Project Description: The proposed Project – including the Phase 1 preliminary site development plan and the Phase 2 development program – would redevelop the existing BCHD campus located at 514 North Prospect Avenue as well as the adjacent vacant Flagler Lot located at the intersection of Flagler Lane & Beryl Street. The majority of the Project site is located within Redondo Beach; however, the eastern edge of the campus is partially located within City of Torrance right-of-way along Flagler Lane and Flagler Alley.

The implementation of the BCHD Healthy Living Campus Master Plan would occur over two phases separated by a period of 5 years. Construction activities associated with Phase 1 could begin as soon as Spring 2022 and last for a period of approximately 29 months through 2024. Phase 1 would include the development of a 203,700-square-foot (sf) Residential Care for the Elderly (RCFE) Building with 157 Assisted Living units, 60 relocated Memory Care units, 14,000 sf of space programmed for the Program of All-Inclusive Care for the Elderly (PACE), 6,270 sf programmed for BCHD's Community Services, and 9,100 sf for the Youth Wellness Center. Following the completion of the initial construction and the relocation of existing uses to the new RCFE Building, the 5-story Beach Cities Health Center and the attached maintenance building would be demolished.

The timing of the Phase 2 development program would be dependent upon funding considerations and the completion of final design work; however, for the purposes of the Draft EIR, it is assumed that the 28-month construction period could begin in 2029, approximately 5 years after the completion of Phase 1. The Phase 2 development program would begin with the demolition of the surface parking lot constructed during Phase 1 as well as the demolition of the existing parking structure located at 512 North Prospect Avenue. New development under Phase 2 would include 37,150 sf for the proposed Wellness Pavilion, 31,300 sf for the proposed Aquatics Center, and 20,000 sf for the proposed Center for Health and Fitness. Additionally, Phase 1 would include a parking structure providing up to 292,500 sf of space distributed over up to 2 subterranean levels and 8.5 above ground levels.

Areas of Known Public Controversy: Based On community meetings held between 2017 and 2020, as well as agency and public comment letters received on the Notice of Preparation, the following environmental issues are known to be of concern and may be controversial:

- Potential construction-related air quality and noise impacts to on-site and adjacent sensitive receptors (i.e., on-site residents, nearby off-site residents, nearby parks and schools
- Potential impacts related to fugitive dust emissions and human health risk during construction activities, particularly within the adjacent residential neighborhoods
- Duration and extent of on- and off-site noise and vibration impacts associated with the use of heavy construction equipment
- Potential impacts to existing biological resources (e.g., mature trees and landscaping along Flagler Lane)
- Compliance with the National Pollutant Discharge Elimination System (NPDES) Program and development of a Stormwater Pollution Prevention Plan (SWPPP) that addresses erosion, particularly along Flagler Lane / Flagler Alley
- Potential construction-related impacts on pedestrian and bicycle safety, especially as it relates to truck traffic within the vicinity of nearby residential neighborhoods, parks, and schools
- Construction planning and monitoring (e.g., standard construction times, heavy haul truck routes, temporary road and sidewalk closures, construction flaggers, etc.)
- Building height compatibility (e.g., bulk, mass, and scale) and potential impacts to the existing public views and shade/shadows, particularly within the adjacent residential neighborhoods
- Potential for the former South Bay Hospital or other buildings on campus to merit review by the Redondo Beach Historic Preservation Commission and the potential to encounter archaeological resources during construction
- Seismicity, soil stability, and other related on-site geologic hazards
- GHG emissions associated with construction and operational activities of the proposed Project
- Noise impacts associated with operations under the proposed Project (e.g. emergency response sirens)
- Potential for exposure to hazardous materials including but not limited to asbestos, lead-based paints, mold, and other materials associated with the former South Bay Hospital
- Potential impacts associated with the previously decommissioned oil well on the vacant Flagler Lot (e.g., exposure to hazardous substances)
- Land use and zoning compatibility
- Increased vehicle congestion
- On-site parking requirements and potential impacts to off-site parking
- Cut-through traffic through nearby residential neighborhoods in Torrance
- Potential for circulation changes related to the vehicle driveways associated with the proposed Project and the potential increased risk of hazards along Flagler Lane, Towers Street, and other local roadways
- Integration with existing and proposed multi-modal transportation connections
- Potential increases in utility usage at the Project site
- Increased instances of emergency response and potential effects on public service demands
- Project funding availability, costs for assisted living and memory care, and adjacent property values.

Potentially Significant Impacts and Mitigation:

Section 3.1, *Aesthetics and Visual Resources*

Impact VIS-1 The proposed Residential Care for the Elderly Building included in the Phase 1 preliminary development plan would interrupt public views of the Palos Verdes hills from the highpoint at 190th Street and Flagler Lane. However, a reduction in the height of the building would reduce this impact to *less than significant with mitigation*.

MM VIS-1 Reduced RCFE Building Height. The final design of the Phase 1 preliminary site development plan shall be revised to reduce the maximum height of the RCFE Building in order to avoid interruption of the ridgeline of the Palos Verdes hills as viewed from the intersection of 190th Street & Flagler Lane. This revision to the final design could include the removal of the uppermost stories of the building and/or recessing the building foundation further into the ground surface. The reduced building height shall be formalized on all final building plans and construction plans, as appropriate, prior to the issuance of any demolition, grading, or building permits by the Redondo Beach Building & Safety Division. City of Redondo Beach permit compliance staff shall observe and ensure compliance with these specifications during construction activities associated with the proposed Project.

Section 3.2, *Air Quality*

Impact AQ-1 Construction and operation of the proposed Beach Cities Health District (BCHD) Healthy Living Campus – including the Phase 1 preliminary site development plan and the Phase 2 development program – would generate emissions that would contribute to Basin-wide air pollutant emissions. Because the proposed Project would not cause or increase the severity of air quality violations and mitigated emissions would not exceed the South Coast Air Quality Management District's (SCAQMD's) significance thresholds, the proposed Project would not conflict with the Air Quality Management Plan (AQMP). Therefore, impacts would be *less than significant with mitigation*.

Impact AQ-2 Construction activities associated with the proposed Project – including the Phase 1 preliminary site development plan and the Phase 2 development program – would generate air pollutant emissions; however, emissions of CO, NOx, SOx, PM10, PM2.5, and VOC, would not exceed South Coast Air Quality Management District's (SCAQMD's) regional significance thresholds for construction. On-site construction-related emissions would exceed the Localized Significant Thresholds (LSTs) for PM10 and PM2.5. Therefore, the Project could expose sensitive receptors to substantial pollutant concentrations. However, this impact would be *less than significant with mitigation*.

Impact AQ-4 Construction-related diesel particulate matter (DPM) emissions – including emissions associated with the Phase 1 preliminary site development plan as well as emissions with the Phase 2 development program – would exceed the South Coast Air Quality Management District's (SCAQMD's) thresholds. However, this impact would be *less than significant with mitigation*.

MM AQ-1 Air Quality Management Plan. Beach Cities Health District (BCHD) shall prepare an Air Quality Management Plan for project construction, which shall be approved by the City of Redondo Beach and the City of Torrance prior to issuance of demolition, grading, or building permits for the Phase 1 preliminary site development plan or the Phase 2 development program. The plan shall include the following conditions for construction:

- Construction equipment engines shall be maintained in good condition and in proper tune per manufacturer's specification for the duration of construction.
- All construction activities that are capable of generating fugitive dust are required to implement dust control measures during each phase of construction to reduce the amount of particulate matter entrained in the ambient air. These measures include the following:
    - Quick replacement of ground cover in disturbed areas.
    - Watering of exposed surfaces three times daily.
    - Watering of all unpaved haul roads three times daily.
    - Covering all stock piles with tarp.
    - Post signs on-site limiting traffic to 15 miles per hour (mph) or less on unpaved roads.
    - Prohibit demolition when wind speed is greater than 25 mph.
    - Sweep streets adjacent to the project site at the end of the day if visible soil material is carried over to adjacent roads.
    - Cover or have water applied to the exposed surface of all trucks hauling dirt, sand, soil, or other loose materials prior to leaving the site to prevent dust from impacting the surrounding areas.
    - Install wheel washers where vehicles enter and exit unpaved roads onto paved roads to wash off trucks and any equipment leaving the site each trip.
- Construction activities associated with the proposed Project shall use USEPA Tier 4 engines on all construction equipment, except crushing equipment, which would reduce DPM emissions from combustion by 94 percent for Phase 1 and 79 percent for Phase 2 construction.
- Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 5 minutes.

Section 3.3, *Biological Resources*

Impact BIO-1 The proposed redevelopment of the Beach Cities Health District (BCHD) campus – including the Phase 1 preliminary site development plan and the more general Phase 2 development program – would result in the removal of landscaped trees, shrubs, and other non-native vegetation that may provide nesting and roosting habitat. With the implementation of pre-construction nesting bird surveys, if necessary, and new landscaping, the proposed Project would not substantially interfere with resident or migratory birds. Impacts would be *less than significant with mitigation*.

MM BIO-1 Pre-Construction Nesting Bird Surveys. To prevent impacts to nesting or roosting birds through loss or damage of mature trees, Beach Cities Health District (BCHD) shall comply with the following:

- Where suitable vegetation and structures for nesting birds occur within 500 feet of project construction activities, all phases of construction shall avoid the general

nesting season (i.e., between February 15 and August 31) to the maximum extent practicable.

- If the nesting season cannot be avoided, a qualified biologist shall be retained to conduct a pre-construction survey for nesting birds. The survey shall be conducted within 72 hours prior to commencement of vegetation removal.
- If any nesting birds are present within or immediately adjacent to the construction area, the following shall be required: A qualified biologist shall be retained by BCHD to flag and demarcate the location of all nesting birds and monitor construction activities. Temporary avoidance of active nests, including the enforcement of an avoidance buffer of 25 to 500 feet, depending on the sensitivity of the species identified, as determined by the qualified biological monitor, shall be required until the qualified biological monitor has verified that the young have fledged or the nest has otherwise become inactive.
- If Federal or State protected species are observed during the site survey, consultation shall be completed with the U.S. Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW) to determine if work shall commence or proceed during the breeding season; and, if work may proceed, what specific measures shall be taken to ensure protected bird species are not affected.

Section 3.4, *Cultural Resources and Tribal Cultural Resources*

Impact CUL-2 Ground disturbing activities associated with the proposed Project – particularly demolition of existing pavements and excavation of subterranean levels during Phase 1 and Phase 2 – could uncover previously unknown prehistoric or historic archaeological deposits that qualify as archeological resources as defined CEQA Guidelines Section 15064.5. Damage or destruction of any such archaeological resources would be considered a potentially significant impact. However, this impact would be *less than significant with mitigation*.

Impact CUL-4 Potential tribal cultural resources, as defined in Public Resources Code (PRC) Section 21074, may be inadvertently uncovered during excavation and grading associated with the Phase 1 preliminary site development plan and the more general Phase 2 development program. Damage or destruction of such tribal cultural resources would be a potentially significant impact. However, impacts would be reduced to *less than significant with mitigation*.

MM CUL-1 Cultural Resources Monitoring Plan. Prior to issuance of a demolition or excavation/grading permit, a Cultural Resources Monitoring Plan shall be developed by a qualified archaeologist, with provisions for review and input by representatives of the Native American tribe(s) that consulted on the project pursuant to Assembly Bill (AB) 52. The Cultural Resources Monitoring Plan shall identify those specific locations on the Project site where a qualified archaeologist and Native American tribal monitor shall be required during ground disturbing activities – including (but not limited to) clearing/grubbing, excavations, grading, and trenching – during the construction activities associated with Phase 1 and Phase 2 of the proposed Project. The rate of excavation, the types of activities, their proximity to known archaeological resources, the provenance and character of materials being excavated (e.g., non-cultural fill, younger alluvium, or older alluvium), the depth of excavation, and if found, the abundance and type of prehistoric archaeological or tribal resources encountered, will determine the frequency of monitoring in these areas. Full-time field observation shall be reduced to part-time inspections or

ceased entirely if determined appropriate by the qualified archaeologist and Native American tribal monitor. The Cultural Resources Monitoring Plan shall also include a Treatment Plan that sets forth explicit criteria for appropriately mitigating impacts to archaeological resources that may be eligible for the California Register of Historic Resources (CRHR), human remains, and/or burial goods or other significant tribal resources inadvertently discovered during ground disturbing activities. The Treatment Plan shall also include requirements for a final technical report on all cultural resource studies and requirements for curation of artifacts and other recovered remains, including appropriate treatment of tribal resources, as necessary.

MM CUL-2 Inadvertent Discoveries. A qualified professional archaeologist and approved Native American monitor shall be retained for the duration of ground-disturbing activities. In the event of any inadvertent discovery of prehistoric or historic-period archaeological and/or tribal resources during construction, ground-disturbing activities in the immediate vicinity of the discovery shall stop. Construction activities shall temporarily be redirected to areas located more than 50 feet from the find. The qualified archaeologist and/or Native American monitor shall evaluate the significance of the discovery based on the Treatment Plan prior to resuming any activities that could impact the discovery. All tribal cultural resources unearthed by ground disturbing activities shall be evaluated by the Native American monitor. Any required testing or data recovery shall be directed by the qualified archaeologist and Native American monitor pursuant to the Treatment Plan.

Section 3.6, *Geology and Soils*

Impact GEO-1 Compliance with all applicable State and local regulations as well as the recommendations of the Geotechnical Report would ensure that the proposed Project – including the Phase 1 preliminary site development plan and the more general Phase 2 development program would not directly or indirectly cause potential substantial adverse effects involving strong seismic ground shaking, seismic-related ground failure, including liquefaction, or landslides. Potential impacts would be *less than significant with mitigation*.

Impact GEO-4 The proposed Project – including the Phase 1 preliminary site development plan and the more general Phase 2 development program – would require excavations below fill soils placed during previous grading activities. However, the geologic unit that is likely to be affected by these excavations has a low potential to contain paleontological resources. Therefore, adherence with applicable mitigation measures would ensure potential impacts would be *less than significant with mitigation.*

MM GEO-1 Geotechnical Report Recommendations. The proposed Project shall comply with all earthwork and site grading, design, and construction recommendations provided in the Geotechnical Report prepared for the proposed Project. These recommendations shall be reviewed by the City of Redondo Beach and the City of Torrance Building & Safety Divisions and formalized on all final grading plans, design drawings, and construction plans, as appropriate, prior to the issuance of any demolition or grading permits. City of Redondo Beach and City of Torrance permit compliance staff shall observe and ensure compliance with these recommendations and specifications during grading and construction activities associated with the proposed Project.

MM GEO-2a Worker Paleontological Resource Awareness Session. In order to educate construction contractors regarding the protection of any paleontological resources that are unexpectedly discovered during excavations associated with the proposed Project. Beach Cities Health District (BCHD) shall retain

a qualified paleontologist to develop a worker awareness program to educate all workers regarding the paleontological resources that, while unlikely, may occur on the development site as well as appropriate procedures to enact should paleontological resources be discovered during development. The qualified paleontologist shall develop appropriate training materials including, but not limited to, a summary of geologic units present at the Project site by depth, a description of potential paleontological resources that may be encountered during the proposed excavations, and worker attendance sheets to record workers' completions of the awareness session. The worker awareness session for paleontological resources shall occur prior to the initiation of excavation and grading activities. BCHD shall provide awareness session sign-in sheets documenting employee attendance to the City of Redondo Beach and City of Torrance permit compliance staff, if requested.

MM GEO-2b Paleontological Resources Inadvertently Discovered During Ground-Disturbing Activities. In the unlikely event that any potentially significant paleontological resources are uncovered during ground disturbance or construction activities the following actions would be implemented by the construction contractor to prevent potential significant impacts on paleontological resources:

- Temporarily cease grading in the vicinity of the find and redirect activity elsewhere to ensure the preservation of the resource and surrounding rock in which the discovery was made.
- Immediately notify the City of Redondo Beach and/or the City of Torrance regarding the resource and redirected ground-disturbing activity.
- Obtain the services of a qualified professional paleontologist who shall assess the significance of the find and provide recommendations, as necessary, for its proper disposition.
- Complete all significance assessment and mitigation of impacts to the paleontological resource prior to resuming ground-disturbing activities in the area of the find.

Section 3.8, *Hazards and Hazardous Materials*

Impact HAZ-2 The proposed Project – including the Phase 1 preliminary site development plan as well as the more general Phase 2 development program – could create a hazard to the environment or public health through reasonably foreseeable upset and accident conditions involving the disturbance of hazardous materials during demolition as well as excavation, trenching, and grading. Impacts would be *less than significant with mitigation*.

Impact HAZ-4 The proposed Project would not be located on a site which is included on a list of hazardous materials sites compiled pursuant of Government Code Section 65962.5, which could create a significant hazard to the public or the environment. Compliance with all applicable regulations and mitigation measures would reduce this impact to *less than significant with mitigation*.

MM HAZ-1 Asbestos-Containing Material (ACM), Lead-Based Paint (LBP), polychlorinated biphenyls (PCBs), and Mold Surveys. Prior to the issuance of a demolition permit by the Redondo Beach Building & Safety Division, Beach Cities Health District (BCHD) shall retain a licensed contractor to conduct a comprehensive survey of ACM, LBP, PCBs, and mold, including invasive physical testing within the buildings proposed for demolition including the Beach Cities Health Center during Phase 1 as well as existing parking structure and potentially the Beach Cities Advanced Imaging Building during Phase 2. If

such hazardous materials are found to be present, BCHD the licensed contractor shall follow all applicable Federal, State, and local codes and regulations (e.g., Rule 1403, Asbestos Emissions from Renovation/Demolition Activities), as well as applicable BMPs, related to the treatment, handling, and disposal of ACM, LBP, PCBs, and molds to ensure public safety. This generally includes sealing off an area with plastic and filtering air to ensure that hazardous building materials are let out into the surrounding environment. During construction the licensed contractor shall conduct additional surveys as new areas (e.g., interior portions) of the buildings become exposed.

MM HAZ-2a Soils Management Plan. Prior to approval of issuance of demolition, grading, or building permit by the Redondo Beach Building & Safety Division and/or approval of a grading plan by the City of Redondo Beach Building & Safety Division and the City of Torrance Building & Safety Division, Beach Cities Health District (BCHD) shall prepare and submit a Soils Management Plan and a Transportation Plan to the Los Angeles County Fire Department (LACoFD) Health Hazardous Materials Division and Los Angeles Regional Water Quality Control Board (RWQCB) as well as the City of Redondo Beach and City of Torrance, for review. The Soils Management Plan and Transportation Plan shall include, but shall not be limited to the following:

Soils Management Plan

Affected soils shall be either directly loaded into awaiting trucks for immediate off-site disposal or temporarily stockpiled on plastic sheeting prior to load-out and off-site disposal. If temporarily stockpiled, soil removed from the excavations shall be placed next to or as close as possible to the excavation from which it came.

Prior to load-out, the construction contractor shall prepare waste profiles and example waste manifests for approval by the receiving facilities. Soil and material segregation, stockpile handling, truck loading, and storm water management practices shall be followed during the remedial action according to the following:

Soil and Material Segregation

Overburden soils shall be screened with an Organic Vapor Analyzer (OVA) in accordance with South Coast Air Quality Management District (SCAQMD) Rule 1166. Any significant quantities of construction debris encountered during excavation shall be segregated and disposed of in accordance with Federal, State, and local regulations. Soil cuttings during the excavation and installation of soldier piles shall be disposed of off-site with any affected soils from the deep excavation.

Stockpile Management

The stockpiled soils for load-out shall be segregated by waste classification:

- Non-hazardous waste.
- Volatile organic compound (VOC)-contaminated non-hazardous waste with OVA readings greater than 50 parts per million (ppm) but less than 1,000 ppm.
- VOC-contaminated non-hazardous waste with OVA readings of 1,000 ppm or greater. These soils shall be immediately sprayed with water or suppressant and placed in a sealed container (roll-off bin) or directly loaded into a suitable transport truck, moistened with water, and covered with a tarp for off-site transportation to

the appropriate disposal facility, as specified in the SCAQMD Rule 1166 Mitigation Plan.

The temporary stockpiles containing affected soils shall be managed as follows:

- The temporary stockpiles for non-VOC contaminants shall be placed on plastic sheeting and kept moist during working hours and covered with plastic sheeting at the end of the day to control dust.
- The VOC-contaminated stockpiles shall be placed on plastic sheeting and immediately covered with plastic sheeting. The edges of the plastic shall have an overlap of at least 24 inches. The plastic shall be secured at the base of the stockpile and along the seams of overlapping plastic sheeting with sandbags or equivalent means. The stockpiles shall remain covered until load-out.
- Daily inspections of the stockpiles shall be conducted to verify the integrity of the stockpile covers. Any gaps, tears, or other deficiencies shall be corrected immediately. Daily records shall be kept of stockpile inspections and any repairs made.
- If necessary, commercial vapor suppressants and sealants shall be prepared and applied to VOC-contaminated soil in accordance with the manufacturer's recommendations.
- During stockpile generation and removal, only the working face of the stockpile shall be uncovered.

Decontamination Methods and Procedures

Each piece of equipment used for the excavation of affected soils shall have a clean-out bucket or continuous edge across the cutting face of its bucket. No excavation of affected soil shall be permitted with equipment utilizing teeth across the cutting edge of its bucket.

Entry to the contaminated areas (i.e., work exclusion zones) shall be limited to avoid unnecessary exposure and related transfer of contaminants. In unavoidable circumstances, any equipment or truck(s) that come into direct contact with affected soil shall be decontaminated to prevent the on- and off-site distribution of contaminated soil. The decontamination shall be conducted within a designated area by brushing off equipment surfaces onto plastic sheeting. Trucks shall be visually inspected before leaving the site, and any dirt adhering to the exterior surfaces shall be brushed off and collected on plastic sheeting. The storage bins or beds of the trucks shall be inspected to ensure the loads are properly covered and secured. Excavation equipment surfaces shall also be brushed off prior to removing the equipment from contaminated areas.

Movement of affected soils from the excavation area to temporary stockpiles shall be conducted using enclosed transfer trucks, if possible. If affected soils must be moved within an open receptacle (e.g., loader bucket), the travel path for the loader shall be scraped following this activity, with scraped soils placed in the temporary stockpile for load-out.

Sampling equipment that comes into direct contact with potentially contaminated soil or water shall be decontaminated to assure the quality of samples collected and/or to avoid cross-contamination. Disposable sampling equipment intended for one-time use shall not be decontaminated, but shall be

packaged for appropriate off-site disposal. Decontamination shall occur prior to and after each designated use of a piece of sampling equipment, using the following procedures:

- Non-phosphate detergent and tap-water wash, using a brush if necessary.
- Tap-water rinse.
- Initial deionized/distilled water rinse.
- Final deionized/distilled water rinse.

Truck Loading

Trucks may be loaded directly from the excavation or temporary stockpile based on truck availability and excavation logistics. Trucks shall be routed, and stockpile areas shall be located so as to avoid having trucks pass through impacted areas. The truckloads shall be wetted and tarped prior to exiting the site. All soil hauled from the site shall comply with the following:

- Materials shall be transported to an approved treatment/disposal facility.
- No excavated material shall extend above the sides or rear of the truck/trailer.
- Trucks/trailers carrying affected soils shall be completely tarped/covered to prevent particulate emissions to the atmosphere. Prior to covering/tarping, the surface of the loaded soil shall be moistened.
- The exterior of the trucks/trailers shall be cleaned off prior to leaving the site to eliminate tracking of material off-site.

Storm Water Management

General construction best management practices (BMPs) identified by the Los Angeles RWQCB shall be implemented during soil excavation activities to contain and control storm water runoff that might convey contaminated or excessive sediments. If rainfall is expected, the areas around open excavations shall be graded and bermed to prevent storm water from flowing into the excavation. Any standing water that collects in the bottom of the excavations shall be removed and handled in accordance with Federal, State, and local regulations. The water shall be sampled and analyzed either as standing water in the excavation or following containment in a temporary above-ground storage tank. Depending on the volume of water and the sampling results, options for handling the standing water could include:

- Pumping the standing water into temporary aboveground storage tanks for reuse on-site for dust suppression.
- Pumping the standing water through filters and a carbon adsorption filter (if required based on analytical results) prior to discharge to a storm drain.
- Pumping the standing water into vacuum trucks for transport and disposal at a recycling facility.

Transportation Plan

All affected soils shall be transported off-site for lawful management and disposal. Prior to load-out, the construction contractor shall prepare waste profiles for the receiving facility using analytical data from the previous environmental site assessment.

MM HAZ-2b Soil Vapor Monitoring. During soil disturbance activities with the potential to disturb tetrachloroethylene (PCE)-contaminated soil, soil vapor monitoring shall be conducted by the construction contractor using a photoionization detector (PID) 10.6 or 11.7 eV lamp. Use of the PID shall ensure that the Occupational Safety and Health Administration (OSHA) exposure limits for PCE and other volatile organic compounds (VOCs) are maintained. In the event that the OSHA exposure limits are exceeded, work within the confined space would be temporarily stopped until the use of a Soil Vapor Extraction (SVE) vacuum blower reduces it to below this limit (see MM HAZ-2c).

MM HAZ-2c Soil Vapor Extraction (SVE) Equipment. Use of an SVE vacuum blower (e.g., regenerative blowers, rotary lobe blowers, rotary claw blowers, centrifugal fan blowers, etc.) shall be implemented during construction within confined spaces, as necessary, to maintain Occupational Safety and Health Administration (OSHA) exposure limits or trichloroethylene (PCE) and other volatile organic compounds (VOCs).

MM HAZ-2d Discovery of Contamination. In the event that previously unknown or unidentified soil and/or groundwater contamination that could present a threat to human health or the environment is encountered during construction at a development site, construction activities in the immediate vicinity of the contamination shall cease immediately. A qualified environmental specialist (e.g., a licensed Professional Geologist, a licensed Professional Engineer, or similarly qualified individual) shall conduct an investigation to identify and determine the level of soil and/or groundwater contamination. If contamination is encountered, a Human Health Risk Management Plan shall be prepared and implemented that: 1) identifies the contaminants of concern and the potential risk each contaminant would pose to human health and the environment during construction and post-development; and 2) describes measures to be taken to protect workers, and the public from exposure to potential site hazards. Such measures could include a range of options, including, but not limited to, physical site controls during construction, remediation, long-term monitoring, post-development maintenance or access limitations, or some combination thereof. Depending on the nature of contamination, if any, appropriate agencies shall be notified (e.g., Los Angeles County Fire Department [LACoFD] and Los Angeles Regional Water Quality Control Board [RWQCB]). If needed, a Site Health and Safety Plan that meets Occupational Safety and Health Administration (OSHA) requirements shall be prepared and in place prior to commencement of work in any contaminated area.

MM HAZ-3 Well Review Program. Prior to demolition or ground-disturbing activities on the vacant Flagler Lot, Beach Cities Health District (BCHD) shall enroll in the California Geologic Energy Management Division's (CalGEM's) Well Review Program. Following enrollment in the Well Review Program CalGEM would:

- Identify/confirm the location of the previously abandoned and plugged oil and gas well on the property.
- Provide a review of the previously abandoned and plugged oil and gas well located on the Project site. The review process shall consist of determining the abandonment status of the well by examining past plugging operations, and then comparing the abandonment status with current abandonment standards.
- Provide an evaluation of all known wells located on the development site property. The evaluation process will consist of: 1) verifying that the previously abandoned and plugged oil and gas well has a competent surface plug; and 2) verifying the

wells are not leaking any fluids or gas. BCHD shall be responsible for the removal of all metal plates attached to the top of casings of the well prior to the evaluation to prevent the buildup of methane gas underneath metal plates. Following evaluation, a metal identification plate shall be welded (without full bead) to the top of the well casing to allow any potential gas leakage to vent out of the casing and prevent pressure from building up in the wellhead. For identification purposes, the metal identification plate shall show the well's name and Assessor Parcel Identification number.

- Ensure proper well restoration following evaluation. Proper well site restoration shall include the removal of all associated well equipment, junk, and debris and any well excavation needs to be filled with earth, compacted properly to prevent settling, and graded over. Pursuant to CCR Section 1776, well site restoration must be completed within 60 days following the evaluation of a well.
- Issue a Well Review Letter to BCHD and local permitting agencies (i.e., the City of Redondo Beach and the City of Torrance. The Well Review Letter will list the current status of all known wells located on the development site property, and it will provide other important information associated with development near oil or gas wells.
- BCHD shall adhere to all recommendations provided by CalGEM, which may include maintaining rig access to the well, avoiding building over or in close proximity to the well, and implementing surface mitigation measures are determined necessary by CalGEM. Surface mitigation measures may include installation of venting systems for wells, venting systems for parking lots, patios, and other hardscape, methane barriers for building foundations, methane detection systems, and collection cellars for well fluids by a licensed Professional Engineer. The permitting of surface mitigation measures shall fall under the authority of the City of Redondo Beach and the City of Torrance.

Section 3.11, *Noise*

Impact NOI-1 Construction activities associated with proposed Project – including the Phase 1 preliminary development plan and the more general Phase 2 development program – would result in a temporary, but prolonged increase in noise levels at the following noise-sensitive residential areas: 1) Beryl Street between North Prospect and Flagler Lane; 2) Flagler Lane and Flagler Alley between Beryl Street and North Prospect Avenue; 3) Diamond Street between Flagler Alley and North Prospect Avenue; and, 4) North Prospect Avenue between Diamond Street and Beryl Street. While compliance with the Redondo Beach and Torrance Noise Regulations and implementation of a Construction Noise Management Plan would reduce construction noise, construction noise levels would exceed Federal Transit Administration (FTA) thresholds and this impact would remain significant and unavoidable during both Phase 1 and Phase 2 of the proposed Project.

Impact NOI-3 Operational noise associated with the proposed Project – particularly noise associated with outdoor events (e.g., movie nights, farmers' markets, fitness classes, etc.) – would result in potentially significant noise impacts. However, operational noise impacts would be *less than significant with mitigation*.

MM NOI-1 Construction Noise Management Plan. BCHD shall prepare a Construction Noise Management Plan for approval by the Redondo Beach and Torrance Building & Safety Divisions, in accordance with TMC Section 46.3.1. The Construction Noise Management Plan would address noise and vibration impacts and identify measures that would be used to reduce impacts. At a minimum measures would include:

- Construction activities shall be restricted to the hours between 7:30 a.m. and 6:00 p.m., Monday through Friday, or the hours between 9:00 a.m. and 5:00 p.m. on Saturday to the maximum extent feasible, in accordance with RBMC Sections 4-24.503 and 9-1.12 and TMC Section 6-46.3.1.
- BCHD and its contractors and subcontractors shall coordinate approvals with the City of Redondo Beach and the City of Torrance and construct noise barriers to reduce noise levels to on- and off-site sensitive receptors, where feasible:
    - During Phase 1, noise barriers containing sound-absorbing materials would be constructed to a height that blocks the line-of-sight to sensitive receptors to the maximum extent feasible taking into account environmental constraints (e.g., wind loading, property ownership, etc.).
    - During Phase 2, noise barriers containing sound-absorbing materials would be constructed to a height that blocks the line-of-sight to sensitive receptors to the maximum extent feasible taking into account environmental constraints (e.g., wind loading, property ownership, etc.).
- BCHD's construction contracts shall require implementation of the following construction best management practices (BMPs) by all construction contractors and subcontractors working in or around the Project site to reduce construction noise levels:
    - BCHD and its contractors and subcontractors shall ensure that construction equipment is properly muffled according to manufactures specifications or as required by the Redondo Beach and City of Torrance Building & Safety Division, whichever is the more stringent.
    - BCHD and its contractors and subcontractors shall use electrically powered tools and facilities to the maximum extent feasible. Electrical power shall be used to run air compressors and similar power tools and to power any temporary structures, such as construction trailers or caretaker facilities.
    - BCHD and its contractors and subcontractors shall place noise-generating construction equipment and locate construction staging areas away from on-site and off-site sensitive uses (e.g., centrally on the existing campus), where feasible, to the satisfaction of the Redondo Beach and Torrance Building & Safety Divisions.
- BCHD's construction contracts shall include the requirement that construction staging areas, construction worker parking and the operation of earthmoving

equipment within the Project site, are located as far away from noise-sensitive sites as feasible. Contract provisions incorporating the above requirements shall be included as part of the construction documents, which shall be reviewed and approved by the City of Redondo Beach and Torrance Building & Safety Divisions prior to issuance of demolition or grading permits.

- BCHD's construction contracts shall include the requirement that haul trucks remain on the designated haul routes identified in the Redondo Beach and Torrance General Plans. Further, haul trucks should attempt to operate in traffic lanes that are located at the greatest distance from sensitive receptors, typically the lane nearest the roadway centerline on a four-lane roadway. Contract specifications shall be included in the proposed Project's construction documents, which shall be reviewed by the Redondo Beach and Torrance Building & Safety Divisions prior to issuance of demolition or grading permits.
- At least 1 month prior to the initiation of construction-related activities during Phase 1 and Phase 2, BCHD shall prepare and distribute notices to residents and businesses located within a 0.25-mile radius of the Project site. At a minimum, the notices shall describe the overall construction schedule, advise residents, business owners, and employees of increased construction-related noise.
- During construction, BCHD shall monitor noise and vibration resulting from construction activities to ensure that all noise attenuation measures are implemented as described in the Plan. Further, BCHD shall provide a non-automated telephone number for residents and employees to call to submit complaints associated with construction noise. BCHD shall keep a log of complaints and shall address complaints as feasible to minimize noise issues for neighbors. The Redondo Beach and Torrance Building & Safety Divisions shall require modification to the conditions of the Construction Noise Plan, if necessary, to address non-performance issues.

MM NOI-3a Delivery Truck Hours and Idling. Deliveries from heavy-duty trucks, including refrigerator trucks, trash and recycling pick-ups, and parking lot sweeping, shall be restricted to daytime operating hours (7:00 a.m. to 4:00 p.m.); idling longer than 5 minutes in the same period shall be prohibited.

MM NOI-3b Events Management Plan. BCHD shall prepare an Event Management Plan, which shall include, but is not limited to, establishment of procedures to limit noise generated by operations on the proposed BCHD Healthy Living Campus, particularly for outdoor events. The Plan shall also detail the hours of outdoor classes/events, maximum class/event capacities, and allowable noise levels consistent with the RBMC and TMC. Limitations on outdoor events shall include prohibiting the use of amplification systems for outdoor events after 10:00 p.m. to comply with RBMC and TMC lower nighttime noise level criteria and review of the proposed sound system by a qualified acoustical engineer to ensure that event set ups would meet the acceptable exterior noise criteria of 50 to 55 dBA consistent with RBMC Section 4-24.301 and TMC Section 6-46.7.2.

MM NOI-3c Outdoor Pool Activities. The Aquatics Center, specifically the outdoor pool and deck area would close operations by 10:00 p.m. to comply with RBMC and TMC lower nighttime noise level criteria.

Section 3.14, *Transportation*

Impact T-1 The proposed Project – including the Phase 1 preliminary site development plan and the more general Phase 2 development program – would not cause significant environmental impacts due to conflicts with any transportation plan, policy, or regulation. Therefore, impacts would be *less than significant with mitigation*.

Impact T-3 Construction traffic hazards would be mitigated by implementation of a Construction Traffic and Access Management Plan. Operation of the proposed Project may increase hazards for pedestrians and transit along eastbound Beryl Street due to the proposed new driveway entrance at the Flagler Lot. Construction and operational impacts related to hazards due to design features would be *less than significant with mitigation*.

Impact T-4 Emergency access to the Project site is currently adequate and would be maintained following the construction of the proposed Project. During construction, emergency access could be impeded due to haul truck traffic, temporary lane closures, or other construction activities. However, with implementation of a Construction Traffic and Access Management Plan, impacts of construction on emergency access would be *less than significant with mitigation*.

MM T-2 Construction Traffic and Access Management Plan. Following preparation of the final design plan for Phase 1 of the proposed Project, the Beach Cities Health District (BCHD) shall expand upon the Construction Traffic Control Plan and prepare, implement, and maintain a Construction Traffic and Access Management Plan to address and manage traffic during construction. The Construction Traffic and Access Management Plan shall be subject to review and approval by BCHD, the County Department of Transportation (DOT) and Redondo Beach Community Development Department prior to issuance of a Conditional Use Permit. The Construction Traffic and Access Management Plan shall be designed to:

- Minimize traffic impacts on the surrounding roadway network;
- Minimize parking impacts both to public parking and access to private parking to the greatest extent practicable; and
- Ensure safety for both those constructing the project and the surrounding community.

The Plan shall, at a minimum, identify the following:

- Haul routes consistent with the Redondo Beach and Torrance General Plan designations;
- On-site staging areas, which would avoid residential streets to the maximum extent feasible;
- Traffic control procedures (e.g., traffic cones, temporary signs, changeable message signs, and construction flaggers at the three driveways along North Prospect Avenue as well as the proposed driveways along Beryl Street and Flagler Lane) to address circulation requirements and public safety in accordance with the standards in the County DOT Area Traffic Control Handbooks;
- Emergency access provisions (i.e., North Prospect Avenue and Beryl Street); and
- On-site construction crew parking.

Ongoing Requirements throughout the duration of construction:

- A detailed Construction Traffic Control Plan for work zones shall be maintained. At a minimum, this shall include parking and travel lane configurations; warning, regulatory, guide, and directional signage; and area sidewalks, bicycle lanes, and parking lanes. The Plan shall include specific information regarding the Project's construction activities that may disrupt normal pedestrian and traffic flow and the measures to address these disruptions. Such plans shall be reviewed and approved by the Redondo Beach Community Development Department, Redondo Beach Public Works Department, and Torrance Community Development Department prior to issuance of a demolition, excavation, grading, or building permit and implemented in accordance with this approval.
- Work within the public right-of-way shall be performed between 9:00 a.m. and 4:00 p.m. This work includes dirt and demolition material hauling and construction material delivery. Work within the public right-of-way outside of these hours shall only be allowed contingent upon the issuance of an after-hours construction permit from the Redondo Beach and Torrance Community Development Department.
- Streets and equipment shall be cleaned in accordance with established Redondo Beach and Torrance Public Works Department requirements.
- Trucks shall only travel on approved construction routes. Truck queuing/staging shall only be allowed at approved locations. Limited queuing may occur on the construction site itself.
- Materials and equipment shall be minimally visible to the public; the preferred location for materials is to be on-site, with a minimum amount of materials within a work area in the public right-of-way, subject to a current City of Redondo Beach permit.

Project Coordination Elements That Shall Be Implemented Prior to Commencement of Construction

- Prior to Phase 1 and Phase 2 of Project implementation, BCHD shall advise the traveling public of impending construction activities (e.g., information signs, portable message signs, and media listing/notification) as well as provide a call line for complaints and concerns regarding construction traffic.
- BCHD shall provide timely notification of construction schedules to all affected agencies (e.g., public and private transit, Redondo Beach Fire Department [RBFD], Redondo Beach Police Department [RBPD], Public Works Department, and Community Development Department) and to all owners and residential and commercial tenants of property within a radius of 500 feet prior to Phase 1 and Phase 2 of the proposed Project.
- BCHD shall coordinate construction work with affected agencies in advance of start of work. Approvals may take up to 2 weeks per each submittal.
- BCHD shall obtain approval from the cities of Redondo Beach and Torrance of any haul routes for earth, concrete, or construction materials and equipment hauling.
- BCHD shall obtain an Excavation Permit, Street/Lane Closure Permit, Sewer Permit, Demolition Permit, and any other applicable permits for construction work requiring encroachment into public rights-of-way, detours, or any other work within the public right-of-way.

MM T-3 Relocation of Beach Cities Transit Line 102. In order to facilitate the implementation of the proposed one-way driveway and pick-up/drop-off zone on Flagler Lot, BCHD shall coordinate with the Redondo Beach Community Services Department Transit Division to relocate the existing Beach Cities Transit Line 102 northbound bus stop along eastbound Beryl Street. The bus stop shall be relocated east along the south side of Beryl Street between the proposed one-way driveway entrance to the west and the intersection with Flagler Lane to the east. All proposed transit stop improvements shall be incorporated into final plans prior to the issuance of building permits for these improvements.