

# Attachment A

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





**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.

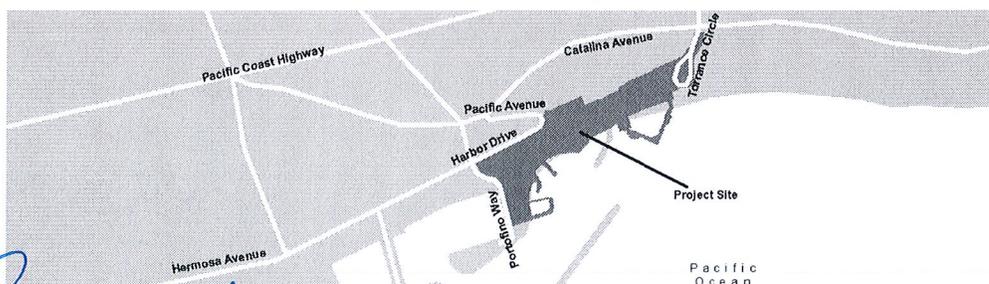
**Project Description:** The proposed project, located in the City of Redondo Beach's Coastal Zone south of Portofino Way, North of Torrance Boulevard, and west of Harbor Drive/Catalina Avenue (see map below), would revitalize approximately 35.6 acres of land and water by redeveloping and expanding local 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 (289,906 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 reconnection 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: Aesthetics, 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 Artesia Boulevard; and online at [www.redondo.org](http://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 (5:30 p.m.). However, Responsible Agencies and Trustee Agencies may submit their responses no later than **30 days** after receipt of the NOP. Please send your response to **Katie Owston, Project Planner** at 415 Diamond Street, Redondo Beach, California 90277 or [katie.owston@redondo.org](mailto:katie.owston@redondo.org). Please provide your name or the name of a contact person in your agency. If you have questions, please contact Ms. Owston at (310) 318-0637, x1-2895.

A public scoping meeting/open house will be held on July 9, 2014, 6:00 pm to 8:00 pm at the Redondo Beach Performing Arts Center, 1935 Manhattan Beach Boulevard, Redondo Beach, CA 90278.



  
Aaron Jones, Community Development Director

  
Date