

NO to over development

Regards
Redondo beach resident.

Sent from my iPhone

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:59 PM
To: Meisinger, Nick
Subject: Fw: Proposed BCHD Project

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Pam Absher <pamabsher@yahoo.com>
Sent: Thursday, June 10, 2021 4:54 PM
To: EIR <eir@bchd.org>
Subject: Proposed BCHD Project

PA-1 I have previously stated my objection to this project. It is too large and my tax dollars should not be used to build an unaffordable facility for South Bay seniors. The project is bloated, it is going to impact my drive on Prospect both during and after the completion of the project, and it uses a 10 acre parcel to benefit few.

Tom Bakaly states BCHD provides services to the public, yet none of my friends or family use the facilities. The DEIR was defective and must be fixed and recirculated to the public.

I am once again stating I oppose this project.

Sincerely,

Pam Absher

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:33 PM
To: Meisinger, Nick
Subject: Fw: BCHD Project

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Patricia L Brown <cluster.1961@yahoo.com>
Sent: Saturday, June 5, 2021 12:00 PM
To: EIR <eir@bchd.org>
Subject: BCHD Project

PB-1 I am a long-time resident (60 years) of Redondo Beach. I live on the border of Cluster Lane and 190th Street. I would like to express my opposition to the proposed project that would build a high-end assisted living facility where Silverado currently exists and where pricing currently begins at approximately \$10K per month, per person. At that cost, only the affluent are able to afford Silverado. The new facility is projected to cost even more per person. That means only the VERY affluent will be able to afford to live there.

PB-2 The construction is projected to take at least 5 years to complete. 5 years of noise, traffic, pollution, potentially unsafe emissions to the environment and the very air I breathe. I am 81 years old and live close enough to the potential construction site that I can envision 5 years of keeping my windows closed and avoiding time I now spend enjoying my beautiful patio with family and friends. I don't have that many more years left to enjoy the home I love and have taken care of for more than half a century.

PB-3 Finally, my own health and comfort is but one inconvenience. Many other long-time Torrance and Redondo residents will be impacted, including residents with small children, as well as Towne Avenue Elementary School where, for 5 years, children may be exposed to currently unknown and possibly harmful emissions from this project.

PB-4 It seems to me this project is simply a money maker for the builder/owner of this new, and more expensive, assisted living facility. We already have an existing, perfectly acceptable and lovely, facility called "Silverado."

I vehemently oppose this project.
Patricia L. Brown

Sent from [Mail](#) for Windows 10

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:09 PM
To: Meisinger, Nick
Subject: Fw: Don't build this monstrosity....!!!!!!

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Patrick Wickens <patwickens@verizon.net>
Sent: Tuesday, April 13, 2021 6:22 PM
To: EIR <eir@bchd.org>
Subject: Don't build this monstrosity....!!!!!!

This is completely stupid.....it will bankrupt the BCHD and we property taxpayers in Redondo, Hermosa and Manhattan will be on the hook

It will only benefit Bakaly and his top ten henchmen who will be paid their \$250,000 plus yearly salaries for five to ten years of construction....then the private investor will own the property....

It is just a big scam and no millionaire will spend \$12K a month to live on the eastern border of Redondo and Torrance when they can live in Newport Beach or Malibu...

I have lived in the neighborhood since 1985 and watched the BCHD slowly be mismanaged into oblivion

The Board should resign (except for newly elected Dr. Koo) and Bakaly and his henchmen should be fired !

Navarro, Ashlyn

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:56 PM
To: Meisinger, Nick
Subject: Fw: Comment on BCHD Project and Draft EIR ...

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Paul Schlichting <pschlichting@earthlink.net>
Sent: Thursday, June 10, 2021 3:41 PM
To: EIR <eir@bchd.org>
Subject: Comment on BCHD Project and Draft EIR ...

Dear EIR Comments at BCHD,

I am writing to oppose the current BCHD assisted living project on the site of the current BCHD facilities on Prospect south of Beryl. This is BAD for the community, and BAD for the City of Redondo Beach...

1) This is an absolutely MASSIVE project that has no place in that local environment. The current facilities are adequate for purposes currently used, and general BCHD uses.

2) This WILL NOT benefit the community. In fact, the recent Kensington (for profit) project is a perfect example of doing this for all of the wrong reasons:

2a) It is priced WAY out of the range of virtually ANY local Redondoans. Therefore, only the wealthiest people/families will be able to take advantage of such a facility - 90-95% from outside Redondo Beach.

2b) The Kensington was recently a harbor for an early local COVID-19 breakout, with disastrous results. I understand that they even didn't have to disclose any further statistics after the initial reporting.

We do NOT need another such secretive "petri-dish" in our neighborhoods - especially one many times larger than the Kensington.

2c) The Kensington took over a school site that Superintendent Steven Keller promised would NEVER need to ever be used in Redondo Beach. Although the community indicated that it did NOT want

this project, both the School Board (with Keller's blessing) and the Redondo Beach Planning department promoted this use, even though it was currently being used by a school and other city

and other government-related uses. The current BCHD site is in use - pretty much fully (except for some COVID-period reduction - experienced all over) by my visits and estimation.

3) All of the impacts on the local infrastructure - roads, sewers, water, power, traffic, and other facilities - will be impacted, with much of the slack having to, likely, be taken care of by the local population.

4) The DEIR apparently has many flaws in its reporting, and many, many others have expressed great concern with regards to the accuracy of its contents.

5) For any entity to "accept" the current DEIR, without having all objections properly and honestly addressed, could be tantamount to falsifying project impact documents and procedures.

BCHD has touted itself as a benefit to the local community - and I, by and large, agree with this to this point in time. In fact, I have personally taken advantage of some of the BCHD programs, and think that the organization, as is, can continue to provide benefits to the Redondo Beach community. However, if the choice is either this new facility or a loss of these services - I would opt for the loss of these services, as many of them already have competing programs and organizations in the local area.

Understand that the Redondo Beach Planning Department (aka "Community development") is historically NOT on the side of the community, as BCHD likes to claim that it serves. The Planning department is merely interested in incrementing the city's tax revenue, and would allow Marina del Rey -type development in the local area if they thought

- PS-6
(cont.) that they could get away with it. They historically do not listen to, and actually ignore, arguments of projects' conflicts with policy and ordinances/law.
- PS-7 It appears that this is created to simply create income for the BCHD and its operations - with no real study nor analysis of how this might both benefit and harm the community. Again, THIS IS PRICED WAY OVER any local resident's ability to pay. This is NOT a proper motivation for this project, and many, MANY people will suffer because of it.
- PS-8 One other concern is the mere scope and impact of construction. This is a multi-(multi-) year project, and the disturbance to the local residences, businesses, and environment is incalculable - likely under-estimated if at all estimated.
- PS-9 If you feel that something like this is absolutely necessary, then it should be scaled down to a size that fits within the current structures currently on the campus. PLUS, it needs to be DEDICATED to the community - not simply the highest-paying entities who want such a home in the beach areas.
- Finally, you need to get acceptance from the local community - REAL ACCEPTANCE - not merely from bobble-heads who have their bread buttered on the same side as hyper-development in general, or as associated with those who do.
- Thank you very much for this opportunity to provide my input on this matter.
- Paul Schlichting
South Broadway
Redondo Beach, CA

Margallo, Sydney

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 11:41 AM
To: Meisinger, Nick
Subject: Fw: Public Comments to be Read into the record

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Barbara Kiyokane <b.kiyokane@gmail.com>
Sent: Wednesday, March 24, 2021 4:21 PM
To: Communications <Communications@bchd.org>
Subject: Public Comments to be Read into the record

PBK1-1 We strongly oppose the BCHD development because of its incompatibility with the surrounding Redondo Beach and
PBK1-2 Torrance areas. It's insensitive to build such a monstrosity next to small quaint neighborhoods and a local elementary
school. The proposed building is unsightly and the increased traffic will be a permanent nightmare.

Phil and Barbara Kiyokane

Margallo, Sydney

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:27 PM
To: Meisinger, Nick
Subject: Fw: Public Comment to BCHD DEIR

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Barbara Kiyokane <b.kiyokane@gmail.com>
Sent: Thursday, June 3, 2021 2:09 PM
To: EIR <eir@bchd.org>
Subject: Public Comment to BCHD DEIR

PBK2-1 As residents of the neighboring Towers Street, we strongly oppose the planned Beach Cities Health District Senior Living Facility. We're concerned how this development will negatively impact our neighborhood's character, street traffic, and privacy.

PBK2-2 Beryl and Flagler Lane are currently small 2-lane roads, which border quiet residential neighborhoods. With Towers Elementary School nearby, these streets already experience traffic back-ups during various times of the day. We worry that the lack of thorough urban planning studies on the impact of this development, which will add 400+ additional residences plus employees and visitors, will put incredible strain on the surrounding streets and greatly reduce our ability to access our home.

PBK2-3 We're also concerned that the construction of this massive project will cause problems during its lengthy 5-year duration, resulting in health issues for our residents and local school children - the noise and traffic resulting in stress and lack of sleep; the dust and toxins blowing west resulting in eye and lung irritations. It would be negligent to ignore these likely outcomes.

PBK2-4 While we understand the need for assisted living facilities in our aging communities, your project needs to find a location that is accessible to and from major thoroughfares and not at the intersection of 2-lane roads where it will have a huge negative impact on its neighbors.

Sincerely,
Phil and Barbara Kiyokane

Margallo, Sydney

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:39 PM
To: Meisinger, Nick
Subject: Fw: BCHD DEIR response

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: p4ew@aol.com <p4ew@aol.com>
Sent: Friday, June 4, 2021 4:44 PM
To: Communications <Communications@bchd.org>
Subject: BCHD DEIR response

PHILIP DE
WOLFF
1408 Diamond
str
Redondo Beach

I am a resident of the above address, situated directly behind the existing BCHD building. In the Diamond street cul de sac. I wish to point out from my point of view from the first meeting with the board of BCHD that I felt that the dog and pony show that they put reminded me of the well known saying concerning the "selling of the Brooklyn Bridge". The seven houses on Diamond street were not even shown on the initial plan. I feel that the concern that the board said they showed for the neighborhood was all part of the show.

Now that we have reached this point where we are faced with years of construction and plans to construct a building that will block out our afternoon sun plus the planned removal of the green zone that has given us some feeling of living in a pleasant neighborhood, including the important mitigation of some of the air and noise pollution from Prospect street. The addition of a electric power sub station directly across the street in front of our houses is a contradiction of the "HEALTHY LIVING CAMPUS" which this new business venture has been named. High voltage is known to cause cancer

THE DIAMOND STREET CUL DE SAC RESIDENCES

The fact that the seven houses on the Diamond street cul de sac are not mentioned or addressed in the DEIR, even though they are most probably going to bear the brunt of this business venture is a red flag in itself. This calls this DEIR to be re-evaluated as it omits a major impact on the residents of the houses in the Diamond str. Cul de sac. The cul de sac is on the south east side of the existing structure. The DEIR has mistakenly described the south west side of the BCHD as the south east side. So this DEIR is not valid as it is rife with errors.

POLLUTION

The toxic runoff from the existing building site being a commercial site for 60 years and the known toxic dry cleaning fluid in the soil which will be part of the runoff, that and the dust from the construction site is not accounted for in the DEIR.

LIGHT POLLUTION

At this time two of our bedrooms are flooded with light from the existing parking garage, with the proposed increase in size and height the light pollution will more than double.

SIDE WALK TAKE OVER BY BCHD

The side walk opposite the houses on the Diamond Str cul de sac has been fenced into the BCHD property. If the new construction measurements are calculated without allowing for the 4 foot side walk than the plans are incorrect. The fence should be immediately removed and the four foot side walk be restored to the city as a public walk way. At this time anybody including all the school children from the high school are walking in the street, which is dangerous.

Sincerely,
Philip de Wolff

Margallo, Sydney

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:40 PM
To: Meisinger, Nick
Subject: Fw: BCHD DEIR

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: R. Quan <rq23@yahoo.com>
Sent: Tuesday, June 8, 2021 5:54 PM
To: EIR <eir@bchd.org>
Subject: BCHD DEIR

Dear Board Members,

RPQ-1 We will make this as short as possible. Your proposed project is TOO BIG for the neighborhood. We strongly oppose this project!

Randy & Pamela Quan
Torrance

Margallo, Sydney

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 11:40 AM
To: Meisinger, Nick
Subject: Fw: Public Comments To Be Read Into The Record

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Reid Fujinaga <reid.fujinaga@gmail.com>
Sent: Wednesday, March 24, 2021 4:58 PM
To: Communications <Communications@bchd.org>
Cc: PFurey@torranceca.gov; GChen@torranceca.gov; TGoodrich@torranceca.gov; MGriffiths@torranceca.gov; AMattucci@torranceca.gov; HAscraft@torranceca.gov; SKalani@torranceca.gov; CityClerk@torranceca.gov; AChaparyan@torranceca.gov; Vhoang@torranceca.gov; OMartinez@torranceca.gov; DSantana@torranceca.gov; FourthDistrict@bos.lacounty.gov; lieu.betty@tUSD.org; han.james@tUSD.org; gerson.jeremy@tUSD.org; muhammed.anil@tUSD.org; park.jasmine@tUSD.org
Subject: Public Comments To Be Read Into The Record

RF-1 | I live on Ronald Avenue in Torrance, less than a quarter mile downwind from Beach Cities Health District, and strongly oppose any expansion of the existing campus. Neither my young children nor their classmates at Towers Elementary should be subjected to years of demolition and construction which will spew hazardous cancer-causing pollutants into the air. The mission of BCHD is to enhance community health, not to degrade it so that luxury senior housing can be built. I would think the BCHD Board of Directors, especially the three medical doctors, would be more focused on the health concerns of the neighbors, instead of developing real estate.

Margallo, Sydney

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:07 PM
To: Meisinger, Nick
Subject: Fw: WHY BCHD PROPOSED OVER-DEVELOPMENT MUST BE REJECTED: Too Big, Too Tall, Too Loud, Too Damaging, Too Expensive

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: ROBERT LEVY <levyrobert@me.com>
Sent: Tuesday, April 13, 2021 6:48 AM
To: Communications <Communications@bchd.org>; EIR <eir@bchd.org>
Subject: WHY BCHD PROPOSED OVER-DEVELOPMENT MUST BE REJECTED: Too Big, Too Tall, Too Loud, Too Damaging, Too Expensive

RL-1

WHY BCHD PROPOSED OVER-DEVELOPMENT MUST BE REJECTED: Too Big, Too Tall, Too Loud, Too Damaging, Too Expensive

Property Tax Payer,
-Robert Levy
19314 Tomlee Avenue
Torrance, ca 90503

Dictated but not read to prevent delay.

Margallo, Sydney

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:05 PM
To: Meisinger, Nick
Subject: Fw: California Public Record Act Request - Proposed BCHD 4kV Electrical Substation

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Rosann Taylor <rosanntaylor@mac.com>
Sent: Tuesday, April 6, 2021 4:05 AM
To: PRR <PRR@bchd.org>
Cc: Geoff Gilbert <geoffgilbert2248@aol.com>
Subject: California Public Record Act Request - Proposed BCHD 4kV Electrical Substation

To whom it may concern:

RTGG1-1

Our homes are directly across the street from the proposed BCHD electrical substation. We therefore make the following public records request:

Provide all documents associated with the proposed 4kV substation on Diamond east of Prospect, including but not limited to analysis of cancer causing impacts of EMFs of a 4kV transformer set 50 feet from occupied residential homes.

(E)Elec. Yard

Rosann Taylor
1408 Diamond St.
Redondo Beach, CA 90277
Rosanntaylor@mac.com
310-918-3409

and

Geoff Gilbert
1406 Diamond St.
Redondo Beach, CA 90277
geoffgilbert2248@aol.com
310-505-4081

Aloha! 🙋❤️🌴

Margallo, Sydney

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:27 PM
To: Meisinger, Nick
Subject: Fw: California Public Record Act Request - Second Request
BCHD 4kV Electrical Substation

Proposed

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Rosann Taylor <rosanntaylor@mac.com>
Sent: Wednesday, May 5, 2021 10:14 PM
To: PRR <PRR@bchd.org>
Cc: Geoff Gilbert <geoffgilbert2248@aol.com>
Subject: California Public Record Act Request - Second Request Proposed BCHD 4kV Electrical Substation

To whom it may concern:

RTGG2-2

I am unable to find the requested information concerning the 4kV Electrical substation within the DIER.

I am asking that the District

Provide all documents associated with the proposed 4kV substation on Diamond east of Prospect, including but not limited to analysis of cancer causing impacts of EMFs of a 4kV transformer set 50 feet from occupied residential homes.

(E)Elec. Yard

Thank you in advance for providing this information.

Rosann Taylor
and
Geoff Gilbert

On Apr 30, 2021, at 10:56 AM, PRR <PRR@bchd.org> wrote:

Rosann,

Please see below for the District's response to your public records request dated 4/6/21 that reads:

To whom it may concern:

Our homes are directly across the street from the proposed BCHD electrical substation. We therefore make the following public records request:

Provide all documents associated with the proposed 4kV substation on Diamond east of Prospect, including but not limited to analysis of cancer causing impacts of EMFs of a 4kV transformer set 50 feet from occupied residential homes.

(E)Elec. Yard

Response: Please reference the Draft Environmental Impact Report that can be found using the below link:

<https://www.bchdcampus.org/deir>

If you have further comment, please submit to EIR@bchd.org and a written response will be provided following the end of the public comment period on the Draft EIR.

Covid-19 disclaimer:

Please also note that the District is currently operating under its emergency protocols, which require reallocation of resources to meet the critical needs of the community at this time. As a result, the District's responses to certain public records requests may require more time than normal. We apologize for the inconvenience and are committed to working with the public to provide all requested information as soon as reasonably possible.

Thank you.

From: PRR <PRR@bchd.org>

Sent: Friday, April 16, 2021 2:56 PM

To: Rosann Taylor <rosanntaylor@mac.com>

Cc: PRR <PRR@bchd.org>

Subject: California Public Record Act Request - Proposed BCHD 4kV Electrical Substation - Initial Response

Rosann,

Please see below for the District's response to your public records request dated 4/6/21 that reads:

To whom it may concern:

Our homes are directly across the street from the proposed BCHD electrical substation. We therefore make the following public records request:

Provide all documents associated with the proposed 4kV substation on Diamond east of Prospect, including but not limited to analysis of cancer causing impacts of EMFs of a 4kV transformer set 50 feet from occupied residential homes.

(E)Elec. Yard

The District reviewed your request and requires additional time to gather, review and respond to the request. The District has determined that the 10-day time limit to determine whether your request seeks disclosable public records in the possession of the District is **hereby**

extended by 14 days to 4/30/21 for the following reason: The need for consultation with other agencies having substantial interest in the determination of the request and/or among two or more components of our agency having substantial subject matter interest therein.

Covid-19 disclaimer:

Please also note that the District is currently operating under its emergency protocols, which require reallocation of resources to meet the critical needs of the community at this time. As a result, the District's responses to certain public records requests may require more time than normal. We apologize for the inconvenience and are committed to working with the public to provide all requested information as soon as reasonably possible.

Thank you.

From: Rosann Taylor <rosanntaylor@mac.com>

Sent: Tuesday, April 6, 2021 4:05 AM

To: PRR <PRR@bchd.org>

Cc: Geoff Gilbert <geoffgilbert2248@aol.com>

Subject: California Public Record Act Request - Proposed BCHD 4kV Electrical Substation

To whom it may concern:

Our homes are directly across the street from the proposed BCHD electrical substation. We therefore make the following public records request:

Provide all documents associated with the proposed 4kV substation on Diamond east of Prospect, including but not limited to analysis of cancer causing impacts of EMFs of a 4kV transformer set 50 feet from occupied residential homes.

(E)Elec. Yard

Rosann Taylor
1408 Diamond St.
Redondo Beach, CA 90277
Rosanntaylor@mac.com
310-918-3409

and

Geoff Gilbert
1406 Diamond St.
Redondo Beach, CA 90277
geoffgilbert2248@aol.com
310-505-4081

Aloha! 🙋❤️🌴

Margallo, Sydney

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:53 PM
To: Meisinger, Nick
Subject: Fw: Topics 4kV Electrical Substation, Tree removal, Diamond cul de sac green buffer

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Rosann Taylor <rosanntaylor@mac.com>
Sent: Thursday, June 10, 2021 1:53 PM
To: EIR <eir@bchd.org>
Cc: Geoff Gilbert <geoffgilbert2248@aol.com>
Subject: Topics 4kV Electrical Substation, Tree removal, Diamond cul de sac green buffer

To whom it may concern:

Please include in the environment impact an analysis the cancer causing impact of the EMF's of the proposed 4kV transformer set 50' from occupied residential homes on the Diamond culdesac. This is not addressed in the DEIR or in public records per your response to my request for public records.

RT-1

I would like the planners to consider moving the electrical yard to a part of the property where it is least likely to affect our health.



Removal of trees

If 20 trees are to be removed to build this substation, then approximately only 3 trees will be left on the current hillside.

Preservation of the hillside buffer

Consider in the EIR the visual impact and biological impact of removing trees to the residents on the southwest border of the property whose front yards face directly into the BCHD property. The picture shown above portrays lush trees and landscaping on the hillside. If this is the plan, please include it in the written documentation.

Whether the electrical yard is to be positioned on this hillside or not, it is important to maintain (and enhance) the green buffer between the residents who live on the Diamond culdesac and the BCHD. Trees and landscaping will mitigate the visual impact, create beauty, help reduce noise and light pollution, provide privacy, help keep the air clean as well as provide good will between the BCHD and their closest neighbors.

Thank you for your consideration of these concerns.

Rosann Taylor

Copy of public records request correspondence:

Begin forwarded message:

From: PRR <PRR@bchd.org>

Date: May 17, 2021 at 5:45:22 PM PDT

To: Rosann Taylor <rosanntaylor@mac.com>

Cc: PRR <PRR@bchd.org>

Subject: California Public Record Act Request - Second Request - Proposed BCHD 4kV Electrical Substation - Response

I am asking that the District

Provide all documents associated with the proposed 4kV substation on Diamond east of Prospect, including but not limited to analysis of cancer causing impacts of EMFs of a 4kV transformer set 50 feet from occupied residential homes.

(E)Elec. Yard

The District has reviewed your request and has not identified any documents that are responsive.

Your above request has also been forwarded to the EIR mailbox and a written response will be provided following the end of the public comment period on the Draft EIR.

Margallo, Sydney

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:08 PM
To: Meisinger, Nick
Subject: Fw: 2021 BCHD Commercial Building Plan

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Men Valeriano <menvaleriano@yahoo.com>
Sent: Tuesday, April 13, 2021 8:36 AM
To: Communications <Communications@bchd.org>
Subject: 2021 BCHD Commercial Building Plan

RV-1 | NO to this revised proposal. This has gotten out of hand. We have to protect our city from noise, pollution & traffic. We
RV-2 | the residents want to maintain the character of our beach city.

Rose Valeriano
Beryl Heights resident

[Sent from Yahoo Mail for iPhone](#)

Margallo, Sydney

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:54 PM
To: Meisinger, Nick
Subject: Fw: DEIR Comment from an Immediately Adjacent Neighbor

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To: E*+ <eiŭ@D hd.ñġ>
Subject: , E*+ - ñ ek* fŭñ ak * edia*ey . d/ā ek* 0 eighDñŭ

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hakġ yñ !
aDŭka Keŭ h

Margallo, Sydney

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:27 PM
To: Meisinger, Nick
Subject: Fw: Public Comment to BCHD DEIR

CAUTION: Ex*el*age aig gease dΩ kΩ*~ g' k Ωk gkks/a**ā h ek*s 2 kges yΩ kkΩw *he~ Ωk*ek* is gek 2 ike akd safe.

From: sakgaŭa <sakgaŭa_a@yahoo.~ Ω >
Sent: Th 2day 12 ke " # \$ % & () * +
To: E,- <eiŭ@.~ hd.Ωŭg>
Subject: 2 . g' / Ω ek*+Ω 0/12 2 E,-

- SK2-1 I am resident of Torrance and I oppose BCHD's attempt at this supersized project. The sheer size and visual impact of the project in no way fits this West Torrance and Redondo Beach neighborhood. The DEIR does not
- SK2-2 adequately address all the other options that the project could take to minimize its impact to the neighborhood,
- SK2-3 such as building closer to the west side of the project, or building lower into the land. The construction dust,
- SK2-4 noise, trucks hauling materials to and from the site, would create a massive disturbance to a quiet neighborhood.
- Such a massive project does not fit into this neighborhood.

Sang Kim
sangarama@yahoo.com
310-257-1197

Margallo, Sydney

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:04 PM
To: Meisinger, Nick
Subject: Fw: PRR

CAUTION: Ex*ēŪkage aīg ǵeāse dŲ kŲ~ ǵ k Ųk ǵkks/a**ā h ek*s ǵ kǵess yŲ kkw *he~ Ųk*ek* is gek ǵ ike akd safe.

From: sheigā Ųā b <sheigawǵā b@g aīg Ų >
Sent: Ūday! " #Ūǵ\$! \$%&' (') *
To: ++ < ++@b̄ hd.ŲŪǵ>
Subject: ++

To Whom It May Concern:

Please provide information regarding the following:

A stated objective of the BCHD project is "Redevelop the site to create a modern Healthy Living Campus with public open space and facilities designed to meet the future health needs of residents, including a Community Wellness Pavilion with meeting spaces for public gatherings and interactive education."

1. Provide all analyses forecasting the future health needs of Beach Cities residents.
2. Provide all analyses forecasting the cost of future health needs of Beach Cities residents.
3. Provide all studies and forecasted BCHD revenue requirements for future health needs of Beach Cities residents.
4. Provide all current demand for meeting spaces and interactive education for Beach Cities residents.
5. Provide all studies and forecasted future demand for interactive education and meeting spaces for Beach Cities residents.

Sheila W. Lamb

Margallo, Sydney

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:04 PM
To: Meisinger, Nick
Subject: Fw: PRR

CAUTION: Ex*el*age aig gase dñ kñ~ g k ñk gkks/a**ā h ek*s_ kßss yñ kñw *he~ ñk*ek* is gek_ ike akd safe.

From: sheila W. Lamb <sheilaw@bchd.org>
Sent: Friday, June 18, 2021 1:00 PM
To: ++ <++@bchd.org>
Cc: * aig, eñk -. ñ e / aig <ekñk@bchd.org>
Subject: ++

To Whom It May Concern:

The DEIR states that BCHD provides direct services to 123,000 Beach Cities Residents. Please provide information on the name and type of direct services that BCHD delivered to Beach Cities residents in 2020. Please include number of unduplicated residents who received these services.

Thank You,

Sheila W. Lamb

Margallo, Sydney

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:08 PM
To: Meisinger, Nick
Subject: Fw: DEIR Comments 4/13/2021

CAUTION: Ex*elūage aig ġeāse dŋ kŋ* ġ k ŋk ġkks/a**ā h ek*s ġ kġess yŋ kkw *he~ ŋk*ek* is gek ġ ike akd safe.

From: sheigā Ōā b <sheigawgā b@g aig~ ŋ >
Sent: ġ esday! " #Ųġ\$%& &\$ %(\$) *
To: +ŋ ġ kī a*īŋks <+ŋ ġ kī a*īŋks@b~ hd.ŋŲġ>
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SL3-1 **Section 2.25 Existing Land Use Designation:** The DEIR misleads the public by omitting the Redondo Beach Municipal Code zoning definition of P-CF and its permitted uses. P-CF Zone=Public Community Facility with the following permitted uses: parks, parkettes, open space, recreational facilities, beaches and coastal bluffs. The P-CF Zone is intended for land development that serves the public not commercial enterprises such as senior housing.

SL3-2 **Section 2.4 Project Objectives:** The DEIR misleads the public by mischaracterizing the scope and reach of BCHD programs and services. According to BCHD's own Gallup Survey only 9% of Beach Cities residents have participated in 3 or more BCHD activities. Aside from participating in the LA County Covid 19 testing/vaccinations, BCHD has no evidence to support the provision of direct services to 123,000 Beach Cities residents.

SL3-3 **The BCHD Project is Too Tall for the Adjacent Neighborhood -** The proposed project is 133-1/2 feet above street level and significantly contrasts with the 30 foot tall residential buildings adjacent to the project. The project intrudes on the surrounding neighborhood by blocking views of the Palos Verdes hillside, blocking the blue sky view for neighbors, casting shadows in surrounding areas and invades privacy in homes and yards for a one-half mile radius.
The BCHD Project is Too Big for the Adjacent Neighborhood - BCHD is proposing a development that is roughly the size of South Bay Galleria or Staples Center, it is 2-1/2 times the size of the current buildings and it is located in the middle of a low density residential area of single family homes.

SL3-4 **The BCHD Project is a Commercial Enterprise Intended for 80% Non Residents of the 3 Beach Cities**
- BCHD is chartered and funded to serve the residents of Hermosa, Manhattan and Redondo Beach. According to BCHD's own consultants, less than 20% of tenants of the facility are expected to be from all 3 beach cities together. The facility is being developed for outsiders while all the environmental damages will be shouldered by the surrounding neighborhood residents who's quality of life will be negatively impacted during construction and ongoing operations of the facility.

sheigā / . Ōā b
. edŋkdŋ Ōeā h . esidek*

Meisinger, Nick

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 9:57 AM
To: Meisinger, Nick
Subject: Fw: DEIR Comments
Attachments: Comments to DEIR-682021.pages

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Sheila Lamb <sheilawlamb@icloud.com>
Sent: Wednesday, June 9, 2021 5:30 PM
To: EIR <eir@bchd.org>
Subject: DEIR Comments

Please see attached document. Please let me know if you need a PDF of this document.

Sheila W. Lamb

DEIR Comments
Proposed BCHD Development
Sheila W. Lamb
sheilawlb@gmail.com

EXECUTIVE SUMMARY

ES-2 Project Objectives

Project Pillars: The project objectives are based on three project pillars: Health, Livability, and Community. BCHD has shown no evidence that it has the capacity to execute its project pillars as described below:

Health-

- BCHD has no basis or evidence on which to claim that it is or can be a center of “excellence on wellness, prevention, and research.”
- BCHD has provided any evidence that there is a need to expand its community health programs or that its current programs improve health.

Livability

- BCHD has shown no evidence that it has identified any emerging technologies, innovation or novel ways to access health services.
- BCHD has shown no evidence that it currently operates or has the ability to operate an intergenerational hub of well-being.

Community

- BCHD proposes a continuum but there is no evidence that the proposed development is needed to implement those services.

Project Objectives

- Generate sufficient revenue through mission-derived services to replace revenues that will be lost from discontinued use of the former South Bay Hospital Building and support the current level of programs and services.
- Provide sufficient public open space to accommodate programs that meet community health needs.
- Address the growing need for assisted living with on-site facilities designed to be integrated with the broader community through intergenerational programs and shared gathering spaces.
- Redevelop the Project site to create a modern campus with public open space and facilities designed to meet the future health needs of residents, with meeting spaces for public gatherings and interactive education.
- Generate sufficient revenue through mission-derived services and facilities to address growing future community health needs.

As a public entity, BCHD has not satisfactorily demonstrated that this development will in fact generate sufficient revenue, that its services are needed by the community, that there are

SL4-1
(Cont.)

community health needs that BCHD has identified, that there is a need for high end assisted living facilities, or that it has identified future community health needs. The range of project alternatives is based on project purpose and objectives but BCHD shows no evidence of ability to execute its purpose and objectives. In addition, two of five alternatives rely on maximizing revenue which is too narrow an objective and future revenue generation cannot be sufficiently substantiated. All of these issues impact the consideration for the choice of alternatives. Alternative six, as the reduced size alternative should be evaluated for its comparative merits for the reason that the Project Objectives are insufficiently demonstrated to be operationally realized.

SL4-2

ES-5 Alternative Analysis

SL4-3

CEQA Guidelines state that an “*EIR shall describe a range of reasonable alternatives to the proposed 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*”

The Draft EIR states that it evaluated all six alternatives but Table ES-2 and 5.5.-5 do not show the impact comparison of alternative six. To adequately evaluate the “comparative merits” of the project, the DEIR must include alternative six.

2.0 PROJECT DESCRIPTION

2.2.5 Existing Land Use Designations and Zoning

SL4-4

The DEIR states that permitted uses under the P land use designation in the Land Use Element includes human health and human services. This statement is incorrect. First, there is no language stating “human health” in the P section of the Land Use element. Second, the Land Use Element describes uses that are “allowed”, not “permitted.” Finally, the land use element states that human services are allowed but it is clear that the intention for the P land use is for “public uses” not simply any type of human service use. In Table 2 page 2-11 of the Redondo Beach Land Use Element, principal uses for P include “Governmental administrative and capital facilities, parks, schools, libraries, hospitals and associated medical offices, public cultural facilities, public open space, utility easements, and other public uses.”

Goal 1K states that the P land use will “provide for public uses which support the needs and functions of the residents and businesses of the City.” To meet the goal of providing public uses, Objective 1.46 “provide(s) for the continuation of existing and expansion of governmental administrative and capital, recreation, public safety, human service, cultural and educational, infrastructure, and other public land uses and facilities to support the existing and future population and development of the City.” The DEIR must correct this error by clarifying that P land use is designated for “public uses” and delete the terms “human health” and “permitted.”

3.0 ENVIRONMENTAL IMPACT ANALYSIS

3.1 Aesthetics and Visual Impacts

VIS-2

SL4-5 The proposed Project would alter the visual character of the Project site and surrounding areas in Redondo Beach. The development would not comply with the Redondo Beach General Plan and municipal code and would degrade the surrounding visual character making the impact of the development significant. The overall design is not integrated and compatible with the neighborhoods and is not in harmony with the scale and bulk of the surrounding properties thus conflicting with Municipal Code 10-2.2502(b)(4). The building shape is boxlike in character with no softening of the vertical mass through architectural design or setbacks therefore the project conflicts with Municipal Code 10-2.2502(b)(5) and (b)(5)(b). The mitigation measures to reduce the scale and bulk are insufficient to meet the requirements of this code. BCHD should consider reducing the size and bulk of the project, moving the project to the existing 514 building footprint at the south central area of the property. The project should respect the development in the immediate area through the use of similar setbacks, complimentary building arrangements, buffer yards and avoidance of overwhelming building scale and visual obstructions. The project should be compatible with the character of the surrounding neighborhood.

Municipal Code 10-2.2502

(b)(4) Balance and integration with the neighborhood. The overall design shall be integrated and compatible with the neighborhood and shall strive to be in harmony with the scale and bulk of surrounding properties.

(b)(5) Building design. The design of buildings and structures shall strive to provide innovation, variety, and creativity in the proposed design solution. All architectural elevations shall be designed to eliminate the appearance of flat façades or boxlike construction:

(b)(5)(b) The roof planes of the building, as well as the building shape, shall be varied where feasible, and a visible and significant roof line shall be used to soften the vertical mass.

3.10 Land Use and Planning

3.1-3 Impact Assessment: Conflicts with RB General Plan-Land Use Element

SL4-6 **Goal 1K** -The P land use will “provide for public uses which support the needs and functions of the residents and businesses of the City.” The proposed RCFE is not a public use, it is a private use and therefore conflicts with this goal.

Objective 1.46 “Provide for the continuation of existing and expansion of governmental administrative and capital, recreation, public safety, human service, cultural and educational, infrastructure, and other public land uses and facilities to support the existing and future population and development of the City.” The proposed RCFE is not a public human service use, it is a private use and therefore conflicts with this goal.

Policy 1.2.3

Policy 1.2.3 Allows for the development of housing types intended to meet the special needs of senior citizens, in areas classified as Multi-Family Residential (“R-2,” “R-3,” “RMD,” and “RH”), Mixed Use (“MU-1,” “MU-2,” and “MU-3”) and Commercial Regional. The proposed RCFE development is located in the P zone which is in conflict with this policy.

Policy 1.5.1

Under Policy 1.5.1 P Land Use “allows for the continuation of existing “public” recreational, cultural (libraries, museums, etc.), educational, institutional (governmental, police, fire, etc.), and health uses at their present location...” The proposed RCFE is a private commercial use, not a public health use. Policy 1.5.2 allows the development of private health uses in the commercial zones. The proposed RCFE development is in conflict with Policy 1.5.1 because it is a private “health” use, not a “public” health use.

Policy 2.1.3 Table 2 identifies “uses for the P (Public) category includes governmental administrative and capital facilities, parks, schools, libraries, hospitals and associated medical offices, public cultural facilities, public open space, utility easements, and other public uses.” The proposed RCFE is in conflict with this policy because it is a private commercial use.

3.1-3 Impact Assessment: Conflicts with RB General Plan-Municipal Code Zoning Ordinance

Municipal Code Title 10, Chapter 2, Article 1, Section 10-2.402 (a)(155)(d) Senior Housing indicates that “senior housing may be considered in residential, commercial and mixed use zones.” Further, the definition in the RB **Municipal Code** for senior housing is in **Title 10, Chapter 2, Article 1, Section 10-2.402 (a)(155)(d)**–“Senior housing shall mean housing provided in a residential care facility.” There is no mention of P or P-CF. The proposed RCFE development is in conflict with this municipal code.

Municipal Code Title 10, Chapter 2, Article 2, Division 9, Section 10-2.1100(a) Specific purposes, P public and institutional zones: “Provide lands for park, recreation and open space areas, schools, civic center uses, cultural facilities, public safety facilities, and other public uses which are beneficial to the community.” There is no mention of health or human services in this section as a permitted use in the Public Institutional Zone.

Municipal Code Title 10, Chapter 2, Article 1, Section 10-2.1624(c)(1)Housing for Senior Citizens–zones where permitted by Conditional Use Permit. “Housing for senior citizens may be considered in the R-3, RMD, and RH multiple-family residential zones and in all commercial and mixed use zones.” The P-CF zone is not indicated as a permissible zone with a CUP in this section. The proposed RCFE development is in conflict with this municipal code.

The Redondo Beach Municipal Code Title 10, Chapter 2, Article 2, Division 9, Section 10-2.1100 that Public Community Facility (P-CF) permitted uses are parks, parkettes, recreational facilities, beaches and coastal bluffs.” Again, in this section there is no mention of health and human services as a permitted use in the Public Community Facility Zone.

3.11 Noise

BCHD's development project will increase noise levels in local neighborhoods during the three or more years of Phase 1 construction. This increase in noise will degrade the quality of life for residents and especially children in local schools. Normal acceptable noise levels for Redondo Beach is 50 decibels in single family neighborhoods. During construction activity, this noise will increase to between 73-98 decibels. All phases of construction will involve heavy equipment, power tools, generators, and drill and pour for concrete piles. In addition, large haul trucks will generate noise on local streets as well as interrupt traffic flow. This project will unnecessarily burden the local community in the surrounding area. The mitigation measures are insufficient to reduce the significant impact. BCHD should consider a smaller project with a shorter timeline.

4.0 OTHER CEQA ISSUES

California Supreme Court Decision *Sierra Club v. County of Fresno*, Cal. Supreme Court Case No. S219783 (Dec. 24, 2018), makes clear that EIR's must contain clear and detailed discussion of impact significance determinations. In particular, a DEIR must explain the nature and magnitude of significant impacts in a manner that adequately informs the public about the health effects of the project's significant impacts. The Draft EIR failed to include significant health effect analysis for air pollutant emissions, aesthetic shading/sun blocking impacts, aesthetic night time lighting impacts, constant noise impacts, aesthetic glare impacts, intermittent noise impacts, cognitive delays, educational impacts at Towers Elementary, recreation reduction at Towers Elementary fields, increased EMF and other electrical risks from the 4kV substation, toxic water runoff impacts, and traffic safety/exhaust/noise impacts. This analysis must be included in the Beach Cities Health District's Draft EIR in order for it to comply with California CEQA Law. BCHD must revise and recirculate the DEIR to include the specific health impacts of the proposed development.

Margallo, Sydney

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:36 PM
To: Meisinger, Nick
Subject: Fw: BCHD Healthy living campus

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To: E*+ <eiŭ , ~ hd.ŋŭg̃"
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Dear Sir or Madam,

This is Shirley. I am the resident in Western Torrance. I am opposed to the construction project -BCHD Healthy living campus.

I live close to this project site and am very concerned about our privacy, the noises and traffic congestion. My son will be in Towers Elementary school starting this fall, which is just 100ft away from this project. And I am very worried about the hazardous wastes caused by the demolition and construction which could be harmful to kids' health.

Please kindly take our concerns into your consideration. Thank you!

Best,
Shirley Wang

Margallo, Sydney

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:06 PM
To: Meisinger, Nick
Subject: Fw: Received your flyer - I can help

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Beach Cities Health District's (Un)H

Phase I is a \$12,000 per month/bed Assisted Living Facility hillside, 130 ft. above homes and street level, blocking sunli

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From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:07 PM
To: Meisinger, Nick
Subject: Fw: Oppose BCHD

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Margallo, Sydney

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:32 PM
To: Meisinger, Nick
Subject: Fw: Public Comment to BCHD DEIR

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From: *eŋhakie Ishiŋka <sishiŋka@yahoo.~ ŋ >
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- SI-1 We have been living in our home in the Pacific South Bay tract for over 24 years. Our home is located east of the projected BCHD construction. The 103 foot structure will stand 133 feet over our house and create considerable and significant shade and shadow for our home. The DEIR states that shading that occurs over extended periods of time can be considered a detriment. When daylight savings ends in November, it is already dark by around 4pm-ish and we have to turn on the lights already. But now with this proposed 103 foot building, we may have to turn on our lights earlier, around 3pm-ish. Who will pay for our added costs of electricity that we will need?
- SI-2 This proposed 103 foot tall building that the BCHD wishes to build will also not be compatible in the neighborhood. It will tower over the existing 1 story and 2 story homes in the Redondo Beach and Torrance cities. At 103 feet, it will be the third tallest building in the Beach Cities. It will also be the fourth tallest building in the city of Torrance. It will “stick out like a sore thumb” as it doesn’t match the existing residential homes.
- SI-3 And with this taller building at 6 stories jutting high in the sky and towering over the existing 1 story and 2 story homes, there will be privacy issues. The occupants of the 103 foot building will be able to peer into the homes below it. The homeowners including us will need to use window coverings i.e. curtains, blinds, shutters, etc. to keep prying eyes out which will contribute to our darkness and in turn we will need to use more electricity – see paragraph 1 above. Who will pay for this added cost of electricity that we will need to use so our privacy can be maintained?
- I oppose the Beach Cities Health District construction and ask that you stop the project.
Thank you,
-Stephanie Ishioka

Margallo, Sydney

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:32 PM
To: Meisinger, Nick
Subject: Fw: Public Comment to BCHD DEIR

CAUTION: Ex*ēŭkage aig gēase dŋ kŋ+~ g̃ k ŋk̄ g̃kks/a**ā h ek*s ȷ k̄gess yŋ k̄kŋw *he~ ŋk̄+ek̄+ is gek̄ȷ ike akd safe.

From: +eThakie Ishioka <sishioka@yahoo.~ ŋ >
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SI2-1 The BCHD DEIR states that the construction noise cannot be mitigated. The noise levels exceed FTA thresholds. The construction noise is significant and unavoidable. Single and multi-family residences surround the construction site. Elementary schools are within 350 feet and 905 feet. These are Towers Elementary and Beryl Heights Elementary, respectively. The construction noise level will be up to 91 decibels heard 60+ hours in a 6 day work week for 5 years. Some elementary school children will be subjected to this noise level their entire time while in elementary school. The school children will not be able to concentrate with all the construction noise. The teachers and students will need to use their “outside” voice and scream to be heard. Will this be an effective environment to learn? I would think not.

To listen to this construction noise 60+ hours in a 6 day work week for 5 years could cause hearing loss, communication interference, sleep interference, physiological responses, annoyance to all those living and working and studying near the construction site.

SI2-2 Not only is the noise an issue but associated with that is the vibration from the heavy machinery and the 10,000 heavy haul trucks carrying the debris and construction materials to and from the construction site. Our house is located extremely close to the construction site to the east in Torrance. A 24 year resident of Torrance. Our backyard is located on a hillside slope and just beyond that is the Flagler alley with another slope. Will these 2 slopes give way and slide into our house with all the vibration and unmitigated and unavoidable noise? This is very concerning to us and to our Torrance neighbors.

I would like for the BCHD to find another location to build.

Respectfully,
-Stephanie Ishioka

Margallo, Sydney

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:59 PM
To: Meisinger, Nick
Subject: Fw: Comments on March 10 Master Plan

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To: E)* ōeiŭ@b̄ hd.ŋŭ>
Subject: +ŋ ek*s ŋk (aŭ h # \$ (as*ēŭ ġāk

Dear Beach Cities Health District Board,

As a life-long resident of the 1400 block of Diamond Street I would like to strongly object to your proposed building of a 120 foot long, 40 foot wide sub-station practically in the front yards of our homes on the very park land that the city set aside to serve as a buffer between the South Bay Hospital complex and our little neighborhood – a function that the little park and trees have served very well these many decades and we don't see a reason to change it now.

My father, the former Planning Director/Community Development Director for Redondo Beach for over 30 years, assures me from his long experience that there is no way that any Community Development Director and Planning Commission worth their salt will ever approve building a sub-station right up against R1 especially when there are so many alternative places on the site where it could be built – all of them further away from single family homes than the location they are proposing. The previous location for their sub-station (still in their diagrams as late as last December but now, oddly, only on page 160 of the March 10 plan) between the 512 parking structure and the Flagler alley is a better choice high up 2 hills above the Torrance neighborhood, better still, is the North end of the site high above the Vons alley where it will affect no single family dwellings (the usual recommendation that the Planning Director and Planning Commission make, my father says, when the site abutts against commercial). Actually, almost any other place on the site is better for the single family neighborhoods because of the elevation of the site. (Or just drop the Sub-Station plan and put your generators in the basement like other people. South Bay Hospital ran a whole hospital with patients and machines and everything for years with generators in their basements, why can't you?) The proper place for the sub-station would be right behind the 6 story assisted living facility – abutting commercial and close to the mammoth building it's providing power to. (Just as aside, and I know you hear this a lot, but no one in the Beach Cities Health District community has \$7500 to \$12,500 a month to live in this facility. So it's not really for the good of the community, is it? Anyway, my dad says that your proposed building of a sub-station next to R1 is "incompatible with the neighborhood". Brandy told us to look at the Preferred Alternative in the master plan...but there is no Preferred Alternative site for the Sub-Station in the March 10 Master Plan. The sub-station is in front of the 510 building across from our house on every diagram except the one on page 160 where it is in front of the 512 parking structure above the Flagler alley. The page is not marked as Preferred Alternative.

100 percent of the residents of the 1400 block of Diamond Street strongly oppose the proposed building of a sub-station across from our houses on what was intended to be and has always been a buffer shielding our neighborhood from the going-ons at the South Bay Hospital site. It's not much of a buffer if you build a 120 foot, 40 foot wide sub-station in the middle of it. The Electro-Magnetic Field around the Sub-Station will be a hazard to the health of everyone on the block, most of them seniors. Epistemological studies have linked the incidence of cancer to EMFs around Sub-Stations. Two of our elderly residents have pacemakers and cannot safely stand for any length of time near a Sub-Station lest the EM field interferes with or resets their pacemakers. (This is going to create a serious hazard for them every time they have to wait for the light to change in their cars or waiting to cross the street.) The engineer who lives next door tells us that these Sub-Stations must be built on level ground – on a bed of gravel so they would have to tear up the whole buffer (which is a hill) creating a digging and construction nightmare throwing who knows what kind of dust and pollution into the air we breathe for who knows how long creating yet another very serious health hazard for our three heart patients and my father who has COPD (no kidding – when they paved the road out front we had to take him to the ER. It took weeks of Steroids to get his breathing right again). Nevermind the construction noise and pollution – those will be over someday. What won't

SJC-3
(cont.)

be over is the Electro-Magnetic Field coming off that Sub-Station. That we'll have for the rest of our now shortened lives. A gift from Beach Cities Health District whose only purpose is to bring Health to the community. Another gift for the rest of our lives is the destruction of our property values. Even if their artist renderings are eventually true and they somehow, someday grow trees tall and flowering enough to hide the 15 wall around their 120 foot long, 40 foot wide Sub-Station – Who wants to buy a house across from a Sub-Station? Nobody. As with most people, all our wealth is in our homes and after a lifetime of work with the market coming back our homes were finally worth something. Beach Cities Health District, if they have their way, will take care of that. I must say, they've been pretty bad neighbors of late. Last year, the guy that used to be City Manager of Hermosa Beach actually told us that BCHD would be needing our street for their deliveries and that we would have to enter from Prospect from now on. Honest to God, they were going to take the North side of our street, the Flagler Alley and Flagler proper all the way to Beryl and turn it into their own personal delivery route and I think they would have done it, too, if the Community Development Director of Torrance hadn't famously told BCHD in a letter that the City of Torrance owned "100 percent of Flagler to Beryl" and that BCHD wouldn't be using any of it for deliveries. And that was the end of that. BCHD dropped all plans to use Flagler for deliveries (and Diamond Street as well). Last time the City of Torrance saved our little street, now it's the City of Redondo's turn. So, to recap, we, the residents of the 1400 block of Diamond Street, strongly object to the building of a Sub-Station across the street. We strongly object to health risks and loss of property value this will cause and we strongly object to BCHD not even putting an alternative site for the Sub-Station in their Master Plan.

SJC-4

SJC-5

Stephen J. Curwick
Hollywood TV and Screenwriter
Son of Harlan J. Curwick
Former Planning Director/Community Development Director for over 30 years

Margallo, Sydney

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:11 PM
To: Meisinger, Nick
Subject: Fw: Over development

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Margallo, Sydney

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:17 PM
To: Meisinger, Nick
Subject: Fw: "Read into the record" by 5:00 p.m.

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From: sak̄ Ōawa ŋ*ŋ <gg.kŋka12@g aig̃ ŋ
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I OPPOSE THE BCHD HLC Project. Please Stop the project simply based on **TRAFFIC, SAFETY, HEALTH & ENVIRONMENTAL HAZARDS** facts listed below that were already made known to those who care:

- The proposed project will expose thousands of residents, the public, and nearby schools to a minimum of 5 ACTIVE years of demolition and construction, hazardous cancer-causing pollutants, noise, vibration, and daily disruptions.
 - Towers Elementary school with 600+ school children aged 4-10, teachers and staff are located just 350 ft. downwind from the demolition and construction site
 - Beryl Heights Elementary school with 450+ school children is ~900 ft. away
 - Redondo Union and West High schools with over 5,000 students combined are 0.3 and 0.7 miles away.
- Increased traffic, congestion and safety issues will overwhelm nearby neighborhood streets with ~10,000 heavy haul trips planned during construction. All major surrounding thoroughfares and intersections in the cities of Redondo Beach and Torrance will be impacted.
- Negative impacts will be felt both during the 5+ years of active demolition and construction and after completion of the massive 24/7 RCFE and parking structure.
- Hazardous VOCs (volatile organic compounds) and carcinogens were found on the site. According to the [Phase II Environmental Assessment Report](#) by Converse Consultants dated 2/26/20. PCE (perchloroethylene) was detected in 29 of 30 samples, with findings of levels in amounts up to 150 times the allowable residential screening level.

Please protect the surrounding citizens and children from these Health and Safety Hazards.

Best Regards,

Susan Kawamoto

Margallo, Sydney

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:53 PM
To: Meisinger, Nick
Subject: Fw: Response to DEIR
Attachments: DEIR response by Susan Yano.pdf

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Comments and questions regarding the Beach Cities Health District's (BCHD) Draft Environmental Impact Report (DEIR)

I would like to note that all of my comments and/or questions directly relate to write-ups in the DEIR, a document approved by BCHD for release to the public. The DEIR makes reference to BCHD objectives and finances and other subjects related to the proposed project. Because this is supposed to be the public's opportunity to question or comment on the DEIR, I expect that any questions and comments related not only to environmental categories but also any subjects mentioned in the DEIR must be addressed. Thank you.

Susan Yano
Torrance, CA

- SY-1 1) There are a lot of words in this DEIR that are strung together but have no meaning or that make little sense, such as "intergenerational hub of well-being;" "grow a continuum of programs, services and facilities;" "mission-derived services;" "evidence-based health and wellness programs;" "voluntary group of stakeholders." Can you provide a glossary?
- SY-2 2) Why is the Residential Care for the Elderly (RCFE) facility "necessary to support BCHD's public health and wellness programs and services"? (page ES-1) What exactly are these programs and services and what is the cost of each? Where does current support come from? Is BCHD running at a deficit?
- SY-3 3) BCHD says it has developed only a general development program for Phase 2 based only on design guidelines and the "best available planning information at this time." (page ES-1) How can BCHD evaluate construction impacts on the environment without more definitive information? How can the public assess any environmental impacts without details and specifics? BCHD has changed the designs of buildings in Phase 1 numerous times so how can the public be sure what BCHD will propose for Phase 2?
- SY-4 4) On page 51 of the DEIR, it reads: "...because Phase 2 would be developed approximately 5 years after the completion of Phase 1, there are uncertainties in the future health and wellness programming needs and financing." Does BCHD have money to build Phase 1? Does BCHD have money to build Phase 2? Is there any guarantee that these buildings will be built? What exactly are the uncertainties in future financing? Most construction projects do NOT meet budget or schedule targets. What happens if the money runs out before the project can be completed? Will the public be left with a toxic dump on the hilltop? What happens if there are project overruns? Does the private investor assume the cost of overruns? Do the beach cities assume the cost of overruns?
- SY-5 5) "The RCFE Building will include...a new subterranean service area and loading dock entry/exit along Flagler Lane." (page ES-1) Flagler Lane is a Torrance street. Has BCHD received permission from Torrance to use this small street which leads into a Torrance residential area? If the BCHD design presented in the DEIR is based on using this street and Flagler Lane is not available, is this DEIR invalid and a new DEIR required for a corrected design?
- SY-6 6) I do not understand BCHD's three "Project Pillars." (page ES-2) Can you provide detailed explanations of how the RCFE supports these pillars? Pillar 3 (Community) says: "Grow continuum of programs, services, and facilities to help older adults age in their community." Based on a person's ability to pay the \$12,000+ per month cost, less than 25 percent of RCFE residents would be from Redondo, Hermosa and Manhattan Beach. Residents would therefore

SY-6 (cont.) have to come from outside the beach cities' community. Can you please explain how this facility would help the elderly from the beach cities "age in their community?"

SY-7 7) The first of BCHD's "Project Objectives" is to "eliminate seismic safety and other hazards of the former South Bay Hospital Building" (Building 514). How many seismic evaluations has BCHD done on this building? Legally, how many years does BCHD have to bring this building up to seismic codes? Is it about 20? Are there other alternatives for safeguarding this building? How many people currently live and work in the Silverado Beach Cities Memory Care units housed in this building? Should these people be evacuated? (By the way, will these people be at "ground 0," exposed to construction noise and dust and pollution, for 29 months?) When did BCHD learn of the seismic dangers of Building 514? Was it before Silverado patients were moved into the building? BCHD rents offices in Building 514 to other companies/individuals. How many people are in danger by renting there? Is BCHD going to evacuate these renters because of environmental/safety concerns? I have attended several BCHD Board of Directors' (BoD) meetings in the basement of this building. Why would BCHD hold meetings, house some of its own offices and employees, rent to other businesses, and house up to 120 people requiring memory care if the building is dangerous?

SY-8 8) The second Project Objective is to "generate sufficient revenue through mission-derived services to replace revenues that will be lost from discontinued use of the former South Bay Hospital Building and support the current level of programs and services" (page ES-3). Can you please give specific examples of "mission-derived services?" How much revenue must be generated to replace lost revenues from the destruction of Building 514? What is the cost of "the current level of programs and services?"

SY-9 9) Project Objective #3 is to "provide sufficient public open space to accommodate programs that meet community health needs." What are the dimensions of the public open space required to accommodate these programs? How was this number determined? If there is no concrete plan for the buildings proposed for Phase 2, how can BCHD possibly determine the amount of public open space that will be available? What are the specific "community health needs" to be met by this public open space? What specific programs are planned for this open space? Will there be any restrictions on public use of the open space directly in front of the RCFE building? Will ball-playing be allowed? Will there be noise restrictions? Will homeless be allowed to set up tents? Will the wealthy residents of the RCFE be happy with public gatherings literally at their front door?

10) Project Objective #4 seeks to "address the growing need for assisted living" (page ES-3). Can BCHD show statistics or reports that there really is a growing need for assisted living? BCHD is 80 percent owner of Sunrise Living-Hermosa Beach. What is the current occupancy rate at Sunrise? Have profits from Sunrise gone down due to Covid? If they have, isn't that a contradiction of BCHD's statement that there is a growing need for assisted living facilities?

SY-10 In its January/February 2021 *Bulletin*, AARP cites the "Minnesota Approach" which is "evolving toward fewer nursing facilities, more care at home." This article states, "Among the 48,500 people whose long-term care is paid by Medicaid, more than 70 percent receive a waiver that allows them to receive services at home and in community-based settings like adult care centers. The state has also placed a moratorium on building new nursing homes or adding beds to existing ones..."

In the December 2020 AARP *Bulletin*, Patrick McGinnis, executive director of California Advocates for Nursing Home Reform, says, "Nursing homes are not good places for anyone except for short-term rehab. I would hope this is a wake-up call that the system isn't working."

SY-10
(cont.)

In that same edition, it says, “Some 54,000 residents and workers in long-term care facilities died of causes related to the coronavirus within four months of the first known infection.” With what we have learned from Covid, isn’t it safer for seniors to stay in their homes? I would ask BCHD to provide reports, scientific studies and any other pertinent backup data to support their assertion that there is a “growing need for assisted living.”

SY-11

11) The fifth Project Objective (which sounds a lot like the third Project Objective) is to “redevelop the Project site to create a modern campus with on-site facilities with public open space and facilities designed to meet the future health needs of residents, with meeting spaces for public gatherings and interactive education.” The RCFE will be 203,700 square feet. This is basically a high-priced residence for about 160 people who must have yearly incomes of more than \$200,000 to be able to afford the \$12,000+ monthly fees. To meet the future health needs of residents, BCHD has allocated 14,000 square feet to PACE, 6,270 square feet for community services, and 9,100 square feet for a youth wellness center for a total of 29,370 square feet devoted to the public. What is the proportion of square feet allocated to the RCFE (basically a private care facility) to the public portion? Does BCHD, which is supported by tax dollars from the three beach cities as well as by rents for publicly-owned buildings, think this represents a fair proportion? What are the “future health needs of residents” and can BCHD please prioritize them? 2020 statistics show that the population for Redondo Beach is 65,835; for Hermosa Beach is 19,152; for Manhattan Beach is 34,793. That is a total population for the three beach cities of 119,780. If the RCFE can house 160 people, what is the proportion of residents (most of whom will NOT be from the beach cities) to the overall population of the beach cities?

SY-12

12) And for the last and sixth Project Objective, BCHD wants to “generate sufficient revenue through mission-derived services and facilities to address growing future community health needs.” (Doesn’t this sound a lot like Project Objective #2?) Again I ask, what are the future community health needs? What tools, reports, data and scientific studies has BCHD used to determine these needs? Is a residential care facility the most important way to meet these future community health needs? What are the costs associated with them? How much revenue must BCHD (a not-for-profit organization, as I was told by a member of the BCHD Board of Directors) generate to support these health needs? How much revenue will be supplied by the RCFE? When will the RCFE start generating revenue? How many years will it take for the cost of the RCFE to be paid?

SY-13

13) The DEIR says “noise impacts resulting from construction of the proposed Project with mitigation incorporated would remain *significant and unavoidable*.” As stated in the DEIR’s Table ES-1, “construction activities shall be restricted to the hours between 7:30 a.m. and 6:00 p.m., Monday through Friday, or the hours between 9:00 a.m. and 5:00 p.m. on Saturday to the maximum extent feasible.” What does that mean: “to the maximum extent feasible?”? If it is not feasible, does construction get to go seven days a week; does it get to go all night? Who determines what is “the maximum extent feasible?” Does BCHD really think it is restricting construction activities when it is allowing them to go on for 10 1/2 hours Monday through Friday and 8 hours on Saturday? Is this construction noise to go on for 6 days a week for five years in Phase 1? How many more years of construction noise will have to be endured in Phase 2? How many residents of Redondo Beach and Torrance live close enough to the site to be affected by this noise? How many of these residents are elderly? How many of these residents have serious illnesses? How many of these residents are babies or toddlers who take naps in the afternoon? How many are children in schools close to the site? How many residents use their outdoor yards for entertaining, gardening or relaxing — especially during Covid?

- SY-14 BCHD says it will “construct noise barriers to reduce noise levels to on- and off-site sensitive receptors, where feasible.” Who will determine what is feasible? The DEIR says “feasible noise barrier heights do not reduce noise levels for construction activities occurring above 30 feet. These construction activities would result in noise levels that would exceed FTA residential criteria.” Is the RCFE taller than 30 feet? How much taller? At what point in its construction would the RCFE be taller than 30 feet? Who determines the feasibility of the noise barriers? If construction activities result in noise levels exceeding Federal Transit Administration (FTA) residential criteria, will these activities be prohibited?
- SY-15 The DEIR says that excavation work would require “temporary shoring involving the use of auger drilled steel soldier piles.” How many augers would be used? What is the dB noise level of an auger? How many steel soldier piles would there be? How many days would it take to drill for all of them?
- SY-16 “Asphalt would be exported from the Project site in approximately 575 haul truck trips.” That sounds like a lot of asphalt. What tools or equipment would be used to break up the asphalt for removal? How long would this work take? What is the dB noise level of these tools?
- SY-17 An estimated 20,000 cubic yards (cy) of soil would be excavated and exported from the Project site involving up to 1,250 haul truck trips over a 1-month period, according to the DEIR. What tools or equipment would be used to excavate this soil? What is the dB noise level of this equipment? If my math is correct, wouldn’t that be about 48 haul truck trips 6 days a week for a month? What is the noise level of 48 trucks exiting the site in one day?
- SY-18 Haul trucks “should attempt to operate” in traffic lanes that are located at the greatest distance from sensitive receptors — typically the lane nearest the road centerline on a 4-lane roadway.” Trucks will be using Beryl Street, which is two lanes by Towers Elementary School. How is noise going to be mitigated for the schoolchildren? What is the noise level for a haul truck driving on the inner lane of 190th Avenue or Del Amo Boulevard as compared to the noise level in the outer lane? Is there a major improvement? Who is going to enforce that construction trucks will drive in the lane farthest from sensitive receptors? Who is a sensitive receptor?
- SY-19 One month prior to construction BCHD will distribute a notice to residents and businesses located in a 1/4-mile radius of the site. How will this notice mitigate construction noise?
- SY-20 BCHD will provide a telephone number to residents to submit complaints about construction noise. BCHD will keep a log of complaints and address complaints “as feasible.” Again I ask, who determines what is feasible? Will construction be stopped if a certain number of complaints are received? How many people need to complain before construction would be stopped? Is BCHD serious in proposing that a telephone complaint line and a log of complaints will mitigate noise?
- SY-21 How many jackhammers would be used on the construction site? The noise level of one jackhammer is 130 dB. (That is louder than a chainsaw at 120 dB but less than the noise level of a jet engine taking off which is 150 dB.) What other noise-producing tools and equipment will be used on the site? How many? For how long? Are there electrically-powered jackhammers? What is the noise level of an electrically-powered jackhammer? More than 100 mature trees must be removed for Phase 1, according to the DEIR. Will chainsaws be used to remove these trees? How long will it take to saw down these trees? Chainsaws have a 120 dB noise level; that is more than the 106 dB of a jetliner one mile away. How far does noise at the level of a chainsaw and a jackhammer travel? How many people in the residential areas surrounding the work site will be subject to the noise of these construction (destruction!) tools?

- SY-22 Is there any scientific evidence that shows the sound of jackhammers and bulldozers and heavy construction equipment is conducive to health? Is there any scientific evidence that the sound of a concrete-and-steel building being demolished is conducive to health? Is there any scientific evidence that the sound of tons of asphalt being torn up is conducive to health? Conversely, are there any scientific studies that show noise contributes to stress? Are there any scientific studies that show stress is not good for health or that stress makes it more difficult for the ill to fight their diseases? Are there any scientific studies that show that noise is not conducive to students learning? How many people living within a 0.25-radius of this noisy construction site have serious and/or terminal diseases? How many students are there within a 0.25-mile radius of the construction site? How many students are there at Towers Elementary School where haul trucks on a 2-lane road will pass by not only their classrooms but also their outdoor playground? How many people within a 0.25-mile radius of the construction site have COPD; asthma; emphysema; other lung-related diseases?
- SY-23 14) The DEIR says that “trash trucks would access the Project site via the proposed service area and loading dock entry/exit along Flagler Lane.” Again, Flagler Lane is a Torrance street. How many trucks per day would use this lane? How much garbage is projected to come from the site daily? weekly? monthly? yearly? How heavy is a trash truck loaded and unloaded? What damage would that do to the street? Many residents use Flagler Lane to access their homes. Has Torrance given permission to BCHD to use this little lane as their trash-hauling route? Has BCHD polled local residents as to whether they support the use of this Torrance residential street for large trucks hauling trash?
- SY-24 15) Trash trucks, construction trucks, heavy equipment, haul trucks — in other words, a lot of very heavy vehicles — would be using local streets such as Beryl Street, Del Amo Boulevard, Prospect Avenue, 190th Avenue, Flagler Lane. What are the load-bearing limits for each of these streets? If these construction vehicles damage streets around and to-and-from the site, is BCHD responsible for upkeep of these roads or will Redondo Beach and Torrance have to pay for road repairs? What is the cost of repairing 10 feet of road?
- SY-25 16) The DEIR says that sampling equipment that comes into contact with potentially contaminated soil or water shall be decontaminated. “Decontamination will use the following procedures: non-phosphate detergent and tap-water wash, using a brush if necessary; tap-water rinse; initial deionized/distilled water rinse; final deionized/distilled water rinse. Where does all this hazardous water used for decontamination go? How is it collected and disposed of? How will BCHD prevent it from leaching back into the soil or prevent run-off onto city streets?

Margallo, Sydney

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:57 PM
To: Meisinger, Nick
Subject: Fw: Question about the assisted living

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Terry Thomas <terrythomas90278@gmail.com>
Sent: Sunday, May 16, 2021 10:42 AM
To: EIR <eir@bchd.org>
Subject: Fwd: Question about the assisted living

I don't see any discussion of sexually transmitted diseases. There was a study by Cal Berkeley that showed that assisted living and nursing homes had very big increases in syphilis and other diseases. Where can I read the plan to control diseases in the BCHD facilities?

According to the Cal study, seniors that lived in assisted living had very large increases in sexually transmitted infections over those that remained in their own homes.

TT-1

Chlamydia infections increased by 52%
Syphilis infections rose by 65%
Gonorrhea cases increased by more than 90%

Please let me know where to find the answer to how BCHD plans to deal with this medical problem. If there isn't any plan published, then please submit this as a comment to the environmental review comments.

Margallo, Sydney

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 11:59 AM
To: Meisinger, Nick
Subject: Fw: Public Records Request: CEQA Aesthetics: Shadows - Redirected to EIR mailbox

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Tim Ozenne <tozenne@gmail.com>
Sent: Monday, April 5, 2021 5:55 PM
To: PRR <PRR@bchd.org>
Cc: EIR <eir@bchd.org>
Subject: Re: Public Records Request: CEQA Aesthetics: Shadows - Redirected to EIR mailbox

The link you provided contained no information about whether BCHD has adopted the LA City Thresholds Guide, nor do I see any references to the review of other documents.

Would it be fair to conclude that BCHD has not adopted the LA Guide, nor considered alternatives?

On Mon, Apr 5, 2021 at 5:40 PM PRR <PRR@bchd.org> wrote:

Hello Tim,

The document that you are requesting is a reference document for the Healthy Living Campus Draft Environmental Impact Report (DEIR) which can be found at <https://www.bchdcampus.org/eir>. Responses to comment on the DEIR will be provided in the Final EIR following the close of the public comment period on DEIR.

Your email has been forwarded to the EIR@bchd.org mailbox by copy of this email.

Thank you.

----- Forwarded message -----

From: Tim Ozenne <tozenne@gmail.com>
Date: Wed, Mar 31, 2021 at 1:47 PM
Subject: Public Records Request: CEQA Aesthetics: Shadows
To: Charlie Velasquez <Charlie.Velasquez@bchd.org>

I am researching parts of the recent DEIR for the proposed HLC.

The DEIR refers (@ 3.1-28) to the *City of Los Angeles CEQA Thresholds Guide (2006)* with respect to project shadows.

Requests:

(1) I wish to know if BCHD has adopted that manual; if so when?

(2) I also wish to know if other similar manuals were reviewed, to the extent there are records that show which were considered. Were any adopted?

TO1-1
(cont.)

P.S. I sort of recall there is a new email address for public records requests, but I can find it now. So please forward this to the appropriate office as seems reasonable. Thank you in advance.

Margallo, Sydney

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:05 PM
To: Meisinger, Nick
Subject: Fw: Public Records Request

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Tim Ozenne <tozenne@gmail.com>
Sent: Tuesday, April 6, 2021 6:34 AM
To: PRR <PRR@bchd.org>
Subject: Public Records Request

The recent Draft Environmental Impact Report references *City of Los Angeles. 2006. L.A. CEQA Thresholds Guide*. Please provide all documents demonstrating that BCHD has formally adopted that document.

[7-2 Healthy Living Campus Master Plan Project Draft EIR]

Margallo, Sydney

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:13 PM
To: Meisinger, Nick
Subject: Fw: DEIR Comments
Attachments: Ozenne_DEIR_Comment.pdf

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Tim Ozenne <tozenne@gmail.com>
Sent: Tuesday, May 25, 2021 11:22 AM
To: EIR <eir@bchd.org>
Cc: City Clerk <CityClerk@torranceca.gov>; Eleanor.Manzano@redondo.org <Eleanor.Manzano@redondo.org>; Tim Oliver Ozenne <tozenne.af4cf14@m.evernote.com>
Subject: DEIR Comments

Attached are Comments from Tim Ozenne, a resident of Torrance, regarding BCHDs Draft Environmental Impact Report. It is my understanding that the comment deadline is June 10.

I would appreciate a short **confirmation** that this **message** and the **attachment** have been received. Please advise if there are any problems opening this PDF document.

No doubt, my comments include several inadvertent typographical or similar errors. So, please do your best to make sense of the material.

I am providing copies to the City Clerks of Torrance and Redondo with the hope that this material will be recorded and distributed as appropriate to affected mayors, councilpersons, and department heads.

Comments on BCHD's DEIR

Tim Ozenne

Torrance

Beach Cities Health District, a local special district governed by California law, is proposing a massive redevelopment of its Redondo Beach property. It has named itself the Lead Agency to evaluate its own Environmental Impact Report pursuant to the California Environmental Quality Act.

The DEIR itself is nearly 1000 pages long, plus it features several lengthy appendices. Below are the Comments of Tim Ozenne, a resident of Torrance who has lived more than 42 years just 1,000 feet east of the BCHD eastern property line.

This comment has six main sections. The individual comments are meant to stand on their own, but here is an overview:

I. First, BCHD lacks the statutory authority to establish residential facilities. Thus, BCHD has no legal right to proceed. BCHD's CEO has repeatedly assured the public that BCHD is authorized to erect the planned facilities, but his assurances are empty.

II. Next, I provide evidence that the new structures being proposed will be larger and closer to residents, significantly increasing apparent size. This makes the DEIR claim that the proposal is "compatible" with the existing area uses a completely unsubstantiated, self-serving statement.

III. The DEIR also claims *Appendix M* shows that the shade effect of the HLC can be disregarded under the guidelines adopted by the City of Los Angeles. That is a serious error since BCHD has never adopted those guidelines and because the District lacks substantial evidence that shadows are not significant.

IV. The DEIR falsely concludes that the HLC will mean diminished vehicle traffic. As shown here, that claim is based on a significant fallacy, one apparently intended to mislead the public.

V. The DEIR pretends to consider PACE, but the DEIR analysis plainly fails to consider major PACE issues, including transportation, enrollments, safety and financial viability.

VI. Finally, expected benefits from the proposed project need to honestly reflect the risk of failure. There is no evidence this has been considered. The DEIR simply assumes all the goals of HLC will be met. If that is wrong, the balance of costs and benefits is useless.

I. Statutory Limits on Health Care District Legal Authority: RCFEs vs. Current Law

In a nutshell, all Health Care Districts, including BCHD, have no legal power to own and operate residential facilities.

- Special healthcare districts are restricted to those powers specified in state law, particularly Health and Safety Code Division 23 Hospital Districts §32000–32492. For purposes of the law, what is or is not a *health facility* is not up to districts themselves nor to public sentiment.

While healthcare districts can own and operate *hospitals*, other types of special districts may not do so. “Special” districts are legally confined to restricted areas and services! It doesn’t matter if a district can assert a “need” or can document public approval, it remains limited by its enabling legislation. In particular, BCHD’s legal powers are not up to the BCHD board.

- Example: Limited powers isn’t a unique feature of healthcare districts. *All* special districts have only specific powers, whether for water distribution, fire protection, or hundreds of other services. We can see this in the case of *Airport Special Districts*: CHAPTER 4. Powers and Duties [HSC 22551 - 22559] which provides that

A district may do all of the following:

(a) Sue and be sued, ...

(b) Adopt a seal and alter it at pleasure.

(c) Provide and maintain public airports, spaceports, and landing places for aerial and space reentry traffic.

(d) Acquire by purchase, condemnation, donation, lease, or otherwise, real or personal property necessary to the full or convenient exercise of any of its powers or purposes.

(e) Improve, construct or reconstruct, lease, furnish or refurnish, use, repair, maintain, control, sell, or dispose of the property of the district, including any buildings, structures, lighting equipment, and all other equipment and facilities necessary for those purposes.

(Amended by Stats. 2000, Ch. 191, Sec. 3. Effective January 1, 2001.)

However, airport special districts are barred legally from operating hospitals, parks, and so forth because (c) above doesn't include these powers, nor are they *necessary* as provided in (d). Likewise, BCHD may not own or operate an airport or electric power system or, for that matter, a residential facility.

- A companion theory sometimes asserted is that while a healthcare district might not be allowed to own a certain type of facility directly—perhaps a weight-loss studio—it could permit such a facility on its property by leasing the land and working with a partner as investor or operator.

However, such a theory would basically allow *any* special district to offer any type of facility or service and so would eliminate a key feature of special districts and their enabling statutes. Naturally, the law does not permit any party to do indirectly what it cannot do directly. Joint ventures, partnerships, and contracts are not a way around legal limiting the powers of special districts.

- It is of course true that many ordinary behaviors, services and attitudes to be described as “healthy” or health related. Grocery stores and restaurants provide food; clothing stores sell protection from the elements; homes and apartments are healthier than living on the street, exposed to hot and cold. Even certain levels of psychological or emotional stress are at times said to be healthy. But, by law, healthcare districts are empowered to own and operate only *defined* facilities, not anything that might contribute to health or wellbeing.
- Even if other HCDs have enabled RCFEs elsewhere, that would not permit BCHD to enter the RCFE business. Clearly, HCDs may hire legal counsel to press the case, and there may be little local opposition or establishing an RCFE facility, but that does not create a legal basis.
- Although CEQA itself does not specifically require a legal right of any proponent such as BCHD or Lead Agency to demonstrate the project is within the proponent's legal right to carry out the project under existing law, CEQA does imply that the project must be legally permissible apart from environmental concerns addressed in the CEQA process. Accordingly, if a project is not allowed under existing law, then no proponent or lead agency can logically assert that it has an overriding interest in the project despite some remaining environmental harms.

Specifically, California law related to health care districts is primarily found in Division 23 Hospital Districts §32000–32492 of the California Health Care Code. Health Care District powers are largely defined in §32121, and most of those stated powers primarily establish that health care districts are units of full-fledged parts of government. Those government powers include: Use of a corporate seal; sue and be sued; hire staff and consultants; exercise eminent domain, and so forth. Such powers have nothing to do with district *objectives*, only with *means*.

As to legal objectives, Healthcare Districts have been authorized to own and operate specific *facilities*, largely enumerated in other Health and Safety Code (HSC) provisions, namely §1250 and §15432. Included there are hospitals, skilled nursing facilities, ambulance services, child daycare for employees and district residents, and so forth. A dominant theme here is that health care districts are empowered to address *medical* problems, especially human diseases and injuries and drug dependency, rather than some amorphous general “wellbeing.” Prevention and treatment of diabetes or heart disease is presumably within HCD powers; dealing with old age or unhappiness aren’t *medical* or *health* problems.

Note that certain HSC sections mentioned in the healthcare district statute were enacted mainly for separate purposes. For example, §1250 is primarily aimed at state *licensing* requirements, and §15432 mostly relates to which facilities are entitled obtain state *financial assistance*. The clear purpose of referencing §1250 and §15432 in the health care law is to define what is—and by implication what is not—viewed as a “health facility.” The law clearly establishes that health care districts can own and operate only some “facilities,” namely those *specified* in §1250 and §15432.

Such facilities include various types of hospitals, skilled nursing, ambulance services, intermediate care facilities, certain licensed health clinics, adult day care, and so forth. The lists of facilities set forth in §1250 and §15432 are essentially identical and have been updated at various times since the initial HCD law was enacted; if the legislature intended to broaden the scope of permitted health care facilities, it had numerous opportunities to do so. For example, the state might have included residential facilities for the elderly or the poor within HCD authority, but it did not do so.

Furthermore, a key consideration as to the powers of health care districts is *necessity*. At several points in the enabling legislation, we find language such as that of §32121 (m):

(m) To establish, maintain, and operate, or provide assistance in the operation of, free clinics, diagnostic and testing centers, health education programs, wellness and prevention programs, rehabilitation, aftercare, and any other health care services provider, groups, and organizations that are necessary for the maintenance of good physical and mental health in the communities served by the district.

For health services specifically mentioned in the enabling legislation, apparently necessity is not required, but for programs or services pursuant to (m), the law requires a showing that these are necessary to carry out the powers elsewhere specified. Things like gymnasiums, health food stores or demonstration kitchens or assisted living facilities are available in the area without District involvement, so one cannot establish that district *must* own or enable these as a matter of *necessity*.

Additionally, any claim that healthcare districts may provide residential facilities offering assisted living or the like must recognize that federal and state rules do not help pay the costs of living in such facilities. Residential facilities, gyms, and public meeting rooms are not health care facilities, which is why they are not eligible for federal or state funding. While how certain services are funded is a different matter from whether an organization is, by law, permitted to

TO3-2
(cont.)

offer them, this funding reminds us that “residential” facilities are not generally recognized as healthcare facilities.

Finally, even if establishing a residential facility were otherwise legal, BCHD would need specific approval from its Local Area Formation Commission (LAFCO) to use its “latent” authority to establish a residential facility since it has not previously offered this service.¹ Again, BCHD appears to ignore the law on special districts.

¹ See SOUTH SAN JOAQUIN IRRIGATION DISTRICT v. SAN JOAQUIN LOCAL AGENCY FORMATION COMMISSION, 4/22/2008

II. Apparent Size

Any Lead Agency has a duty to ensure the public is fully informed about a proposed project. In particular, Section 21061 of CEQA states

The purpose of an environmental impact report is to provide public agencies and the public in general with detailed information about the effect which a proposed project is likely to have on the environment; to list ways in which the significant effects of such a project might be minimized; and to indicate alternatives to such a project.

It can be fairly said that the HLC DEIR raises no concerns about apparent size impacts of the proposed new facilities. At page 252 of the DEIR we note this language:

Summary of Impacts on Visual Character

The existing Beach Cities Health Center and medical office buildings on the Project site, which range in height from 1 to 5 stories, are prominent visual features from locations in the surrounding vicinity, which is surrounded by low-rise commercial and multi-family residences to the north, single family residences to the west, south, and east, and a public park to the northeast. The former South Bay Hospital was originally developed in 1958 and since that time has contributed to the overall character of the surrounding area. The distinct façades of the buildings, with their white concrete columns and blue/black tinted windows that form horizontal stripes across the buildings, provide a familiar sight for people in the surrounding area.

The DEIR then continues with this:

The proposed RCFE Building would be most visually prominent from Flagler Lane near Towers Street (Representative View 2) and Beryl Street (Representative View 3), and along Beryl Street in front of the Redondo Village Shopping Center (Representative View 4). From Representative Views 2, 3, and 4, the proposed RCFE Building would be substantially taller and would have substantially more massing than buildings in the vicinity, thereby reducing the view of open sky above. However, although the proposed RCFE Building would change the visual character of the Project site and surrounding areas from these locations, the Phase 1 preliminary site development plan would meet the development standards described in the Redondo Beach and Torrance General plans and municipal codes and **would not degrade the visual character of the Project site and vicinity.** (Emphasis added.)

Perhaps the DEIR authors can assert *with no evidence* that erecting some rather large buildings on the property would not “degrade” anything, but the public has a reasonable expectation that an EIR will, *in so far as possible*, quantify changes in apparent size that would come with the project. But the DEIR provides no analysis of such effects. Thus, will begin that analysis here.

Method and Estimates

I have estimated the Apparent size of various proposed structures (the proposed RCFE and the proposed Phase 2 parking facility in particular) as seen from several View Locations (A through I below), relative to the existing 514 Penthouse and the existing southern wing of the 514 Complex. The central question here is how the proposed buildings compare in terms of apparent size.

According to my estimates, the proposed structures will appear 66% to 173% **higher** than the comparable existing structures (scheduled for demolition in Phase 1).² Thus, I am rather surprised that the Draft EIR finds no issue with increased sizes of building that will be nearer area residents. See the separate table on the next page (below).

Theory of Apparent Size

To a typical observer, the apparent size of any object reflects both its “actual” *size*—so high or so wide—and the *distance* to the object. While there are some variations in how one calculates apparent size, the basic idea is to estimate the visual or subtended angle. Suppose an object is 100 feet high and is 300 feet from an observer. The (plane) visual angle is given by the angle *atan* (size/distance). Thus, an object that measures 100 feet but which is viewed from a distance of 300 feet forms visual angle of about 27°. But if the *same* object is viewed from half the distance—150 feet—the visual angle would be 45° or 1.7 times as large. In short, making objects closer to viewers plainly increases apparent object size. This analysis can easily incorporate differences in elevation between an observer and an object.

Also, if we consider a building that has both height and width, its apparent size corresponds to the product of two solid angles, each reflecting the distance to the object. Indeed, if the visible “bulk” of an object is, say, 600 feet wide by 110 feet high, it would have an area of 66,000 square feet. Observed from 150 feet rather than 300 feet, its apparent bulk would increase by 1.7 times 1.7 or roughly 2.9 times. The DEIR should show how perceived bulk is affected with the proposed HLC design. It does not. Indeed, the DEIR has shows no data on apparent size.

Application to the HLC Proposal

In any case, I used estimates from Murdoch/Wood data³ to determine the *height* of target structures (*Base* vs. *Top*), and I used Google Earth to estimate the distance from each view location to the targets. From these, I find an index of the apparent size in degrees, which I then normalize to show how the apparent size varies for various targets from various view locations. Note that “100%” corresponds to doubling of apparent size.

² Oddly, the DEIR typically uses the overall height of the 514 Complex but then ignores rooftop structures on proposed buildings. I found no explanation for this dissimilar treatment.

³ <https://www.bchdfiles.com/docs/hlc/BCHD%20HLC%20MASTER%20PLAN-20210308%20DRAFT-R1.pdf>

Apparent Size Estimates

ID	View Location	Elev	Target Or Existing	Distance	Object Height Feet	Base	Visual Angle	RA Pct Change
A	Towers Field	95	RCFE East	537	128	135	13 °	169%
		95	514 Penthouse Ex	880	76	166	5 °	
B	19500 Tomlee	93	Proposed Parking	304	66	167	11 °	102%
		93	514 South Wing Exist	460	46	167	5 °	
C	56xx Towers St.	108	RCFE East	335	128	135	20 °	173%
		108	514 Penthouse	570	76	166	7 °	
		108	Proposed Parking	353	66	167	10 °	102%
D	195xx Mildred	92	Proposed Parking	546	66	167	7 °	83%
		92	514 South Wing Exist	709	46	167	4 °	
E	194XX Redbeam	88	Proposed Parking	772	66	167	5 °	73%
		88	514 South Wing Exist	938	46	167	3 °	
F	196xx Linda	89	Proposed Parking	1121	66	167	3 °	66%
		89	514 South Wing Exist	1300	46	167	2 °	
G	51x Prospect	160	514 Penthouse Ex	437	76	166	10 °	107%
H	Diamond End	160	Phase 2A	202	75	160	20 °	
		127	514 Penthouse Ex	475	76	166	9 °	136%
		127	New "Ramp"	216	85	138	21 °	

I have calculated apparent height for each object based on the *visual angle* between the top of the object and its base relative to the distance from the observer to the object, then comparing that angle to the angle corresponding to the Existing or reference object.

For these comparisons, I find the proposed buildings will be perceived as taller, with *relative* height increases from 66% to 173%. This increase in apparent size is the reflection of the fact that the plan would place very tall buildings *closer* to property boundaries—and thus closer to observers—compared with the 514 Complex.

Note: For G and H, I used estimates for the Aquatic Center and Parking Lot (Phase 2A) as viewed from Prospect looking east, and the Parking Lot as viewed from Diamond.

Missing Analysis?

Of course, the Murdoch and Wood teams have all the data they would need to present much more detailed and extensive analysis that the public could use to evaluate changes in apparent size. For example, how would the Aquatics Center and Wellness Pavilion impact apparent size? No one knows, because the DEIR has no analysis of this issue. Further, how would inclusion of “bulk” (as opposed to only height and distance) affect these apparent size calculations?

Likewise, the teams could have provided several additional “renderings” in the DEIR that would help the public understand the impacts of new buildings rather nearer BCHD property boundaries relative to the location of existing buildings? Why are those missing?

I do not claim that my calculations are perfect, only that they are much more informative than the complete absence of such calculations in the DEIR. It is up to BCHD to provide relative size data and their associated methodology so that the public can judge the issue.

Perspective

Further, to emphasize that there are ways to communicate with the public as to relative sizes, I offer this: I took a photo of the RB library. See the next page. What we see here is the simple effect of moving an observer from, say, 450 feet from a building (top left), to only 150 feet (bottom right). The effect (of shorter distance) is to increase the apparent size by **173%**, which is what I show for the comparison between the existing 514 Complex and the proposed RCFE(East). (Look at the first two data rows in the table, which show the visual impact of larger, closers structures; an 173% increase is what one would see by moving the Library from 450 feet away to just 150 feet way from an observer, such as a nearby resident. This should give many reviewers an idea of what a 173% increase in apparent size means!

Moving structures closer to neighbors has big effects that the DEIR seemingly tries to minimize.

Distance Vs. Apparent Size: 172% Increase



Above Left: Farther (450 feet) Below: Closer (150 feet) → 172% larger apparent size



Here I show how moving closer to an object—here the Redondo Beach main library—increases its apparent size. I show the visual impact of viewing the building closer to observers, similar to what BCHD proposes implicitly. Indeed, I show how the effect of shorter distances can result in a 172% increase in apparent size, similar to the effect illustrated in the table for viewing the RCFE from Towers Field

Compatibility

One issue of the proposed BCHD property development is whether the proposed new, very tall buildings close to residences are or are not “compatible” with adjacent land uses. The above apparent size analysis suggest that these new buildings are not even remotely compatible. The DEIR could have included a similar analysis, but did not do so. So one must wonder: How can a large high-rise building on the border with nearby single-family homes be deemed compatible? This is an issue skirted in the DEIR, which simply asserts “compatibility” without any evidence or analysis.

Conclusion

Presumably, before the BCHD Board adopts any EIR analysis, it will require a far more complete, unbiased analysis of the “aesthetic” and visual impacts of the HLC proposal, including analysis of how proposed size changes will appear to those off the property.

III. Shade and Shadow Issues

Under CEQA, lead agencies must consider how shading and shadows will affect nearby “sensitive” properties. Indeed, the DEIR and its *Appendix M* provide a very limited analysis of this issue.

However, any fair reading of the DEIR and the *Appendix M* study must also find that the analysis is fails to provide any basis for ignoring shade and shadow effects, in part because BCHD has no history or experience as a lead agency. Thus, each and every “threshold” ruling it makes requires careful consideration of *substantial evidence*. That is currently lacking.

As the DEIR at page 226 notes,

The CEQA Guidelines do not provide thresholds with respect to shade and shadow impacts. Neither the City of Redondo Beach nor the City of Torrance have adopted thresholds with respect to shade and shadow impacts. However, as set forth in the City of Los Angeles CEQA Thresholds Guide (2006), a project would normally be considered to have a significant shade and shadow impact if shadow-sensitive uses would be shaded by project-related structures for more than three hours between the hours of 9:00 a.m. and 3:00 p.m. Pacific Standard Time (between late October and early April), or for more than four hours between 9:00 a.m. and 5:00 p.m. Pacific Daylight Time (between early April and late October).

However, the DEIR fails to mention that BCHD has never adopted *any* shade and shadows guidelines. Nor has BCHD weighed the guidelines of Los Angeles or any other jurisdiction and determined that the LA City rules are specifically and uniquely appropriate for the BCHD service territory. Also, the CEQA “rules” prevent any lead agency from merely adopting guidelines in order to arrive at some desired outcome. Rather, BCHD is obligated to independently examine if shadows caused by the project are significant and whether there are means to mitigate adverse effects.

See, for example, this CEQA section:

15064. DETERMINING THE SIGNIFICANCE OF THE ENVIRONMENTAL EFFECTS CAUSED BY A PROJECT

...

(b) (1) The determination of whether a project may have a significant effect on the environment calls for careful judgment on the part of the public agency involved, based to the extent possible on scientific and factual data. An ironclad definition of significant effect is not always possible because the significance of an activity may vary with the setting. For example, an activity which may not be significant in an urban area may be significant in a rural area.

(2) Thresholds of significance, as defined in Section 15064.7(a), may assist lead agencies in determining whether a project may cause a significant impact. When using a threshold, the lead agency should briefly explain how compliance with the threshold means that the project's impacts are less than significant. Compliance with the threshold does not relieve a lead agency of the obligation to consider substantial evidence indicating that the project's environmental effects may still be significant.

Also, according to a recent CEQA Topics paper⁴ (*CEQA Portal Topic Paper: Thresholds of Significance*)

Lead Agencies may not arbitrarily establish thresholds to either create or avoid significant impacts. Thresholds must be backed by substantial evidence, which is defined in the CEQA statute to mean “facts, reasonable assumptions predicated on facts, and expert opinion supported by facts” (State CEQA Guidelines § 15064.7(b)).

Other Factors

Note also that the unusual topography of the BCHD property and the surrounding area demand very careful analysis. For example, the LA City guidelines cited in the DEIR explain how one needs to incorporate topographical features into a proper shadow model, but we find no indication that the authors of Appendix M took those features into consideration. For example, homes in Torrance east of the project lie significantly below the eastern boundary of the property, some more than 30 feet below the border and 60 feet below the main property elevation. Perhaps the shadow model did incorporate that fact, but one cannot determine that from the Appendix. BCHD, as lead agency, needs to verify that Appendix M is accurate. One cannot help but note that elsewhere (page 229), the DEIR offers great detail on some of its “renderings:”

The base photography and photosimulations at each representative viewing location were independently prepared by VIZf/x. VIZf/x used a Nikon d7100 camera with a 35-millimeter lens giving the closest approximation to the human eye. The source image is comprised of between 8 and 10 vertical rendering...

Apparently, the method used to represent topography around the HLC for a shade model is not as important to the public as details on certain photosimulations.

Moreover, while the City of Los Angeles may have good reasons to choose its rules for determining how it would implement CEQA thresholds, why assume that its guidelines are suitable for HLC development? For example, household incomes in the BCHD area surely exceed those for nearby areas, so presumably local residents would value sunlight more highly and would *not* be willing to give up as much sunlight to permit project development in their area as would the “average” resident of Los Angeles. Therefore, BCHD should explain fully how much sunlight will be blocked near the proposed development, not assume (as is implied by Appendix M) that sunlight after 5 p.m. has no value to area residents. Also, BCHD should

⁴ https://ceqaportal.org/tp/CEQA%20Portal%20Topic%20Paper_Thresholds%20of%20Significance_2020%20Update.pdf

carefully explain how it proposes to value lost light rather than applying arbitrarily selected guidelines from another city.

IV. VMT: No Rational Basis

The DEIR informs us that “Vehicle Miles Traveled” will drop if BCHD’s proposed plan goes forward. Here is an area where the public needs to understand the logic error baked into the analysis since the DEIR analysis is clearly defective.

In CEQA analysis, much attention is now paid to Vehicle Miles Traveled, which is in some sense more “global” (or area-wide) than prior analysis which focused on the local burden on streets, intersections, and so forth. In the case here, though, the BCHD planners argue that vehicle miles traveled will drop due to the plan. But this claim rests on an obvious fallacy.

BCHD takes the position that demolishing the existing 514 hospital complex will eliminate many trips, enough so that total trip mileage will fall since the RCFE and PACE facilities will increase travel much less than will be avoided by erasing the 514 Complex.

The rather obvious fallacy is that BCHD would have the public believe that, by demolishing medical facilities at the complex, vehicle travel simply goes away, not displaced. Those who might have used 514 for a medical service simply stay home? Staff that might have assisted simply stays home? And so forth.

Indeed, the DEIR at page 854 states

Implementation of Phase 1 is estimated to reduce existing trip generation by approximately 1,919 daily trips, 234 AM peak hour trips, and 158 PM peak hour trips. Therefore, Phase 1 of the proposed Project would reduce VMT.

Of course, the DEIR identifies various VMT “offsets” from Phase 2, but the fallacy remains: Removing an existing facility may or may not affect VMT, but it surely doesn’t eliminate all associated travel.

It is true, of course, that no one really knows the travel impacts expected when a given facility is demolished. Perhaps some customers and staff will be diverted elsewhere. Some may travel more, some less. (Other things the same, they will travel further!) But to pretend that travel is simply eliminated is obviously very wrong, even if it helps sell the HLC proposal.

The failure to consider travel “displacement” is particularly bothersome because the root idea of VMT is to consider wider area effects rather than focus just on local effects. BCHD should, at the very least, explain whether travel is really eliminated or merely rerouted. If it can’t show reduced travel, it should not claim VMT benefits in the DEIR analysis.

V. Incomplete PACE Analysis

The DEIR fails to provide a useful analysis of PACE (Program for All-Inclusive Care for the Elderly). Accordingly, the BCHD Board is obligated to include a complete analysis of PACE and its relationship to the overall HLC before moving forward in the EIR process.

The PACE analysis in the DEIR fails to provide substantial evidence as to the size of the program and how it might or might not fit with the overall plan and the neighborhood. For example, one characteristic of PACE programs is that they bring in clients using dedicated vans, with vans typically transporting 10 or 12 clients on each trip. Nowhere in the DEIR, though, can one find an estimate of how many clients BCHD expects for the program and, lacking that, how can anyone claim to know the traffic or other impacts PACE will have in the area? How many vans will be needed?

The PACE facility was a “late add” in the HLC process. When it was first introduced some time ago, the plan was provide 14,000 square feet to accommodate 400 clients (200 per day, most days). But now we have no idea if that is still the plan, only the repeated use of the 14,000 s.f. area plan with no further detail. As a result, perhaps, the DEIR has no information as to expected PACE staffing. How is the public to weigh the PACE proposal with no evidence?

As to transporting the clients, one notes that the DEIR pretends that somehow PACE will substantially rely on “shared” vans including those operated by WAVE, a local transportation company. At DEIR P 148 we find this:

This program would implement the drop-off and/or van transportation model, with participants coming in the morning and staying throughout the day. PACE would likely require one or two vans, which may also be shared by the Assisted Living and Memory Care programs. PACE would also make use of Los Angeles County Access and/or WAVE shuttles to provide transportation for participants.

Apparently, the DEIR authors have little idea how typical PACE programs operate when it comes to the logistics of pick up and delivering clients—many of whom are confined to wheelchairs—and how many are expected to come and go each day. In email correspondence, a WAVE representative indicated that WAVE is available only to Redondo and Hermosa residents, and that WAVE would not be able to accommodate 200 daily passengers in any event.

Then there is the issue of picking up and dropping off 200 or so clients most days. As PACE is really designed for Medicaid beneficiaries, it is not clear where BCHD would find and recruit participants to fill the coffers. It is not clear how the associated van traffic would affect the local area, nor whether BCHD intends to benefit only Redondo, Hermosa and Manhattan residents who are within the BCHD service territory.

Also worth mentioning is that California has specific rules on the time allowed for transporting PACE clients: For the longest trips for the worst off client, the limit is 60 minutes. DHCS Policy Letter 18-01 stipulates this as to PACE provider organizations:

- (A PACE Provider) Entity must be able to serve all requested zip codes from PACE Center(s) (subject to 60-minute one way travel time ADHC requirement)

The DEIR gives no clue as to how BCHD could satisfy this rule. Nor do we see any analysis of how 40 or so van trips each day might affect local traffic or the safety of elementary school children a within 900 yards from the proposed PACE driveway.

TO3-6
(cont.)

Bear in mind, too, that PACE would dispatch its pick-up vans in the morning, likely about the same time as school children will be in transit. Then, in the evening, PACE would dispatch its vans, presumably in early evening. The DEIR should have articulated likely van travel times as well as numbers and expected routes. But it does not!

Of course, we also don't know how BCHD or its chosen operator expects to find clients from the local area since household incomes are well above Medicaid levels. The financial viability of PACE as well as local staffing and traffic burdens obviously depend on PACE enrollments, but the DEIR provides no information the public might use to evaluate the program.

VI. Need for Redevelopment?

A key issue in the whole HLC/DEIR proposal is whether there is a demonstrated “need” for the proposal. There is no such need.

Let us begin with a simple proposition: As it currently operates, BCHD is not the sole provider of any programs or services it offers. Indeed, BCHD went out of the hospital business some time ago because it could not compete successfully with many other providers. And it is hard to identify any unique services that BCHD alone can and will fulfill. It faces competition in everything it does.

But, if BCHD is not the sole provider of services somehow related to health or wellbeing in its service territory, what might it mean that it must provide any level of specific services? Can anyone really claim that there is an important market that BCHD alone can and will serve? If not, any assertion by BCHD that it must obtain revenues and offer programs into the future is pure fantasy.

To be specific, the DEIR Executive Summary states (Page 7 and elsewhere) that a key objective of the HLC project is to

- Generate sufficient revenue through mission-derived services and facilities to address growing future community health needs.

But, if other providers can and will offer similar healthcare services and facilities, what is the unique role of BCHD? Readers will notice that in this DEIR, BCHD fails to provide any indication of its unique role. And, as others already noted, BCHD has not publicly quantified what future healthcare goods and services are required in the service territory, nor has BCHD bothered to indicate what share of this market it should provide. What might happen if BCHD does not provide its unidentified level of service? Nothing!

We have already argued that, as a healthcare district, BCHD lacks any legal authority to establish or operate residential facilities. But, despite this lack of legal authority, what might happen if BCHD plows ahead with its HLC plan. What will happen then?

What we know, after months of correspondence with BCHD, is that it has no published analysis of what would happen if, say, rents or occupancy of the RCFE are below targets. It simply ignores any risks to its forecasts, even though it is easy to show that rents or occupancy that are just 5 or 10% below the target will likely cause bankruptcy or the elimination of existing programs.

We can expect that BCHD will simply “override” all the negative environmental impacts and approve its EIR. To do so, it is supposed to quantify the expected benefits from its project and the adverse environmental effects. While others can and will point out many of the adverse effects, we should also examine the possible benefits. But what are they?

TO3-7

In the first place, a central objective of the HLC is to build—or at least accommodate—a residential facility. Analytically, a good place to start would be quantification of the health benefits for residents of such facilities elsewhere, together with adjustments as warranted when applying general results to HLC residents. However, despite extensive search, I can find no evidence that shifting the elderly from current residences to an RCFE facility improves health or longevity. Of course, advocates and advertisers can list putative benefits from increased socialization, improved nutrition, and so forth, but such listing does not imply that there are significant *net* gains. Note some observers claim that relocating from a long-time home to an institutional facility is rather stressful for the “clients.” Further, it is clear that comparing the health or longevity of RCFE clients to non-clients is fraught with logic problems, not the least of which is that one can’t assume that RCFE clients face the same problems as others. While it might be unfair to expect BCHD to provide exact estimates of expected benefits, surely those benefits must be made explicit and measured for any “override” to be acceptable.

And, if BCHD votes to override negative impacts in the expectation that they are unavoidable if RCFE benefits are to be realized, we also must deal with the likelihood that the HLC will not achieve many of its projected benefits because there is a substantial risk that BCHD will fail financially. Even a modest reduction in RCFE unit rents and occupancy could well lead to bankruptcy or curtailment of future programs. The public has no basis for quantifying those risks, though, because BCHD has not put forward the needed analysis. But what if there is a 20% chance that, after 10 years say, the plan proves economically infeasible? What then happens to the benefits that were expected to offset the up-front harms from construction?

From: [EIR](#)
To: [Meisinger, Nick](#)
Subject: Fw: Comment on the HLC DEIR
Date: Tuesday, June 15, 2021 1:51:32 PM
Attachments: [TOO 6-9.pdf](#)

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Mark Nelson (Home Gmail) <menelson@gmail.com>
Sent: Thursday, June 10, 2021 12:17 PM
To: EIR <eir@bchd.org>
Subject: Fwd: Comment on the HLC DEIR

I concur with Dr. Ozenne's comments and adopt them as my own DEIR comments as well.

----- Forwarded message -----

From: Tim Ozenne <tozenne@gmail.com>
Date: Thu, Jun 10, 2021 at 11:48 AM
Subject: Comment on the HLC DEIR
To: EIR <EIR@bchd.org>
Cc: City Clerk <CityClerk@torranceca.gov>, <Eleanor.Manzano@redondo.org>, Tim Oliver Ozenne <tozenne.af4cf14@m.evernote.com>

Attached is an additional Comment from Tim Ozenne, a resident of Torrance, regarding BCHDs Draft Environmental Impact Report. It is my understanding that the comment deadline is today, June 10.

I would appreciate a short *confirmation* that this [message](#) and the [attachment](#) have been received. Please advise if there are any problems opening this PDF document.

No doubt, my comments include several inadvertent typographical or similar errors. So, please do your best to make sense of the material.

I am providing copies to the City Clerks of Torrance and Redondo with the hope that this material will be recorded and distributed as appropriate to affected mayors, councilpersons, and department heads.

Comment on the HLC's RCFE Element

The Draft Environmental Impact Report (DEIR) is deficient in that it fails to establish that BCHD has a legal right to establish residential facilities, including the proposed residential facility for the elderly, under its *special district* powers (HSC §32000–32492). The DEIR seems to presume this facility is authorized, but it is not. At minimum, the DEIR should state the specific legal basis for erecting an RCFE, or how BCHD could remove obvious legal impediments to construction of such a facility by a healthcare district.

The enabling law for Health Care Districts (HCDs), §32000–32492, includes this material at §32121:

- j. To establish, maintain, and operate, or provide assistance in the operation of, one or more health facilities or health services, including, but not limited to, outpatient programs, services, and facilities; retirement programs, services, and facilities; chemical dependency programs, services, and facilities; or other health care programs, services, and facilities and activities at any location within or without the district for the benefit of the district and the people served by the district. “Health care facilities,” as used in this subdivision, means those facilities defined in subdivision (b) of Section 32000.1 and specifically includes freestanding chemical dependency recovery units. “Health facilities,” as used in this subdivision, may also include those facilities defined in subdivision (d) of Section 15432 of the Government Code.
- k. To do any and all other acts and things necessary to carry out this division.
- l. To acquire, maintain, and operate ambulances or ambulance services within and without the district.
- m. To establish, maintain, and operate, or provide assistance in the operation of, free clinics, diagnostic and testing centers, health education programs, wellness and prevention programs, rehabilitation, aftercare, and any other health care services provider, groups, and organizations that are necessary for the maintenance of good physical and mental health in the communities served by the district.

These subsections are rather different. Subsection (j) authorizes certain facilities, and services, namely those listed directly and those included in subdivision (b) of Section 32000.1 and in subdivision (d) of Section 15432.

Subsection (m) here goes further to include free clinics, diagnostic and testing centers, health education programs, wellness and prevention programs, rehabilitation, aftercare, and any other health care services. But note that (m) does not encompass *facilities*.¹ So even if one were to imagine that (m) gives HCDs license to *assist* programs that somehow are “necessary” for good physical and mental health,” it does not include establishing such facilities. Moreover, one must not ignore the existing stipulation that only “necessary” programs or services are permitted. None can reasonably conflate “necessary” with useful or helpful.

¹ One argument used by some RCFE advocates is that the law, in referring to “retirement programs” really means or includes “residential programs.” But this is illogical as well as self-serving. The actual law does indeed use “retirement” four more times, but always in the context of retirement as normally conceived, and never where “residential” could mean the same thing. One might also note that, when the law first passed, it applied to hospitals, many of which had existing retirement programs. That was the plain meaning.

Next, we note the DEIR fails to tell readers if the proposed RCFE would provide other accommodations beyond memory care and assisted living. But in the summary of one advocacy group, we find this:

What do RCFEs Provide?²

Services may include:

- Assistance with ADLs: eating, bathing, dressing, toileting, mobility, etc.
- Medication management
- Social and recreational activities
- Housekeeping services
- Meals
- Transportation
- Dementia care
- Health-related services

It appears that the BCHD RCFE would provide exactly these services, although the DEIR does provide details.

One can also consult *Residential Facilities, Assisted Living, and Nursing Homes* from the National Institute on Aging³ which clearly categorizes RCFEs as *residential* facilities. Plainly, HCDs are not allowed under (k) to establish residential facilities, and--under (m)--HCDs can at most assist residential programs if they are *necessary*. Yet the DEIR has not attempted to show that its proposed RCFE facility would be allowed under section (k), nor that it can assist RCFE programs as necessary under (m).

Scope of HCD Authorized Powers:

(1) Section 15432

The term “residential” appears just twice in in §15432.

(d)(9) A multilevel facility is an institutional arrangement where a residential facility for the elderly is operated as a part of, or in conjunction with, an intermediate care facility, a skilled nursing facility, or a general acute care hospital. “Elderly,” for the purposes of this paragraph, means a person 62 years of age or older.

... (14) A nonprofit community care facility, as defined in subdivision (a) of Section 1502 of the Health and Safety Code, other than a facility that, as defined in that subdivision, is a residential facility for the elderly, a foster family agency, a foster family home, a full service adoption agency, or a noncustodial adoption agency.

Plainly, the proposed BCHD is not included as part of a “multilevel facility” as described in (d)(9). And, as to (14), clearly, HCDs are government agencies, not private entities, and thus do not qualify as “nonprofit” for purposes of §15432 and RCFEs belonging to HCDs cannot be construed as a community care facilities.

Thus, one cannot reasonably conclude that RCFEs such as that proposed by BCHD are authorized under §15432.

(2) Section 1250

Next, one must consider §32000.1 which links directly to §1250 ⁴

² <http://caassistedliving.org/about-assisted-living/assisted-living-in-california/>

³ <https://www.nia.nih.gov/health/residential-facilities-assisted-living-and-nursing-homes>

⁴ §32000.1 stipulates: “b. ‘Health care facility’ shall mean a health facility as defined in Section 1250 and a clinic as defined in Section 1204.’

TO4-1
(cont.)

Section 1250 *might* also include RCFEs as “health facilities, but *it does not*. Subsection (i)(1) and (2) have just one reference to “residential,” stating

(i) (1) “Congregate living health facility” means a *residential* home with a capacity, except as provided in paragraph (4), of no more than 18 beds, that provides inpatient care, including the following basic services: medical supervision, 24-hour skilled nursing and supportive care, pharmacy, dietary, social, recreational, and at least one type of service specified in paragraph (2). The primary need of congregate living health facility residents shall be for availability of skilled nursing care on a recurring, intermittent, extended, or continuous basis. This care is generally less intense than that provided in general acute care hospitals but more intense than that provided in skilled nursing facilities.

In short, even if BCHD sought to qualify its proposed RCFE under (i)(1) as a congregate living health facility—and that could be challenged—this passage clearly limits the number of beds and includes additional conditions not offered in the BCHD facility.

The DEIR is plainly incomplete as regards the RCFE element as it fails to establish that BHCD has the power to establish this sort of residential facility. Thus, any Final EIR must address this issue or the public will have no way of determining if the HLC is even legal.

Sincerely,
Tim Ozenne
Local Resident

Margallo, Sydney

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:10 PM
To: Meisinger, Nick
Subject: Fw: Oppose Construction

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: tresor ok <tkogeewon@gmail.com>
Sent: Saturday, April 17, 2021 11:19 AM
To: EIR <eir@bchd.org>
Subject: Oppose Construction

Do not want 5years of Debris Noise Traffic Jams & Obstructing Views upon construction!!!

--

Tiya Choi 310-303-2920

Margallo, Sydney

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:11 PM
To: Meisinger, Nick
Subject: Fw: Healthy Living Campus

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: v minami <evirginias@hotmail.com>
Sent: Saturday, April 17, 2021 4:14 PM
To: EIR <eir@bchd.org>
Subject: Healthy Living Campus

Hi,

I am sure you have heard an earful of complaints and protests already. I am wondering if you might be able to plop this project where the declining Southbay Galleria is instead. The height won't bother anybody, there is plenty of space, it won't affect an elementary school full of children and teachers, you won't have to deal with Torrance...

Yours hopefully,
Virginia Minami

Margallo, Sydney

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 12:20 PM
To: Meisinger, Nick
Subject: Fw: Comment on BCHD Healthy Living Campus

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Warren Croft <wcroft01@gmail.com>
Sent: Saturday, May 1, 2021 1:53 PM
To: EIR <eir@bchd.org>
Cc: Warren Croft <wcroft01@gmail.com>
Subject: Comment on BCHD Healthy Living Campus

Hello,

My name is Warren Croft and I live directly across BCHD at 509 N. Prospect. I am opposed to the BCHD Healthy Living Campus for the following reasons:

- WC-1 1. Negative environmental impacts. I am concerned about the air we will breathe and the noise during the demolition. The DEIR minimizes the impact on residents (3 adults in my household) and children (4 children in my household). The
- WC-2 DEIR, Phase 1 underestimates the potential environmental impacts. Phase 2 is unstable, lacks clear detail and the
- WC-3 mitigation measures are unclear.
- 2. Increased traffic. There will be an increase of construction vehicles for the duration of the project and Prospect is
- WC-4 already a very high traffic area. Adding heavy haul construction equipment truck trips will be a nightmare to local
- residents, especially when school resumes to a normal schedule for 2022 going forward.
- 3. Problems with parking. There is already a problem with people who park on the residential street on Prospect instead
- WC-5 of using the lot (I'm assuming there is a fee but I really don't know). This has been problematic for some time now. I
- don't see how this project solves that problem and only makes it worse.
- 4. Noise. Construction noise is constant during work hours. My home is directly across the street and noise cannot be
- mitigated (per DEIR). My family and neighbors will be directly affected by construction noise for the duration of the
- project (which will be years).

Thank you for listening to my concerns and taking them into consideration,

Warren Croft
509 N. Prospect
Redondo Beach, CA
90277

Margallo, Sydney

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:36 PM
To: Meisinger, Nick
Subject: Fw: Objection to BCHD's (Un)healthy living campus

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Wei Yu <wwui.yu@gmail.com>
Sent: Monday, June 7, 2021 9:07 AM
To: EIR <eir@bchd.org>; trao90503@gmail.com <trao90503@gmail.com>
Subject: Objection to BCHD's (Un)healthy living campus

WBJYL-1

Dear Committee,

This is Wei Yu, a family living on 19922 Tomlee Ave, Torrance, CA 90503. The new construction plan raises my concern to the safety and living-friendly environment about my community. It will break our peaceful living style over the next 5 years and bring safety concern to my son and daughter.

Therefore, on behalf of my family, Joyce Li, Brianna Yu, and Jonathan Yu, I object the plan.

Thanks,
Wei Yu
Joyce Li
Jonathan Yu
Brianna Yu

Margallo, Sydney

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:36 PM
To: Meisinger, Nick
Subject: Fw: Beach Cities

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Wendy Spadaro - Shoreline Ent. <tupperla@aol.com>
Sent: Monday, June 7, 2021 11:21 AM
To: EIR <eir@bchd.org>
Subject: Beach Cities

- WS-1 I am a long-time resident of Redondo Beach. I live on the border of Cluster Lane and 190th Street. I would like to express my opposition to the proposed project that would build a high-end assisted living facility where Silverado currently exists and where pricing currently begins at approximately \$10K per month, per person. At that cost, only the affluent are able to afford Silverado. The new facility is projected to cost even more per person. That means only the VERY affluent will be able to afford to live there.
- WS-2 The construction is projected to take at least 5 years to complete. 5 years of noise, traffic, pollution, potentially unsafe emissions to the environment and the very air I breathe. I am 60 years old and live close enough to the potential construction site that I can envision 5 years of keeping my windows closed and avoiding time I now spend enjoying my beautiful patio with family and friends.
- WS-3 Finally, my own health and comfort is but one inconvenience. Many other long-time Torrance and Redondo residents will be impacted, including residents with small children, as well as Towne Avenue Elementary School where, for 5 years, children may be exposed to currently unknown and possibly harmful emissions from this project.
- WS-4 It seems to me this project is simply a money maker for the builder/owner of this new, and more expensive, assisted living facility. We already have an existing, perfectly acceptable and lovely, facility called "Silverado."
- WS-4 I vehemently oppose this project.
- Wendy Spadaro

Margallo, Sydney

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:10 PM
To: Meisinger, Nick
Subject: Fw: DIER Comments

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: William Shanney <wshanney@verizon.net>
Sent: Monday, May 24, 2021 12:36 PM
To: EIR <eir@bchd.org>
Subject: DIER Comments

WVS-1 | I read the DEIR and think it is both biased and identifies significant impacts on surrounding neighborhoods. The flaws are
WVS-2 | mostly the misrepresentation of the huge size of the complex caused by picking photo sites that do not emphasize the
WVS-3 | size. The impacts are due to the identification of the inability to mitigate noise and dust during construction. The effect
of noise and dust on our health and that of the school children has been downplayed. An organization with Health in its
name should be ashamed at such behavior. BCHD appears to think it is OK to hurt or kill people so they can move ahead
with this ill conceived project.

Sincerely

William and Vivian Shanney

Margallo, Sydney

From: EIR <eir@bchd.org>
Sent: Tuesday, June 15, 2021 1:44 PM
To: Meisinger, Nick
Subject: Fw: Public Comments to the BCHD DEIR

CAUTION: External email. Please do not click on links/attachments unless you know the content is genuine and safe.

From: Bill Kelley <billkelley@me.com>
Sent: Wednesday, June 9, 2021 4:24 PM
To: EIR <eir@bchd.org>
Subject: Public Comments to the BCHD DEIR

To: Nick Meisinger

WK-1 | My family and I live in the surrounding neighborhood to the proposed project. We have serious concerns about the size and scope of this massive project. I am afraid it will drastically impact our quality of life in a negative way. Traffic, congestion, noise, air quality, overcrowding, and the vision of this huge megastructure dropped into a residential neighborhood. This would be totally out of character in this neighborhood.

WK-2 | The surrounding streets are already crowded with traffic. Adding the additional vehicles to construct and support the proposed site would result in gridlock.

WK-3 | Why not spend the BCHD funds in a distributed fashion by placing a number of smaller Service Centers at multiple sites in Manhattan Beach, Hermosa Beach, and Redondo Beach. The existing site has been manageable, but this project as a singular megasite is ill advised. We hope that the City of Redondo Beach will enforce their General Policy Plan article WK-4 | 1.46.4.

Sincerely,
William Kelley
510 Harkness Lane
Redondo Beach CA 90278

BEFORE THE
BEACH CITIES HEALTH DISTRICT

PUBLIC HEARING

V.C. VERBAL PUBLIC COMMENT

REMOTE VIA ZOOM

WEDNESDAY, MARCH 24, 2021

9:01 P.M.

Reported By:

Martha Nelson

APPEARANCES

Public Comment

Melanie Cohan

Craig Cadwallader

Susan Yano

Fred

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P R O C E E D I N G S
V.C. VERBAL PUBLIC COMMENT

MS. COHAN: Do you hear me? Okay. I'm not going to show. Great. You just took off my -- can you take this screen off so I can see my comments please? Thank you. Okay. Thank you.

This is my fourth letter in opposition to the BCHD project. Thank you to those who continue to speak and out against this project which will be larger than the South Bay Galleria in a residential neighborhood.

Why does the Board continue to ignore the pandemic and the millions who perish nationwide in group settings by continuing with this EIR without investigating the new findings of virus transmission?

In three previous letters and submission I continue to ask, where is the significant study that shows a need for more assisted living in the South Bay? Who will be able to afford an average \$12,250 per month for their care? Were the

MC-2
(Cont.)

1 residents of Redondo Beach surveyed on a mass
2 basis to ask what services they require? Because
3 Redondo Beach will ultimately bear the brunt of
4 expenses, building, police, fire, parks,
5 recreation. Why was this not done? Only the
6 bare minimum survey was done. Who will the South
7 Bay be served by this project?

8 But one of the most perplexing impacts is
9 that of the environmental hazards from the
10 Flagler Street abandoned oil well project, and
11 PCEs, and the exposure of decades-old asbestos
12 usage from the demolition of the existing
13 buildings that the EIR states has no impact on
14 our community.

MC-3

15 On the Beach Cities Health District site,
16 the bchdcampus.org/deir, the YouTube Video
17 supplied by BCHD, and their company, Wood, who is
18 known as a refinery partner to excessive
19 environmental impacts on neighbors, both are
20 addressed in nebulous terms, especially -- oops,
21 I lost my place, I'm sorry, it's hard to do --
22 especially the abandoned oil well.

23 The answer to this response is, quote,
24 "We will not build there and will report to the
25 newly-organized California Energy Management

MC-3
(Cont.)

1 Division," which is CalGEM and Department of
2 Conservation. I personally spoke to Andrew Lush,
3 Geologist, and I have his email if you want it,
4 who said that the EIR must include an inspection
5 to make sure the property is viable to build upon
6 and safe for the community. After all this time,
7 why has these issues not been addressed?

MC-4

8 Also on those links in YouTube there is
9 only a brief explanation of the first phase of
10 this project. Phase 2, which the lifestyle gym
11 and supposed pool project, are being written
12 about in the newspaper and talked about online.
13 Whoa, slow down. Where is the actual project?
14 The video states it would be developed at a later
15 date.

16 Okay. I didn't have time to address
17 anything else. Thank you.

18

19 ***

20

CC-1

21 MR. CADWALLADER: Okay. Can you hear me
22 okay? Thank you.

23 Yes, this is Craig Cadwallader. And I've
24 been active and I've looked at many, many EIRs
25 over the years. And the worst case scenario was

1 the one done for the Hermosa Beach Oil Project,
2 which Tom Baklay and Ed Amanza (phonetic) are
3 familiar with. The final EIR on that was 12,291
4 pages. And, thankfully, this one isn't anywhere
5 near that.

6 I did go through in great detail. One of
7 my faults or, you know, strengths is doing deep
8 dives into information. And I believe this Draft
9 EIR was well done in scope and depth. And it did
10 cover all the concerns that I think are
11 appropriate in a Draft EIR. And, actually, I
12 would encourage people to read that document
13 because it does explain a lot of obscure things,
14 like stormwater dealings and water sources and
15 whatnot that are very important on other
16 projects. So I think it was well researched and
17 well written.

18 And I want to complement that outcome.
19 It doesn't attempt to hide the difficult areas,
20 like the noise generation or the viewpoint from
21 Location 6, which I admire that for being fully
22 transparent on those issues.

23 So overall, I think this is a well-
24 executed Draft EIR. And I have gone through
25 every single page. I have not read the detail on

CC-1
(Cont.)

1 all pages. I did skim some. My favorite pages
2 were the ones that says, "This page intentionally
3 left blank." But I have gone through the whole
4 thing and I do think it's well done. And I
5 appreciate the effort of the Board and the
6 consultants to produce a good product. I think
7 it covers all the bases and covers them well for
8 this stage of the EIR. And that's all I have to
9 contribute at this point.

10 Thank you.

11

12 ***

13

14 MS. YANO: Okay. I'm sorry. Can you
15 hear me now? Okay. I'm sorry. It's Susan Yano.
16 Yeah, I have several questions, possibly for
17 Nick.

SY1-1

18 Does the EIR address or is it supposed to
19 address the financial aspects of this project?

20 Who is the monied BCHD partner? Has that
21 been addressed?

SY1-2

22 What happens if there are overruns? Who
23 supplies the money, the partner, who we don't
24 know, or BCHD? Does the project come to a
25 screeching halt with a mound of toxic dust?

1 On page 51 of the EIR, I'm quoting,
2 "Because Phase 2 would be developed approximately
3 five years after the completion of Phase 1, there
4 are uncertainties in the future health and
5 wellness programming needs and financing." Those
6 are the EIR words. What are those uncertainties
7 and how are they being addressed?

SY1-3

8 I'm surprised that this group claims it's
9 for the community. It's planning to build a
10 203,700 square foot elderly care facility. And,
11 maybe, five years later in Phase 2, while, quote,
12 "less defined," as it says in the EIR, you're
13 planning a wellness center, maybe an aquatic
14 center, maybe, a center for health and fitness,
15 maybe, and the total of those would be 118,450.
16 I don't get it. I don't get why you're a
17 community-based Health District and you're
18 building a twice as big elderly care facility for
19 very rich people, probably most not coming from
20 the beach community.

SY1-4

21 And as for noise, I can't believe that
22 for all issues, except noise, your report
23 concludes the impact to less than significant or
24 less than significant with mitigation. I just
25 cannot believe an oil well, dry cleaning fluid

SY1-4
(Cont.)

1 contaminating soil, has been addressed,
2 especially when your answers to mitigating noise
3 is to build noise barriers where feasible, and
4 you're saying they're not feasible. And you have
5 one month of -- well, I'm sorry, I'll skip that
6 one.

SY1-5

7 I'm also concerned. Who would be
8 managing this program? And if it's anybody at
9 BCHD, they can't even get the fence on the
10 property line correct. I'd like to know, who is
11 responsible for that? Because that fence on the
12 vacant Flagler lot is still on Torrance property,
13 even though you've moved it once. So in your
14 sugar cube diagram in the EIR, it still doesn't
15 have it on Redondo property. It's still on
16 Torrance property.

17 So please tell me nobody at BCHD is
18 managing this program when they can't get a fence
19 line straight.

20

21 ***

22

23 FRED: I pass. I'm too upset.

24

25 ***

1

2 FRED: Hello. Can you hear me? Hello?

3 Okay.

4 I was just curious, has any other
5 location been considered besides the location on
6 Prospect? I would think that there are other
7 locations throughout the city, if not Lomita or
8 Torrance, that would be more apropos to your
9 development than trying to squeeze 600 -- 700,000
F-1 10 feet of development in just about that size of a
11 piece of property? So has any other sites, any
12 other locations ever been considered? And if
13 they haven't, why not? Hello?

14 Well, but I go through your EIR and the
15 only thing I see is for one location. I would
16 think there are other locations that would much
17 more suitable for the type of facility that you
18 want to put together, rather than trying to cram
19 it all into a small property.

F-2 20 Well, yes, your EIR is faulty then, okay?
21 Because you take nothing into consideration.

22 The noise abatement is a joke. I was in
F-3 23 the steel industry for 35 years. And you're
24 going to be pounding beams into the ground as
25 shoring. And that alone will shake up the Vons

1 and that little strip mall to where you're going
2 to drive those people out of business, so now
3 you're going to have to pay for them.

4

5 V.C. VERBAL PUBLIC COMMENT CONCLUDES

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BEFORE THE
BEACH CITIES HEALTH DISTRICT

PUBLIC HEARING

V.C. VERBAL PUBLIC COMMENT

REMOTE VIA ZOOM

TUESDAY, APRIL 13, 2021

6:30 P.M.

Reported By:

Martha Nelson

APPEARANCES

Public Comment

Mark Nelson

Geoff Gilbert

Sheila Lamb

Sabrina Kerch

Frank von Coelln

Michael

Ann Wolfson

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P R O C E E D I N G S
V.C. VERBAL PUBLIC COMMENT

MR. NELSON: Hi. I had to un-mute. It just gave me a message to press star six. Did that work?

(Staff response not transcribed.)

MR. NELSON: It's okay. I need to use my own for notes, so --

(Staff response not transcribed.)

MR. NELSON: I am. Do you have your court reporter there?

(Staff response not transcribed.)

MR. NELSON: Okay. Mark, M-A-R-K, Nelson, N-E-L-S-O-N, Redondo Beach. All right, so I'm going to begin by providing a prism that reviewers --

(Staff response not transcribed.)

I'd like to begin by providing a prism that reviewers could use to read the DEIR. This is very specific, using a Beach Cities Health District example. Reviewers should read the DEIR

MN1-1

MN1-1
(Cont.)

1 for interpretation, the impacts and the damages,
2 not just the raw numbers. Raw numbers are often
3 twisted.

4 Here's a brief example. As you walk into
5 Beach Cities Health District there's a sign up in
6 514 that says, "The vote was 6,601 to 3,242 to
7 fund the South Bay Hospital." If left to the
8 readers lack of knowledge, that's sounds like a
9 landslide. However, if you know it required a
10 two-thirds vote, that's only a 39-vote margin,
11 that's only 0.4 percent. It's razor think, not a
12 landslide.

13 You need to interpret everything that you
14 read in the DEIR and not rely on just the
15 numbers, so I have a few factual corrections.

MN1-2

16 We've used big data analysis. The NOP
17 comments were heavier on height comments than
18 they were on build during comments. Build
19 duration and the actual size were about tied, so
20 we should get our facts straight on that. These
21 cities did not, in fact, pay attention to the
22 size of the development, more to the height.
23 Those comments went unanswered.

MN1-3

24 190th and Flagler is not the high point.
25 The high point on 190th is at Prospect, so that

MN1-3
(Cont.)

1 aesthetics analysis needs to be looked at.

MN1-4

2 And Beach Cities should propose noise
3 barriers that are at least as tall as what Legado
4 (phonetic) used. That was a City of Redondo
5 Beach approved project where the city did the EIR
6 and they look taller than 30 feet to me. And
7 those barriers are off the corner of Palos Verde
8 and PCH.

MN1-5

9 Comment one, project -- objective number
10 one is invalid. Based on Redondo's ordinances
11 and the strictest City of L.A. ordinance in the
12 state, Beach Cities has not objective obligation
13 for seismic retrofit or demolition of 514. Beach
14 Cities has chosen to use a more stringent moral
15 obligation standard, according to the CEO's
16 video. Sadly, this same moral obligation to
17 protect the health and safety of surrounding
18 residents isn't applied.

MN1-6

19 Aesthetics, quantitatively, this project
20 has a significant negative impact as it is three
21 times the average height of the 514 building.
22 The City of Redondo Beach, when doing EIRs, and
23 especially Legado, the most recent large EIR,
24 uses average height, not maximum height. And even
25 if it used maximum height, only 968 square feet

1 of the 514 building is at 75 feet. That's only
2 0.3 percent of the current campus size, so that's
3 a bit of a misstatement in terms of height.

4 MR. NELSON: The 2019 proposed plan was
5 only --

6 (Staff response not transcribed.)

7 MR. NELSON: Okay.

8 (Staff response not transcribed.)

9 MR. NELSON: Yeah, they're written.

10 (Staff response not transcribed.)

11 MR. NELSON: No problem. Thanks.

12

13 ***

14

15 MR. GILBERT: Hello. Can you hear me?

16 (Staff response not transcribed.)

17 MR. GILBERT: Yes. My name is G-E-O-F-F,
18 last name Gilbert, G-I-L-B-E-R-T or Redondo
19 Beach.

20 (Staff response not transcribed.)

21 MR. GILBERT: All right, this is in
22 reference aesthetics, visual resources, air
23 quality, and biological resources, and noise.

24 And under the EIR, page 3.319,
25 construction under Phase 1 would require the

GG-1
(Cont.)

1 removal of an additional 20 landscaped trees
2 along Diamond Street to provide space for the
3 SCE's substation yard. The location of the
4 substation yard is in the current greenspace
5 buffer zone between the current hospital building
6 and parking lot and the residents of Diamond
7 Street. Removal of 20 additional trees, plus any
8 trees removed earlier, and replacing them with an
9 SCE substation yard, of which no specifications,
10 impacts, or hazards are provided in the EIR, will
11 significantly reduce or eliminate the
12 effectiveness of the greenspace buffer zone now
13 enjoyed.

14 This would have tremendous aesthetics and
15 visual impact -- and this is VIS-2 and VIS-3 --
16 on the homes along Diamond Street and Prospect
17 Avenue, but nothing is written in the EIR about
18 that.

GG-2

19 Also, with regards to air quality, the
20 reduction or elimination of the greenspace buffer
21 zone due to tree removal would affect the air
22 quality, AQ-3.2, by eliminating the natural
23 filtration or screening barrier between the
24 proposed parking structure, buildings, et cetera,
25 and the homes on Diamond Street and Prospect

1 Avenue.

GG-3 2 Furthermore, with regards to noise
3 impact, the reduction of elimination of the
4 greenspace buffer zone due to tree removal would
5 increase the noise level from the parking
6 structure, buildings, et cetera, and the homes on
7 Diamond Street and Prospect Avenue. There was
8 nothing in the EIR that I could find to address
9 any of the impacts of the SCE substation yard on
10 the health and well-being of the residents on
11 Diamond Street or Prospect Avenue. What is it?
12 Is it a transformer? How many megawatts does it
13 have? Does it have any effect on human health?
14 I view this as a serious omission of the EIR and
15 must be included

GG-4 16 The greenspace on Diamond Street between
17 Diamond Street and the hospital has, since the
18 very beginning, been a zone of contention between
19 the residents of Redondo Beach and Beach Cities
20 Health District. And Beach Cities Health
21 District, even in its own EIR, has failed to
22 address this problem. They have only announced,
23 through the biological impacts, that, oh, there
24 won't be any biological effects suffered by the
25 removal of 20 additional trees in this

GG-5
(Cont.)

1 greenspace. The substation yard constitutes a
2 major portion of the greenspace but nothing is
3 indicated in the EIR about this.

4

5 ***

6

7 MS. LAMB: Thank you. Can you hear me
8 now?

9 (Staff response not transcribed.)

10 MS. LAMB: Okay. My name, Sheila,
11 S-H-E-I-L-A, last name is Lamb, L-A-M-B. Okay.

12 (Staff response not transcribed.)

13 MS. LAMB: Okay. Section of the Draft
14 EIR, Existing Land Use Designation, the DEIR
15 misleads the public by omitting the Redondo Beach
16 Municipal Code zoning definition of PCF and its
17 permitted uses. The PCF Zone is a Public
18 Community Facilities Zone with the following
19 permitted uses, parks, parkettes, open space,
20 recreational facilities, beaches, and coastal
21 bluffs. The PCF Zone is intended for land
22 development that serves the public, not
23 commercial or quasi-commercial enterprises, such
24 as senior housing.

SL-1

SL-2

25 Section 2.4, Project Objectives, the

SL-2
(Cont.)

1 Draft EIR misleads the public by
2 mischaracterizing the scope and reach of BCHD
3 programs and services. According to BCHD's own
4 Gallup Survey, only nine percent of Beach Cities'
5 residents have participated in three or more BCHD
6 activities. Aside from -- (clears throat) excuse
7 me -- aside from participating in the L.A. County
8 COVID-19 testing and vaccinations, like hundreds
9 of other organizations, BCHD has no evidence, no
10 evidence to support the provision of direct
11 services to 123,000 Beach Cities' residents as
12 the Draft EIR states.

SL-3

13 Section 3.1, Aesthetics and Visual Resources,
14 the BCHD project is too tall for the adjacent
15 neighborhood. The proposed project is 133-and-a-
16 half feet above street level and significantly
17 contrasts with the 30-foot tall residential
18 buildings adjacent to the project. The project
19 includes -- intrudes on the surrounding
20 neighborhood by blocking views of the Palos
21 Verdes hillside, blocking the blue-sky view for
22 neighbors, and casting shadows.

23 The BCHD project is too big for the
24 adjacent neighborhood. BCHD is proposing a
25 develop that is roughly the size of the South Bay

SL-3
(Cont.)

1 Galleria or the Staples Center. It is two-and-a-
2 half times the size of the current buildings on
3 the site. And it is located in the middle of a
4 low-density residential area of single-family
5 homes.

SL-4

6 And finally -- I only have 22 seconds,
7 we'll see how we go here -- the BCHD project is a
8 commercial enterprise intended for 80 percent
9 non-residents of the three beach cities. BCHD is
10 chartered and funded to serve residents of
11 Hermosa, Manhattan, and Redondo.

12 Thank you very much

13

14 ***

15

16 MS. KERCH: Testing.

17 (Staff response not transcribed.)

18 MS. KERCH: Thank you. Sabrina,

19 S-A-B-R-I-N-A, Kerch, K-E-R-C-H.

20 (Staff response not transcribed.)

21 MS. KERCH: Thank you. I was just
22 commenting. Earlier this evening during the
23 presentation there was the visual rendering from
24 the view at Flagler and 190th and about how it
25 might affect seeing the ridgeline of Palos

SK-1

SK-1
(Cont.)

1 Verdes. Well, nobody actually lives at that
2 corner. I would like to see a rendering from my
3 street, Tomlee Avenue, which is directly below
4 where that building would be a view from any of
5 my neighbors front yards or back yards, or even
6 my own.

SK-2

7 And also, I would like to comment that,
8 talking about these proposed vehicle trips, that
9 was once the project is completed. But what's
10 the traffic? What are all the vehicle trips
11 going to be like during demolition and
12 construction? How much net increase is that
13 going to be? And I realize I'm not referencing
14 the document right now. I'm just commenting on
15 Mr. Meisinger's presentation this evening.

16 So thank you very much.

17 (Pause)

18 MS. KERCH: Thank you. Yes, since I
19 didn't use all of my time before, I'll just add
20 one more thing. Thank you.

SK-3

21 At the end there, there was the slide
22 about the different alternatives. And in bold
23 print it said -- I think what it was saying was
24 the one with the least amount of deleterious
25 effects would be to only do Phase 1. I think

SK-3
(Cont.)

1 that's what it was saying. But I think, to
2 Sheila Lamb's point, that would be even less
3 serving the public because there wouldn't even be
4 the aquatic center, if that's -- if I'm
5 understanding correctly. So it seemed like that
6 was being highlighted as the most desirable
7 option, for some reason, in the presentation.

8 So thank you. That's it.

9

10 ***

11

12 MR. VON COELLN: Yes. Can you hear me?

13 Hello?

14 (Staff response not transcribed.)

15 MR. VON COELLN: Yes. Thank you. My
16 name is Frank Von Coelln, F-R-A-N-K, last name is
17 two words, first, V, as in Victor, -O-N, capital
18 C-O-E-L-L-N.

19 (Staff response not transcribed.)

20 MR. VON COELLN: Thank you. I have a

21 question and I hope you can answer it for me.

22 You mentioned that there will be a similar Zoom

23 meeting on Saturday, this coming Saturday. And

24 I'm just curious to know if you would be reading

25 the letters that many of us and many of my

FVC-1

FVC-1
(Cont.)

1 neighbors, including myself, had sent in?
2 Because that would be very instructive, I think,
3 for the entire community to hear.

4 So is there someone that can answer that
5 for me while I'm still online here?

6 (Staff response not transcribed.)

7 MR. VON COELLN: I just had that one
8 question. And maybe, even if I'm offline, you
9 would offline, you would be able to answer it?

10 And I would just say that I'm also
11 calling in huge opposition to this project. I
12 live -- my house backs up to Flagler. And I'm
13 probably one of three or four or five houses
14 along Flagler Lane that will be in the shadow of
15 this enormous structure that you're intending to
16 build. And so I think it's very, very unkind.

FVC-2

17 And I've lived in my house for over 50
18 years. I'm elderly now. My daughter and her
19 husband are taking care of my wife and I. My
20 wife is an invalid. And we would not like to
21 have to move from our neighborhood but we would
22 feel obliged to move and forced to move should
23 this campus be built as it is currently designed.

24 And that's all I really have to say.

25 Thank you very much

1

2

3 MICHAEL: Okay. Can you hear me?

4 (Staff response not transcribed.)

M-1 5 MICHAEL: Well, related to the procedural
6 issue, there's lots of ways for these comments to
7 get to you. The benefit of having them read
8 during the meeting is so that the community can
9 hear them. So I would advocate that you find
10 someway to let the community have a look at the
11 comments from other people before the end of this
12 process when it's too late.

M-2 13 My comment to the technical adequacy of
14 the EIR, I've already submitted that but, you
15 know, I'll say it again, you're supposed to
16 value the no-project alternative. To me, no
17 project means no project. There is no
18 requirement to tear down the old hospital
19 building for seismic reasons. So if you're
20 forecasting that that's going to happen if we
21 don't do the project, you're just forecasting the
22 environmental effect of a BCHD temper tantrum.
23 And I submit that that's out of scope.

24 So I would advocate that the no-project
25 alternative be analyzed as, literally, no

1 project, and that's it.

2

3 ***

4

5 MS. WOLFSON: Hi. Can you hear me?

6 (Staff response not transcribed.)

7 MS. WOLFSON: Okay.

8 (Staff response not transcribed.)

9 MICHAEL: I just have a couple of
10 questions, actually.

11 The first question is it was a very
12 cursory review that was given. The slides were
13 gone through very quickly. It didn't feel very
14 substantive. So that would be something to
15 consider for the Saturday briefing. I'd like to
16 see something that was a lot more substantive.
17 Some of the charts that you went through, like
18 the noise chart, just about to look at it and it
19 was gone. So there's some really important
20 issues here that I feel have been just sort of
21 pushed by quickly, so it's hard.

22 Also, in the three-minute comment, is
23 that typical for hearings, having the three
24 minutes, like a Board meeting, and no response?
25 I remember at the scoping meeting, questions were

AW1-1

1 actually answered. There was a little bit of
2 exchange. So I feel like I wonder why? That's
3 just a question there.

4 So -- and then I would say, I could
5 probably talk for three hours on some of the
6 issues of this project but, of course, I'm going
7 to be saving it for a letter.

8 Anyways, I would hope that on Saturday
9 the presentation was a little more in-depth and
10 you actually spent some time talking about the
11 issues.

12 Thank you.

13

14 V.C. VERBAL PUBLIC COMMENT CONCLUDES

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BEFORE THE
BEACH CITIES HEALTH DISTRICT

PUBLIC HEARING

V.C. VERBAL PUBLIC COMMENT

REMOTE VIA ZOOM

SATURDAY, APRIL 17, 2021

12:00 P.M.

Reported By:

Martha Nelson

APPEARANCES

Public Comment

Susan Yano

Ann Wolfson

Mark Nelson

Brianna Egan

Brian Wilson

Tim Ozenne

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P R O C E E D I N G S

V.C. VERBAL PUBLIC COMMENT

MS. YANO: Yes. It's Susan, S-U-S-A-N,
Yano, Y-A-N-O.

So, Nick, I just want to point out,
Flagler does not encroach, your word, into the
project. The project encroaches onto Torrance
property. In fact, BCHD had to move a fence
which encroached on Torrance property. And
BCHD's fence is still encroaching on Torrance
property.

Secondly, your Alternative 2 you
presented in this EIR says, can BCHD sell that
property? I don't think that's legally true. I
would like an answer in the next EIR as to the
legalities of selling for that alternative.

On page 51 of your DEIR, you say,
"Because Phase 2 would be developed approximately
five years after the completion of Phase 1 there
are," quote, "uncertainties in the future health
and wellness programming needs and financing."

1 What are these uncertainties exactly? And you
2 brought up financing, so I want to ask you to
3 address the full scope of financing for both
4 Phase 1 and Phase 2.

SY2-3
(Cont.)

5 Most construction projects I've ever seen
6 to not meet budget or scheduled targets. So what
7 happens if the money runs out before the project
8 can be completed? What are we left with? A
9 toxic dump on the hilltop. What happens if there
10 are project overruns?

11 Then this noise thing is just ridiculous.
12 Noise, it's not mitigated. Your mitigations are
13 just a bunch of noise. I'd be embarrassed to put
14 these mitigations into a document.

SY2-4

15 Construction six days a week, all day,
16 "to the maximum extent feasible," that's your
17 quote, "to the maximum extent feasible." You use
18 that a lot, "feasible." Who determines feasible?
19 What does that mean? If not -- if it's not
20 feasible, do you get to go seven days a week, all
21 night? That's not acceptable.

SY2-5

22 Another mitigation for noise, build noise
23 barriers, here's your term again, "where
24 feasible." What is feasible? You say,
25 "Feasible," this is a quote, "noise barrier

SY2-5
(Cont.)

1 heights do not reduce noise levels for
2 construction activities occurring above 55 -- 30
3 feet. These construction activities would result
4 in noise levels that would exceed FTA residential
5 criteria." That's not acceptable to me.

SY2-6

6 Haul trucks, the third attempt -- "should
7 attempt to operate," that's a quote. They don't
8 have to, according to this mitigation, "attempt
9 to operate in the inner lane." But you show in
10 your -- in this document that they're going to go
11 down Beryl, which is a two-lane street, right by
12 residences and a school. Not an acceptable
13 mitigation.

SY2-7

14 One month prior to construction you're
15 going to notify residents and businesses located
16 in a quarter-mile radius. Big deal. Don't
17 bother.

18 BCHD will provide a telephone number for
19 complaints. They'll "log the complaints and
20 address complaints," this is your term, "as
21 feasible." Not acceptable. I want details.

22

23

24

25 MS. WOLFSON: Okay. Can you hear me now?

1 (Staff response not transcribed.)

2 MS. WOLFSON: Can you also take that off
3 the screen? I can't see my note. Okay. Thank
4 you. Hold on just a moment. Let me go back.
5 Okay. You could let me know when.

6 (Staff response not transcribed.)

7 MS. WOLFSON: Okay. Okay.

8 (Staff response not transcribed.)

9 MS. WOLFSON: Okay. Thanks. Hi. I'm
10 Ann Wolfson, A-N-N, last name, W-O-L-F-S-O-N, and
11 I oppose this project. And I have just a few
12 comments.

13 First of all, if the Phase 2 development
14 phase discusses the most conservative analysis,
15 as stated, and shows three illustrative designs,
16 why are no, zero, key viewing locations or actual
17 renderings or anything that looks realistic shown
18 of it? It seems to be a phantom phase. The only
19 hint of Phase 2 shows very unassuming, simplistic
20 block diagrams, the same diagrams we saw of Phase
21 1 for eight months, since the June 17th meeting.
22 So how can that possibly be called illustrative?
23 It's just not shown.

24 Second, a big red flag of the DEIR is
25 that BCHD dismisses many of the significant

1 impacts in five serious words, "mitigated to less
2 than significant." But what logic and rationale
3 is used for this?

4 Here's just one of the more obvious
5 examples. The DEIR claims in the Aesthetics
6 section that the height and mass of the 103-foot
7 tall, city-blocks long RCFE, which is situated on
8 a 30-foot hill and blocks views and invades
9 privacy for at least half a mile around, can be
10 mitigated from significant to less than
11 significant, as was stated?

12 The vista that was chosen, as shown, the
13 RCFE is seen from the vantage point of 190th and
14 Flagler. And whose viewpoint is this from? From
15 the viewpoint of drivers speeding along 190th and
16 Flagler. Describing the view from 190th and
17 Flagler from the DEIR Section 315, quote, "As
18 such, vehicles traveling the speed limit of 35
19 miles per hour experience this view for
20 approximately 30 seconds. Depending on the
21 traffic at the signalized intersection the view
22 could be available for slightly longer but,
23 generally, less than a minute," unquote.

24 The EIR states it considered the impact
25 the building would have on the view from the very

AW2-2

AW2-2
(Cont.)

1 top of the Palos Verdes ridgeline from the view -
2 - from the point of view of drivers speeding
3 along 190th and Flagler. The DEIR also claims
4 that if they remove 20 feet of height, which, by
5 the way, they just added to the height of the
6 structure prior to the release of the DEIR,
7 drivers passing by the 190th and Flagler can see
8 the very top of the PV ridgeline. And that would
9 make the total impact of the building's height
10 and mass less than significant. Really?

11 What about the everyday view of thousands
12 of Redondo Beach and Torrance residents, school
13 children and the public who, after 29 months,
14 which is very optimistic, of mass construction
15 will permanently be in its shadow?

AW2-3

16 We're seeing now, and in the past two
17 days, the effects that one misstep can make. A
18 main water line was accidentally hit during
19 drilling on Prospect and Del Amo. What ensued
20 was and is --

21 (Staff response not transcribed.)

22 MS. WOLFSON: -- a traffic and
23 environmental nightmare, no involving city
24 services of Redondo Beach, Torrance, and L.A.
25 County services. In addition to a giant

AW2-3

1 sinkhole, dirt --

2 (Staff response not transcribed.)

3 MS. WOLFSON: Yes?

4 (Staff response not transcribed.)

5 MS. WOLFSON: Oh, sorry. All right.

6 Thank you.

7

8 ***

9

10 MR. NELSON: Hi Dan. It's Mark Nelson.

11 (Staff response not transcribed.)

12 MR. NELSON: Okay. I would like to

13 comment.

14 (Staff response not transcribed.)

15 MR. NELSON: Sure. Mark, M-A-R-K,

16 Nelson, N-E-L-S-O-N. Okay.

MN2-1

17 According to a March 2021 *Wall Street*

18 *Journal* article, Wood PLC has agreed to pay a

19 \$9 million fine as part of a civil settlement

20 with Scottish prosecutors. And Wood now

21 estimates it will have to spend up to \$197

22 million to resolve the bribery scheme.

MN2-2

23 Moving on, all six of Beach Cities'

24 project objectives lack foundational basis.

25 Beach Cities purpose and need lacks a

MN2-2
(Cont.)

1 foundational basis. And because there is on
2 legal requirement for demolition or retrofit of
3 514, the no-project alternative lacks
4 foundational basis.

MN2-3

5 The proposed DEIR is both taller and more
6 square feet of above-ground buildings than the
7 2019 design was that the community commented was
8 too large. At 103 feet the proposed RCFE is 43
9 feet taller than the 2019 plan that was only 60
10 feet tall. At 103 feet tall the RCFE is over
11 three times the average height of the 514
12 building. And average height is what the City of
13 Redondo Beach used as a limit on Legado
14 construction for its large development.

15 By removing 160,000 square feet of
16 underground parking from the 2019 plan, Beach
17 Cities current plan now has 65,000 square feet
18 more of above-ground buildings. It is,
19 therefore, bigger than the 2019 plan and taller
20 than the 2019 plan.

MN2-4

21 Due to its increase in height the current
22 plan shades public recreation areas and
23 surrounding neighborhoods and roadways. And
24 last, the 85 decibel intermittent noise will, in
25 fact, have a significant negative impact on

1 Towers Elementary, despite the fact that Beach
2 Cities used LEQ average sound levels. And, of
3 course, average level is barely moved by an
4 intermittent 85 decibel noise. However, as you
5 UC Santa Barbara has found in its prior CEQA
6 analyses, intermittent noise can be much more
7 important as a distraction.

8 Thank you.

9

10 ***

11

12 MS. EGAN: Hi. My name is Brianna Egan,
13 spelled B-R-I-A-N-N-A E-G-A-N.

14 So I'm a long-time resident of Redondo
15 Beach, born and raised, and I have been able to
16 be part of like the Beach Cities Health
17 District's Center for Health and Fitness Gym in
18 the past. And I am familiar with some of the
19 programs offered.

20 So I would just like to share that I
21 think that the Beach Cities Health District
22 should really center the community and keep the
23 community in mind in any like new services or
24 plans that are developed, particularly with
25 things like the aquatic center. I know there was

BE-1

BE-1
(Cont.)

1 a lot of feedback of a need for, actually, more
2 like swimming space and not something that would
3 be kind of like recreational or just for kids.
4 So that's an example.

BE-2

5 And then, also, just kind of trying to
6 wrap my head around some of the concepts and the
7 Environmental Impact Report. I would also like
8 to emphasize that you all keep in mind the impact
9 of climate change and knowing things like urban
10 heat islands and things that are really going to
11 be very much a part of our future in our next
12 years and decades. So with that in mind, also,
13 the environmental cost of things like demolishing
14 buildings and building new buildings and all of
15 the materials involved in that. It can be
16 wasteful.

BE-3

17 And so, as much as possible, if the site
18 could do a lot of retrofitting of existing
19 structures, rather than just completely like
20 building something from scratch. So I think I
21 see that with something like some of the Phase 1
22 plans that would still include existing
23 structures. And so, yeah, if that direction
24 could be continued?

25 And then the final thing would be for

BE-4

1 recommendations to include a lot more community
2 services. So if there's a possibility to have
3 community organizations rent rooms for meetings
4 and use those spaces. As well as the open space
5 that's planned, that that should involve things
6 like native plants, drought-tolerant plants, and
7 even fruit trees, something like a food forest or
8 community gardens. I think those things would
9 all be beneficial and, additionally, would help
10 improve community vigilance in the face of
11 something like climate change.

12 So those are my comments for now.
13 Thanks.

14

15 ***

16

17 MR. WILSON: Hi. It's not Ann. It's
18 Brian.

19 (Staff response not transcribed.)

BW-1

20 MR. WILSON: Hi. I noticed there was
21 some dead time, so I wanted to ask Nick some
22 questions about the Phase 1 construction noise.

23 So, Nick, can you walk me through the
24 construction noise graph? It's Table 3.11, page
25 16. Then there's the Phase 2 one on page 17. Is

BW-1
(Cont.)

1 it possible, in this time, to walk me through the
2 columns and the findings and an explanation for
3 why there's a yes and why there's a no? Some of
4 the noes confuse me.

5 (Staff response not transcribed.)

6 MR. WILSON: Yes.

7 (Staff response not transcribed.)

8 MR. WILSON: Yeah. Thank you. I was
9 looking through the appendix and then I wasn't
10 sure because some of it is just numbers. So I
11 didn't know the difference between Phase 1 and
12 Phase 2 by those numbers, if there is a physical
13 location that has now changed to come to
14 determine the impacts from Phase 2 as opposed to
15 Phase 1.

16 (Staff response not transcribed.)

17 MR. WILSON: Okay. So it's a safe
18 assumption for Phase 2 to assume the footprint of
19 the current district hospital is kind of the
20 location for Phase 2?

21 (Staff response not transcribed.)

22 MR. WILSON: Yeah. Yeah. Exactly. So I
23 was assuming that that, upon demolition, folks
24 doing the Phase 2 study find a location that's
25 about in that approximate area and says now we'll

BW-1
(Cont.)

1 do a phased -- a study here to determine the
2 impacts for these same sensitive receptors in the
3 surrounding areas. Does that make sense?

4 (Staff response not transcribed.)

5 MR. WILSON: Okay. That's really
6 helpful.

7 Can you -- do you know, offhand, how they
8 do that? Are they at the site doing it?

9 (Staff response not transcribed.)

10 MR. WILSON: Okay. Okay. That helps.

11 (Staff response not transcribed.)

12 MR. WILSON: Okay. Thank you very much.

13

14 ***

15

16 MR. OZENNE: Yes. Tim Ozenne here.

17 (Staff response not transcribed.)

18 MR. OZENNE: Yes. My name is Tim, T-I-M,
19 Ozenne, O-Z-E-N-N-E.

20 (Staff response not transcribed.)

21 MR. OZENNE: Okay. First, I'd like to
22 thank Ann Wilson for pointing out something that
23 I wanted to mention, which is that the Phase 2
24 visual (indiscernible) are completely absent but
25 that's a big part of why this community might not

TO-1

TO-1
(Cont.)

1 like it, the development of or redevelopment of
2 the property.

TO-2

3 But, specifically, what I want to mention
4 now is the RCFE building, especially the part of
5 it that is adjacent to Flagler Lane. That
6 building will be 130 feet over Flagler Lane. It
7 will be only about 100 feet from single-family
8 homes in Torrance. And I would think that if
9 you're going to try to do a good rendition of
10 what it looks like from the area, there's a lot
11 of people that live on the north end of Tomlee.
12 You should show what that structure will look
13 like to the people in those single-family homes.

14 And that's all. Thank you.

15

16 V.C. VERBAL PUBLIC COMMENT CONCLUDES

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18 -o0o-

19

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22

23

24