



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: October 1, 2015

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 South Bay Galleria Improvement 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 South Bay Galleria Improvement 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 project consists of modifications and additions to the existing 29.85-acre South Bay Galleria enclosed mall property located at 1815 Hawthorne Boulevard in the City of Redondo Beach (City). The proposed project would redesign portions of the site by combining expanded retail and dining venues with open-air promenades, office, hotel, and residential development. Retail square footage including department stores, mall shops, dining and entertainment would increase by up to 217,864 square feet (sf), an increase of approximately 22 percent over the existing mall square footage. Overall density of development on the site (including retail, office, hotel, and housing) will increase to a maximum 1,943,965 sf of building floor area, an increase of approximately 100 percent over current conditions. In addition, the proposed project will include a hotel of up to 150 rooms and up to 650 residential units (townhomes, condos, and/or apartment homes).

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, Cultural Resources, Geology/Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Noise, Population/Housing, 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. The documents referenced may be obtained at City Hall, Community Development Department, 415 Diamond Street, Door "E".

This NOP is being distributed to solicit written comments from responsible and trustee agencies and other interested parties regarding the scope and content of the environmental analysis to be included in the EIR, as well as significant environmental issues, reasonable alternatives and mitigation measures and other pertinent information consistent with CEQA Guidelines Section 15082(b). The review period for this NOP is from **October 1, 2015 to November 2, 2015**. Please provide any written comments no later than **November 2, 2015** to Stacey Kinsella, Associate Planner at 415 Diamond Street, Redondo Beach, California 90277 or stacey.kinsella@redondo.org. Please provide your name or the name of a contact person in your agency. If you have questions, please contact Ms. Kinsella at (310) 318-0637, x1-2232.

A public scoping meeting/open house will be held on October 10, 2015, 10:00 am to 12:00 pm at the South Bay Galleria, 1815 Hawthorne Boulevard, Redondo Beach, CA 90278. The meeting room is located on the second level near the atrium elevators, Space 276 (former Lane Bryant location).

