



The Waterfront

State Clearinghouse Number 2014061071

CEQA Scoping Summary

City of Redondo Beach
August 2014



The Waterfront Scoping Summary

1.0 Introduction

On April 21, 2014, CenterCal Properties LLC (applicant) submitted an application for an Environmental Assessment to the City of Redondo Beach (City) for The Waterfront Project (proposed project). In accordance with the California Environmental Quality Act (CEQA) Guidelines (Title 14, California Code of Regulations) and the California Public Resources Code (Section 21000, et seq.), the City is the Lead Agency for the environmental review process and is preparing an Environmental Impact Report (EIR) to evaluate the potential environmental impacts associated with implementation of the proposed project.

The City's environmental review process, conducted in compliance with CEQA and the Redondo Beach Municipal Code (RBMC) Title 10, Chapter 3, provides for early input regarding the scope and content of the EIR, including alternatives, mitigation measures, and significant environmental issues. On June 19, 2014, the City began this public participation process (also known as "scoping") by issuing a Notice of Preparation and Initial Study (NOP) for a draft EIR.

This report summarizes the scoping activities conducted for the proposed project during the 30-day scoping period. It includes written and email comments received from agencies and members of the public during the scoping period in response to the NOP.

2.0 Notice of Preparation

The City circulated a Notice regarding the availability of the NOP/Notice of Initial Study/Notice of Scoping Meeting (Attachment A) and/or NOP (Attachment B) for the proposed project on June 19, 2014, opening a 30-day comment period¹ on the scope and content of the EIR and announcing a public scoping meeting/open house on July 9, 2014.

The NOP and/or Notice were distributed as follows:

Mail - The NOP was sent with the Initial Study via overnight mail to the State Clearinghouse (SCH No. 2014061071),² responsible and trustee agencies, and other federal, state, and local agencies. This included five federal agencies, nine state agencies and 12 local agencies.

¹ Comments on the NOP were accepted over a 33-day period to avoid closing the comment period on a weekend.

² The proposed project was received by the State Clearinghouse and posted on CEQAnet Database website on June 19, 2014 (Attachment C).

Additionally, the Notice was distributed by first class mail to 29 federal, state and local agencies, planning groups and organizations, over 175 business operators and lease holders within the harbor area, and over 1,300 individuals, including residential property owners and occupants within 300 feet of the project boundaries.

Hand Delivery – The Notice, NOP and Initial Study was delivered by hand to one local agency (Beach Cities Transit) and City officials (i.e., City Manager, City Council members and Mayor.)

Email Blast - The Notice was sent to 267 email addresses collected from sign-in sheets from eight community meetings held in 2013 to accept input on the proposed project. Of the 267 emails, 35 were returned as undeliverable.

Newspaper Notice - The following notice was posted in the Easy Reader on June 19, 2014.

(424) 209-1341

by a Corporation. The registrant commenced its business under the fictitious business name on 06/01/2014. Signed: Alan Flood, Secretary. This statement was filed with the Los Angeles County Recorder on June 19, 2014. NOTICE—This fictitious business name statement expires five years from the date it was filed at the office of the county clerk. A new fictitious business name statement must be filed before that time. The filing of this statement does not of itself authorize the use in the state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411 et seq., Business and Professions Code.)

Fictitious Business Name Statement
File No. 2014 150402. The following individual is doing business as: Jennifer A. Boulton, 415 Diamond Street, Laundrie, CA, 90205, LA, 90205. This business is conducted by an individual. The registered name of the business under the fictitious business name or names listed above on 06/01/2014. Signed: Jennifer A. Boulton, Owner. This statement was filed with the Los Angeles County Recorder on June 19, 2014. NOTICE—This fictitious business name statement expires five years from the date it was filed at the office of the county clerk. A new fictitious business name statement must be filed before that time. The filing of this statement does not

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of itself authorize the use in the state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411 et seq., Business and Professions Code.)

Fictitious Business Name Statement
File No. 2014 150405. The following individual is doing business as: Hermyng Pliny Management, 1710 S. Catalina Avenue, Redondo Beach, CA, 90277, LA, 90277. This business is conducted by a Corporation. The registered name of the business under the fictitious business name or names listed above on 06/01/2014. Signed: Hermyng Pliny Management, President. This statement was filed with the Los Angeles County Recorder on June 19, 2014. NOTICE—This fictitious business name statement expires five years from the date it was filed at the office of the county clerk. A new fictitious business name statement must be filed before that time. The filing of this statement does not

the use in the state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411 et seq., Business and Professions Code.)

Fictitious Business Name Statement
File No. 2014 150406. The following individual is doing business as: Kandiseal Studio, 715 Cool Street, Redondo Beach, California, CA, 90277, LA, 90277. This business is conducted by an individual. Signed: Kandiseal Studio, Owner. This statement was filed with the Los Angeles County Recorder on June 19, 2014. Published as Easy Reader No. 2014 150406. This fictitious business name statement expires five years from the date it was filed at the office of the county clerk. A new fictitious business name statement must be filed before that time. The filing of this statement does not of itself authorize the use in the state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411 et seq., Business and Professions Code.)

Fictitious Business Name Statement
File No. 2014 150407. The following individual is doing business as: Kandiseal Studio, 715 Cool Street, Redondo Beach, California, CA, 90277, LA, 90277. This business is conducted by an individual. Signed: Kandiseal Studio, Owner. This statement was filed with the Los Angeles County Recorder on June 19, 2014. Published as Easy Reader No. 2014 150407. This fictitious business name statement expires five years from the date it was filed at the office of the county clerk. A new fictitious business name statement must be filed before that time. The filing of this statement does not of itself authorize the use in the state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411 et seq., Business and Professions Code.)

Fictitious Business Name Statement
File No. 2014 150408. The following individual is doing business as: Celebration Family Therapy, 2125 Northern Avenue, Los Angeles, CA, 90013, LA, 90013. This business is conducted by an individual. Signed: Kandiseal Studio, Owner. This statement was filed with the Los Angeles County Recorder on June 19, 2014. Published as Easy Reader No. 2014 150408. This fictitious business name statement expires five years from the date it was filed at the office of the county clerk. A new fictitious business name statement must be filed before that time. The filing of this statement does not of itself authorize the use in the state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411 et seq., Business and Professions Code.)

Fictitious Business Name Statement
File No. 2014 150409. The following individual is doing business as: Celebration Family Therapy, 2125 Northern Avenue, Los Angeles, CA, 90013, LA, 90013. This business is conducted by an individual. Signed: Kandiseal Studio, Owner. This statement was filed with the Los Angeles County Recorder on June 19, 2014. Published as Easy Reader No. 2014 150409. This fictitious business name statement expires five years from the date it was filed at the office of the county clerk. A new fictitious business name statement must be filed before that time. The filing of this statement does not of itself authorize the use in the state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411 et seq., Business and Professions Code.)



City of Redondo Beach
Community Development Department

Notice of Preparation/Notice of Initial Study/Notice of Scoping Meeting

To: Interested Parties From: City of Redondo Beach
Community Development Department
415 Diamond Street
Redondo Beach, California 90277

Date: June 19, 2014

SUBJECT: Notice of Preparation (NOP) of Draft Environmental Impact Report, Notice of Public Review Period and Circulation of the Initial Study & Notice of Scoping Meeting for The Waterfront Project

Pursuant to the California Environmental Quality Act (CEQA), the City of Redondo Beach, as the Lead Agency, will prepare an Environmental Impact Report (EIR) for The Waterfront project (the proposed project). Your agency may need to use the EIR prepared by the City when considering permits or other approvals associated with the proposed project and your comments on the environmental scope of the EIR are requested. If you are not a public agency with any statutory/regulatory responsibility concerning this project, your comments on the environmental scope of the EIR are requested so that the EIR may be prepared in light of the concerns of the community and surrounding areas.

Project Description: The proposed project, located in the City of Redondo Beach's Coastal Zone south of Portofino Way, North of Torrance Boulevard, and west of Harbor Drive/Catalina Avenue (site map below), would redevelop approximately 32.6 acres of land and water by redeveloping and expanding local and visitor serving commercial uses, enhancing public access and recreational opportunities and facilities, and improving the aging support infrastructure and parking facilities. The project also proposes substantial improvements in site connectivity, public access and public views to and along the waterfront. The proposed project is specifically designed as a new waterfront village to reconnect the Pier and Harbor area with resident and visitor serving uses. As such, the proposed project seeks to integrate the best of the public and private needs and interests in a revitalized village providing broad coastal access and enjoyment. The proposed project is designed to reconnect the public with the waterfront and to help resolve a long-standing separation of uses and disconnection from the community.

The main components include proposed demolition of approximately 221,347 square feet of existing structures, demolition/renovation of the existing pier parking structure, and construction/renovation of up to approximately 523,732 square feet (286,562 square feet net new development) to include retail, restaurant, creative office, specialty cinema, a market hall, and a boutique hotel. The proposed project includes public recreation enhancements such as a new boat launch ramp, improvements to Seaside Lagoon, new parking facilities, and pedestrian and bicycle pathways. Site connectivity would be improved by the establishment of a new pedestrian bridge across the Redondo Beach Marina Basin 3 entrance and the reconstruction of Pacific Avenue.

Based on the findings of the Initial Study prepared in conjunction with the NOP, the City has identified potential significant impacts for the following topics: Aesthetic, Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology/Water Quality, Noise, Public Services, Recreation, Transportation/Traffic, and Utilities/Service Systems. A copy of the Initial Study and NOP can be reviewed at: City Hall, Community Development Department, 415 Diamond Street; City Clerk, 415 Diamond Street; Redondo Beach Public Library Main Branch, 303 N Pacific Coast Highway and North Branch, 2000 Anisela Boulevard; and online at www.redondo.org (follow link to Waterfront on Home Page). The documents referenced may be obtained at City Hall, Community Development Department, 415 Diamond Street, Door "E".

The NOP public review period is scheduled from June 19, 2014 to July 21, 2014 (5:00 p.m.). However, Responsive Agencies and Trustee Agencies may submit responses no later than 30 days after receipt of the NOP. Please send your response to Katie Oestlin, Project Planner at 415 Diamond Street, Redondo Beach, California 90277 or katie.oestlin@redondo.org. Please provide your name or the name of a contact person in your agency if you have questions, please contact Ms. Oestlin at (310) 318-9637, x1-2365.

A public scoping meeting/open house will be held on July 8, 2014, 8:00 pm to 8:00 pm at the Redondo Beach Performing Arts Center, 1935 Manhattan Beach Boulevard, Redondo Beach, CA 90278

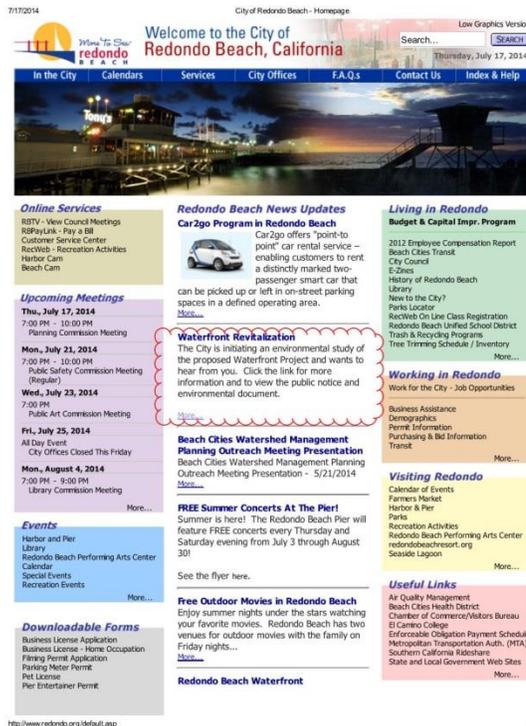


Easy Reader for Redondo Beach News/June 19, 2014/RED14-030

Site Posting - The Notice was posted every 200 lineal feet along Harbor Drive south of Portofino Way and along the Torrance Boulevard Circle. Below are example photographs of the site posting.



City Website - The Notice, NOP and Initial Study were posted on the City's website with a provided on the home page: <http://www.redondo.org> as shown below.



Local Access Cable Television – The following announcement regarding the availability of the NOP/Initial Study, the availability of the documents on the City's website, email address for submitting comments, and scoping meeting information was posted on the local access cable television channel (Cable Crawl).

**We Need Your Input and Comments on
*The Waterfront***

- Notice of Public Scoping Meeting
- Notice of Initial Environmental Study
- Notice of Preparation of Environmental Impact Report(EIR)

Visit www.redondo.org (follow link to The Waterfront)

Please attend the Public Meeting on Scope and Content of EIR

Wednesday, July 9, 2014 from 6:00 PM- 8:00 PM

Redondo Beach Performing Arts Center

1935 Manhattan Beach Boulevard

Redondo Beach, CA 90278

Miss the meeting...send comments to Katie Owston, Project Planner Katie.Owston@redondo.org

Scoping Meeting – Copies of the Notice were also available at the scoping meeting.

The Notice and NOP listed an address, telephone number and email address through which the public can contact the Project Planner and submit written and email comments on the proposed project. This information is as follows:

Katie Owston
Project Planner
Community Development Department
415 Diamond Street
Redondo Beach, CA 90277

Email: katie.owston@redondo.org

Phone: (310) 318-0637 x1-2895

The Notice included information on where a full copy of the NOP/Initial Study was available for review during the scoping period. The locations are as follows.

- City Hall Community Development Department, 415 Diamond Street (documents referenced are also available at this location)
- City Clerk, 415 Diamond Street
- The Redondo Beach Public Library Main Branch, 303 N Pacific Coast Hwy.
- The Redondo Beach Public Library North Branch, 2000 Artesia Blvd.
- <http://www.redondo.org>

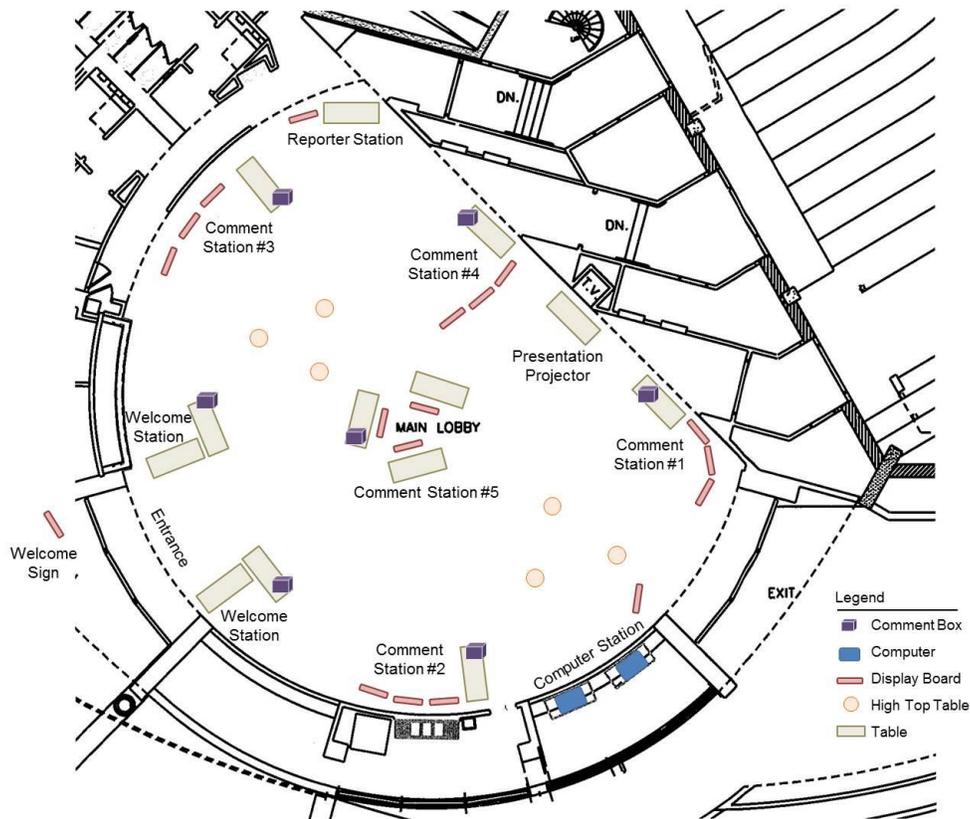
The NOP/Initial Study will remain available to the public throughout the draft EIR preparation process on the City's website and at the Community Development Department.

3.0 Scoping Meeting/Open House

A scoping meeting/open house was held from 6:00 p.m. – 8:00 p.m.³ on July 9, 2014 at the Redondo Beach Performing Arts Center, located at 1935 Manhattan Beach Boulevard, Redondo Beach, CA 90278.

Notice of the scoping meeting/open house was provided on the NOP (see Section 2.0 above for a description of the distribution and publication of the NOP). In addition to the distribution and publication of the NOP, information on the scoping meeting/open house was publicized on the local access cable channel (Cable Crawl), the marquee of the Redondo Beach Performing Arts Center, and the City Council meeting of July 1, 2014. Also, two electronic sign board trailers announcing the scoping meeting were placed on Artesia Boulevard near Aviation Boulevard and Pacific Coast Highway near Diamond Street from July 4 to July 9, 2014.

The scoping meeting/open house was presented in an “open house” format to allow attendees to view presentation boards and speak to City staff and the City’s environmental consultant to provide input on the proposed project and ask questions. Given that a large number of attendees were anticipated to attend, the open house format was designed to maximize the opportunity for attendees to view the presentation boards and interact with staff. See below for a sketch showing the layout of the scoping meeting/open house.



³ Early arrivals were given the opportunity to review the presentation boards and speak with staff beginning at 5:30 p.m.

Two welcome tables were located at the entrance to the scoping meeting/open house. Attendees were encouraged to sign-in and provide mail and/or email addresses to be included on future EIR-related mailings for the proposed project. There were 216 names recorded on the sign-in sheets (Attachment D). Several meeting attendees declined to sign-in, and therefore, the actual number of attendees could be greater than indicated by the number of sign-ins.

At 6:15 p.m., an approximately 20 minute presentation with 19 slides was given by the City's environmental consultant that provided an overview of the proposed project and the environmental review process (Attachment E). The presentation also addressed the purpose of the scoping process, the resource areas anticipated to be analyzed in the EIR, the anticipated EIR schedule, and the ways in which the public could provide comments. It was explained during the presentation that only comments provided in writing and by email and submitted at the scoping meeting/open house (either by submittal of comment form in comment box or via comment form at Computer Station) and/or by 5:30 p.m. on July 21, 2014, and those given orally to the reporter at the scoping meeting/open house (at the Reporter Station) would be included in the official record.

Materials provided at the scoping meeting/open house included the following handouts (Attachment F, except where noted):

- The Notice (Attachment A)
- The Waterfront Public Scoping Meeting/Open House Guide
- How do I Provide Input for the Waterfront EIR
- Comment Forms

Five identical Comment Stations were provided at the scoping meeting/open house. Each station was staffed by one representative from the City's environmental consultant who was available to provide information on the proposed project and EIR process, as well as respond to questions on the proposed project. Each station had the following three presentation boards (Attachment G), which were also included in the presentation:

- EIR Process and Schedule
- Resource Areas Proposed To be Analyzed in the EIR
- Conceptual Site Plan

A Reporter Station staffed by a typist with a laptop computer was provided for meeting participants who wished to make oral statements for inclusion in the official record.

A Computer Station was provided with two laptop computers available for anyone who wished to provide electronic comments at the scoping meeting/open house for inclusion into the official record. A Microsoft Word comment form was provided on each laptop for entering comments. Staff was available at the Computer Station to provide assistance and ensure that typed comments were saved properly.

For those persons wishing to provide written comment at the scoping meeting/open house, seven enclosed comment boxes were provided throughout the meeting space.

The scoping meeting/open house also included two additional City staff representatives who were not assigned a station, but were available throughout the meeting space to provide information on the proposed project and EIR process, as well as respond to questions on the proposed project.

4.0 Comments Received

The 30-day comment period began on June 19, 2014, and ended on July 21, 2014.⁴ Approximately 260 comment letters (including emails,⁵ comment forms, and oral comments submitted at Reporter Station at the scoping meeting/open house) were received during the comment period. Eight letters were received after the close of the scoping period. Copies of the comment letters received, including those received after the close of the scoping period, are provided in Attachment H.

Of the letters received during the scoping period, eight were from state, regional and local agencies, and the remainders were from individuals and organizations.

Ninety-five comment letters were received in writing and orally at the scoping meeting and 165 comment letters were provided by email, mail, or hand-delivery to City Hall.

Comment letters received will be considered, as appropriate, in identifying in the scope and contents of the EIR.

⁴ Comments on the NOP were accepted over a 33-day period to avoid closing the comment period on a weekend.

⁵ Multiple emails in the same email chain are considered one comment letter, separate emails by same author are considered separate comment letters, identical emails received more than once are considered one comment letter, identical letters received by both email attachment and mail are considered as one comment letter.

List of Attachments

Attachment A - Notice of Preparation/ Notice of Initial Study/
Notice of Scoping Meeting

Attachment B – Notice of Preparation/Initial Study

Attachment C – CEQAnet Entry

Attachment D – Scoping Meeting/Open House Sign-In Sheets

Attachment E – Scoping Meeting/Open House Presentation

Attachment F – Scoping Meeting/Open House Handouts

Attachment G – Scoping Meeting/Open House Presentation
Boards

Attachment H – Scoping Comments

