



Healthy Living Campus Master Plan Public Scoping Meeting

Introductions

- Introductions
 - Beach Cities Health District
 - EIR Team
 - Ed Almanza and Associates
 - Wood Environment & Infrastructure Solutions, Inc.
 - Fehr & Peers
 - iLanco Environmental, LLC
 - VIZf/x
- Agenda
 - Master Plan Project Overview
 - California Environmental Quality Act (CEQA) Process
 - Preliminary Scope of the Environmental Impact Report (EIR)
 - Opportunities to Stay Involved

****No decisions regarding approval of the proposed Project are being made at this scoping meeting.***

Project Location



Current Campus

Project Location



Location

City of Redondo Beach
City of Torrance (Flagler Ln)

Site Acreage: 10.38 acres

Existing Campus – 9.95 acres

Flagler Lot – 0.43 acres

General Plan Designation

P – Public or Institutional

C-2 – Commercial

Zoning Designation

P-CF – Community Facility

C-2 – Commercial

Existing Site Photographs



514 North Prospect Avenue
Beach Cities Health Center Building
(Four Stories)



510 North Prospect Avenue
Advanced Imaging Building
(Three Stories)

Existing Site Photographs



520 North Prospect Avenue
Providence Medical Institute Building
(Three Stories)



Flagler Lot
(Vacant 0.43-acre Lot)

Existing Site Photographs



View from Beryl Street
Across the Vons Shopping Center



View from Flagler Alley and
Diamond Street

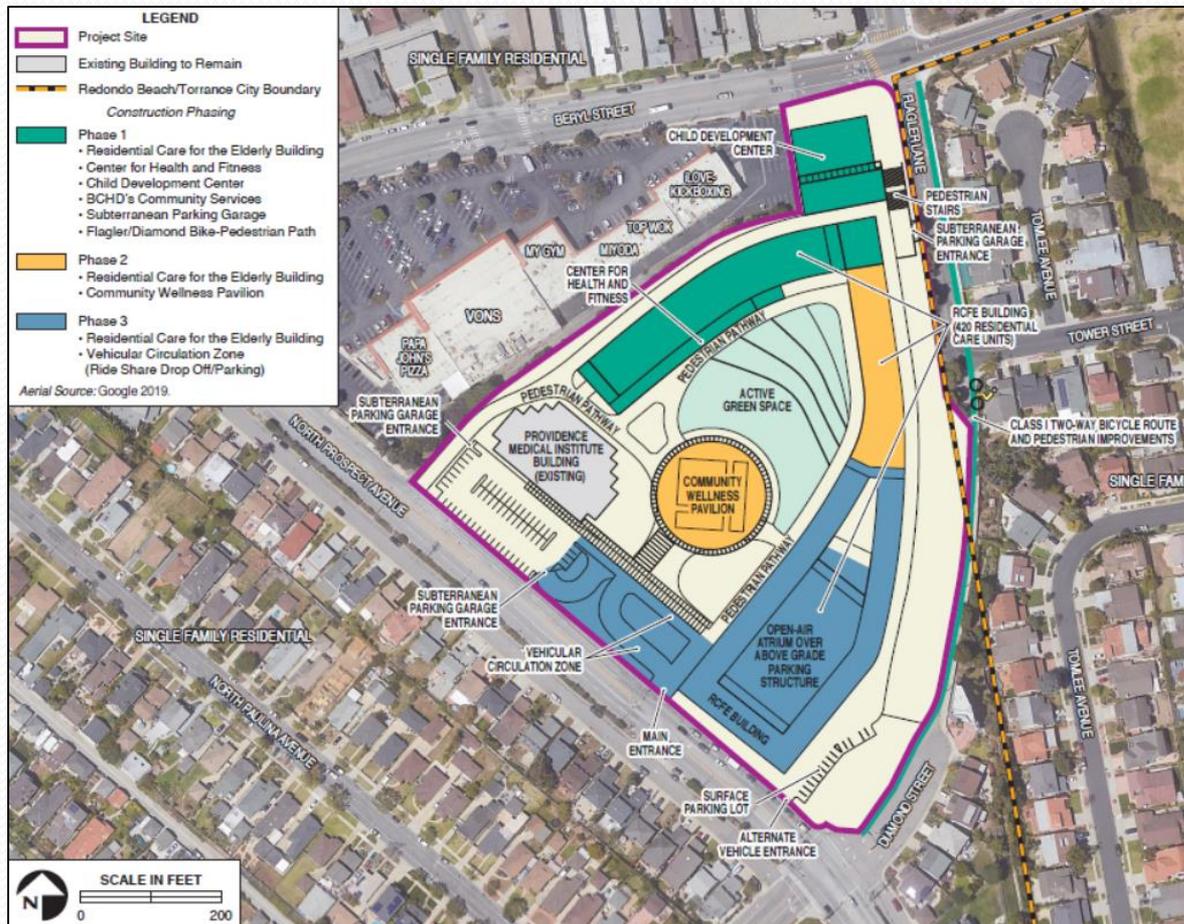
Project Overview

- Master Plan Development
 - Three individual 36-month construction phases occurring over a total period of 15-years
 - Demolition of Existing Facilities
 - Excavation of Subterranean Parking
 - New Construction of Medical and Wellness Facilities
 - Relocation of Uses (e.g., 60 memory care units; child development center, etc.)
 - Establishment of New Uses (i.e., 360 assisted living units)
 - Grading and Landscaping for Active Greenspace
 - Off-Site Pedestrian/Bicycle Improvements along Flagler Lane

Project Overview

Current Beach Cities Health Center	BCHD Healthy Living Campus Master Plan
• 3-5 stories (75-foot maximum height)	• 3-4 stories (60-foot maximum height)
• 260,900 sf of total development	• 592,700 sf of total development
- Beach Cities Health Center (60 Memory Care Units)	- RCFE Building (60 Memory Care Units and 360 Assisted Living Units)
- Maintenance Building	- Child Development Center
- Medical Office (Advanced Imaging Building)	- Community Wellness Pavilion
- Medical Office (Providence Medical Institute Building)	- Medical Office (Providence Medical Institute Building)
• 814 Parking Spaces	• Up to 690 Parking Spaces

Project Overview



Phase 1 – Summer 2021 (36 months)

- Demolition of 70,000-sf surface parking lot and perimeter circulation road
- 120,000-sf parking garage
- 160,000-sf RCFE Building
- 10,000-sf Child Development Center
- Demolition of Beach Cities Health Center and Maintenance Building
- Pedestrian/Bicycle Improvements

Phase 2 – Summer 2026 (36 months)

- 40,000-sf addition to parking garage
- 75,000-sf addition to RCFE Building
- 55,000-sf Community Wellness Pavilion

Phase 3 – Summer 2030 (36 months)

- Demolition of 52,000-sf Advanced Imagery Building
- 190,000-sf final addition to RCFE building
- 110,000-sf aboveground parking structure

Project Overview



Project Overview



Required Permits and Approval

- **Certification of the Final EIR** – BCHD Board of Directors
- **Adoption of the Master Plan** – BCHD Board of Directors
- **Design Review** – Redondo Beach Planning Commission
- **Conditional Use Permit** – Redondo Beach Planning Commission
- Review and **other potential discretionary actions** related to the proposed pedestrian/bicycle improvements and site plan within the City of Torrance municipal boundary – City of Torrance Planning Commission
- Issuance of other **Ministerial Permits** for street excavation, building, grading – Cities of Redondo Beach and Torrance

Scoping Meeting Goals

- Inform public about CEQA and the EIR process
 - Sample of environmental issues to be analyzed
 - Schedule and opportunities for public participation
- Solicit public input on key community-environmental concerns
- Ensure early public input is documented and addressed in the EIR

Basic Purpose of CEQA and EIR

- Inform decision makers and public of potential for significant environmental impacts
- Identify ways to avoid or significantly reduce impacts with mitigation
- Identify alternatives to prevent significant avoidable damage to the environment
- Foster public participation in planning process
- Disclose to the public the reasons behind agency decision-making for approval of projects

EIR Process

NOP Comment Period and Scoping Meetings
(Ends on July 29, 2019)



Public Draft EIR Released
(60-day comment period and public meetings)



Response to Comments and Final EIR Released



Final EIR Certification and Master Plan Approval
(BCHD Board Hearings)

EIR Resource Areas

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources and Tribal Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise and Vibration
- Population and Housing
- Public Services
- Transportation
- Utilities and Service Systems

****Each of the potential impacts under these resource areas will be addressed in detail within the Draft EIR***

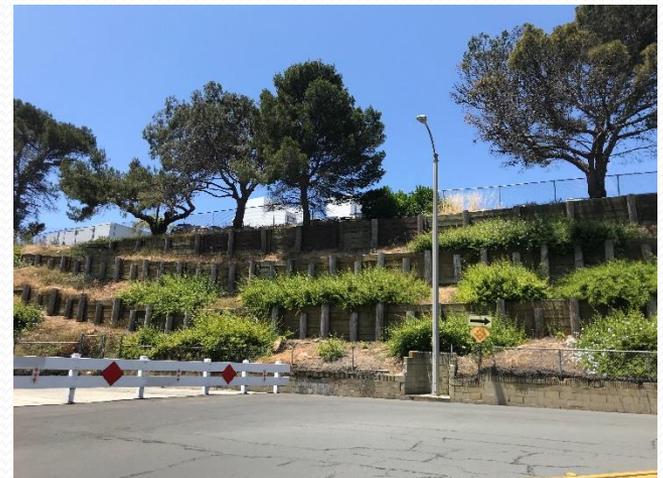
EIR Resource Areas

- **Transportation and Circulation:** construction impacts; neighborhood traffic; intersection congestion; VMT; pedestrian/bicycle safety
- **Noise and Vibration:** On- and off-site construction noise; sensitive receptors (including on-site); operational noise
- **Air Quality and GHG:** On- and off-site emissions; sensitive receptors; health risk; odors



EIR Resource Areas

- **Aesthetics:** scenic vistas; public views; light and glare; shade and shadows
- **Cultural Resources:** architectural; archaeological; paleontological; tribal cultural resources
- **Biological Resources:** tree removal; nesting birds



EIR Resource Areas

- **Hydrology and Water Quality:** Stormwater runoff; impervious surface and groundwater percolation
- **Hazardous Materials:** Abandoned oil well on Flagler Lot; former UST; demolition debris; construction equipment and materials
- **Utilities and Energy:** Utilities infrastructure; energy requirements for relocated/proposed uses



EIR Resource Areas

- **Geology and Soils:** regional seismicity; liquefaction/expansive soils; slope stability; erosion; subterranean excavations
- **Population and Housing:** Increase to local population
- **Public Services:** Fire protection, emergency medical, and police services and response times
- **Land Use and Planning:** General Plan consistency; other regional plans

Potential Project Alternatives

- **Mandatory No Project/Existing Plans Alternatives:** considers the existing site uses and adopted plans for the Project site
- **Reduced/Redesign Alternatives:** would consider reduction or change in amount of proposed uses and/or building footprints to reduce potential significant impacts of the proposed Project

Input on the Scope

- Comments on the scope of the EIR are most helpful where they:
 - Identify existing environmental issues and constraints
 - Focus is on specific environmental topics or issues that should be addressed
 - Describe why the proposed Project may result significant impacts
 - Identify concepts that may reduce potentially significant impacts

****Comments should focus on the scope of the EIR analysis, not merits of the Project itself***

Submitting Scoping Comments

- **Written Comments by 5:00 PM on July 29, 2019**
 - Complete written comment form and leave at the sign-in table
 - Submit written comment form or letter to:
Nick Meisinger, Environmental Planner
Wood Environment & Infrastructure Solutions, Inc.
9210 Sky Park Court, Suite 200
San Diego, CA 92123
 - Submit e-mail to:
EIR@bchd.org
- **Verbal Comments Tonight**
 - At stations with Wood staff
 - During public testimony

Opportunities to Stay Involved

- Accept Scoping Comments
- Evaluate Potential Impacts
- Draft EIR Release
- Draft EIR 60-Day Public Comment Period
- Draft EIR Presentations and Public Open House
- Response to Comments and Final EIR Release
- BCHD Board Hearings
- **Thru July 29, 2019**
- **Summer thru Fall**
- **Fall 2019**
- **Late Fall 2019**
- **Late 2019**
- **Late 2019**
- **Late 2019 / Early 2020**

Project EIR Website: www.bchd.org/eir