
The Waterfront Scoping Summary
City of Redondo Beach

Attachment E

Scoping Meeting/ Open House Presentation



The Waterfront



EIR Scoping Meeting/Open House
July 9, 2014



Purpose of the Scoping Meeting

To present information on the proposed project and solicit comments on the scope and content of the environmental information to be included in the Environmental Impact Report (EIR).

The presentation will include a description of the proposed project followed by a description of the purpose and process of preparing and certifying an EIR.



Project Location



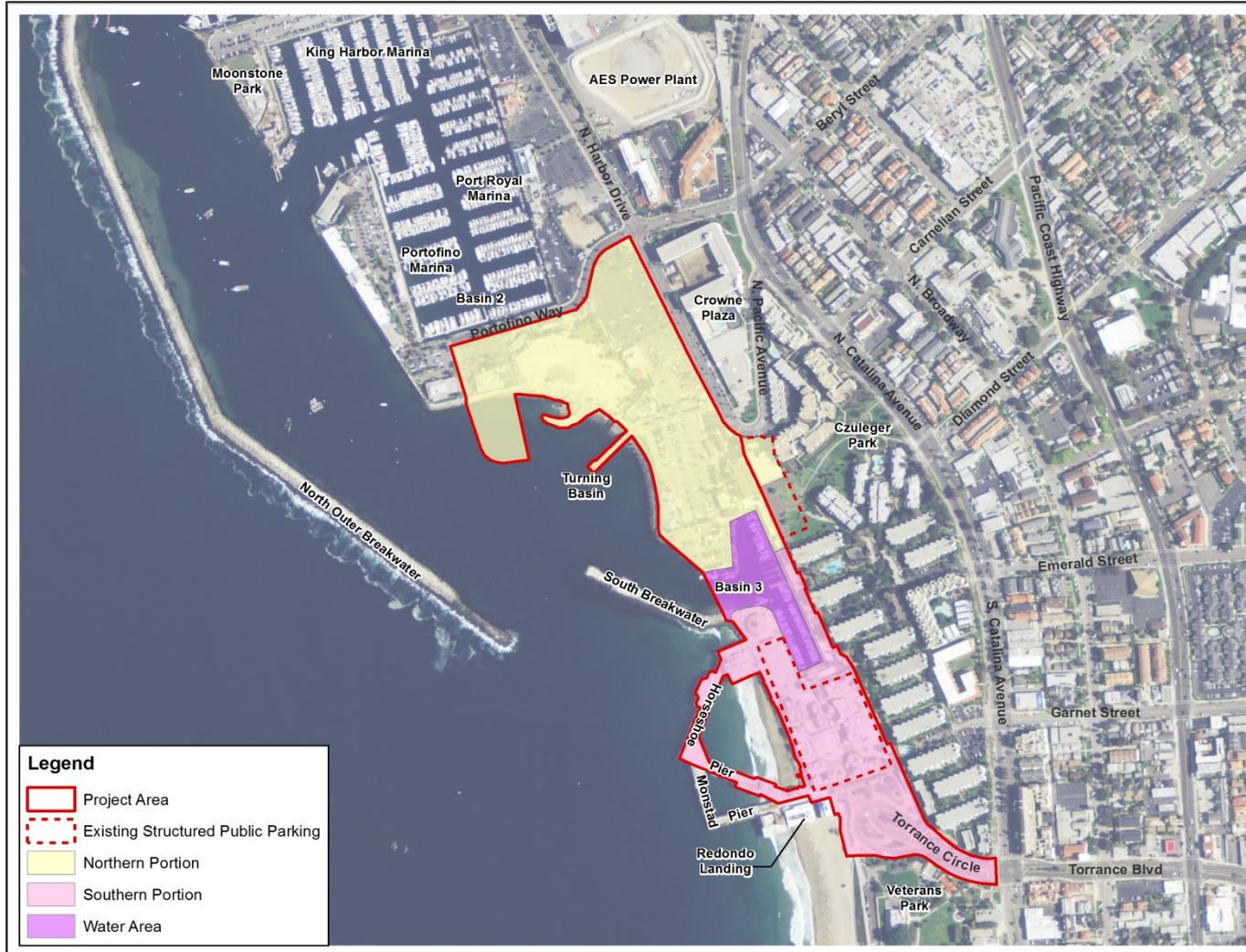
Project Overview



The project proposes a waterfront village to:

- Redevelop and expand local and visitor serving commercial uses
 - Enhance public access and recreational opportunities and facilities
 - Improve aging support infrastructure and parking facilities
 - Improve site connectivity, public access and public views to and along the waterfront
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Project Boundaries



Project Description

The Northern Portion of the Project Site

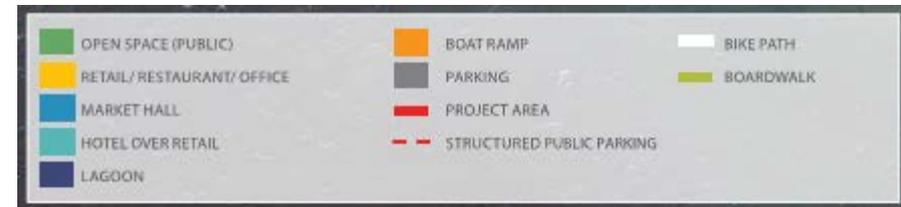
- Restaurants, retail, office, cinema, and a market hall with fresh seafood and specialty merchants
- Replacement of existing parking with new parking structure, surface parking stalls and parking lot
- Modifications to the Plaza Parking Structure to accommodate the Pacific Avenue reconnection
- Enhancement of bicycle and pedestrian paths to avoid navigation through parking structures



Project Description (continued)

The Northern Portion of the Project Site (continued)

- Opening of Seaside Lagoon to the waters of King Harbor
- Replacement of two boat hoists in Basin 3 with a small craft boat launch ramp and break wall to provide protection from wave action
- Construction of an expansive pedestrian promenade along the water's edge from the base of the pier to Seaside Lagoon



Project Description (continued)

The Southern Portion of the Project Site



- Replacement of some existing and former retail and restaurant buildings on the Horseshoe Pier
- Reinforcement of the Horseshoe Pier if necessary to support proposed development/redevelopment
- A new two-story boutique hotel with commercial uses on the ground floor



Project Description (continued)

The Southern Portion of the Project Site (continued)



- Demolition of the Pier Parking Structure and Pier Plaza development, to be replaced with a new parking structure
- Modifications to the Torrance Circle to facilitate the Pacific Avenue reconnection and access into the new parking structure
- Some limited modifications to portions of the Monstad Pier may be necessary in association with adjacent construction



Project Description (continued)

The Water Area

- Improve public access by providing a pedestrian/bicycle bridge that spans the Basin 3 entrance
- Retrofit of the existing Sportfishing Pier, including reconstruction of buildings
- Replacement or refurbishment of existing boat slips in Basin 3



Project Description (continued)

Other Improvements

- Demolition of the International Boardwalk and elevated walkway to accommodate the Pacific Avenue reconnection
- Introduction of new bicycle and pedestrian pathways throughout the project site
- Essential updates to aging infrastructure
- Small modifications to topography to eliminate current flooding conditions and to accommodate anticipated sea level rise
- Provisions of new high-quality public open space



Purpose of the NOP

- A Notice of Preparation (NOP) is the **first step** in the EIR process. It is a document stating that an EIR will be prepared for a particular project.
- The NOP is released for review **to solicit feedback** from public agencies and interested parties (i.e. we need your help).
- This feedback helps identify:
 - **The range of actions, alternatives, mitigation measures, and significant effects to be analyzed in depth in the EIR**
 - **Issues found not be significant and to be eliminated from detailed study**



Purpose of the EIR

- An EIR is a document that evaluates and provides public disclosure of environmental consequences and considerations.
- An EIR provides identification of feasible mitigation measures and examination of potentially feasible alternatives to reduce or avoid significant impacts.
- An EIR is a planning tool to assist decision-makers in evaluating the environmental impacts of the proposed Project.



EIR Process and Schedule

Milestones	Projected Completion Dates
Scoping Process	Summer 2014
Draft EIR Distributed for Public Review & Comment (45 days)	Winter 2014/2015
End of Draft EIR Public Review Period	Spring 2015
Final EIR	Summer 2015
Public Hearings/Final Certification	Summer 2015 *Coastal Commission actions to follow

Resource Areas Proposed To be Analyzed in the EIR

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Soils
- Greenhouse Gases
- Hazards/Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Noise
- Public Services
- Recreation
- Transportation/Traffic
- Utilities/Service Systems



The EIR Will Also Address...

- Environmental Baseline: existing conditions at time of preparation
 - Cumulative Impacts (project plus anticipated growth): evaluate individual project contribution to broader impacts
 - Growth Inducing Impacts: evaluate potential to cause substantial growth
 - Potentially feasible alternatives to the project including a *No Project* alternative: evaluate alternatives to the project to reduce or avoid significant impacts
 - Irreversible Long-term Environmental Changes: evaluate long-term commitment of resources
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Tonight's Meeting Format

- Multiple Comment Stations
- Various ways to comment tonight:
 - Written comments
 - Electronic comments at Computer Station
 - Verbal comments at Reporter Station



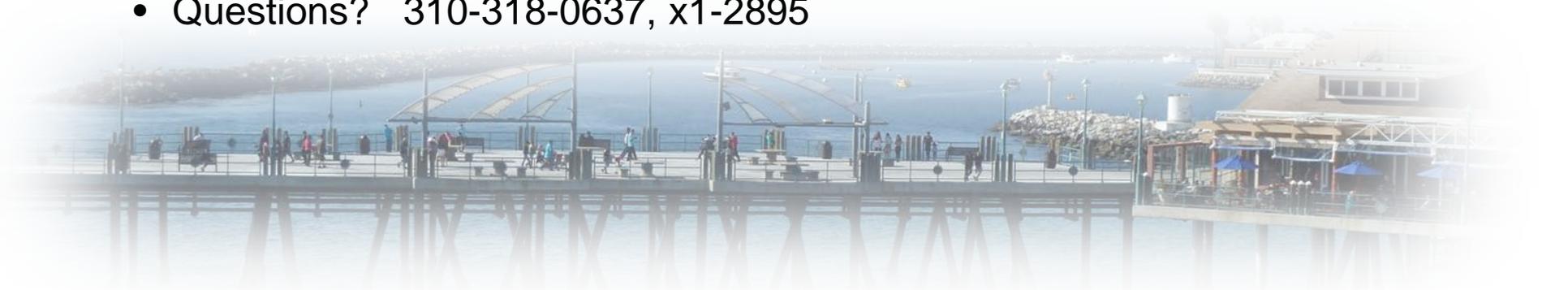
Review Period

Comments due:

- 5:30 p.m. July 21, 2014

Methods to Submit Comments:

- At Scoping Meeting/Open House (**TONIGHT**)
- Email: katie.owston@redondo.org
- Mail: Katie Owston, Project Planner
City of Redondo Beach
415 Diamond Street
Redondo Beach, California 90277
- Questions? 310-318-0637, x1-2895



Document Availability

The NOP/Initial Study is available to review at:

- City Hall Community Development Department, 415 Diamond Street
- City Clerk, 415 Diamond Street
- The Redondo Beach Public Library Main Branch, 303 N Pacific Coast Highway
- The Redondo Beach Public Library North Branch, 2000 Artesia Boulevard
- <http://www.redondo.org>

