

## CHAPTER SUMMARY

This chapter presents background and introductory information for The Waterfront project (hereafter referred to as the “proposed project” or “project”), located along the City of Redondo Beach’s waterfront. The proposed project is intended to revitalize approximately 36 acres of land and water by redeveloping and expanding local and visitor-serving commercial uses, enhancing public access and coastal recreational opportunities and facilities, and improving the aging support infrastructure and parking facilities.

This chapter presents:

- A brief summary of the proposed project;
- A description of agencies that are expected to use the EIR;
- The purpose of an EIR;
- The scope and content of the Draft EIR; and
- The availability of the Draft EIR.

## 1.1 Introduction

The proposed project involves 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 along a portion of the Redondo Beach waterfront.

Implementation of the proposed project would require various approvals and permits, starting with approval from the City of Redondo Beach. Prior to that approval, the City must consider the proposed project's environmental effects, which are identified in this Environmental Impact Report (EIR). As further described below, the EIR serves to inform decision-makers and the public about the environmental effects of the proposed project, and has been prepared in accordance with the requirements of the California Environmental Quality Act (CEQA) (California Public Resources Code [PRC] Section 21000 et seq.) and the Guidelines for Implementation of the California Environmental Quality Act of 1970 (State CEQA Guidelines) (14 California Code of Regulations [CCR] Section 15000 et seq.). The City of Redondo Beach (City) is the lead agency responsible for CEQA review of the proposed project.

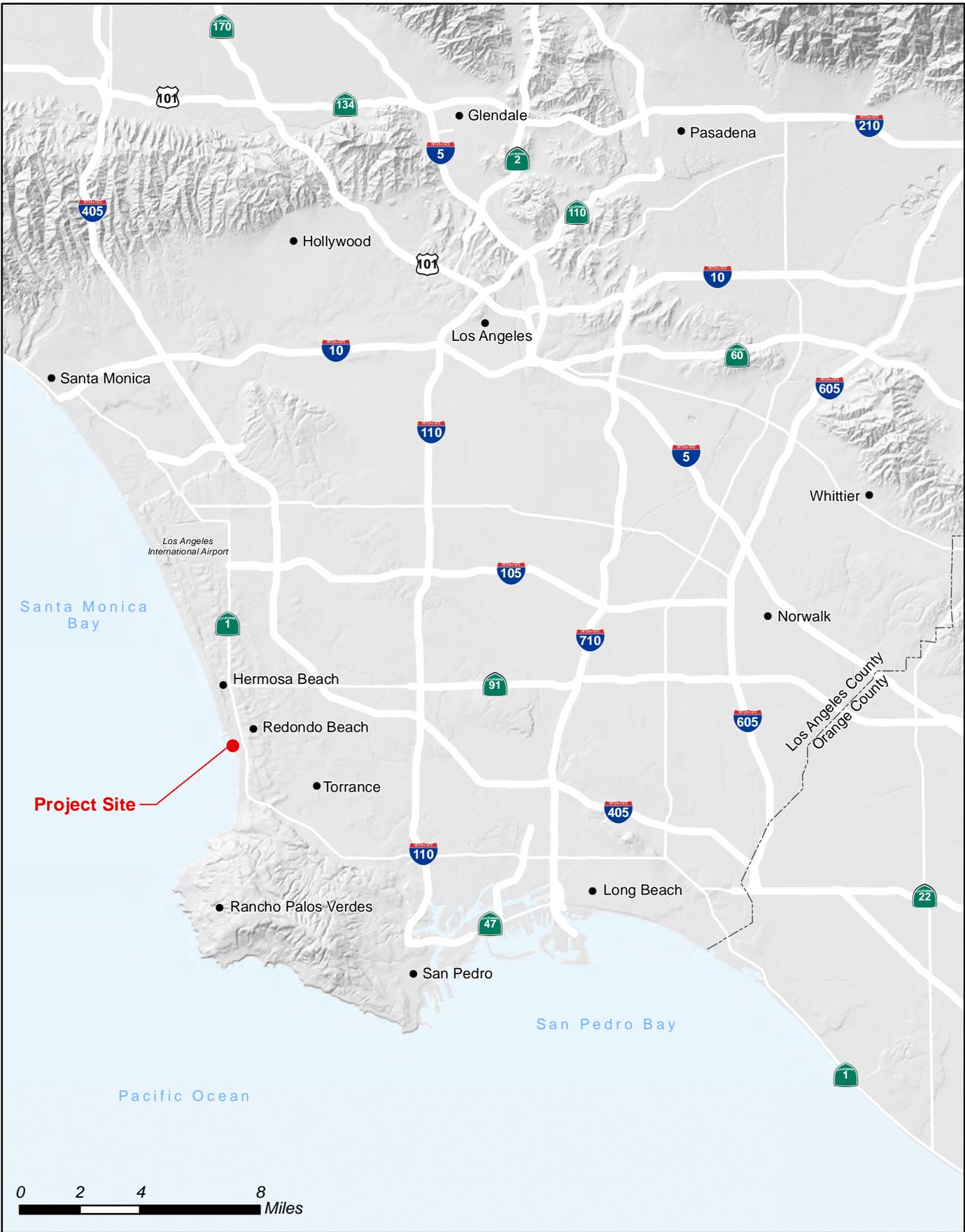
## 1.2 Background

### 1.2.1 Project Location

The proposed project is located within the City of Redondo Beach, which is approximately 20 miles southwest of downtown Los Angeles. The project site is located along the waterfront, west of Catalina Avenue, south of Portofino Way, and north of Torrance Boulevard (Longitude 33° 50' 30.9" N/Latitude 118° 23' 30.7" W). The project site is bounded by the Pacific Ocean on the west, the high-density residential development (commonly referred to as "The Village" or "Seascape") on the east, the Port Royal Marina and Portofino Marina to the north, and the Redondo Beach Landing and the Los Angeles County Beach on the south. The Torrance Boulevard Traffic Circle is included in the project site. The northern portion of the project site is currently accessed from Harbor Drive including feeder arterials of Herondo Street and Pacific Avenue and the southern portion is accessed from Torrance Boulevard. Figure 1-1 shows the location of the site in a regional and local context.

### 1.2.2 Brief Project Overview

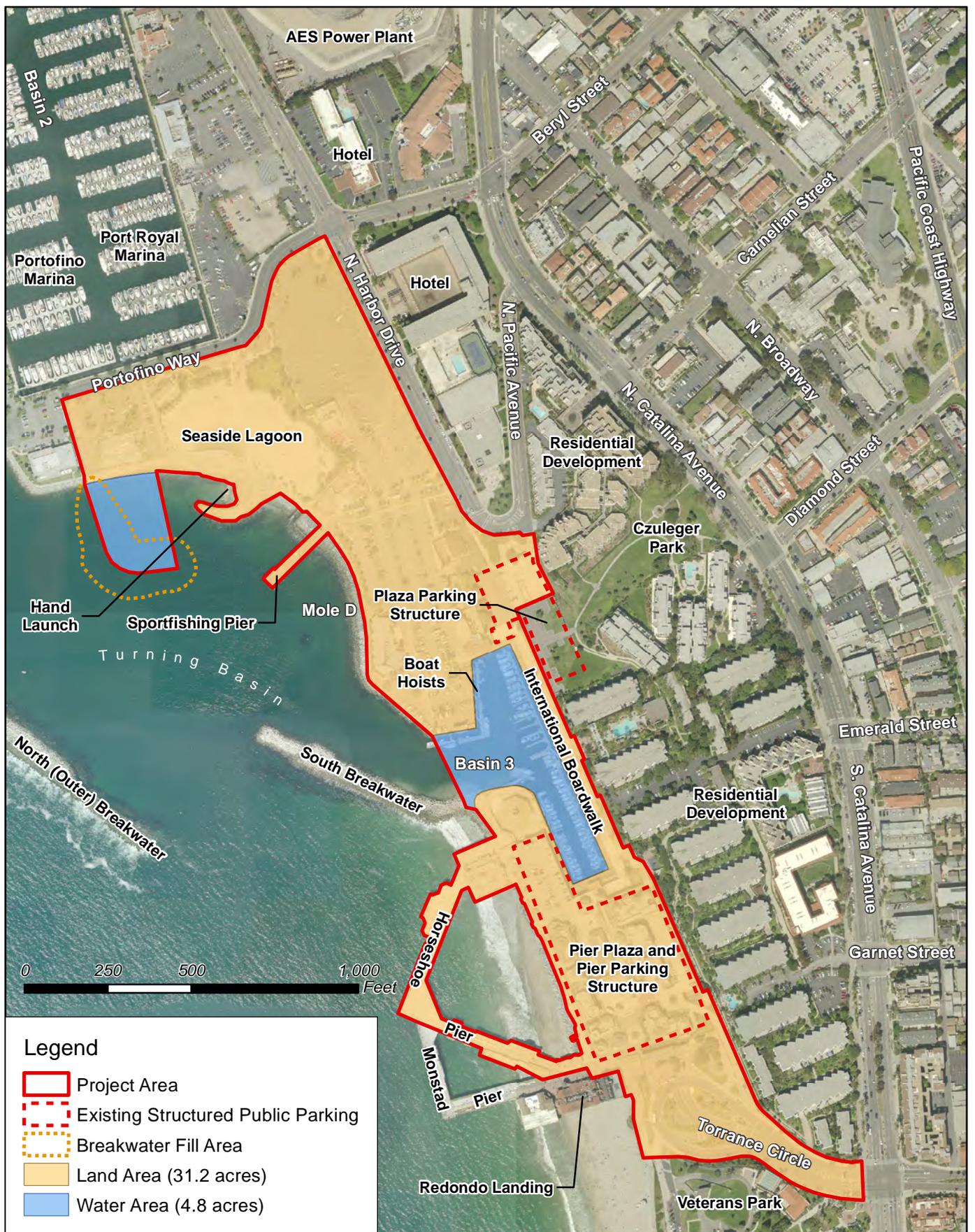
The proposed project is intended to revitalize approximately 36 acres (as shown on Figure 1-2, approximately 31.2 acres is land [including Seaside Lagoon], and 4.8 acres is water area made up of Basin 3 [approximately 3.5 acres] and the proposed boat ramp area near Mole D [approximately 1.3 acres]) by redeveloping and expanding resident and visitor-serving commercial uses, improving public access, and coastal recreational opportunities, and by improving the 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.



Source: U.S. Census Bureau, Geography Division, 2010



Figure 1-1  
Regional Location



Source: Psomas, 2014; Noble Consultants, Inc., 2015



The proposed project is intended to revitalize approximately 36 acres of the 150-acre waterfront, as part of a City-wide waterfront revitalization effort initiated by the City of Redondo Beach. The main components of the proposed project are demolition of approximately 207,402 square feet of existing structures, replacement of the existing Pier Parking Structure, and construction of up to 511,460 square feet of new development to include retail, restaurant, creative office, specialty cinema, a public market hall, and a boutique hotel, and retention of approximately 12,479 square feet of existing structures, resulting in approximately 304,058 square feet of net new development. As part of the proposed project, the existing Pier Police Sub-Station, located at Pier Plaza, would be demolished and a new/relocated sub-station would be established on-site.

The proposed project also includes proposed enhancements to public recreation and open space, including a new small craft boat launch ramp facility, Redondo Beach Marina reconstruction in Basin 3, the opening of Seaside Lagoon to King Harbor as a protected beach (currently the lagoon is not directly connected to the ocean), relocated hand launch ramp within the Seaside Lagoon, new and expanded pedestrian and bicycle pathways, as well as enhanced public open spaces, and improvements to the visual character of the site. Site connectivity and coastal access would be increased by the establishment of a new pedestrian bridge across the Redondo Beach Marina Basin 3 entrance, a new pedestrian boardwalk along the water's edge from the base of the Horseshoe Pier to Seaside Lagoon, and the Pacific Avenue Reconnection. Project elements also include water quality benefits, measures to accommodate sea level rise projections, and replacement or upgrades to aging infrastructure.

The Pacific Avenue Reconnection would consist of a two-lane roadway, separated by a grade change, from an 8-foot walkway to the west of the roadway, and a 12-foot bicycle path east of the roadway. The reconnection of Pacific Avenue would provide a vehicular, bicycle, and pedestrian thoroughway that would provide connectivity between the northern and southern portion of the project site and a direct link between Pacific Avenue/Harbor Drive and Torrance Circle. In addition, the proposed project provides for a new main street that transects through the center of the northern portion of the site (approximately parallel to Harbor Drive).

## 1.3 Purpose of an EIR

The purpose of an EIR is to inform the decision-makers, regulatory agencies, and the public about the potentially significant physical impacts of a proposed project prior to consideration of project approval. CEQA was enacted by the California Legislature in 1970 and requires public agency decision-makers to consider and document the environmental effects of their actions, and whenever possible, to avoid adverse effects to the environment. When a state or local agency determines that a proposed project has the potential to significantly affect the environment, an EIR is normally prepared. In addition, an EIR identifies alternatives that can reduce the proposed project's significant effects while achieving most of the project objectives. A public agency must mitigate or avoid significant environmental impacts of projects it carries out or approves a project whenever feasible. In instances where significant impacts cannot be avoided or mitigated, the project could nonetheless be carried out or approved if the approving agency finds that economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposed project outweigh the unavoidable adverse environmental effects.

## 1.4 Lead, Responsible, and Trustee Agencies

The lead agency is the public agency that has the principal responsibility for carrying out or approving a project that may have a significant effect upon the environment (PRC Section 21067). The proposed project requires discretionary approvals of the project by state and local agencies. Therefore, the City of Redondo Beach has the primary responsibility for approving the project as a whole and is the appropriate public agency to act as lead agency (CEQA Guidelines Section 15051[b]), including evaluating potential impacts and identifying mitigation measures under state CEQA laws.

Several other agencies have special roles with respect to the proposed project and will use this EIR as the basis for their decisions to issue any approvals and/or permits that might be required. These agencies may also be consulted for information and input related to the proposed project. Section 15381 of the CEQA Guidelines defines a “responsible agency” as:

*...a public agency which proposes to carry out or approve a project, for which a lead agency is preparing or has prepared an EIR or negative declaration. For the purposes of CEQA, the term “responsible agency” includes all public agencies other than the lead agency which have discretionary approval power over the project.*

Additionally, Section 15386 of the CEQA Guidelines defines a “trustee agency” as:

*...a state agency having jurisdiction by law over natural resources affected by a project which are held in trust for the people of the State of California.*

Table 1-1 lists the lead, responsible, and trustee state, and local agencies that would rely on this EIR in a review capacity or as a basis for issuance of a permit or other approval for the proposed project. Table 1-1 also lists federal agencies that may also be involved in issuing permits and approvals associated with implementation of the proposed project, and that may use this EIR as an information source in the development of federal environmental review documents pursuant to the National Environmental Policy Act (NEPA). However, federal agencies are not considered responsible agencies under CEQA (CEQA Guidelines Section 15379).

**Table 1-1: Agencies Expected to Use this EIR**

Agency	Responsibilities, Permits, and Approvals
<b>Federal Agencies<sup>1</sup></b>	
U.S. Army Corps of Engineers (USACE)	Federal lead agency for implementation of NEPA on the proposed project. Responsible for permitting work and structures in navigable waters and discharges of dredged or fill material in waters of the U.S. It is anticipated a USACE permit pursuant to Section 404 of the Clean Water Act (CWA) and Sections 9, 10 and 14 of the River and Harbor Act (RHA) would be required for the proposed project. The NEPA analysis for the proposed project is being prepared separately from the CEQA analysis. It is anticipated that the NEPA analysis would be initiated near the close of the CEQA process and once a Department of the Army Permit Application is filed with the USACE.
U.S. Coast Guard (USCG)	Has jurisdiction over marine facilities, bridges, and vessel transportation in harbor waters. Responsible for ensuring safe navigation and for preventing and responding to oil or hazardous materials releases in the marine environment. It is anticipated a USCG permit pursuant to Section 9 of the RHA would be required for the proposed project. It is anticipated that the USCG would a cooperating agency on the NEPA analysis prepared by the USACE for the proposed project.
National Oceanographic and Atmospheric Agency (NOAA) Fisheries/ National Marine Fisheries Service (NMFS)	Reviews and submits recommendations to the USACE and USCG related to federal construction actions and issuance of permits in accordance with the Fish and Wildlife Coordination Act and consultations pursuant to Section 7 of the Endangered Species Act (ESA) for non-terrestrial species. Administers Marine Mammal Protection Act (MMPA) with respect to certain species. Also responsible for Essential Fish Habitat (EFH) under the Magnuson-Stevens Fishery Conservation and Management Act. Provides EFH information, reviews potential effects of federal action on EFH, and provides conservation recommendations to USACE through consultation. Issues take authorizations under the MMPA and ESA for certain species.
U.S. Fish and Wildlife Service (USFWS)	Reviews and submits recommendations to USACE and USCG related to federal construction actions and issuance of permits in accordance with the Fish and Wildlife Coordination Act and consultations pursuant to Section 7 of the Federal Endangered Species Act for terrestrial and some aquatic species. Issues take permits under the Migratory Bird Treaty Act. Issues take authorizations under the MMPA and ESA for certain species.
<b>State Agencies</b>	
California Coastal Commission (CCC)	Reviews the environmental document (e.g., EIR) to ensure compliance with the Federal Coastal Zone Management Act and consistency with the California Coastal Act; performs a Federal Consistency Determination; reviews, has authority to issue Coastal Development Permit for development occurring within tidelands, submerged lands, or on public trust lands, whether filled or unfilled, lying within the Coastal Zone, and has appellate authority over development approved by local governments in specified geographic areas and for major public works projects and major energy facilities.

**Table 1-1: Agencies Expected to Use this EIR**

<b>Agency</b>	<b>Responsibilities, Permits, and Approvals</b>
California Department of Fish and Wildlife (CDFW)	Consultation in accordance with the Fish and Wildlife Coordination Act. Issuance of Memoranda of Understanding and permits pertaining to take of state listed species, if any, under the California Endangered Species Act.
California Department of Transportation (Caltrans)	Permitting authority for highway improvements and signage on the state highway system.
California Office of Historic Preservation (OHP)	OHP is responsible for administering federally and state mandated historic preservation programs to further the identification, evaluation, registration and protection of California's irreplaceable archaeological and historical resources under the direction of the State Historic Preservation Officer. OHP reviews and comments federal and federally sponsored projects under Section 106 of the National Historic Preservation Act regarding impacts on cultural resources (e.g., demolition of buildings and structures) that are listed or eligible for listing on the National Register of Historic Places. The OHP also reviews and comments on state programs and projects pursuant to PRC Sections 5024 and 5024.5, which includes maintaining the California Register of Historical Resources.
California Department of Resources Recycling and Recovery (CalRecycle)	Statutory and regulatory authority to control the handling and disposal of solid, nonhazardous waste in a manner that protects public safety, health, and the environment. State law assigns responsibility for solid waste management to local governments. Solid waste requiring disposal will be generated from the demolition of existing wharves.
Regional Water Quality Control Board, Los Angeles Region (LARWQCB)	Permitting authority for CWA Section 401 Water Quality Certifications; permitting authority for California Waste Discharge Requirements pursuant to the state Porter-Cologne Water Quality Control Act; and responsible for issuance of both construction and industrial National Pollutant Discharge Elimination System stormwater permits. Issuing authority of municipal separate storm sewer system (MS4) permit to City of Redondo Beach.
California State Lands Commission (CSLC)	Has oversight responsibility for tidal and submerged lands legislatively granted in trust to local jurisdictions, and monitors granted lands for compliance with the public trust and the applicable granting statutes. The CSLC is authorized to ensure that all revenues received from trust lands and trust assets are expended only for those uses and purposes consistent with the public trust for commerce, navigation and fisheries, and the applicable statutory grant. The CSLC also has the authority to approve public trust land exchanges.
<b>Regional Agencies</b>	
Los Angeles County Fire Department	Licensing and inspection authority for all hazardous waste generation in the City of Redondo Beach. Provides regulation and oversight of site remediation projects involving hazardous waste generators, where surface and subsurface soils are contaminated with hazardous substances.
Los Angeles County Flood Control District (District)	A permit is required from the District to construct privately maintained improvements encroaching in the District's rights of way or affecting the District's facilities.

**Table 1-1: Agencies Expected to Use this EIR**

<b>Agency</b>	<b>Responsibilities, Permits, and Approvals</b>
South Coast Air Quality Management District (SCAQMD)	Permitting authority for construction of landfill and operation of pump stations, storage tanks, and terminal facilities; activities involving soils emitting volatile organic compounds (Rule 1166); and new or modified sources of air emissions (New Source Review).
Southern California Association of Governments (SCAG)	Responsible for developing regional plans for transportation and federal conformity, as well as developing growth factors used in forecasting air emissions in the South Coast Air Basin. SCAG's Regional Transportation Plan: 2012-2035 Sustainable Communities Strategy was adopted with the primary goal of increasing mobility and enhancing sustainability for the region's residents and visitors with an emphasis on sustainability and integrated planning.
<b>Local Agencies</b>	
City of Redondo Beach	<p>The City of Redondo Beach is the CEQA Lead Agency. Other City departments have various approval, permitting, and consultation responsibilities.</p> <p>Pursuant to its authority, the City could issue permits and other approvals (e.g., coastal development permits, conditional use permits, design review, tentative tract maps, and leases for occupancy of City owned and managed land) for the proposed project and alternatives evaluated in this EIR. The City has leasing authority for City owned and managed lands, permitting authority for engineering construction, and is responsible for general regulatory compliance, for the proposed project and alternatives evaluated in this EIR.</p>
City of Redondo Beach Harbor Commission	Authority to approve Conditional Use Permits (Redondo Beach Municipal Code [RBMC] Sections 10-5.2506(e) and 10-5.2512), Design Review (RBMC Sections 10-5.2502(e) and 10-5.2512), and certain types of Coastal Development Permits (RBMC Section 10-5.2212) and certain types of appeals of Coastal Development Permit decisions (RBMC Section 10-5.2212).
City of Redondo Beach City Council	Authority to approve Lease Agreements (RBMC Section 2-21.01), certain types of Coastal Development Permits (RBMC Section 10-5.2212), Vesting Tentative Tract Maps (RBMC Section 10-1.107), Conditional Use Permits on Appeal (RBMC Section 10-5.2506(g)), and Design Review on Appeal (RBMC Section 10-5.2502(g)).
City of Redondo Beach Community Development Department	Prepares studies and land use recommendations, issues permits, conducts inspections, and implements policies.
City of Redondo Beach Public Works Department	Permitting authority for storm drain connections, permit for discharges of stormwater, permits for water discharges to the wastewater collection system, approval of street vacations, and Industrial Waste Permit for discharges of industrial wastewater to the City sewer system. Approves any required "Standard Urban Stormwater Mitigation Plans" or "Site Specific Mitigation Plans" that may be necessary to implement MS4 permits issued by the regional water quality control board. Reviews and approves changes in City street design, construction, signalization, and signage.

**Table 1-1: Agencies Expected to Use this EIR**

Agency	Responsibilities, Permits, and Approvals
City of Redondo Beach Waterfront and Economic Development Department	Manages property along the waterfront and administers Lease Agreements
City of Redondo Beach Fire Department and Police Department	Reviews and submits recommendations regarding design for building permits, issues operational permits, and performs inspections.
City of Redondo Beach Recreation and Parks Commission	Studies and provides recommendation to approval body on applications for uses and development in the P-PRO zone (RPMC Section 10-5.1111(a)).

Note: <sup>1</sup> The federal agencies listed in this table are anticipated to be involved in various approvals and permits associated with implementation of the proposed project and may use this EIR as an information source in the development of their own environmental review documents prepared pursuant to NEPA.

## 1.5 Scope and Content of the Draft EIR

The scope of the Draft EIR was established based on the Notice of Preparation (NOP) and Initial Study (IS) prepared and circulated pursuant to CEQA, and responses received during the review period. The NOP/IS was published on June 19, 2014 and is included as Appendix A of this Draft EIR. A scoping summary and the comment letters received during the review period are also included in Appendix A. The review period took place from June 19 to July 21, 2014, with a scoping meeting/open house held on July 9, 2014. Approximately 260 comment letters<sup>1</sup> were received.

Subsequent to release of the NOP/IS refinements have been made to the conceptual site plan of the proposed project. The refinements consist of modifications to the site layout (e.g., building design and layout of public open spaces); however, the project elements and overall site design concept of the proposed project have not materially changed. Further, the proposed uses, project site boundary and amount of square footage proposed to be demolished and constructed/retained remain the same as described in the NOP/IS.

This Draft EIR uses information from various documents (reports, technical studies, etc.) that were not prepared specifically for the proposed project but that provide relevant information in describing environmental conditions and analyzing the potential environmental effects of the proposed project. As allowed by Section 15150 of the State CEQA Guidelines, all or portions of another document may be incorporated by reference into an EIR without the requirement of reproducing the entire source document. Information taken from these documents is identified in the relevant environmental impact analysis sections of the Draft EIR. These documents are also listed in Chapter 6 References, of this document. As required by Section 15150(b) of the State CEQA Guidelines, documents incorporated by reference are available for public inspection at City Hall, Community Development Department, 415 Diamond Street, Door "E". For purposes of clarification, documents identified as incorporated by reference are separate

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<sup>1</sup> This includes emails and oral comments submitted to a reporter at the public scoping meeting/open house.

from the technical studies prepared specifically for the proposed project (as distinguished in Chapter 6 References of this Draft EIR).

### 1.5.1 Scope of Analysis

This Draft EIR has been prepared in conformance with CEQA (PRC Sections 21000 *et seq.*); the State CEQA Guidelines (14 CCR Sections 15000 *et seq.*); and the Redondo Beach Municipal Code (RBMC) Title 10, Chapter 3, Environmental Review Pursuant To The California Environmental Quality Act. It includes all of the sections required by CEQA.

Under CEQA, a “threshold of significance” can be defined as an “identifiable quantitative, qualitative or performance level of a particular environmental effect, non-compliance with which means the effect will normally be determined to be significant by the agency and compliance with which means the effect normally will be determined to be less than significant” (CEQA Guidelines, Section 15064.7 [a]). The criteria for determining the significance of environmental impacts in this Draft EIR analysis are described in the section titled “Thresholds of Significance” under each resource topic in Chapter 3. The threshold of significance for a given environmental effect is the level at which the City of Redondo Beach finds a potential effect of the proposed project or alternative to be significant.

The NOP/IS indicated that there are no agricultural/forest resources and mineral resources in the area. Additionally, the proposed project does not involve population and housing as it does not include construction or elimination of housing, either directly or indirectly. Other specific environmental issues that were found to be no impact or less than significant are related to: aesthetics and visual resources (scenic resources along a state scenic highway); air quality (odors during operation); biological resources (conservation plans); cultural resources (human remains); geology and soils (landslides and soils related to septic systems); hazards and hazardous materials (hazards within 0.25 mile of schools, or within two miles of airport/airstrip, and wildland fires); hydrology and water quality (residential within 100 year floodplain); land use and planning (conservation plans); noise (two miles of airport/airstrip); public services (schools and other public facilities); and, transportation and traffic (air traffic patterns). As a result, there are no significant impacts to these resource issue areas and, therefore, they are not evaluated further in this Draft EIR in accordance with State CEQA Guidelines Section 15063(c)(3)(A) and 15128. Additional details on these analyses are provided in the NOP/IS, included as Appendix A of this Draft EIR.

As described above, minor refinements to the conceptual site plan have been made subsequent to release of the NOP/IS. The City has reviewed these refinements and has determined that they do not affect the conclusions in the NOP/IS that certain environmental analyses required no further review in the Draft EIR.

The following issues are evaluated in this Draft EIR:

- Aesthetics and Visual Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Public Services
- Recreation
- Transportation and Traffic
- Utilities

This document has been prepared by CDM Smith under contract to the City and has been reviewed independently by City staff. The scope of the document, methods of analysis and conclusions represent the independent judgments of the City. Staff members from the City and CDM Smith who helped prepare this Draft EIR are identified in Chapter 7 List of Preparers.

## 1.5.2 Draft EIR Organization

The *Executive Summary* of this Draft EIR contains a summary of the document and allows the reader to easily reference the analysis of significant impacts, proposed mitigation measures, residual environmental impacts after mitigation (if any), and alternatives to the project that reduce or avoid significant effects on the environment. This summary also presents areas of controversy, including issues raised by members of the public and agencies during the public scoping period. Detailed analysis of these issues is contained in the main body of the document.

*Introduction* (Chapter 1) describes the purpose of the EIR, a list of other agencies that may utilize the EIR, the availability of the Draft EIR, and a brief outline of organization of this document.

*Project Description* (Chapter 2) describes the project location, a description of the proposed project, the purpose, need and objectives of the proposed project, the anticipated phasing of the proposed project, and a brief description of the alternatives evaluated in the document.

*Environmental Analyses* (Chapter 3) contains a discussion of the setting (existing conditions and regulatory framework) for each environmental resource area, impact assessment methodology, the environmental impacts (including cumulative impacts) that could result from the proposed project, and the mitigation measures (if any) that would eliminate or reduce the identified significant impacts. The criteria used to assess the significance of significant environmental impacts are identified, and the significance of the impact both prior to and following mitigation is reported.

*Analysis of Alternatives* (Chapter 4) evaluates a reasonable range of alternatives to the proposed project. It describes impacts that would result from each of the alternatives,

compares the significant environmental impacts of the proposed project and alternatives to the proposed project, and identifies the Environmentally Superior Alternative. It also identifies alternatives initially considered but not carried forward for detailed review.

*Other CEQA Considerations* (Chapter 5) discusses the extent to which the proposed project would have significant environmental effects, as well as the mitigation measures proposed to minimize significant effects and identification of those significant environmental effects that cannot be avoided if the proposed project is implemented. It also discusses the potential significant irreversible environmental changes that could result from implementation of the proposed project, including how the proposed project would reduce wasteful, inefficient, and unnecessary consumption of energy over the long-term. In addition, this chapter discusses the extent to which the proposed project would result in growth-inducing impacts. This includes assessing whether or not adverse physical impacts are likely to result from economic impacts of the proposed project in the form of urban decay (e.g., visible symptoms of physical deterioration of existing structures and/or their surroundings).

*References* (Chapter 6) identifies the materials and documents consulted in preparing this Draft EIR.

*List of Preparers* (Chapter 7) lists the individuals involved in preparing this Draft EIR.

*Acronyms and Abbreviations* (Chapter 8) provides the full names for acronyms and abbreviations used in this document.

The NOP/IS, as well as supporting background documents and technical information for the impact analyses, are presented in the *Appendices*.

## 1.6 Availability of the Draft EIR

The Draft EIR for the proposed project is being distributed directly to agencies, organizations, and interested groups and persons for comment during the formal review period in accordance with Sections 15085, 15086, and 15087 of the state CEQA Guidelines.

The City has elected to provide an extended public review period of 60 days. During the 60-day public review period, which begins on November 17, 2015 at 6:00 PM and ends on January 19, 2016 at 5:30 PM (comments must be received by this time), the Draft EIR is available for general public review at the following locations:

- City Hall Community Development Department, 415 Diamond Street, Door “E”
- City Clerk, 415 Diamond Street, Door “C”
- 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> (follow link to Waterfront on Home Page)

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