



TRANSMITTAL

Project Name: Beach Cities Heal District – Healthy Living Campus – Pre-Application Submittal

Date: February 24, 2022

To: City of Redondo Beach
Community Development Department
415 Diamond Street
Redondo Beach, CA 90277

From:
Nicholas Biro
Blue Mountain Development, Inc.
2423 Sebald Ave.
Redondo Beach, CA. 90278

Owner:
Beach Cities Health District
514 Prospect Ave.
Redondo Beach, CA 90277
Tom Bakaly, CEO

Contents:

(1) Data Flash Drives containing the following;	
Pre-Application Exhibits – Dated February 2, 2022	35 Pages
HLC – LID Report	121 Pages
HLC – Existing Tree Inventory Report	45 Pages
Final Environmental Impact Report – September 2021	1778 Pages
Appendix A – Initial Study Notice of Preparation	516 Pages
Appendix B – HHRA and CalEEMod Calculations Results	283 Pages
Appendix C – Biological Resources	21 Pages
Appendix D – Cultural Resources	46 Pages
Appendix E – Construction Fuel Consumption Calculations	3 Pages
Appendix F – Geotechnical Study	102 Pages
Appendix G – Phase I and Phase II ESA	602 Pages
Appendix H – Hydrology	37 Pages



Appendix I – Noise Modeling Results	93 Pages
Appendix J – Non CEQA Intersection Operation Evaluation	200 Pages
Appendix K – Vehicle Miles Traveled	93 Pages
Appendix L – Utilities and Service Systems	48 Pages
Appendix M – Shade and Shadow Study	19 Pages
Appendix N – Comments on DRAFT EIR	1317 Pages
FEIR Summary of Project Impacts of the Adopted Project	25 Pages
9/ 8, 2021 Meeting Minutes of Beach Cities Health District Board Meeting	20 Pages
9/ 8, 2021 Beach Cities Health District Staff Report – Certification of EIR	3 Pages
11/ 17, 2021 Beach Cities Health District Staff Report – Project Selection	15 Pages
11/ 17, 2021 Beach Cities Health District Presentation – Project Selection	24 Pages
<u>Hard Copies</u>	
One full size color print of the Pre –Application Exhibits	35 Pages
One check in the amount of \$695.00 Payable to the City of Redondo Beach for Pre-Application fee	

Delivery:

In person

CC: Beach Cities Health District – Healthy Living Campus – Project File
Tom Bakaly, Chief Executive Officer, Beach Cities Health District
CBRE – Owners Representative – John Reser, Senior Project Manager
Paul Murdoch, AIA – Project Architect