

3.0 ENVIRONMENTAL IMPACT ANALYSIS AND MITIGATION MEASURES

3.0.1 Introduction

This section of the Environmental Impact Report (EIR) describes the potentially significant environmental impacts of the proposed Beach Cities Health District (BCHD) Healthy Living Campus Master Plan (Project). The EIR addresses potential environmental impacts that could result from both construction and operation of the proposed Project – including the Phase 1 preliminary site development plan and the more general Phase 2 development program (refer to Section 2.0, *Project Description*). The discussion of each environmental topic area analyzed within the EIR (refer to Section 1.7, *Scope of the EIR*) is subdivided into the following subsections: *Environmental Setting, Regulatory Framework, Impact Assessment and Methodology, and Project Impacts and Mitigation Measures, and Cumulative Impacts.*

Impact Assessment Guidelines and Impact Classification

The California Environmental Quality Act (CEQA) requires an EIR analysis to “*identify and focus on the significant environmental effects of a proposed project*” (CEQA Guidelines 15126.2[a] and Public Resources Code Section 21000[a]). CEQA Guidelines Section 15382 defines “*significant effect on the environment*” as “*a substantial, or potentially substantial, adverse change in any of the physical conditions within the topic area affected by the project. An economic or social change by itself shall not be considered a significant effect on the environment. A social or economic change related to a physical change may be considered in determining whether the physical change is significant.*” Accordingly, the EIR analyzes the potential “*physical*” adverse effects of a project. CEQA Guidelines Section 15360 defines “*environment*” as the physical conditions that exist within the area that would be affected by a project including, but not limited to, land, air, water, minerals, flora, fauna, ambient noise, and objects of historical or aesthetic significance. The environment includes both natural and human-made conditions.

For each environmental topic area, the thresholds for determining the significance of potential impacts are identified based on Appendix G of the CEQA Guidelines, along with descriptions of methodologies used for conducting the impact analysis. For some environmental topic areas, such as air quality, greenhouse gas (GHG) emissions, noise, and transportation, the analyses of impacts are quantitative in nature and involve the comparison of potential impacts against numerical thresholds. For other environmental topic areas, such as land use and planning, the analyses of impacts are inherently more qualitative, involving the consideration of a variety of factors, such as adopted policies and regulations.

Impacts associated with the proposed Project have been classified as direct or indirect and short-term or long-term. Direct effects are caused by the implementation of the proposed Project and occur at the same time and within the same regional as the proposed Project. Indirect effects are also reasonably foreseeable outcomes of the proposed Project, but occur farther from the Project site or later in time. Short-term impacts occur during or for a short time after implementation of a project, such as during or immediately after construction. For example, noise impacts from construction activities would be considered a short-term effect. By contrast, long-term effects occur for an extended period after implementation of a project. Operational noise during facility operations would be a long-term impact, because it would last for as long as the facility is in operation.

For the purposes of compliance with CEQA, a determination has been made regarding the significance of each adverse impact identified for the proposed Project. Thresholds of significance, the basis for which is set forth in CEQA Guidelines Section 15064.7, are identified for each environmental topic area in the *Impact Assessment and Methodology* section. These thresholds enable BCHD, as the Lead Agency, to determine the significance of each impact. In addition, the determination of an impact's significance may be derived from standards set by relevant Federal, State, and local agencies; knowledge of the effects of similar past projects; professional judgment; and plans and policies adopted by governmental agencies. If a potentially significant impact is identified, feasible mitigation measure(s) are required to avoid or minimize the impact to the extent feasible.

The EIR impact discussions classify impact significance levels as:

- **Significant and Unavoidable** – a significant impact to the environment that remains significant even after mitigation measures are applied;
- **Less Than Significant with Mitigation** – a significant impact to the environment that can be avoided or reduced to a less than significant level with mitigation;
- **Less Than Significant** – a potential impact that would not meet or exceed the identified thresholds of significance for the environmental topic area; and
- **No Impact/Beneficial Impact** – no impact would occur for the environmental topic area or a beneficial effect would result.

Determinations of significance levels in the EIR are made based on the thresholds of significance and the applicable provisions of CEQA and the CEQA Guidelines for each environmental topic area.

Mitigation Measures and Monitoring

Pursuant to CEQA Guidelines Section 15126.4, where potentially significant adverse environmental impacts have been identified in the EIR, feasible mitigation measures that would avoid or minimize the severity of those impacts must also be identified and implemented.

CEQA Guidelines Section 15370 define mitigation as:

- (a) Avoiding the impact altogether by not taking a certain action or parts of an action;
- (b) Minimizing impacts by limiting the degree or magnitude of the action and its implementation;
- (c) Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;
- (d) Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action; and
- (e) Compensating for the impact by replacing or providing substitute resources or environments.

“Feasible” is defined as *“capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors.”* A Lead Agency must adopt mitigation measures unless findings can be made that mitigation would be infeasible or within the jurisdiction of another agency (*City of Marina v. Board of Trustees of the California State University [2006] 39 Cal.4th 341*). Mitigation measures must be fully enforceable. For public projects, in this case the proposed Healthy Living Campus Master Plan, the mitigation measures will be adopted into the plan and the project design as required by CEQA Guidelines 15126.4(a)(2).

The mitigation measures are identified as part of the analysis of each impact topic in Sections 3.1 through 3.15 of this EIR. CEQA requires that implementation of adopted mitigation measures or any revisions made to the project by the Lead Agency to mitigate or avoid significant environmental effects be monitored for compliance. Accordingly, CEQA Guidelines Section 15097 require that the Lead Agency adopt a Mitigation Monitoring and Reporting Program (MMRP) for adopted mitigation measures and project revisions. The CEQA Guidelines provide that *“...until mitigation measures have been completed the lead agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the [MMRP].”* An MMRP will be provided in Section 11.0, *Mitigation Monitoring and Reporting Program* following public review of the Draft EIR as part of the Final EIR.

3.0.2 Cumulative Impacts

CEQA Guidelines Section 15130(a) states that an EIR shall “*discuss the cumulative impacts of a project when the project’s incremental effect is cumulatively considerable.*” In this context, “*cumulatively considerable*” means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and/or the effects of probable future projects (as defined by CEQA Guidelines Section 15130). The CEQA Guidelines define cumulative impacts as “*two or more individual effects that, when considered together, are considerable or which compound or increase other environmental impacts.*” CEQA Guidelines Section 15355 further state that the individual effects can be a result of various changes related to a single project or the collective change involved in a number of other closely related past, present, and reasonably foreseeable future projects. However, as described in CEQA Guidelines Section 15064(h)(4) it should be noted that “[*t*]he mere existence of significant cumulative impacts caused by other projects alone shall not constitute substantial evidence that the proposed project’s incremental effects are cumulatively considerable.”

Therefore, the cumulative impact analyses in an EIR focuses on whether the impacts of a project are cumulatively considerable within the context of impacts caused by other past, present, or future projects. The determination of whether an impact is cumulatively considerable takes into consideration the severity and likelihood of the impact as well as the magnitude of the project’s contribution to the cumulative impact. In some circumstances, even a minor project effect can make a substantial contribution to a cumulative impact, meaning that as a cumulative impact becomes more acute, even a small individual contribution to that impact can be considered cumulatively considerable. Cumulative impact discussions for each environmental topic area are provided in each of the respective EIR sections.

The CEQA Guidelines allow for the use of two different methods to determine the scope of projects for the cumulative impact analysis:

- **List Method** – A list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency (CEQA Guidelines Section 15130).
- **Planning Document Method** – A summary of projections contained in an adopted General Plan or related planning document, or in a prior environmental document, which has been adopted or certified, and which described or evaluated regional or area-wide conditions contributing to the cumulative impact (CEQA Guidelines Section 15130).

This EIR examines cumulative effects using the List Method. Tables 3.0-1, 3.0-2, 3.0-3, and 3.0-4 include lists of pending, approved, and recently completed projects within cities of Redondo Beach, Torrance, Hermosa Beach, and Manhattan Beach within 3 miles of the Project site. These projects, due to their proximity, are considered for their potential to result in construction and/or operational impacts that could overlap with the direct and indirect impacts associated with the proposed Project. The tables below do not include projects that are limited to the adjustment of property lines (e.g., lot line, adjustments, subdivisions, etc.) or other evaluations or assessment-type projects that do not include construction activities or physical alterations to existing facilities. These types of projects would not contribute to cumulative impacts to the surrounding environment as evaluated in this EIR. The approximate locations of projects that are in the immediate vicinity of the proposed Project are shown in Figure 3.0-1.

Cumulative impacts evaluated in this EIR would likely represent a “worst-case” scenario for the following reasons:

- Not all of the related projects described in Tables 3.0-1, 3.0-2, 3.0-3, and 3.0-4 will be approved and built. It is also possible that related projects will not be constructed or opened until after the proposed Project has been built;
- Related projects would likely be, or have been, subject to unspecified mitigation measures, which would reduce potential environmental impacts.

Regional issues regarding the supply of water and treatment of wastewater also take into account regional projections, such as those provided by the Southern California Association of Governments (SCAG) in the 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). The cumulative analyses for air quality, GHG emissions, geology and soils, hydrology and water quality, and energy also account for cumulative development throughout the full extent of the Redondo Beach, Torrance, other neighboring cities, and beyond.

Redondo Beach

A list of all pending, approved, and recently completed projects in Redondo Beach within 3 miles of the Project site is included in Table 3.0-1. Current projects in Redondo Beach are defined as projects that are in an active planning stage, under construction, or recently completed. The cumulative list provided in Table 3.0-1 is based on the current and planned projects listed on the Redondo Beach Public Works Department website and the Redondo’s Beach 5-Year Capital Improvement Program (CIP).

Table 3.0-1. Planned, Pending, Approved and Recently Completed Public Works Projects in Redondo Beach

Map Key	Project Name	Project Type	Address	Description	Status
<i>Public Works Projects</i>					
1	2016-2017 Sewer Rehabilitation Project	Infrastructure	Multiple locations in the City of Redondo Beach	Upgrades involving rehabilitation and replacement of the City's underground sanitary sewer conveyance system.	Completed
2	2017 Pier Parking Structure	Infrastructure	100 W Torrance Blvd	6,000-sf of concrete repairs to the south pier parking structure	Completed
3	Public Facilities and Storage Lot Improvements	Infrastructure	1513 Beryl St / 546 N Gertruda Ave	Remove and replace asphalt concrete and installation of permeable pavement material	Completed
4	Palos Verdes Southbound Right-Turn Lane	Infrastructure	Palos Verdes Blvd and S PCH	Construct a new right-turn lane	Completed
5	Residential Street Rehabilitation Phase 12	Infrastructure	Downtown Redondo Beach	Final phase of a 17-year cycle to rehabilitate City residential streets over an approximately 1,800-sf area	Completed
6	Aviation Blvd Northbound Right-Turn Lane	Infrastructure	Aviation Blvd and Artesia Blvd	Construct a new right-turn lane	Pending
<i>5-Year CIP Projects</i>					
7	Inglewood Ave Resurfacing	Infrastructure	Inglewood Ave between 190th St and Grant Ave	Resurface asphalt roadway	Completed
8	Rindge Sewer Pump Station Construction	Infrastructure	Rindge Ln at Ripley Ave	Replace pumping station	Completed
9	Flagler Lane Resurfacing	Infrastructure	Flagler Ln between Beryl St and 190th St / Anita St	Resurface asphalt roadway	Completed
10	Pier Parking Structure Repairs and Railing Rehabilitation	Infrastructure	123 International Boardwalk	Repair parking structure	Completed

Table 3.0-1. Planned, Pending, Approved and Recently Completed Public Works Projects in Redondo Beach (Continued)

Map Key	Project Name	Project Type	Address	Description	Status
11	PCH Northbound Right-Turn Lane at Torrance Blvd	Infrastructure	Northbound Lane S PCH at Eastbound Ln Torrance Blvd	Removal of sidewalk on PCH. And construction of a right-turn lane from PCH northbound to Torrance Blvd eastbound. Reconstruct catch basins, bus pad, sidewalk, curb and gutter, and traffic signal improvements	Completed
12	PCH Pavement Rehabilitation	Infrastructure	All of PCH within Redondo Beach	Resurface asphalt roadway	Completed
13	Beryl St Drainage & Street Improvements	Infrastructure	Beryl St (N Prospect Ave to Flagler Ln)	Construct street and drainage improvements. The design of the project would incorporate Living Street Design principles.	Construction scheduled for FY 2020-2021
14	Anita / Herondo and PCH West Bound Right-Turn Lane	Infrastructure	Anita / Herondo St and PCH	Extend the west bound dual left-turn lane from the existing 175 feet to 310 feet and extend the west bound right turn lane to approximately 510 feet	Construction scheduled for FY 2020-2021
15	Dominguez Park Dog Park Improvements	Public Facilities	200 Flagler Ln	Repair and replace site amenities including benches, fencing, and landscaping	Proposed for FY 2020-2021
16	Dominguez Park Play Equipment, Landscape & Walkways	Public Facilities	200 Flagler Ln	Replace deteriorated play equipment and rubber surfacing and upgrade adjacent landscape and walkways	Proposed for FY 2020-2021
17	Rindge Lane Resurfacing	Infrastructure	Rindge Ln (190th St to Artesia Blvd)	Resurface and rehabilitate Rindge Lane and repair and replace ramps, curbs and gutters as necessary	Construction scheduled for FY 2023-2024
18	Police Department Shooting Range Upgrade	Infrastructure	19160 N Beryl St	Install a modular shooting range at the site of the current police shooting range	Design phase to occur in Fall 2020
19	Alta Vista Sewer Pump Station	Infrastructure	Alta Vista Park	Replace two deficient and damaged pump houses with one pump station	Construction scheduled for FY 2020-2021
20	Morgan Sewer Pump Station	Infrastructure	Morgan Ln between Goodman Ave and Reynolds Ln	Replace a deficient pump station	Design phase to occur in FY 2020-2021

Table 3.0-1. Planned, Pending, Approved and Recently Completed Public Works Projects in Redondo Beach (Continued)

Map Key	Project Name	Project Type	Address	Description	Status
21	Portofino Way Sewer Pump Station	Infrastructure	Portofino Way	Replace a deficient pump station	Construction schedules for FY 2020-2021
22	Yacht Club Way Sewer Pump Station	Infrastructure	Yacht Club Way near Yacht Club Way and Hopkins Way intersection	Replace deficient pump station	Construction scheduled for FY 2020-2021
23	Manhattan Beach Blvd Resurfacing – Aviation Blvd to Inglewood Ave	Infrastructure	Manhattan Beach Blvd from Aviation Blvd to Inglewood Ave	This project will resurface Manhattan Beach Blvd from Aviation Blvd to Inglewood Ave	Construction scheduled for spring 2021
24	North Redondo Beach Bikeway Extension – Felton Ln to Inglewood Ave	Infrastructure	North Redondo Beach Bikeway from Felton Ln to Inglewood Ave	Extend North Redondo Beach Bikeway from Felton Ln to Inglewood Ave and continue the implementation of the City's Bicycle Transportation Plan	Construction planned for 2021
25	North Redondo Beach Bikeway Extension – Inglewood Ave Design	Infrastructure	North Redondo Beach Bikeway from Inglewood Ave to Ripley Ave	Extend North Redondo Beach Bikeway from the end of its planned extension southward along Inglewood Ave to Ripley Ave	Design phase to occur in FY 2020-2021
26	Torrance Blvd Resurfacing	Infrastructure	Torrance Blvd from PCH to Prospect Ave	Resurface Torrance Blvd	Construction scheduled for FY 2020-2021
27	Basin 3 Seawall Improvements	Infrastructure	Basin 3	Provide critical repairs to areas of the Basin 3 seawall	Construction planned for FY 2022-2023
28	Basin 3 Slip Replacement	Infrastructure	Basin 3	Replace slips of Basin 3 to preserve functionality	Construction planned for FY 2022-2023
29	Harbor Dredging	Infrastructure	King Harbor	Dredge King Harbor to sustain navigation functionality	Dredging to occur in 2022
30	Harbor Railing Replacement	Infrastructure	King Harbor	Replace approximately 2 miles of railing around the harbor	Installation to occur in FY 2020-2021
31	Pier Deck & Piling Structure Repairs	Infrastructure	Redondo Beach Pier	Repair pier decking and pilings	N/A
32	Pier Parking Structure Critical Repairs & Railing Rehabilitation	Infrastructure	Redondo Beach Pier	Structural repairs to pier railing and pier parking structure	Construction to occur in Fall 2021

Table 3.0-1. Planned, Pending, Approved and Recently Completed Public Works Projects in Redondo Beach (Continued)

Map Key	Project Name	Project Type	Address	Description	Status
33	Pier Restroom Improvements	Public Facilities	Basin 3	Remodel existing men's and women's restroom	Construction to occur in FY 2020-2021
34	Relocation of Boat Launch	Infrastructure	Seaside Lagoon	Installation of a recreational boat launch facility within King Harbor	Construction to occur in FY 2021-2022
35	Sea Level Rise Improvements	Infrastructure	King Harbor	Increase height of existing concrete seawalls and breakwaters, and make other facility improvements	Construction to occur in FY 2022-2023
36	Sport Fishing Pier Demolition and Reconstruction	Infrastructure	Sport fishing pier located between Basin 2 and 3	Demolition and reconstruction of the sport fishing pier structure	Construction to occur in FY 2022-2023
37	Aviation Park Play Equipment	Public Facilities	Aviation Park	Replace deteriorated picnic area amenities, play equipment, and rubber surfacing	Construction to occur in FY 2022-2023
38	General Eaton B Parkette Improvements	Public Facilities	General B Parkette Improvements	Replace landscaping and play equipment at General Eaton B Parkette	Design phase to occur in FY 2021-2022
39	Massena Parkette Playground Equipment	Public Facilities	Massena Parkette	Replace play equipment	Construction to occur in FY 2022-2023
40	Play Surface Replacement at Anderson Park & Perry Park	Public Facilities	Anderson Park and Perry Park	Replace rubber surfacing	Construction to occur in FY 2020-2021
41	City Hall and Police Department Window and Storefront Improvements	Public Service	415 Diamond St	Replace windows and other amenities at Redondo Beach City Hall	Construction to occur in FY 2023-2024
42	Redondo Beach Performing Arts Center Replacement of Electronic Message Board	Public Facilities	1935 Manhattan Beach Blvd	Replacement of the electronic components of the message board sign	Estimated to occur in Winter 2021
43	Broadcast Facility/City Council Chamber Upgrades	Public Facilities	415 Diamond St	Upgrade City Council Chambers facility and equipment to enhance television broadcasting opportunities	Construction to occur in FY 2020-2021

Table 3.0-1. Planned, Pending, Approved and Recently Completed Public Works Projects in Redondo Beach (Continued)

Map Key	Project Name	Project Type	Address	Description	Status
44	Transit Fleet Operations Center	Public Facilities	1953 Kingsdale Ave	Maintenance and Facility upgrades to the transit fleet operations center	Construction to occur in Spring 2021
<i>Planning Projects</i>					
45	-	Residential	2008 Farrell Ave	Addition and remodel of Condominium development	Approved
46	-	Residential	1908 Bataan Rd	2-unit residential condominium development	Approved
47	-	Residential	2117 Voorhees Ave	2-unit residential condominium development	Approved
48	-	Residential	2216 Gates Ave	2-unit residential condominium development	Approved
49	-	Residential	2003 Gates Ave	2-unit residential condominium development	Approved
50	-	Residential	2306 Aviation Blvd	3-unit residential condominium development	Approved
51	-	Commercial	221 Ave I	Operation of 2,000-sf restaurant	Approved
52	-	Commercial	2761 190th St	Installation of a monument sign for a church	Approved
53	-	Commercial	601-607 North PCH	Expansion of an existing restaurant over 2,000-sf in size	Approved
54	-	Commercial	1806 Artesia Blvd	Interior reconfiguration of existing music school	Approved
55	-	Commercial	800 South PCH	Expansion of an existing restaurant into an adjacent tenant space	Approved
56	-	Residential	2101 Rockefeller Ln	2-unit residential condominium development	Approved
57	-	Residential	2002 Ruhland Ave	2-unit residential condominium development	Approved
58	-	Commercial	2321 Hawthorne Blvd	Construction of new commercial building to operate as a coffee shop with drive-up service	Approved
59	-	Residential	217 South Prospect Ave	5-unit residential condominium development	Approved
60	-	Residential	2608 Huntington Ln	2-unit residential condominium development	Approved

Table 3.0-1. Planned, Pending, Approved and Recently Completed Public Works Projects in Redondo Beach (Continued)

Map Key	Project Name	Project Type	Address	Description	Status
61	-	Residential	190th St and Fisk Ln	36-unit residential condominium over 2.37 acres	Approved
62	-	Residential	1010 Emerald St	Construction of a new single-family dwelling with an existing single-car detached garage and nonconforming driveway and reduce side yard setbacks on property	Approved
63	-	Residential	2520 Curtis Ave	2-unit residential condominium development	Approved
64	-	Residential	2736 Spreckels Ln	Addition to an existing single-family residence connecting to the detached garage on the property	Approved
65	-	Residential	2314 Huntington Ln	2-unit residential condominium development	Approved
66	-	Residential	1705 Belmont Ln	2-unit residential condominium development	Pending
67	-	Residential	519 N Irena Ave	2-unit residential condominium development	Pending
68		Residential	2216 Bataan Rd	2-unit residential condominium development	Pending
69		Residential	1710 Clark Ln	2-unit residential condominium development	Pending
70		Residential	2623 Voorhees Ave	2-unit residential condominium development	Pending
71		Commercial	1900 South PCH #103	Operation of a tutoring center within an existing commercial building	Pending
72		Residential	2317 Vanderbilt Ln	3-unit residential condominium development	Pending
73		Residential	2217 Dufour Ave	2-unit residential condominium development	Pending
74		Residential	2304 Harriman Ln	2-unit residential condominium development	Pending

Note: Project locations depicted in Figure 3.0-1 are highlighted in blue within Table 3.0-1 and are located near the Project site.
 Source: City of Redondo Beach 2020a, 2020b, 2020c, 2020d

The 5-Year CIP is a multi-year planning and budget document that describes proposed infrastructure and facility improvements which frequently take several years to fund, design, and build. This City-wide cumulative list is primarily utilized for assessment of construction-related cumulative impacts (e.g., noise and construction-related traffic and access) and for more regional issues that extend beyond the immediate vicinity such as air quality and GHG emissions. Projects listed in the 5-Year CIP include both site-specific projects and projects that would be implemented City-wide or across multiple locations within the City. The 5-Year CIP is divided into a proposed Fiscal Year (FY) 2020-2021 CIP and a funding plan for FY 2024-2025. The FY 2020-2021 CIP places emphasis on the City-wide rehabilitation of existing street, sewer, park, and public facility infrastructure. Most of the City's capital funding is allocated to various City-wide street improvement projects. The sewer projects recommended for funding include City-wide continuation of the Sanitary Sewer Facilities Rehabilitation Project. Funded drainage projects include ongoing municipal stormwater quality permit obligations, such as meeting the contractual requirements of the recently adopted Enhanced Watershed Management Program, implementation of the City-wide Drainage Improvement Project, Green Street Improvements, Santa Monica Bay Near/Offshore Debris Total Maximum Daily Load projects. Additionally, funding for the reconstruction of antiquated storm drainpipes is proposed in FY 2020-2021. City-wide street improvements included in the 5-Year CIP include implementation of the Redondo Beach Bicycle Transportation Plan, curb ramp improvements, slurry seal program, sidewalk, curb, and gutter maintenance, residential street rehabilitation, sidewalk improvements and repairs, traffic calming improvements, and upgrades to the traffic signal communications and network system. City-wide Public Facility Projects include additional grant funding for transit fleet improvements, lighting replacements along park walkways, an assessment of City-wide parkette retaining wall integrity, an assessment of Community Services Department Relocation, and senior center heating, ventilation, and air conditioning (HVAC) improvements. While capital improvement projects would not result in long-term development, depending on their timing, these projects could contribute to temporary, construction related air emissions, noise, and traffic that could affect the surrounding communities. Additionally, depending on timing, these projects may also affect access to the Project site (e.g., road re-surfacing resulting in temporary closure or detours).

Torrance

A list of all pending, approved, and recently completed projects in Redondo Beach within 3 miles of the Project site is included in Table 3.0-2. In addition to site-specific CIP projects, the City of Torrance has also included funding for CIP projects that would be implemented City-wide such as annual residential and arterial pavement improvements, sidewalk improvements and repairs, traffic signal upgrades installation of new Low Impact Development (LID) amenities, installation of catch basin filters within basins in the Dominguez Channel, installation of new street lights and an underground serviced street lighting system, miscellaneous water main replacements, miscellaneous sewer main improvements, upgrades to the Torrance Supervisory Control and Data Acquisition, update to the Torrance Sewer System Master Plan, and expansions to the Torrance stormwater basin system. While capital improvement projects would not result in long-term development, depending on their timing, these projects could contribute to temporary, construction related air emissions, noise, and traffic that could affect the surrounding communities. Additionally, depending on timing, these projects may also affect access to the Project site (e.g., road re-surfacing resulting in temporary closure or detours).

Hermosa Beach

A list of all pending, approved, and recently completed projects in Hermosa Beach within 3 miles of the Project site is included in Table 3.0-3. In addition to site-specific CIP projects, the City of Hermosa Beach has also included funding for CIP projects that would be implemented City-wide or at multiple locations within the City. City-wide CIP projects include annual street improvements, street improvements at various locations, annual striping improvements, storm drain improvements, sewer improvements, and accessibility improvements. The CIP also includes programmatic and assessment projects. Such assessment projects include the Hermosa Avenue Greenwich Village street realignment assessment, a City-wide sea level rise risk assessment, a City-wide park master plan, a greenbelt accessible path assessment, a library community project assessment, and a community theater needs assessment, and a parking structure structural assessment. Assessment, evaluation, or programmatic based CIP projects were not included in Table 3.0-3. Due to the nature of these assessments, no construction activities or other physical alterations to existing conditions would occur and therefore potential impacts associated with these projects would not contribute to cumulative impacts.

Table 3.0-2. Planned, Pending, Approved, and Recently Completed Projects in Torrance

Map Key	Project Name	Project Type	Address	Description	Status
Major Projects					
75	-	Housing, commercial, and infrastructure	Carson St and Del Amo Circle Dr	Mixed use development of a senior housing village, an executive stay hotel, and parking structure	Completed
76	-	Residential	6160 PCH	New 5-unit, 2-story, multiple family residential building with lower level parking	Completed
77	-	Commercial	23332 Hawthorne Blvd	36,000-sf commercial building and division of a lot	Completed
78	-	Day care	21321 Hawthorne Blvd	Construction of a new daycare facility in conjunction with at previously approved precision plan	Completed
79	-	Residential Community	20411 Earl St	Zone change in conjunction with construction of a 25-multiple family residential community	Approved
80	-	Senior Living Apartments, commercial and parking structure	Northeast corner of Carson St and Del Amo Circle Dr	Mixed-use development composed of a senior housing village, an executive stay hotel, and a parking structure	Approved
81	-	Medical Office	20528 Hawthorne Blvd	Redevelop a property as 3-story medical office	Approved
82	-	Commercial	20020 Hawthorne Blvd	Construct a new drive-through restaurant within existing shopping center	Approved
83	-	Commercial	23000 Hawthorne Blvd	Demolition of an existing retail store and construction of a 3,600-sf drive through restaurant	Approved
84	-	Industrial	West side of Prairie Ave approximately 520 feet south of 190th St	Develop a 430,000-sf industrial/warehouse complex	Approved
Capital Improvement Projects					
85	Miscellaneous Water Main Improvements	Infrastructure	Artesia Blvd between the railroad and Prairie Ave	Replace water lines	Under Construction

Table 3.0-2. Planned, Pending, Approved, and Recently Completed Projects in Torrance (Continued)

Map Key	Project Name	Project Type	Address	Description	Status
86	North Torrance Well Field Project, Phase III	Infrastructure	McMaster Park	Construction for new water infrastructure	Under Construction
87	Torrance Transit Park and Ride Regional Terminal	Infrastructure	465 Crenshaw Blvd	Construct a new transit terminal over a 5-acre parcel	Under Construction
88	PCH at Hawthorne Blvd Intersection Improvement Project	Infrastructure	Hawthorne Blvd and PCH	Provide three through lanes, dual left turn lanes, and dedicated right-turn lanes in all four directions	Pending
89	Sepulveda Blvd Rehabilitation	Infrastructure	Sepulveda Blvd from Hawthorne Blvd to Western Ave	Pavement rehabilitation	Pending
90	Yukon Ave Pump Station	Infrastructure	Yukon Ave where it crosses I-405	Replace pump station	Pending
91	182nd St / Crenshaw Blvd Operation Improvements	Infrastructure	I-405 at Crenshaw Blvd and 182nd St	Improve I-405 mainline and off ramps	Under Design
92	Anza Ave Rehabilitation	Infrastructure	Anza Ave between Sepulveda Blvd and Del Amo Blvd	Construct roadway improvements including pavement, curb, gutter, and sidewalk improvements	Under Design
93	Del Amo 5 Relief Sewer	Infrastructure	Hawthorne Blvd between Sepulveda Blvd and Carson St	Upsize existing sewer main	Under Design
94	Del Amo Storm Drain Channel	Infrastructure	South side of Del Amo Blvd and 600 feet east of Van Ness Ave	Construct reinforced concrete box storm drain system	Under Design
95	Prairie Ave Bridge Rehabilitation	Infrastructure	Prairie Ave and railroad	Rehabilitate existing bridge	Under Design

Note: Project locations depicted in Figure 3.0-1 are highlighted in blue within Table 3.0-2 and are located near the Project site. Sources: City of Torrance 2020a, 2020b.

Table 3.0-3. Planned, Pending, Approved, and Recently Completed Projects in Hermosa Beach

Map Key	Project Name	Project Type	Address	Description	Status
96	Transpacific Submarine Fiber Optic Cable Systems 2016-2017	Communications Infrastructure	25th St and Neptune Ave	Submarine cables connecting communications between the U.S. and Southeast Asia	Completed
97	Skechers Design Center and Offices	Office Buildings	2851, 2901, 3001, and 3125 PCH; 305, 309, and 317 S Sepulveda Blvd; 1050 Duncan Ave; 330 S Sepulveda Blvd	120,000-sf design center and executive offices	Under Construction
98	Hope Chapel / Lazy Acres Supermarket	Mixed-Use	2420 PCH	30,000-sf natural and organic food supermarket	Completed
99	70 Tenth St Motel Development	Commercial	70 10th St	Development of a 4,500-sf, six-unit commercial motel	Approved
100	RTI Transpacific Fiber-Optic Cables	Communications Infrastructure	6th St (Option A) or 10th St (Option B) between Hermosa Ave Manhattan Ave	Install a cable landing site to connect with an existing power feed equipment facility	On Hold
102	Strand and Pier Hotel	Restaurant, retail, and hotel	11, 19, and 21-25 Pier Ave; 1250, 1272, & 1284 The Strand; and 20, 30, & 32 13th St	Construction of a 155,000-sf mixed-use hotel building	On Hold
103	Fire Station 100 Construction	Public Service	540 Pier Ave	Remodel and renovate existing fire station	Completed
104	Parking Lot D (CIP 682)	Parking lot	Manhattan Ave and 14th St	Redevelop a public parking lot	Pending
105	Clark Building Renovations	Public Facilities	861 Valley Dr	Renovate the existing Clark Building	Under Design
106	City Yard Project (CIP 615)	Public Facilities	555 6th St	Construction of a new City Yard	Pending
107	Parking Lot A (CIP 695)	Infrastructure	1101 Hermosa Ave	Improve existing parking lot and upgrade to meet ADA standards	Under Design

Table 3.0-3. Planned, Pending, Approved, and Recently Completed Projects in Hermosa Beach (Continued)

Map Key	Project Name	Project Type	Address	Description	Status
08	Downtown Hermosa Beach Temporary Lane Configuration	Public Facilities	Hermosa Ave between 8th St and 14th St and Pier Ave between Hermosa Ave and Valley Dr	Temporary closure of driving lanes to facilitate more outdoor dining and retail areas, addition of Class 2 bike lanes and ADA-accessible parking spots, to provide outdoor dining or shopping space during the COVID-19 pandemic	Approved
109	Hermosa Ave Sewer Lining project	Infrastructure	Intersection of 6th St and Hermosa Ave	Sewer improvements	Project Closeout
110	Hermosa Ave “Green Street” Project (CIP 164)	Infrastructure	Hermosa Ave between Herondo St and 4th St (possible extension to 6th St)	Implement Low Impact Development (LID) and green infrastructure on Hermosa Ave from 4th St to Herondo Ave, which will include a variety of green street design element	Under Design
111	10th St and Ardmore Repaving Project	Infrastructure	Intersection of 10th St and Ardmore	Repavement of roadway	N/A
112	Concrete Bus Pad Landings	Infrastructure	Hermosa Ave	N/A	N/A
113	Crosswalk restriping and Install Flashing Beacons	Infrastructure	Hermosa Ave (at 4th, 6th, 19th, 24th, and 25th St intersections) and at Herondo St and Monterey Blvd and the crossing in front of Clark Building on Valley Dr	Implement rectangular rapid flashing beacons and other measures at several uncontrolled pedestrian crossings	Under Design
114	Pacific Coast Highway Traffic	Infrastructure	Aviation Blvd / 10th St and PCH; Pier Ave / 14th St and PCH	Sidewalk repairs, ADA compliant curb ramps,	Underway

Table 3.0-3. Planned, Pending, Approved, and Recently Completed Projects in Hermosa Beach (Continued)

Map Key	Project Name	Project Type	Address	Description	Status
	Improvements (CIP 112-160)			additional crosswalk striping, and traffic signal modification	
115	Traffic Safety Demonstration Project	Infrastructure	Prospect Ave	Evaluation of existing traffic safety concerns along Prospect Ave and test and evaluate traffic calming and bicycle enhancements proposed the City's Bicycle Master Plan and the Safe Routes to School Program	Under Development
116	Strand Bikeway and Walkway Improvements at 35th St (CIP 188)	Infrastructure	The Strand at 35th St	Improve bikepaths and walkway at the Strand at 35th St	Under Design
117	Prospect Ave Curb Ramps (CIP 601 and 698)	Infrastructure	Prospect Ave	improvements and relocation of sidewalks, curb ramps and obstructions along Prospect Ave in order to comply with the ADA	Under Design
118	Municipal Pier Structural Assessment and Repairs (CIP 660 629)	Infrastructure	Hermosa Beach pier	Electrical repairs and repairs of the municipal pier structural elements including the piles, pile caps, deck and the lifeguard storage room	Pending
119	Emergency Operation Center Renovations (CIP 684)	Public Facilities	N/A	Improvements to the City's Emergency Operation Center	Under Design
120	Street Beach Restroom	Public Facilities	14th St	Construct a new beach restroom	Under Design

Table 3.0-3. Planned, Pending, Approved, and Recently Completed Projects in Hermosa Beach (Continued)

Map Key	Project Name	Project Type	Address	Description	Status
	Construction (CIP 692)			facility along 14th St	
121	Police Station Improvements (CIP 696)	Public Facilities	540 Pier Ave	Improve security measures, restrooms, report writing room, evidence and property room at existing police station	Pending
122	City Parks Restrooms and Renovations (CIP 669)	Public Facilities	1102 6th St; 1870 Prospect Ave; 425 Valley Dr; 861 Valley Dr	Construct new and improve existing park bathrooms	Pending
123	Council Chambers Audiovisual Improvements (CIP 672)	Public Facilities	Council Chambers	Replace audio visual equipment in the Council Chambers	Pending

Note: Project locations depicted in Figure 3.0-1 are highlighted in blue within Table 3.0-4 and are located near the Project site. The Skechers Design Center and Offices Project is located across three sites, the latter two of which are located in the City of Manhattan Beach.

Sources: City of Hermosa Beach 2020a, 2020b, 2020c, 2020d, 2020e, 2020f.

Manhattan Beach

A list of pending, approved, recently constructed, and projects in Manhattan Beach within 3 miles of the Project site is included in Table 3.0-4. In addition to these projects the City have has adopted a number of ordinances (e.g., Ordinance No. 19-0007, amending the Manhattan Beach Municipal Code to strengthen the ban of short-term rentals, without exception). However, no construction would occur directly as a result of these ordinances and therefore potential impacts would not contribute to cumulative impacts associated with the proposed Project.

Table 3.0-4. Planned, Pending, Approved, and Recently Completed Projects in Manhattan Beach

Map Key	Project Name	Project Type	Address	Description	Status
<i>Archived Projects</i>					
124	Gelson's Market	Mixed-Use Commercial Building	707 and 801 N Sepulveda Blvd	Redevelopment of a vacant automotive dealership/repair facility at 707 N Sepulveda Blvd into a food and beverage market with a secondary commercial building	Completed
<i>Discretionary Projects Under Review</i>					
125	-	Residential	116 16 th St	2,140-sf residence on 2,700-sf lot	Approved
<i>CEQA Notices</i>					
126	-	Restaurant	1142 and 1144 Manhattan Ave	Use Permit Amendment to expand the floor space of the existing Manhattan Beach Post into the adjacent space	Approved
127	-	Commercial Building	1100 N Sepulveda Blvd	Master Use Permit to construct a new 4,920-sf commercial building with a personal improvement service and a restaurant	Approved
128	-	Commercial Building	1120 N Sepulveda Blvd	Master Use Permit to construct a new 4,650-sf commercial building with a credit union and a restaurant	Approved
129	-	Mixed-Use Hotel and Residential	325 12 th Place	Use permit for a mixed-use development consisting of a one-room hotel facilities on the first floor while maintaining the second floor as a residential use	Approved

Note: Project locations depicted in Figure 3.0-1 are highlighted in blue within Table 3.0-4 and are located near the Project site.
 Source: City of Manhattan Beach 2020.



Cumulative Projects in the Cities of Redondo Beach, Torrance, and Hermosa Beach

FIGURE 3.0-1

